

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
August 3, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1 **2023-9-MIN** requested by **Lloyd & Dorcas Frickey** for a resubdivision of two lots into four, **110 & 112 Luke Drive, Bayou Gauche**. Zoning District R-1A(M). Council District 4. **Requires Planning Commission approval.**

- 8 **2023-10-MIN** requested by **Craig & Cynthia Dufrene & Dolores Dufrene** for a resubdivision of one lot into two, **203 Mark Drive, Bayou Gauche**. Zoning District R-1A(M). Council District 4. **Requires Planning Commission approval.**

- 15 **2023-11-MIN** requested by **David & Monette Millet** for a lot line adjustment requiring a variation from geometric standards, **110 Villere Place, Destrehan**. Zoning District R-1B. Council District 3. **Requires Planning Commission approval and a supporting resolution from the Parish Council.**

- 22 **2023-10-R** requested by **Malcolm Darensbourg Jr. for M.A.D. III, LLC** for a change of zoning from R-1A to C-2 on Lots 28 & 29 and portions of Lots 30, 31, 32, & 33, Square 4, Goodhope Annex A Subdivision, **191, 195, & 199 Goodhope Street, Norco**. Council District 6. **Requires Planning Commission recommendation and Parish Council approval.**

- 31 **2023-11-R** requested by **Matthew Jewell, Parish President at the recommendation of the Planning and Zoning Dept.** for a change of zoning from C-1 to R-1A on Lot 1-A and a portion of Lot 2-A, **138 & 164 Schexnaydre Lane, Hahnville**. Council District 1. **Requires Planning Commission recommendation and Parish Council approval.**

UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (July 6, 2023)
ADJOURN-



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-9-MIN

APPLICATION INFORMATION

- **Submittal Date:** 6/23/23
- **Applicant / Property Owner**
Lloyd and Dorcas Frickey
152 Bayou Estates Drive
Des Allemands, LA 70030
985.758.2936; lfrickey2@cox.net
- **Request**
Resubdivision of Lots 7-A and 7-B, Smith's Green Acres Subdivision into lots 7-A-1, 7-A-2, 7-A-3, and 7-A-4.

SITE INFORMATION

- **Location:** 110 and 112 Luke Drive, Bayou Gauche
- **Size of Proposed Lots**
 - Lot 7-A-1: 12,277 sq. ft.; 58.8 ft. wide
 - Lot 7-A-2: 10,440 sq. ft.; 50 ft. wide
 - Lot 7-A-3: 10,440 sq. ft.; 50 ft. wide
 - Lot 7-A-4: 10,440 sq. ft.; 50 ft. wide
- **Current Zoning:** R-1A(M) - Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes
- **Current Use**
Lot 7-A is developed with a manufactured home which is shown on proposed Lot 7-A-1. Lot 7-B is undeveloped but cleared.
- **Surrounding Zoning**
R-1A(M) zoning abuts on each side.
- **Surrounding Uses**
The site is located in a developed single family neighborhood with a mix of site-built houses and manufactured homes.
- **Flood Zone and Elevation:** X Zone / DFIRM AE6
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Traffic Access**
Access is via Luke Drive. Existing driveway culverts provide access to Lots 7-A-1, 7-A-3, and 7-A-4.
- **Utilities**
Standard utilities are available on Luke Drive.
- **Development History**
Smith's Green Acre's was platted in 1955. A 1991 resubdivision divided original Lot 7 into existing lots 7-A and 7-B (PZS-91-06).

The manufactured home on Lot 7-A was permitted in 2022 as a replacement for one damaged in Hurricane Ida (Permit No. 43339). Lot 7-B was also developed with a manufactured home which was demolished 2022 due to damage sustained by Hurricane Ida (Permit No. 44841).

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built, single-family detached dwellings.
 - (2) Manufactured homes.
 - (3) Mobile homes.
 - (4) Accessory uses.
 - (5) Private recreational uses.
 - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
 - b. Special exception uses and structures include the following:
 - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (4) Accessory uses to golf courses and country clubs limited to the following:
 - Art studios
 - Churches and Religious Institutions
 - Commercial recreation facilities
 - Commercial schools
 - Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - Restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
 - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (7) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
3. Special Provisions:
 - a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.

- (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
- b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Home Installation in Flood Hazard Areas*.
 - c. *Reserved*.
 - d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

- 1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
- 3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

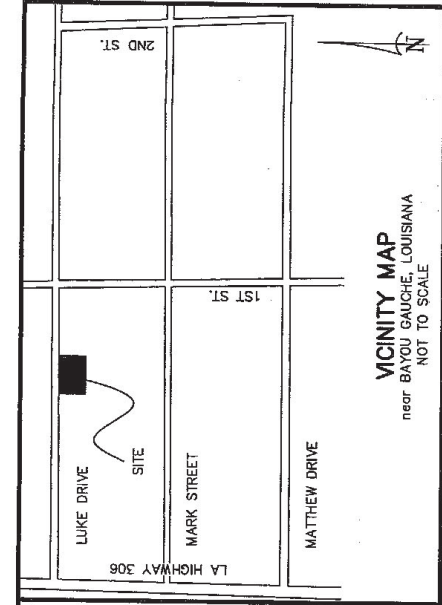
This minor resubdivision proposes dividing two lots into four.

Each proposed lot meets the minimum area and width requirements for the zoning district, as well as geometric standards.

The manufactured home shown on Lot 7-A-1 meets setback requirements.

DEPARTMENT RECOMMENDATION

Approval.



VICINITY MAP
near BAYOU GAUCHE, LOUISIANA
NOT TO SCALE

DEVELOPER: LLOYD FRICKEY
152 BAYOU ESTATES DRIVE
DES ALLEMANS, LA 70030
985-758-2336

APPROVED:

PARISH PRESIDENT _____ DATE _____

CHAIR OF PLANNING COMMISSION _____ DATE _____

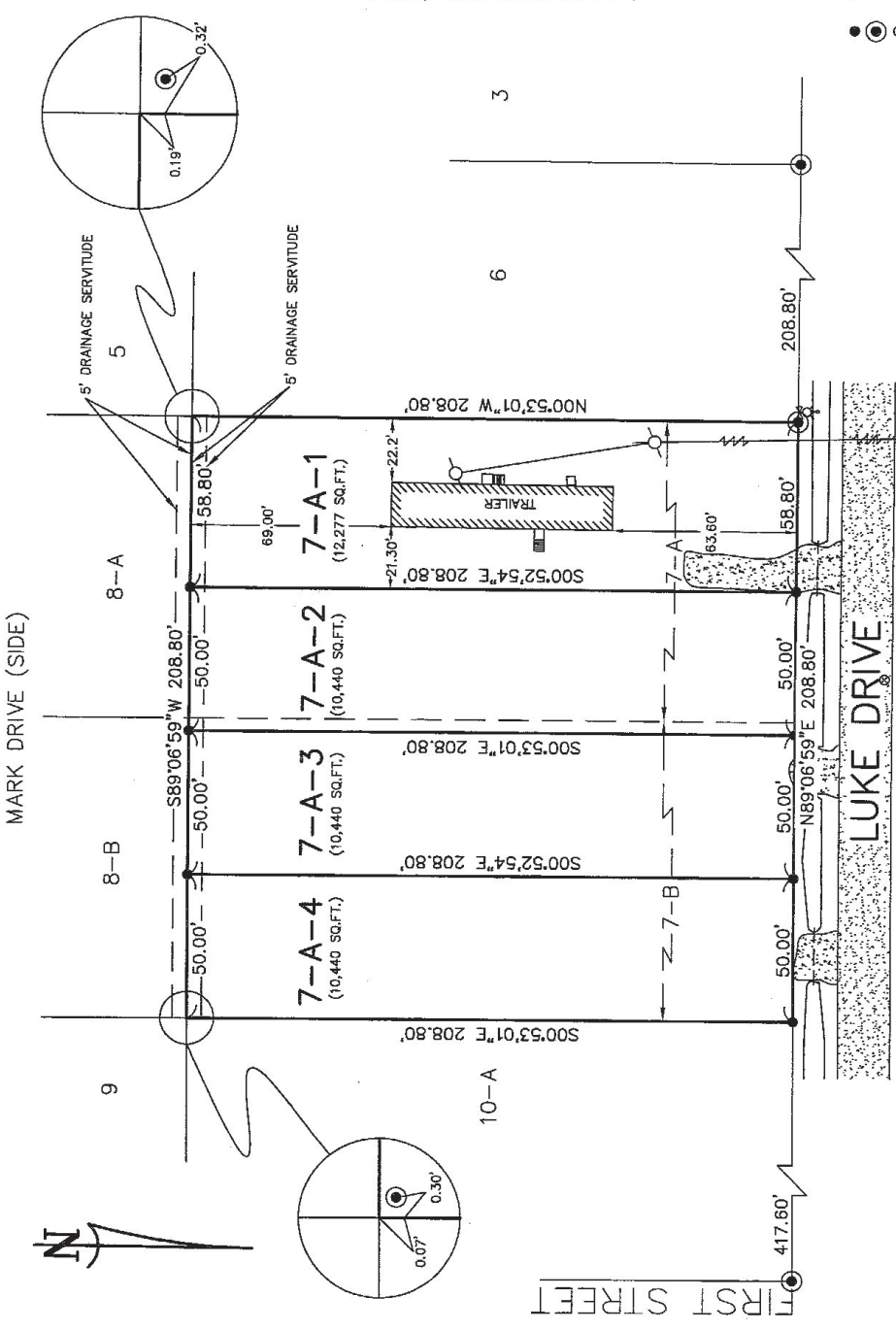
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH, LOUISIANA

ON THE _____ DAY OF _____ 20____
INSTRUMENT NUMBER _____

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668



- LEGEND:**
- 1/2" IRON ROD SET
 - 1/2" IRON PIPE FOUND
 - POWER POLE
 - POWER LINE
 - ⊕ SEWER MANHOLE
 - ⊕ FIRE HYDRANT



DRAWN BY: KPB DRAWING NO. MM3124

RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

TITLE: SURVEY PLAT & RESUBDIVISION OF LOTS 7-A AND 7-B, SMITH'S GREEN ACRES SUBDIVISION INTO LOTS HERIN DESIGNATED AS LOTS 7-A-1, 7-A-2, 7-A-3 & 7-A-4 SMITH'S GREEN ACRES SUBDIVISION

SITUATED IN SECTION 34, T-14-S, R-20-E,
near BAYOU GAUCHE, ST CHARLES PARISH, LOUISIANA.

DATE: JUNE 16, 2023, REVISED SIGNATURE BLOCK 7/10/2023.
SURVEY REFERENCE: 1. SMITH'S GREEN ACRES BY H.E. LANDRY C.E. DATED OCTOBER 1, 1955
2. RESUBDIVISION OF LOTS 7, 8, 9, 10, SMITH'S GREEN ACRES SUBDIVISION INTO LOTS 7-A, 7-B, 8-A, 8-B, 10-A, & 10-B BY R.P. BERNARD P.L.S. DATED FEBRUARY, 27, 1981

BASIS OF BEARING: BEARINGS HERON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LEICA SMARTNET SOLUTION DATED 06/16/2023 NAVD83/NAAD 83, GEOID18.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220180-0175C DATED 06/16/1992.

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO UNDERGROUND LINES OR CONDUITS SHOWN.
- D. NEIGHBORHOOD BACKLASH AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- E. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

2023-9-MIN
Minor Resubdivision: 2 lots into 4



2023-9-MIN

Minor Resubdivision: 2 lots into 4

N



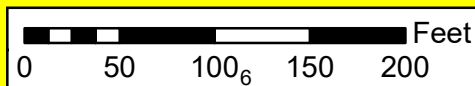
ZONING



R1AM

LUKE DR

MARK DR




2023-9-MIN

Minor Resubdivision: 2 lots into 4

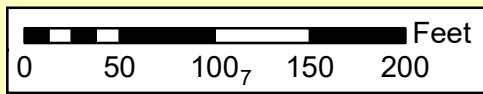


Future Land Use

 Low-Moderate Residential

LUKE DR

MARK DR





**Department of Planning & Zoning
Staff Report – Minor Resubdivision
Case No. 2023-10-MIN**

APPLICATION INFORMATION

- **Submittal Date:** 7/5/23
- **Applicant / Property Owner**
Craig and Cynthia Dufrene
203 Mark Drive
Des Allemands, LA 70030
985.227.6477
csdguttering@gmail.com
Dolores Dufrene
203 Mark Drive
Des Allemands, LA 70030
- **Request**
Resubdivision of Lot 13-B, Smith's Green Acres Subdivision into Lots 13-B1 and 13-B2.

SITE INFORMATION

- **Location:** 203 Mark Drive, Bayou Gauche
- **Size of Proposed Lots**
 - Lot 13-B1: 9,581 sq. ft.; 80.65 ft. wide
 - Lot 13-B2: 15,224 sq. ft.; 128.15 ft. wide
- **Current Zoning:** R-1A(M) - Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes
- **Current Use**
The property is developed with a single-family house and a manufactured home. The manufactured home will be within proposed Lot 13-B1 and the home addressed to 203 Mark Drive on Lot 13-B2.
- **Surrounding Zoning**
R-1A(M) zoning abuts on each side.
- **Surrounding Uses**
The site is located in a developed single family neighborhood with a mix of site-built houses and manufactured homes.
- **Flood Zone and Elevation:** X Zone / DFIRM AE6
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Traffic Access**
Currently access is provided via a driveway connecting to Mark Drive. This driveway serves the site-built home and will be located entirely within proposed Lot 13-B2.

Proposed Lot 13-B1 will be a corner lot with frontage on Mark Drive and First Street, but driveway access is not available. A driveway culvert will be necessary to accommodate future access since both the Mark Drive and First Street frontage contains open swale drainage.

▪ **Utilities**

Standard utilities are available on Mark Drive and First Street.

▪ **Development History**

Smith's Green Acre's was platted in 1955. Lot 13-B was developed as part of a Resubdivision of Lot 13 in 1986 (PZS-86-07). Mobile home on proposed lot 13-B1 was permitted as a Uniform Federal Accessibility Standards (UFAS) FEMA mobile unit (43045) and placed in 2022.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

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 - (1) The accessory building shall not exceed two-story construction.
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 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
3. Special Provisions:

- a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
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- c. *Reserved*.
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Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

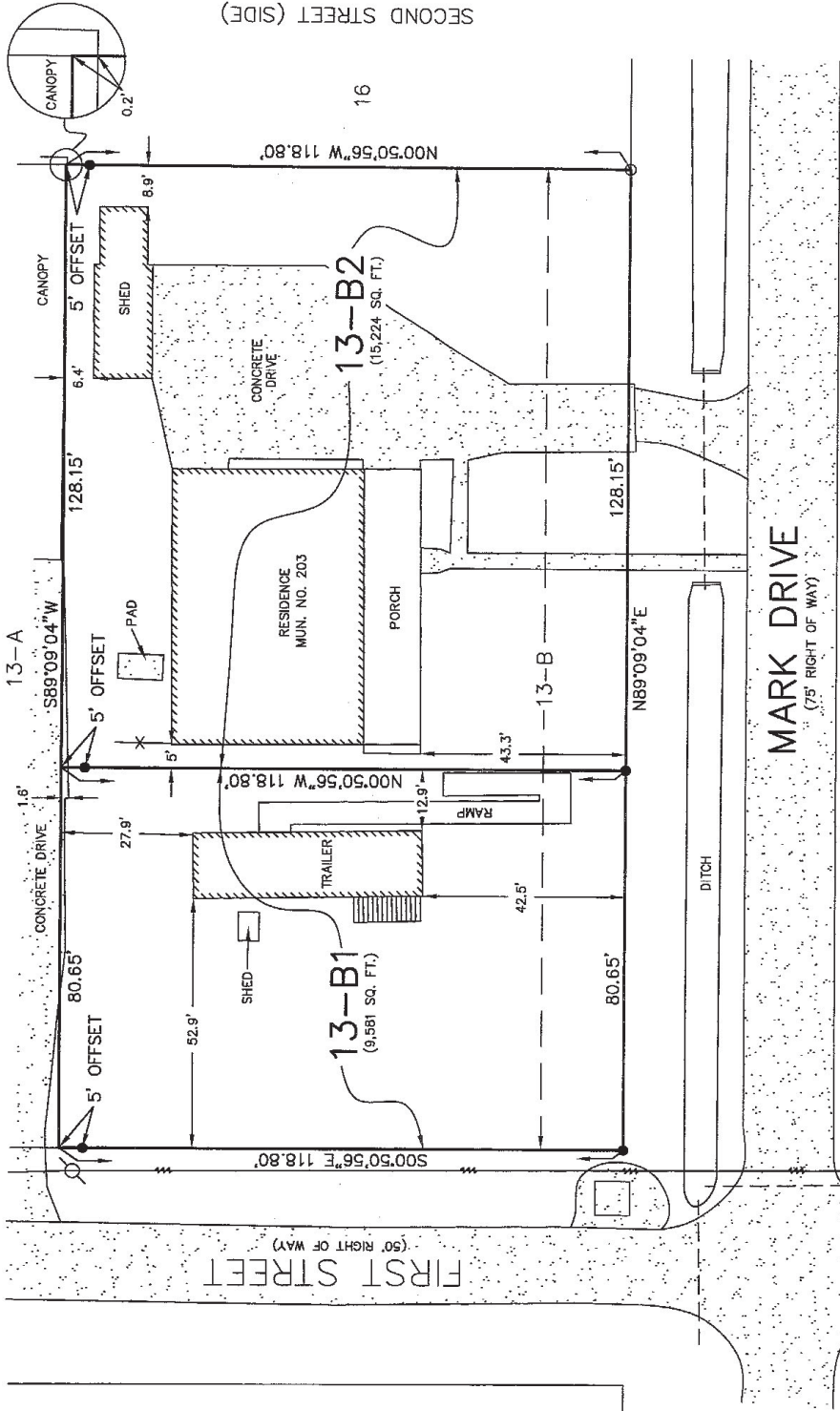
This minor resubdivision proposes dividing one lot into two.

Each proposed lot meets the minimum area and width requirements for the zoning district, as well as geometric standards.

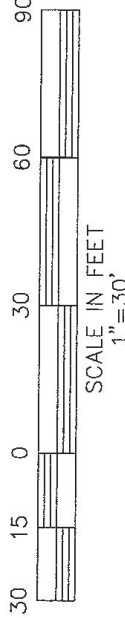
The manufactured home shown on Lot 13-B1 and the house on 13-B2 meet setback requirements.

DEPARTMENT RECOMMENDATION

Approval.



- LEGEND**
- 1/2" IRON ROD SET
 - 2" IRON PIPE FOUND
 - POWER POLE
 - - - POWER LINE



DRAWN BY: KPB DRAWING NO. MM3010

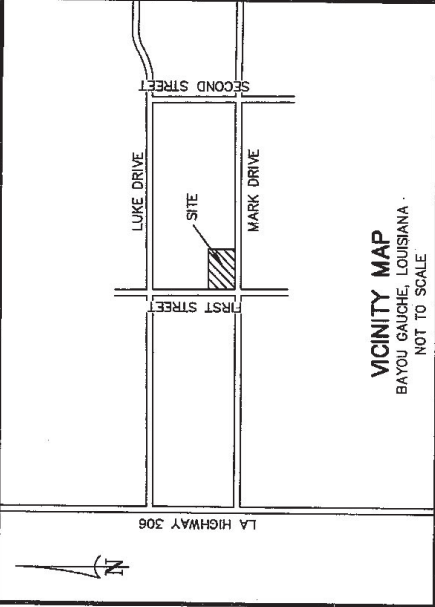
RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA. 70068
 1-800-248-6992
 985-652-6356

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 13-B, SMITH'S GREEN ACRES SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 13-B1 AND LOT 13-B2, SMITH'S GREEN ACRES SUBDIVISION
 SITUATED IN SECTION 34, T-14-S, R-20-E, BAYOU GAUCHE, ST. CHARLES PARISH, LOUISIANA.

DATE: DECEMBER 5, 2022, REVISED SIGNATURE BLOCK 7/13/2023
SURVEY REFERENCE: RESUBDIVISION OF LOT 13 INTO LOTS 13-A, AND 13-B, SMITH'S GREEN ACRES SUBDIVISION BY R.P. BERNARD, R.L.S. DATED FEBRUARY 7, 1986.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 7/9/2022
SURVEYOR'S NOTES:
 A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
 D. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



OWNER: DOLORES P. DUFRENE
 203 MARK DRIVE
 DES ALLEMANDS, LA 70030

APPROVED:

PARISH PRESIDENT _____ DATE _____

COMMISSION CHAIR _____ DATE _____

DIRECTOR, DEPT. OF PLANNING AND ZONING _____ DATE _____

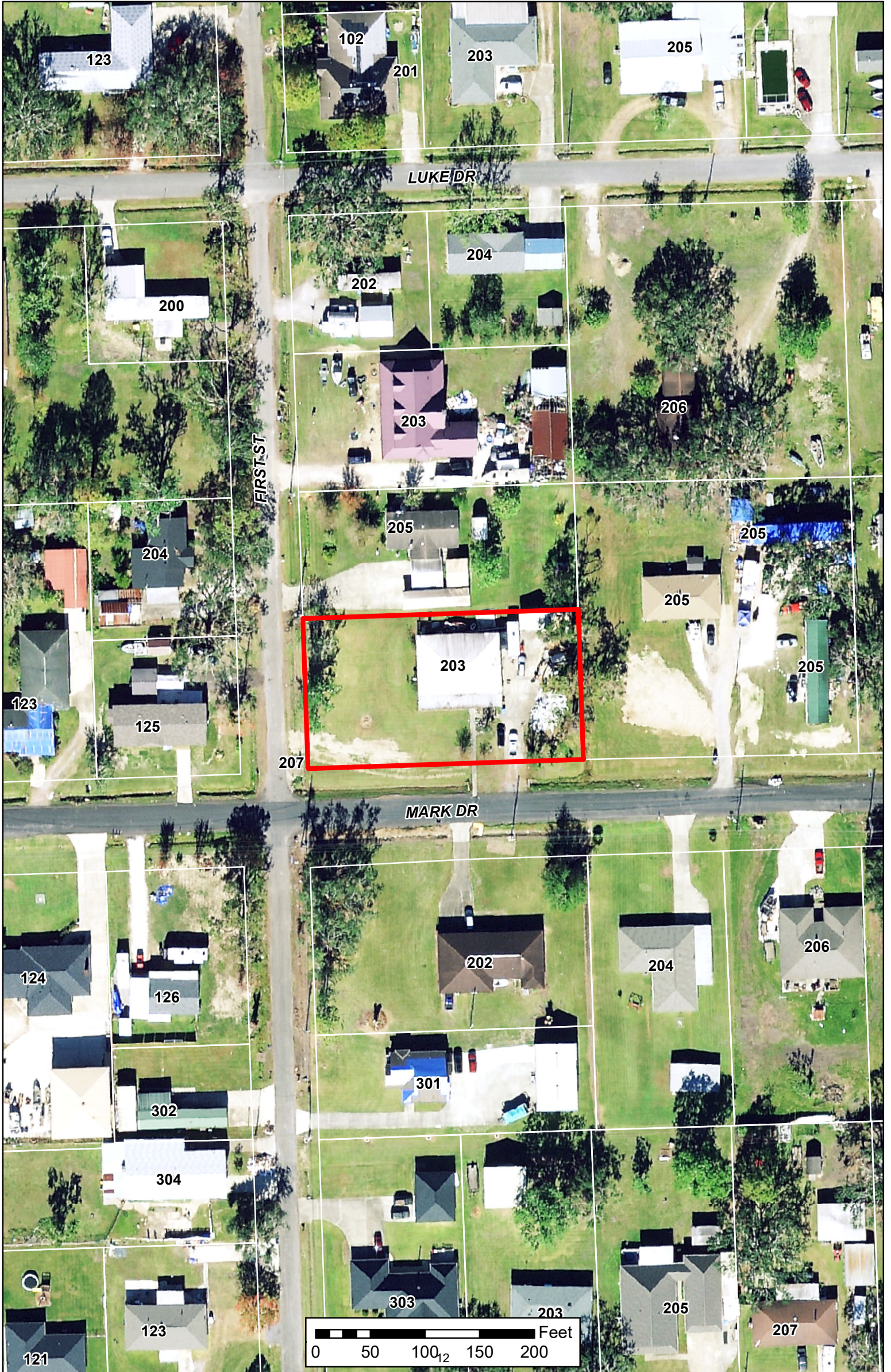
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH, LOUISIANA
 ON THE _____ DAY OF _____ 20____
 INSTRUMENT NUMBER _____

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

Stephen P. Flynn
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REC. NO. 4668

2023-10-MIN
Minor Resubdivision: 1 lot into 2



2023-10-MIN

Minor Resubdivision: 1 lot into 2

N



ZONING

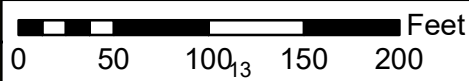
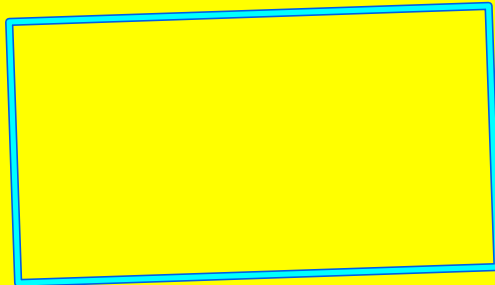


R1AM

FIRST ST

LUKE DR

MARK DR




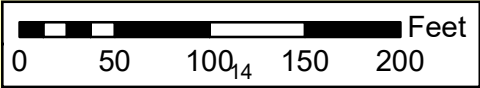
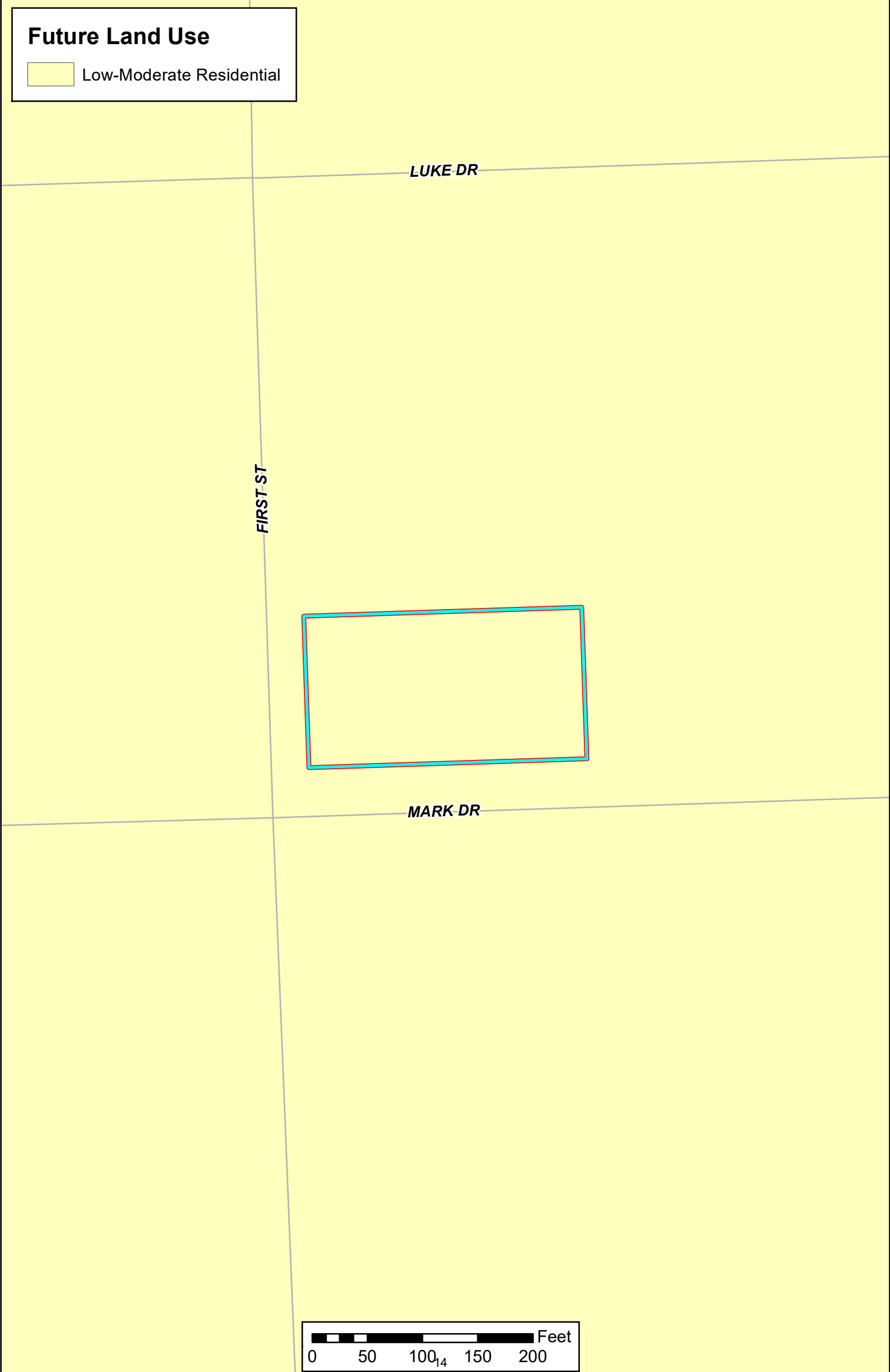
2023-10-MIN

Minor Resubdivision: 1 lot into 2



Future Land Use

 Low-Moderate Residential





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-11-MIN

APPLICATION INFORMATION

- **Submittal Date:** 6/20/23
- **Applicant / Property Owner**
David and Monette Millet
110 Villere Place
Destrehan, LA 70047
504.669.2335; dmillet@davemillet.com
- **Request**
Resubdivision of Lots 1447 and 1448, Sq. 36, Ormond Country Club Estates Section 11 into Lots 1447A and 1448A.

SITE INFORMATION

- **Location:** 110 Villere Place, Destrehan
- **Size of Proposed Lots**
 - Lot 1447A: 21,332.59 sq. ft.; 91 ft. wide at the 25 ft. front setback line
 - Lot 1448A: 24,586.93 sq. ft.; 94 ft. wide at the 25 ft. front setback line
- **Current Zoning:** R-1B, Single Family Residential
- **Current Use**
Lot 1447 contains an in-ground pool and Lot 1448 is developed with a single-family home. The pool will be within proposed Lot 1447A and the house on 1448A.
- **Surrounding Zoning**
R-1B zoning abuts the property on each side.
- **Surrounding Uses**
The site is located in a developed single family residential neighborhood focused around the Ormond Country Club golf course.
- **Flood Zone and Elevation:** A99 / DFIRM AE2.5
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Traffic Access**
Each lot has frontage on Villere Place in a cul-de-sac. The proposed property line shift will place the driveway only on proposed Lot 1448A.
- **Utilities**
Standard utilities are available on Villere Place.
- **Development History**
Lots 1447 and 1448 were plotted as per the map by J.J. Krebs & Sons dated June, 22, 1978. The home on Lot 1448 was permitted in 1993 (Permit No. 9566). The pool located on Lot 1447 was permitted in 1997 (Permit No. 12201).

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[III.] *R-1B. Single family residential detached conventional homes—Light to medium density.*

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Single family detached dwellings.
 - (2) Accessory uses.
 - (3) Gardening.
 - (4) Private recreational uses.
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - Art studios
 - Churches and Religious Institutions
 - Commercial recreation facilities
 - Commercial schools
 - Personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - Professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - Restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers (minimum lot size—twenty thousand (20,000) square feet).
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Religious institutions.
 - (4) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (5) Educational, religious and philanthropic institutions, provided, however, that such uses shall be located on sites of ten (10) acres or more, that buildings shall not occupy more than ten (10) percent of the site area, and that buildings be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (6) Reserved.
 - (7) Reserved.
 - (8) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (9) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (10) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet per family; minimum width—eighty (80) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty-five (25) feet.
 - (2) Side—Eight (8) feet.
 - (3) Rear—Twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum rear and side setbacks of a detached accessory building shall be five (5) feet.
 - (4) Accessory buildings shall be located on the same parcel of land as the main structure.
 - (5) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System: Local and collector streets only.

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions.*

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision

- Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
 3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
 4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards B. Lots

2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.

FINDINGS

This minor resubdivision proposes shifting the line dividing Lots 1447 and 1448. The goal is to contain a driveway and the residence it provides access to within a single lot. Currently the driveway and its opening to Villere Place is located primarily within the boundaries of Lot 1447 while the home is on Lot 1448.

Each proposed lot meets the minimum area and width requirements for the zoning district.

Geometric Standards are not met, specifically item III.C.2 which states:

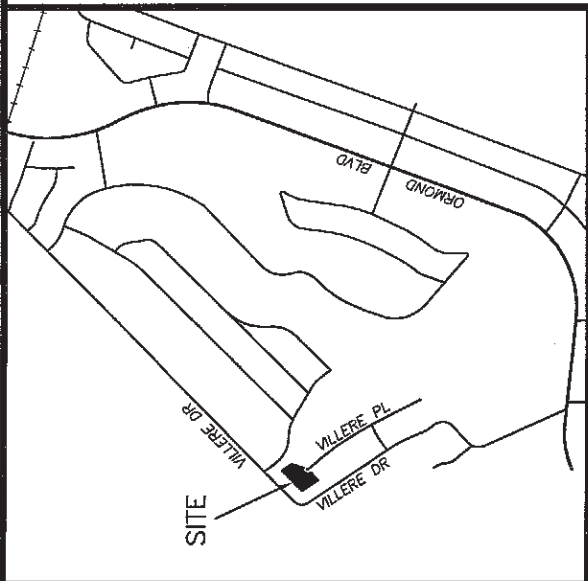
- *All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.*

The existing lot line separating Lots 1447 and 1448 is radial to the Villere Place cul-de-sac as required. The shifted lot line would not be radial to the cul-de-sac.

The department does not object to the variation. The resubdivision will contain the driveway and the home within their own lot. And to meet this requirement the lot line must be shifted to a point where it would either go through the existing in-ground pool or result in an undersized lot nonconforming to both area and width.

DEPARTMENT RECOMMENDATION

Approval.



VICINITY MAP
SCALE: 1" = 2000'

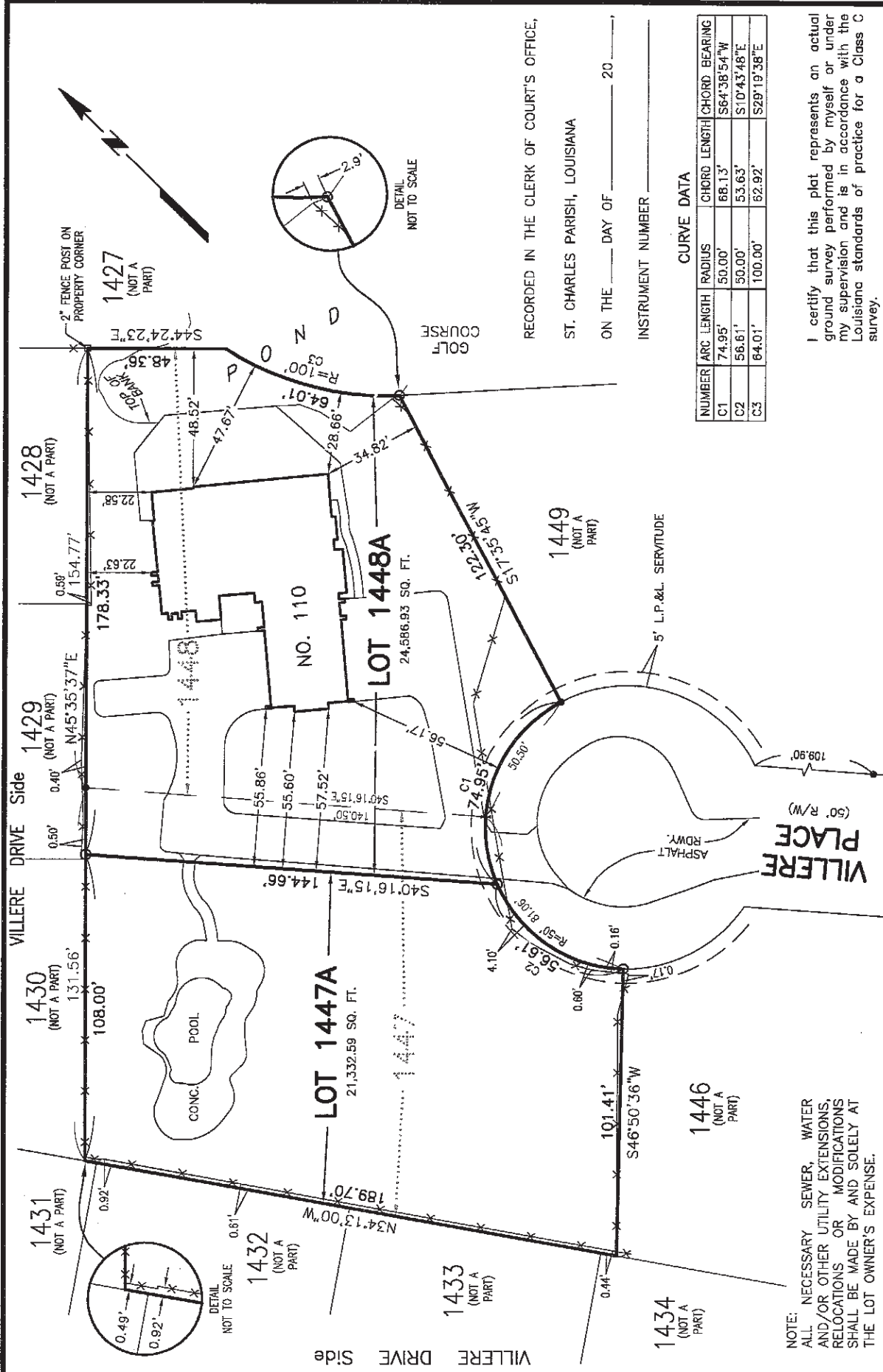
APPROVALS:

St. Charles Parish Planning and Zoning Commission Chairman _____ Date _____
 St. Charles Parish Council Chairman _____ Date _____
 St. Charles Parish President _____ Date _____

- REFERENCE PLANS:
 1. ORMOND COUNTRY CLUB ESTATES SECTION 11 BY J. J. KREBS & SONS, INC., JOHN F. MARSHALL, LAND SURVEYOR, DATED JUNE 22, 1978, REVISED DEC. 4, 1978 AND NOV. 21, 1978
 2. SURVEY OF LOT 1448, SQUARE 36, ORMOND COUNTRY CLUB ESTATES SECTION 11, BY LUCIEN C. GASSEN, LAND SURVEYOR, DATED SEPTEMBER 9, 1988

The servitudes shown on this survey are limited to those set forth per subdivision plat and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Map (Community No. 220160, Panel No. 0125, Suffix C, Dated June 16, 1992, Revised to reflect LOMR Dated May 2, 2003) and found that this property is in Zone A99.



CURVE DATA

| NUMBER | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING |
|--------|------------|---------|--------------|---------------|
| C1 | 74.95' | 50.00' | 68.13' | S64°38'54"W |
| C2 | 58.81' | 50.00' | 53.63' | S10°43'48"E |
| C3 | 84.01' | 100.00' | 62.92' | S29°19'38"E |

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

LOUIS J. GASSEN, JR., P.E.S.
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC

RESUBDIVISION OF LOTS 1447 & 1448, SQUARE 36
 ORMOND COUNTRY CLUB ESTATES SECTION 11
 INTO LOTS 1447A & 1448A
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 50'
 MAY 15, 2023

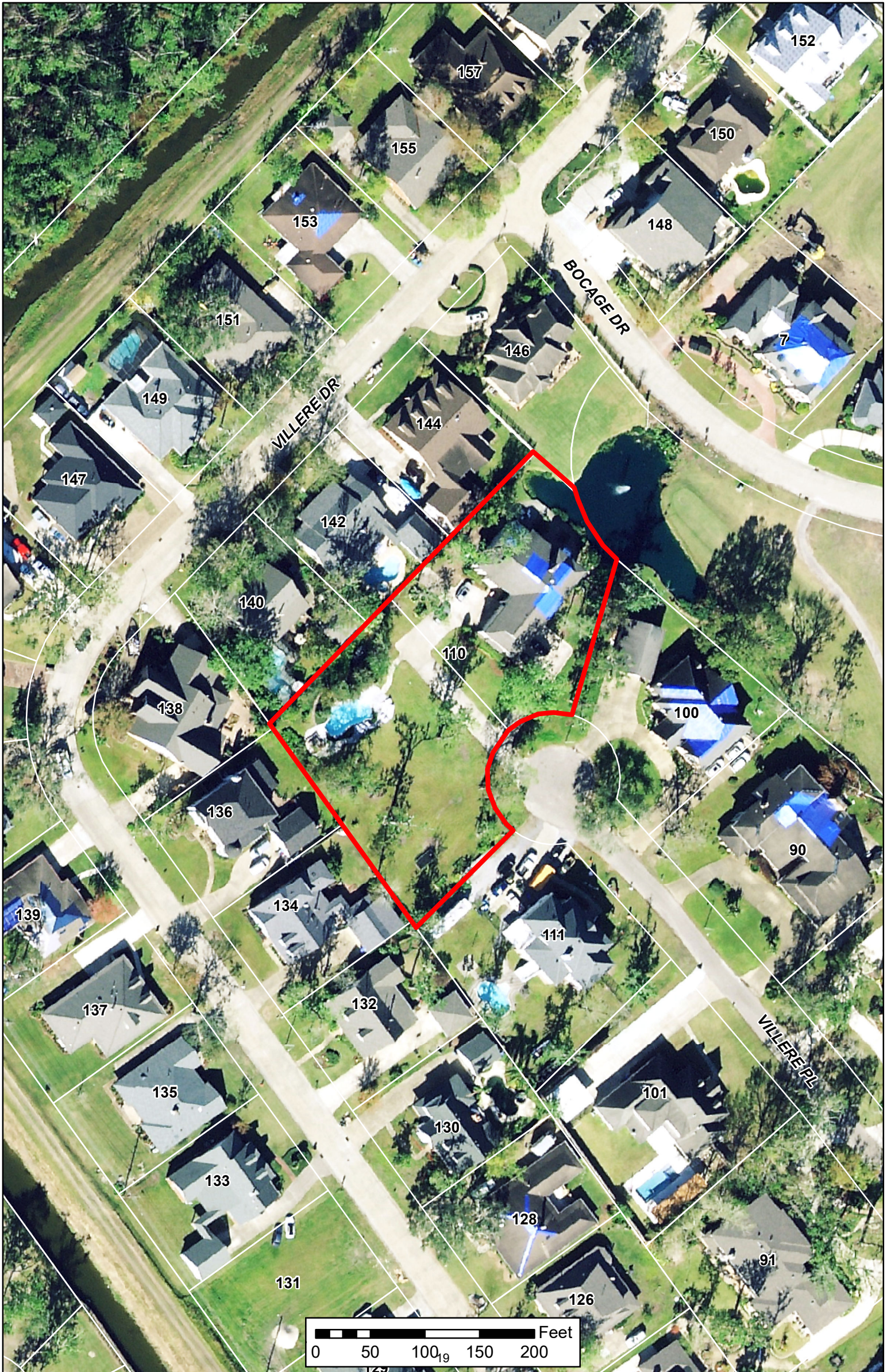
CERTIFIED TO DAVID MILLET AND MONETTE MILLET

RECORDED IN THE CLERK OF COURT'S OFFICE,
 ST. CHARLES PARISH, LOUISIANA
 ON THE _____ DAY OF _____ 20____
 INSTRUMENT NUMBER _____

2023-11-MIN

Minor Resubdivision: 2 lots into 2 with waiver

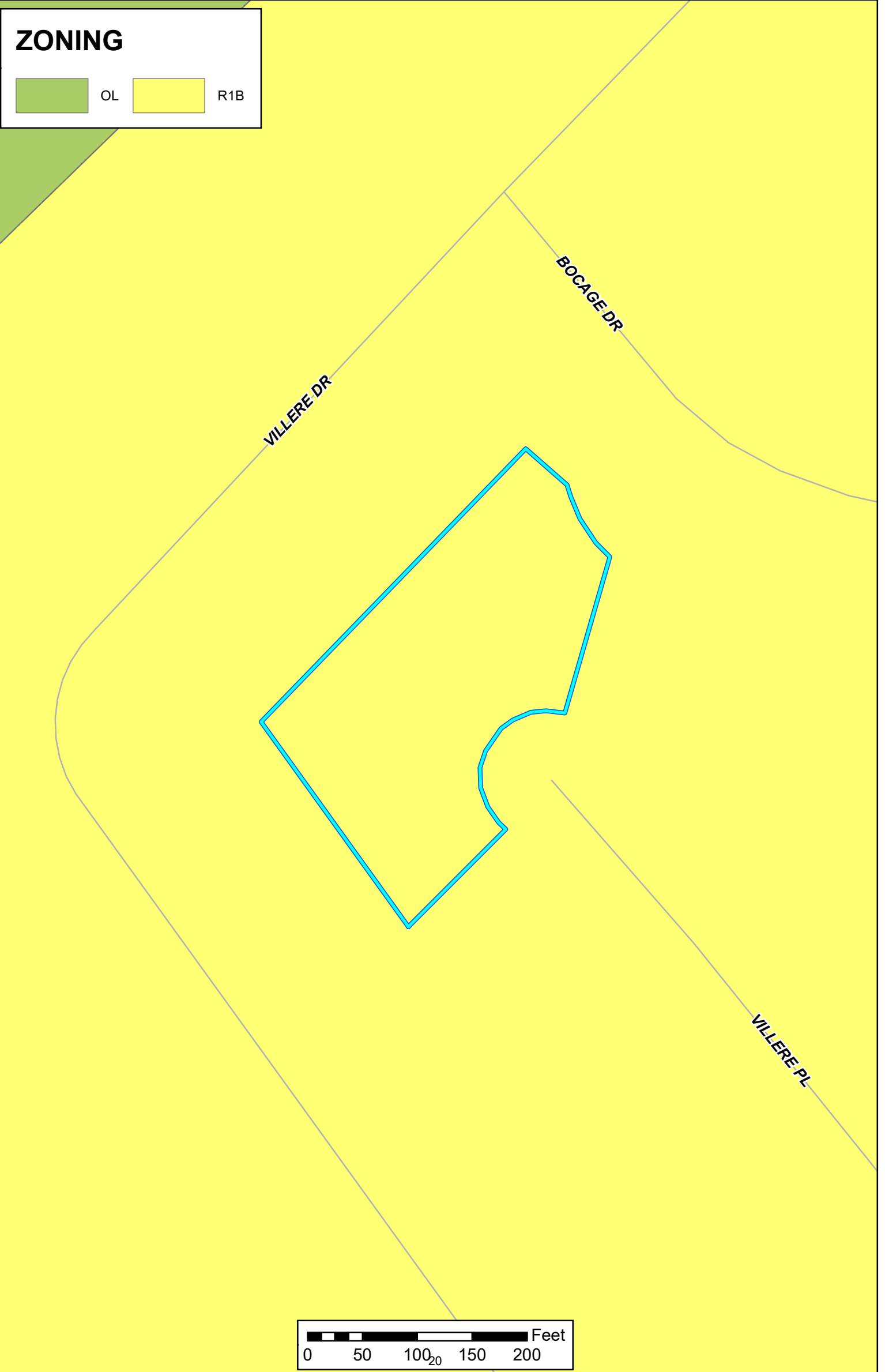
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2023-11-MIN

Minor Resubdivision: 2 lots into 2 with waiver

N



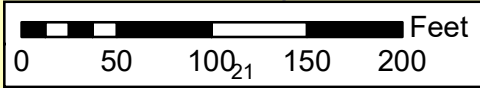
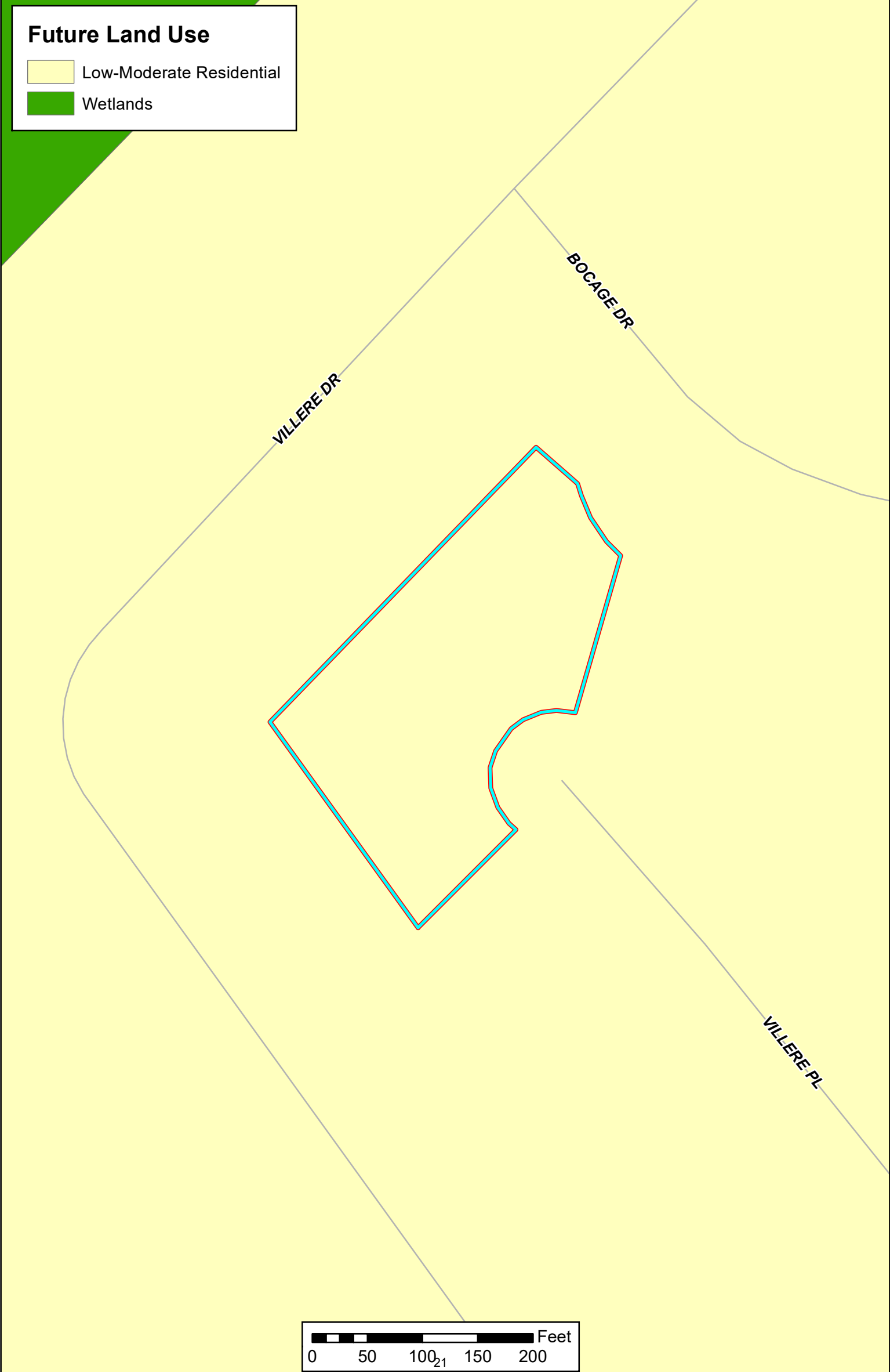
2023-11-MIN

Minor Resubdivision: 2 lots into 2 with waiver



Future Land Use

-  Low-Moderate Residential
-  Wetlands





**Department of Planning & Zoning
Staff Report – Map Amendment
Case No. 2023-10-R**

APPLICATION INFORMATION

- **Submittal Date:** 6/7/23
- **Applicant / Property Owner**
Malcolm Darensbourg
M.A.D. III, LLC
318 Devon Road
LaPlace, LA 70068
504.512.0358; malcolmfab@gmail.com
- **Request**
Change of zoning from *R-1A, Single Family Residential Detached Conventional Homes-Medium Density* to *C-2, General Commercial-Retail Sales*

SITE INFORMATION

- **Location**
191, 195, 199 Goodhope Street, Norco; Lots 28, 29, and portions of 30, 31, 32, & 33, Square 4, Goodhope Annex.
- **Size:** approximately 11,570 sq. ft. (0.26 acres)
- **Current Use**
Lots 28 and 29 are undeveloped but cleared. Lots 30-33 are developed with a multi-tenant commercial building previously occupied by the St. Charles Parish Library Norco Branch.
- **Surrounding Zoning**
C-2 zoning is adjacent to the Third Street side. C-2/R-1A zoning is located to the Goodhope Street side and adjacent to the St. Charles Street side. R-1A zoning is adjacent to the First Street side.
- **Surrounding Uses**
Single family houses are adjacent to the First Street and St. Charles Street sides. An automotive service station and a cellular tower installation are located across Goodhope Street. The Canadian National Railroad is located to the Third Street side.
- **Zoning History**
The current zoning was established under an area wide rezoning changing R-1A(M) districts in Norco to R-1A (PZR-90-05, Ord. No. 90-3-2).
- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre).

Neighborhood Mixed Use: This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.

- **Flood Zone:** A99 / DFIRM AE+9.5.
- **Traffic Access**
The subject area has 90 ft. of frontage on Goodhope Street.
- **Utilities**
Parish GIS shows public sewer, water and drainage facilities along Goodhope Street.

| |
|-------------------------------|
| APPLICABLE REGULATIONS |
|-------------------------------|

Appendix A. Section VI. – Zoning District Criteria and Regulations

[III.] C-2 *General commercial district*— Retail sales:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses allowed in C-1 District.
 - (2) Retail sales (except auto and mobile home sales), usage, and storage
 - (3) Hotels, motels and apartment hotels
 - (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
 - (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
 - (6) Animal hospitals where all animals are kept inside the building
 - (7) Service station
 - (8) Commercial recreation facilities
 - (9) Commercial greenhouses and nurseries
 - (10) Commercial schools
 - (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
 - bicycles
 - radios
 - televisions
 - stereos and recorders
 - household appliances
 - locksmith
 - typewriters
 - other similar uses
 - (12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
 - dressmakers
 - millinery
 - tailors
 - baking goods sales
 - laundry and dry cleaners
 - theatres (but not the drive-in type)
 - (13) Laboratories
 - (14) Customary accessory uses incidental to the above uses when located on the same lot
 - (15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
 - (16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.
 - (17) Other uses of similar intensity.
 - (18) Mini-storage facilities (limited to one-story construction in C-2 district).
 - (19) Historic home site bed and breakfast.
 - b. Special exception uses and structures include the following:
 - (1) Dwelling units contained within the office building
 - (2) Reserved
 - (3) Reserved
 - (4) Churches
 - (5) Movie theaters
 - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.
 - (5) Heating and air conditioning service.
 - (6) Sheet metal shops
 - (7) Plumbing shops.
 - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.

- (9) Bingo halls, video bingo parlors, and off-track betting establishments upon review of the planning commission and ordinance of the St. Charles Parish Council.
- 2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- 3. Transportation Requirements: Arterial
- 4. Special Provisions:
 - a. Where any commercial use in a C-2 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

| |
|---|
| REZONING GUIDELINE & CRITERIA EVALUATION |
|---|

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

Two different Future Land Use Map designations encompass the portion of the subject site under consideration. Lot 29 and 30-33 fall under the *Neighborhood Mixed Use* designation which provides for walkable development with a variety of residential uses and local-serving commercial uses. Lot 28 is under the *Low-Moderate Residential* designation which provides for residential uses ranging from standard single family homes to duplexes and townhomes. It also takes into consideration neighborhood level commercial uses where appropriate, such as along "transportation corridors or at intersections." Based on the location of the subject site the type of development permitted under the proposed C-2 district would work towards meeting the goals of both designations. Goodhope Street is a two lane collector connecting River Road and Airline Drive. And the subject site itself is located by a commercial district focused around an intersection. This meets the conditions allowing for consideration of neighborhood level commercial zoning within the Low-Moderate Residential designation. It is also not considered a spot zone since it does expand on established C-2 zoning district. **The request meets the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The site addressed as 199 Goodhope Street has been under commercial zoning since at least 1981 and was formerly occupied by the St. Charles Parish Library Norco Branch. This site, like other commercial development focused around the intersection of Goodhope and Third Streets, was developed before St. Charles Parish adopted current design standards for required parking spaces, parking lot design, landscaping, and residential buffering. At approximately 4,200 sq. ft. the building could require 17 to 28 parking spaces for common uses permitted under C-2 zoning (restaurants, offices, personal services). That number increases for permitted assembly uses. The existing parking area cannot accommodate the parking required to re-occupy the former library space. By expanding the C-2 district onto the two adjacent lots the parking area can be expanded to better accommodate uses which may be permitted in the building. Additionally, an expanded parking area would have to meet current standards for traffic circulation, landscaping, and residential buffering, resulting in bringing the site more into compliance with current requirements while mitigating affects on abutting residences.

Similar expansions of this commercial zoning district have resulted from map amendments. This includes an extension east across Norco Street (PZR-1988-02; Ord. 88-3-3) and north up Goodhope and Norco Streets (PZR-1989-22; Ord. 89-9-6). **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The existing neighborhood character is that of a commercial node around the intersection of Goodhope and Third Streets, and developed residential neighborhoods with homes fronting primarily along Goodhope and St. Charles Streets. Each corner of the above intersection is developed with commercial buildings historically occupied with a variety of commercial uses:

- 199 Goodhope Street was formerly used as the St. Charles Parish Library Norco Branch. Recent occupancies include a barber shop and online sales office.
- 196 Goodhope Street is developed and historically used as an automotive repair shop/service station.
- 1001 Third Street was developed as a credit union. Occupancy was most recently issued for an RV parts store and office.

These commercial sites were developed prior to the adoption of current site design standards aiming to improve how commercial sites are developed and mitigate their effects on adjacent residential areas. Development within the expanded C-2 district would be compatible with the already established commercial area, but effects on the adjacent homes on Goodhope and St. Charles Streets should be mitigated since any new development is required to meet current standards for parking area design, landscaping, and residential buffering. Public utilities are available on Goodhope Street and provide services to the existing commercial development. **The request meets the third guideline.**

| |
|----------------------------------|
| DEPARTMENT RECOMMENDATION |
|----------------------------------|

Approval, based on meeting each of the rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

2023-10-R

| | |
|-------------------|----------|
| Permit/Case #: | |
| Receipt #: | 10307269 |
| Application Date: | |
| Zoning District: | |
| FLUM Designation: | |
| Date Posted: | |

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Malcolm Darenshourg
 Home address: 318 Devon Rd LaPlace LA 70068
 Mailing address (if different): 318 Devon Rd LaPlace LA 70068
 Phone #: 5045120358 Email: Malcolm Fab@gmail.com
 Property owner: M.A. OFF LLC
 Municipal address of property: Lot 28 sq 4 good Hope annex A
 Lot, block, subdivision: Lot 29 sq 4 good Hope annex A
 Change of zoning district from: R1A to: C2
 Future Land Use designation of the property: parking lot
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: I plan to use the property for a parking lot

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

One side is residential the other side is owned. I purchase these lot for needed parking

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

I owned the property adjacent which is commercial and also the one across the street

How does your proposed use of the property comply with the Future Land Use designation for the property?

It will be just a parking lot with no movable buildings

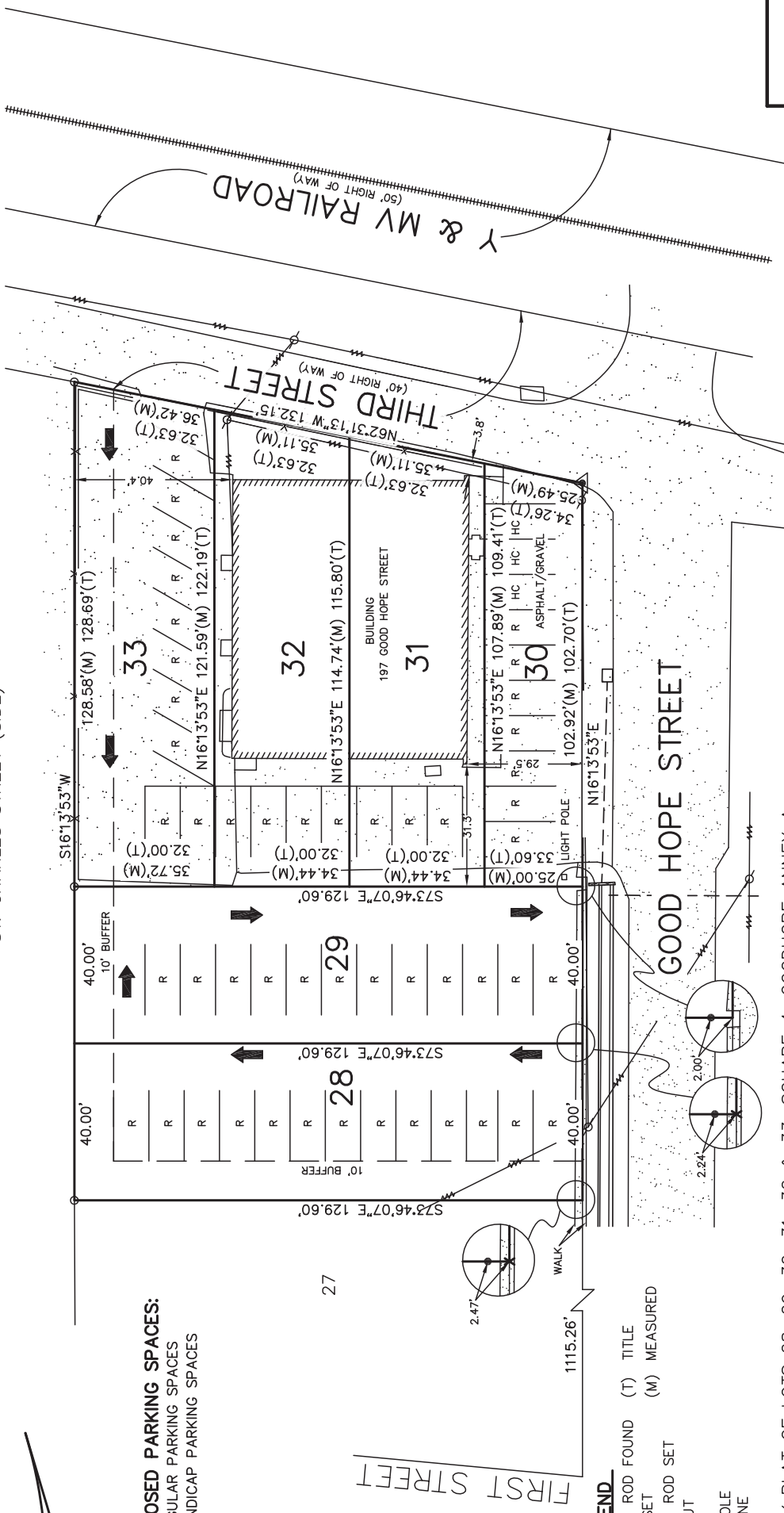
If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

Parking lot only I need it for short on parking

Permit/Case #: _____

Page 1 of 2

ST. CHARLES STREET (SIDE)



PROPOSED PARKING SPACES:
 49 REGULAR PARKING SPACES
 3 HANDICAP PARKING SPACES

- LEGEND**
- 1/2" IRON ROD FOUND (T) TITLE MEASURED
 - △ PK NAIL SET
 - 1/2" IRON ROD SET
 - ✕ CROSS CUT
 - ⊗ FENCE
 - ⊙ POWER POLE
 - ⚡ POWER LINE

TITLE: SURVEY PLAT OF LOTS 28, 29, 30, 31, 32 & 33, SQUARE 4, GOODHOPE ANNEX A SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: GOOD HOPE ANNEX A BY H.E. LANDRY, C.E. DATED DECEMBER 23, 1930.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOD 18 USING LEICA SMARTNET SOLUTION DATED 8/11/2022

SURVEYOR'S NOTES:
 A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0050C DATED 6/16/1992.

CERTIFIED TO: M.A.D. III LLC
MUNICIPAL ADDRESS: 197 GOOD HOPE STREET
DATE: AUGUST 11, 2022



DRAWN BY: KPB DRAWING NO. MMI1568_WO4588_Parking

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6982
 985-652-6356

PRELIMINARY

STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668
 NOT TO BE USED FOR CONSTRUCTION
 BIDDING, RECORDATION, CONVEYANCE,
 SALES OR AS THE BASIS FOR THE
 ISSUANCE OF A PERMIT

2023-10-R
R-1A to C-2

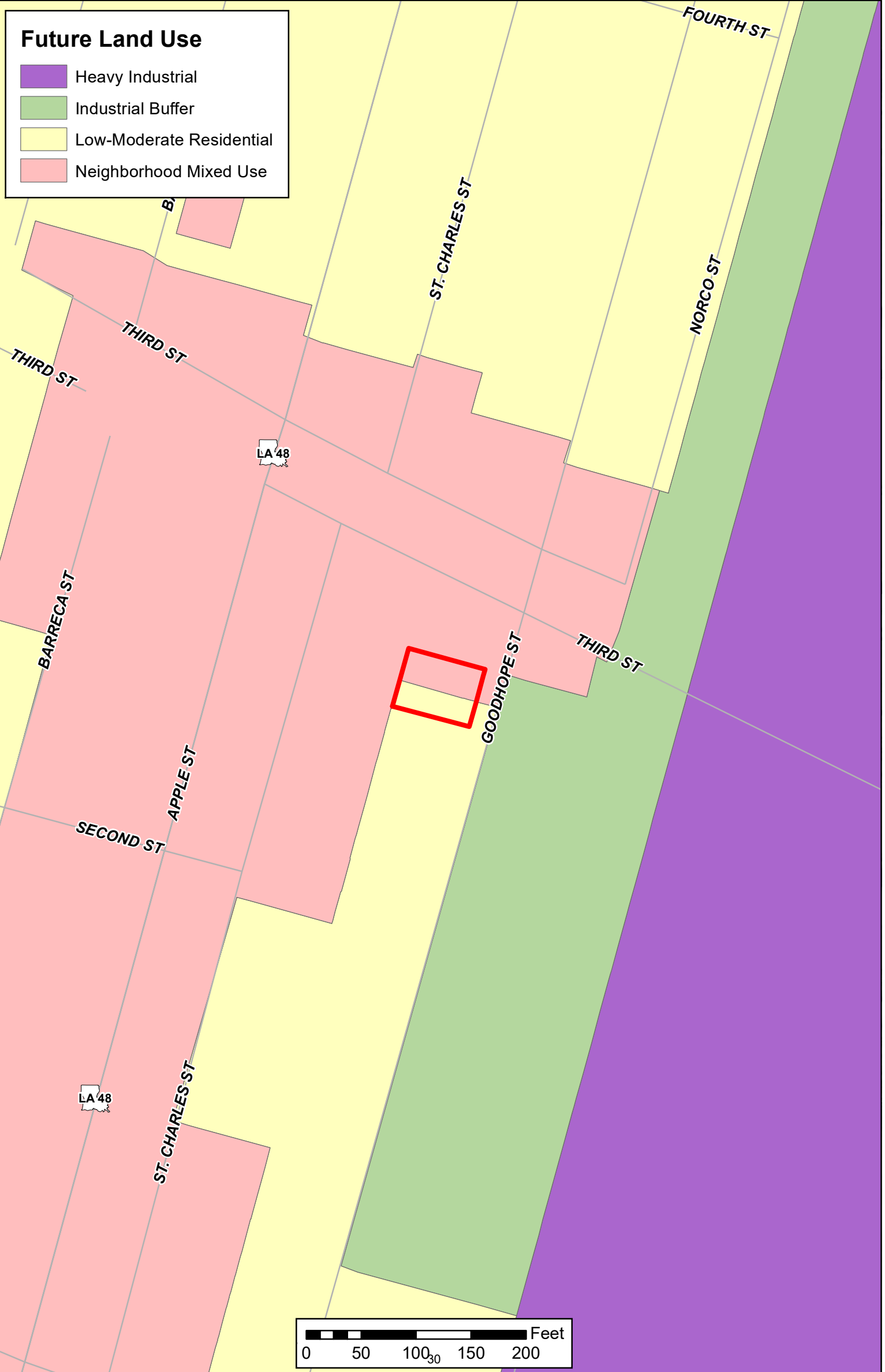


2023-10-R
R-1A to C-2

N



2023-10-R
R-1A to C-2





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-11-R

APPLICATION INFORMATION

- **Submittal Date:** 7/5/23
- **Applicant / Property Owner**
Parish President Matthew Jewell at the recommendation of the Planning and Zoning Department, on behalf of:

Cheryl Schexnayder Matherne
P.O. Box 364
Hahnville, LA 70057
- **Request**
Change of zoning from *C-1, General Commercial District-Commercial Offices* to *R-1A, Single Family Residential Detached Conventional Homes-Medium Density*

SITE INFORMATION

- **Location**
138 & 164 Schexnaydre Lane, Hahnville; Lots 1A & a portion of Lot 2A.
- **Size:** approximately 40,766 sq. ft. (0.93 acres)
- **Current Use**
Lots 1-A and 2-A are developed with residential structures.
- **Surrounding Zoning**
C-1 zoning is adjacent to the River Road side; R-1A zoning is adjacent to the Schexnaydre Lane side and to the rear; O-L zoning is adjacent to the Thelma Lane side.
- **Surrounding Uses**
A commercial metal building is adjacent to the River Road side; single family homes are adjacent to the Schexnaydre Lane side and to the rear; a site-built house and manufactured homes are on the property adjacent to the Thelma Lane side.
- **Zoning History**
The C-1 zoning district was established with approval of Ordinance No. 84-4-11 (PZR-84-05).

The Parish's official zoning map shows this C-1 district starting at River Road and extending approximately 620 ft. down Schexnaydre Lane. It encompasses the lot addressed as 16103 River Road, all of Lot 1-A and nearly half of Lot 2-A.

After reviewing the documents in original rezoning file Planning and Zoning determined the C-1 district should be limited to the property addressed to 16103 River Road and developed for commercial purposes. Lots 1-A and 2-A should have remained under their original R-1A zoning.

- **Future Land Use Recommendation**
Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)

- **Flood Zone & Minimum Building Elevation**

X zone / DFIRM X

- **Traffic Access**

Access is provided to River Road via Schexnaydre Lane, an 18-20 ft. wide private road consisting of an aggregate surface.

- **Utilities**

Parish GIS does not show public water and sewer facilities on Schexnaydre Lane. Permit information indicates structures fronting the private road utilize individual sewer treatment. Water is likely available via private lines connecting to Parish water on River Road.

| |
|-------------------------------|
| APPLICABLE REGULATIONS |
|-------------------------------|

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *R-1A. Single family residential detached conventional homes—Medium density.*

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

- (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

| |
|---|
| REZONING GUIDELINE & CRITERIA EVALUATION |
|---|

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The majority of Lot 1-A and all of Lot 2-A fall under the *Low-Moderate Residential* FLUM designation. A portion of Lot 1-A and the adjacent portion of Schexnaydre Lane fall under the *Commercial* designation. The R-1A zoning district complies with the Low-Moderate Residential designation and would not be considered a spot zone as it expands upon an established R-1A district. As part of this request the Department recommends changing the portion of the subject site under the Commercial designation to Low-Moderate Residential. Any commercial zoning or FLUM designations should have been limited to the commercially developed lot addressed as 16103 River Road. **The request meets the first guideline.**

- 2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The rezoning creating the C-1 district was approved in 1984 (PZR-84-05). As referenced previously in this report the Department found the C-1 district should have been limited to the commercially developed lot addressed as 16103 River Road. Changes to the land-use pattern/character since the 1984 rezoning include a resubdivision establishing subject Lots 1-A and 2-A (PZS-96-24) and the permitting of

a single family home on Lot 2-A (Permit No. 11512-96). The current use of the subject area for residential purposes does not fit under the C-1 zoning district. Additionally, the commercial zoning can be considered unreasonable since expansions of the residential uses within its boundaries could require approval as a Special Permit Use. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The subject area is currently developed for residential purposes. Lot 1-A contains a historic residential structure currently under repair and Lot 2-A was developed with a site-built home in 1996. Residential homes are also located along the opposite side of Schexnaydre Lane. The uses permitted in the R-1A district would fit with this neighborhood character. There is no impact to infrastructure since Lots 1-A and 2-A are already developed with structures/uses permitted in the proposed R-1A district. **The request meets the third guideline.**

| |
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| DEPARTMENT RECOMMENDATION |
|----------------------------------|

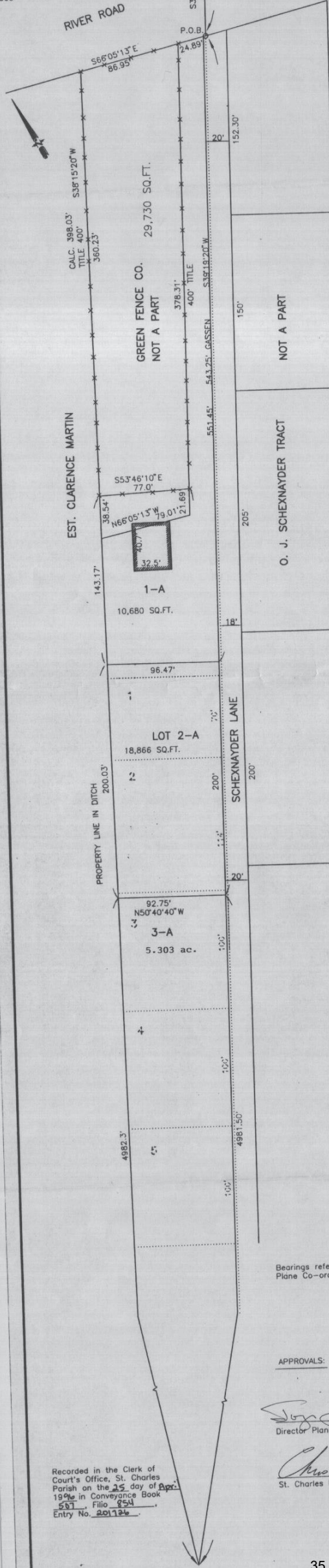
Approval, based on meeting each of the rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.

While not exceeding 3 acres, Planning and Zoning recommend a corresponding change to the Future Land Use Map from Commercial to Low-Moderate Residential within the subject area.

P.O.C. LMS #360
 565°09'54"E
 591.75'
 U.S. ENGINEERS BASE LINE & LEVEE
 RIVER ROAD
 566°05'13"E
 86.95'
 339°19'20"W
 142.57'
 P.O.B.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special Flood hazard area. The property lies in a Zone X as per sheet 125 of said maps, having an effective date of June 16, 1992.



This Plot is made in accordance with Louisiana RS 33:5050, et. seq. and all regulations governing plotting.
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

RESUBDIVISION
 OF LOTS 1 THROUGH 5 OF A SUBDIVISION
 OF A PORTION OF LOT 2 OF THE PROPERTY
 OF CLALIE SCHEXNAYDER IN SECTION 7
 TOWNSHIP 12 SOUTH, RANGE 8 EAST, BY
 LUCIEN GASSEN, PLS DATED JAN. 9, 1981 INTO
 LOTS 1-A, 2-A, AND 3-A BY RENE & CHERYL
 MATHERNE, 176 SCHEXNAYDER LANE, HAHNVILLE,
 ST. CHARLES PARISH, LA.

Bearings refer to the Louisiana State Plane Co-ordinate system, South Zone.

APPROVALS:

[Signature] 4/22/96
 Director Planning & Zoning Date
[Signature] 4/29/96
 St. Charles Parish President Date

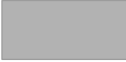






Recorded in the Clerk of Court's Office, St. Charles Parish on the 25 day of Apr. 1996 in Conveyance Book 537 Flio. 854 Entry No. 201724

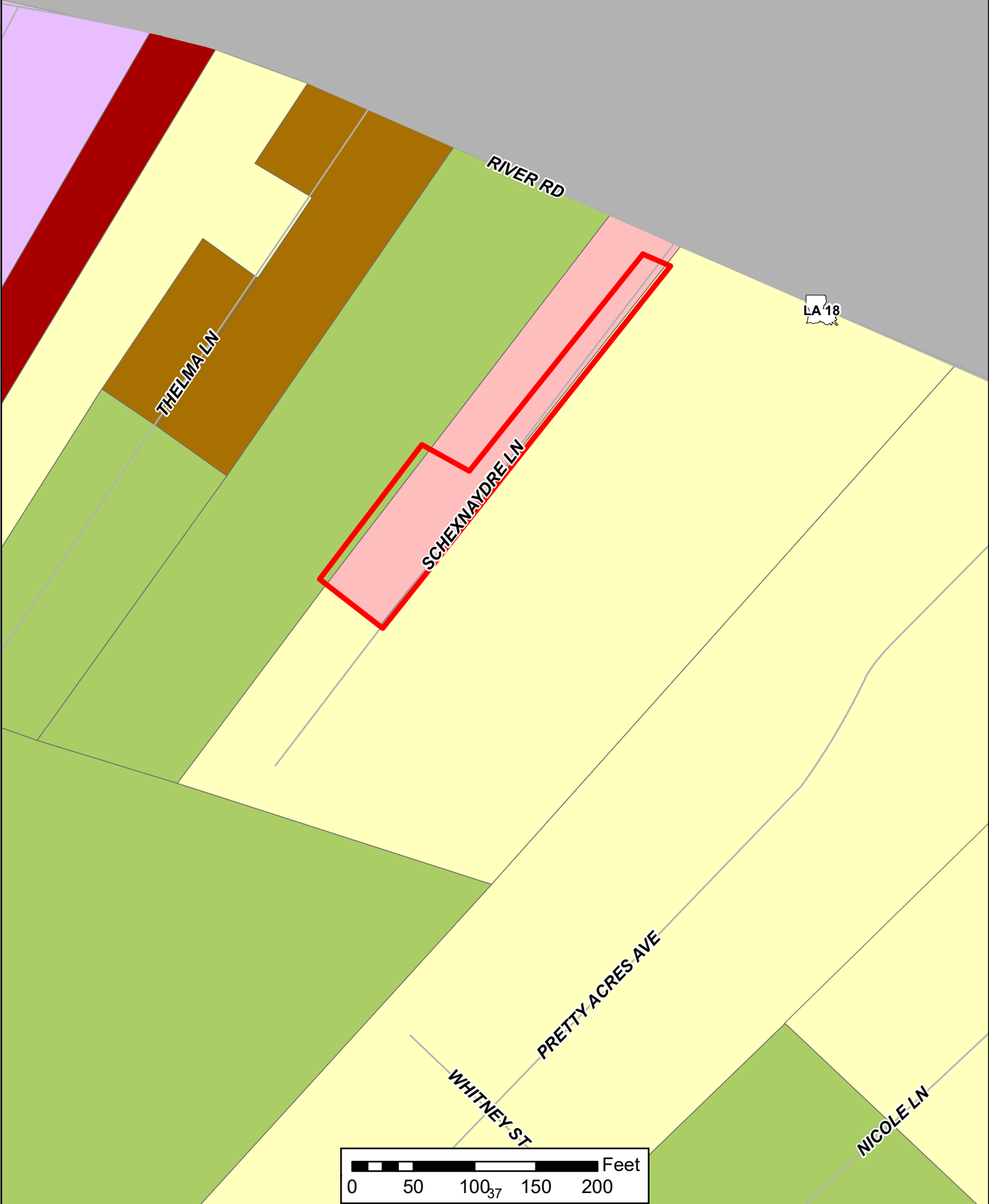
R.P. BERNARD
 PROFESSIONAL LAND SURVEYOR
 LA. REG. #228







ZONING

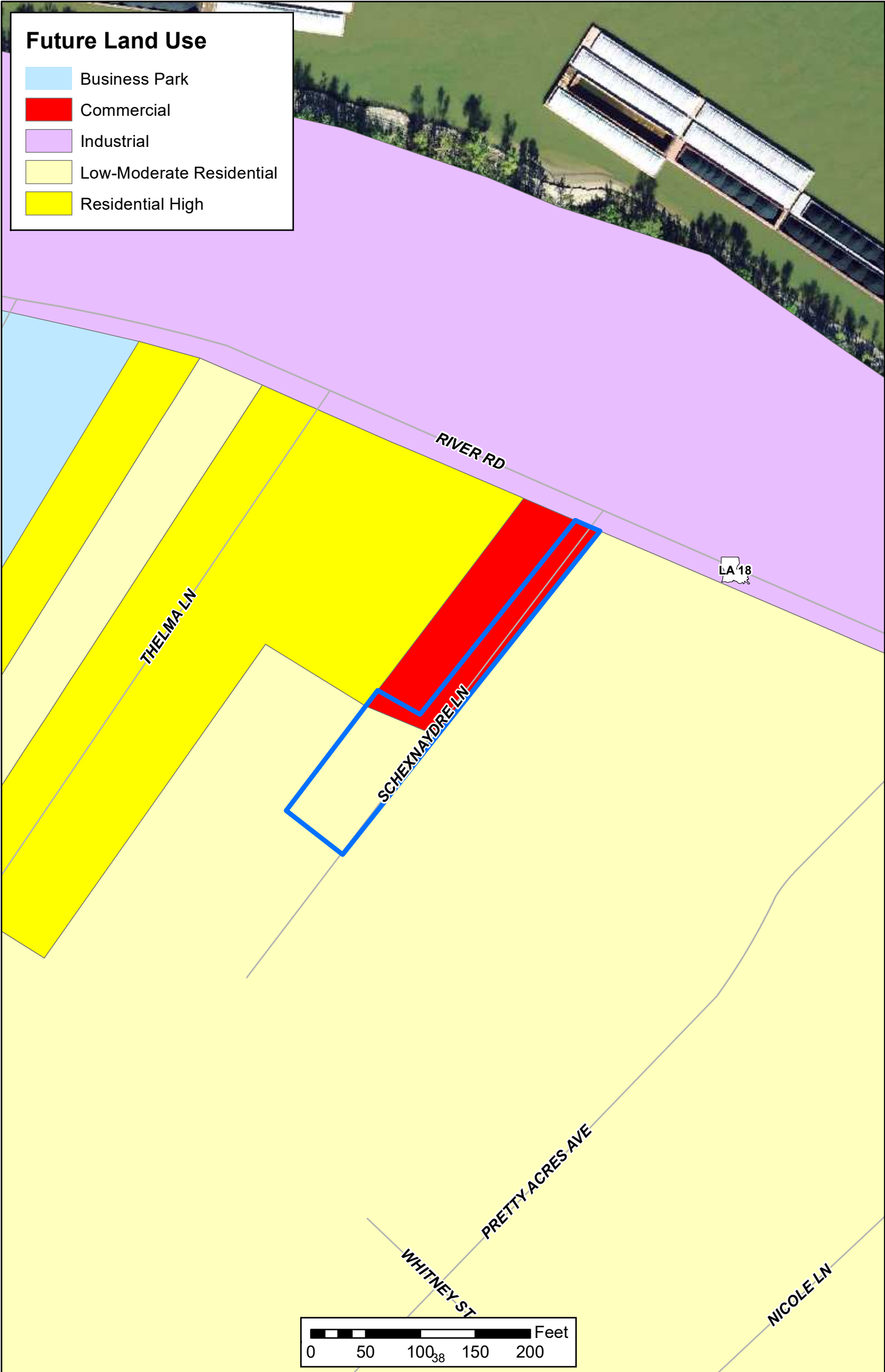
| | | | |
|--|----|---|-----|
|  | B2 |  | OL |
|  | C1 |  | R1A |
|  | C3 |  | R1M |
|  | M1 | | |





Future Land Use

-  Business Park
-  Commercial
-  Industrial
-  Low-Moderate Residential
-  Residential High



SUMMARY NO. 1583

INTRODUCED BY: KEVIN M. FRILOUX
PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. 84-4-11

An Ordinance to amend Zoning Ordinance 81-10-6 adopted October 19, 1981, to approve the reclassification request from R-1A to C-1 of a portion of Lot 2, located in Section 7, T12S-R20E, Hahnville, LA. requested by American Bank.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. To amend Zoning Ordinance 81-10-6 adopted October 19, 1981, to approve the reclassification request from R-1A to C-1 of Lot 2, located in Section 7, T12S-R20E, Hahnville, Louisiana, as per survey dated August 22, 1983 Lucien C. Gassen, Registered Land Surveyor, with the following stipulations: 1) use of the property be limited to the retail sales and storage of fencing materials 2) prior to use of property for other commercial activity owner/applicant must seek Planning & Zoning and Council approval 3) thirty (30) foot strip along the rear to act as a buffer zone between the existing Wesley Schexnaydre property and the rezoned property.

SECTION II. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Maps to reflect this reclassification.

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: CHAISSON, HOGAN, FAUCHEUX, CORTEZ, CLEMENT, GRIMES

NAYS: TREGRE, DUFRENE

ABSENT: NONE

ABSTAIN: RODRIGUE

And the Ordinance was declared adopted this 16th day of April, 1984, to become effective five (5) days after publication in the Official Journal.

CERTIFIED TRUE AND CORRECT AS PER
MINUTES DATED April 16, 1984

Kevin M. Frioux
COUNCIL CHAIRMAN

Joan Beanel
SECRETARY
ST. CHARLES PARISH COUNCIL

Joan Beanel
SECRETARY

DELIVERED TO PARISH PRESIDENT April 17, 1984

APPROVED: [Signature]

DISAPPROVED: _____

[Signature]
PARISH PRESIDENT

RETURNED TO SECRETARY ON April 17, 1984
AT 2:01 AM/PM



APPLICATION FOR A CHANGE OF ZONING DISTRICT

Fee \$40.00

| OFFICIAL USE ONLY | |
|-------------------------|------------------------------|
| PZR <u>84-05</u> | Date Received <u>1-17-84</u> |
| Receipt # <u>000841</u> | |

1. Applicant American Bank
 Address P. O. Box 707 Luling, LA 70070 Telephone No. 785-6281

2. Owner of Property American Bank
 Address P. O. Box 707 Luling, LA 70070
 If Applicant is Lessee or Contract Vendee (Specify) _____
 Address _____

3. Is a contract subject to the granting of this application _____

4. Request is hereby made for a change of zone district classification from R-1A
 _____ District to C-2 _____ District.

Location of Property (General) River Road Hahnville

Above property is located on the NSEW side of River Road Street, approximately 25
 feet NSEW of Schexnayder Lane Street (nearest intersecting street).

Subdivision Formerly Clalie Schexnayder

Square _____ Lot Portion of Lot 2

Municipal Number _____

5. Acreage or Property Size Sq. Ft. approx. 34,760 sq. ft. (86.9 X 400)

6. Present Use of Property and Structures thereon Vacant metal building 5000 square feet in size
formerly office of St. Charles Parish Police Jury & IGA Supermarket

7. Describe in detail the proposed use of subject property and why such petition is being made.
For resale to serve the needs of potential buyer of property (retail sales and
storage for fence company)

8. Approximate cost of contemplated improvements Not available

9. Has there ever been a previous petition made for a change of zoning for the property? Yes No

Give details if answer is Yes, In 1981 petition was denied from C-1 to C-3

10. Describe the impact of the proposed change in zone on subject property and surrounding lands _____

Property was originally C-1 before the rezoning classification of 1981. Any use
of the building under C-2 should improve the property and the surrounding lands
as the building has been vacant and is deteriorating.

11. All communications with regard to this rezoning application shall be addressed to the following person until further notice:

Name American Bank c/o Ira Cazenave
Address P. O. Box 707 Luling, LA 70070
Telephone Number 785-6281

OWNER'S ENDORSEMENT

Parish of St. Charles }
State of Louisiana } SS.:

Ira P. Cazenave being duly sworn, deposes
(Owner's Name)

and says that he resides at 112 St. Nicholas Luling, LA 70070
(Owner's Address)

in the Parish/County of St. Charles, and State of Louisiana

and that he is the owner in fee or Vice President
(If corporation — official title)

of the American Bank Corporation

(Which is the owner in fee) of the premises described in the foregoing petition and that he has authorized himself

to make the foregoing petition for a change of zoning.

Sworn to before me this
17th day of January, 19 84
Linda P. St. Amant
Notary Public

(Corporate Seal)
SIGNED [Signature]
(Owner, Partner, or Corporate Officer and Title)

Leon C. Vial, III.
A Professional Law Corporation
P. O. Box 321
Hahnville, La. 70057

AREA CODE 504
783-6618
783-6619

March 13, 1984

AREA CODE 504
467-8457 N. O.

Mr. Harold L. Holmes
Department of Planning & Zoning
St. Charles Parish Courthouse
Hahnville, LA 70057

Re: American Bank property in
Hahnville

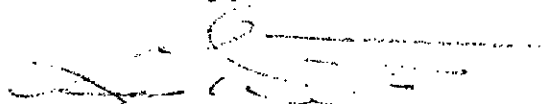
Dear Mr. Holmes:

The American Bank wishes to amend its application to reduce the area by a 30-foot strip along the rear to act as a buffer zone between the existing Wesley Schexnayder property and the property to be rezoned. The dimensions along the sidelines are as follows: on the upper side, 368.11 feet and on the lower side, 370 feet.

Please include this amendment in the file so that the matter can proceed to the Council.

This is to further inform you that American Bank is willing to accept the zoning qualified by the fact that the zoning change will apply only as long as the property is utilized for the purpose set forth in the application.

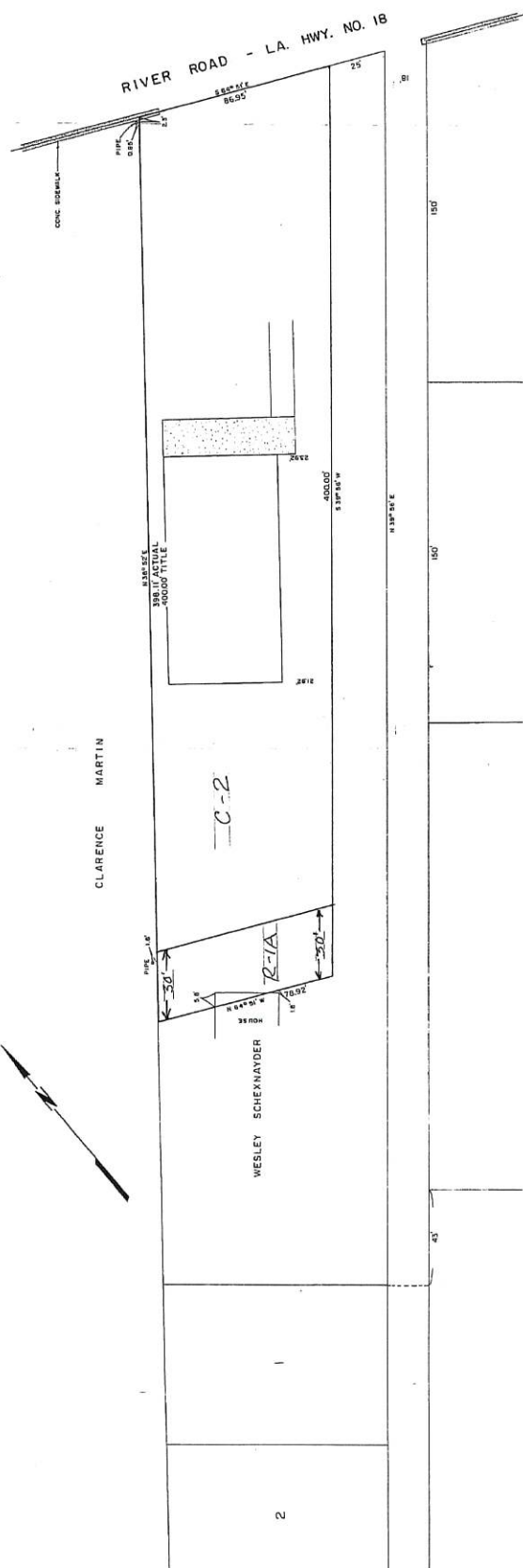
Sincerely,



Leon C. Vial, III

LCV/dpm

RIVER ROAD - LA. HWY. NO. 18



REFERENCE - SURVEY BY FRANCIS PEARSON DATED APRIL 2, 1966

APPROVAL
 ST. CHARLES PARISH
 PLANNING & ZONING COMMISSION
 DATE 3/15/84 *Robert J. B...*
 ST. CHARLES PARISH COUNCIL
 DATE 4-16-84 *Carol P. ...*

| | | | | |
|---|------------------|-------|-------------|-----------|
| SURVEY OF A PORTION OF LOT 2 TO BELONGING TO AMERICAN BANK | | | | |
| SECTION | TOWNSHIP | RANGE | PARISH | STATE |
| 7 | 125 | 20E | ST. CHARLES | LOUISIANA |
| SCALE | LUCIEN C. GASSEN | | | |
| 1" = 30' | LAND SURVEYOR | | | |
| DATE | LULING, LA. | | | |
| AUG. 22, 1983 | SHEET 1 OF 1 | | | |