

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
April 4, 2024
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

POSTPONED CASES:

- 1 **2024-2-MIN** requested by **Seth and Christine Matherne** for a resubdivision of one lot into three, **584 Magnolia Ridge Road, Boutte**. Zoning District O-L. Council District 4. **Requires Planning Commission approval with Parish Council consideration for a supporting resolution.**

NEW CASES:

- 28 **2024-4-MIN** requested by **Theodore Rhodes** for a resubdivision of one lot into two, **101 Pats Court, Ama**. Zoning District R-1A. Council District 2. **Requires Planning Commission approval.**
- 37 **2024-5-R** requested by **Richard D. Whitney Jr. for Whitney Properties XII, LLC** for a change of zoning from R-1A to R-2 on Lots 6A, 6B, 6C, and 6D, Being a Resubdivision of Lot 6, Gassen Estate, **near the intersection of Antoine Lane and Luling Avenue, Luling**. Council District 2. **Requires Planning Commission recommendation and Parish Council approval.**
- 46 **2024-6-R** requested by **Darryle and Kristi C. Lott for Keith Lott's Plumbing, LLC** for a change of zoning from R-1A to C-3 on Lots 3 and 4, Block 1A1, Good Hope Plantation Subdivision, **878 Marino Drive, Norco**. Council District 6. **Requires Planning Commission recommendation and Parish Council approval.**
- 55 **2023-5-MAJ** requested by **Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC** for Preliminary Plat approval of ASHTON PLANTATION PHASE 2-B ADDENDUM NO. 1, a 4 lot residential subdivision, **near the intersection of Cove Pointe Drive and Moonlight Cove Lane, Luling**. Zoning District R-1A. Council District 7. **Requires Planning Commission approval with Parish Council consideration for a supporting resolution.**

UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (March 7, 2024)
ADJOURN



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-2-MIN

APPLICATION INFORMATION

- **Submittal Date:** 1/19/2024
- **Applicant / Property Owner**
Christine and Seth Matherne
584 Magnolia Ridge Road
Boutte, LA 70039
504.495.4812; csmatherne@cox.net
- **Request**
Resubdivision of Lot BE-1 of the Ciravolo Estate into Lots BE-1A, BE-1B, and BE-1C.

Waiver required from the *Appendix C. – Subdivision Regulations, Section III.B.3 Arrangement* and *Section III.C.1 Size*.

SITE INFORMATION

- **Location:** 584 Magnolia Ridge Road, Boutte
- **Size of Proposed Lots**
 - Lot BE-1A: 8,344 sq. ft.; 111.38 ft. wide along Ciravola Lane
 - Lot BE-1B: 8,350 sq. ft.; 111.38 ft. wide along Ciravola Lane
 - Lot BE-1C: 88,846 sq. ft.; 222.76 ft. wide
- **Current Zoning:** O-L, Open Land
- **Current Use**
Lot BE-1 is developed with two manufactured homes, each of which will be located on proposed Lot BE-1C. Proposed Lots BE-1A and BE-1B would be vacant.
- **Surrounding Zoning:** O-L, Open Land
- **Surrounding Uses**
The site is located in an area developed with single family homes.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: AE4
2013 Digital Flood Insurance Rate Map: 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 to the subject site was initially shown via a 50 ft. road extending off Magnolia Ridge Road (Subdivision of the Estates of S. Ciravolo by Lucien C. Gassen, PLS dated May 25, 1971; Resubdivision of Lot AE by Richard T. Dading, PLS dated March 26, 1982).

Starting with resubdivisions approved and recorded in 2012 the 50 ft. road is shown as a 50 ft. wide servitude for access and utilities (Resubdivision of Lot AE-3 by John S.

Teegarden, PLS dated August 24, 2012, BFM Corporation, LLC; Survey Plat and Resubdivision of Lot BE by Stephen P. Flynn, PLS dated May 30, 2012).

The last resubdivision of the subject area approved and recorded in 2016 is the first instance of the road and/or servitude being shown as Ciravola Lane (PZS-2016-01, Survey Plat and Resubdivision of Lot BE-2 by Stephen P. Flynn, PLS dated October 28, 2015). The Ciravola Lane servitude shown as part of this resubdivision was formally established by an Act of Servitude of Passage dated January 9, 2016 as recorded under Entry No. 411834 on January 11, 2016, and would provide access to the three proposed lots.

The resubdivision survey submitted with this request highlights discrepancies between the maps referenced above regarding location of the 50 ft. road/servitudes and as a result, creates uncertainty as to the location of the southern boundary of Lot BE-1.

The 1971 map shows the 50 ft. road located 79 ft. north of a feature labelled "Grate Bar". But the 1982 map shows the 50 ft. road extending to the Grate Bar. With the current request the southern boundary of existing Lot BE-1 is extended approximately 75 ft. south, in line with the Grate Bar feature, but this is not the case in the previously approved and recorded resubdivisions. Additionally, the 50 ft. Ciravola Lane servitude is depicted through proposed Lot BE-1C, while an undesignated 50 ft. road is shown through proposed Lots BE-1A and BE-1B.

- **Utilities**

Per the Director of Wastewater sewer facilities are not available. Existing improvements utilize private treatment.

Per the Department of Waterworks there is no objection to the resubdivision, but water meters would be installed at Magnolia Ridge Road and it would be the responsibility of the property owner to make any necessary extensions to the meter.

- **Development History**

The site was originally platted as Lot BE, as shown on the Subdivision of the Estates of S. Ciravolo by Lucien C. Gassen, PLS dated May 25, 1971.

Lot BE was resubdivided into lots BE-1 and BE-2 as shown on the map by Stephen P. Flynn, PLS dated May 30, 2012 (PZS-2013-02).

While Lot BE-1 was not a part, the last action affecting the subject site was the resubdivision of Lot BE-2 as shown on the map by Stephen P. Flynn, PLS dated October 28, 2015 (PZS-2016-01).

As summarized in the Traffic Access section, previous surveys as well as the property description in the current Act of Sale create uncertainty as to how far south the southern property line of the subject site and adjacent lots extend.

Lot BE-1 has previously been depicted with dimensions of 220 ft. by 400 ft. The submitted survey shows BE-1 at approximately 475 ft., with the additional area comprising of proposed Lots BE-1A and BE-1B. The surveyor cites a resubdivision approved in 2022 for a separately owned and unaffiliated property to the south as a reason for the adjustment. This resubdivision as shown on the map by Cody A. DiMarco, PLS dated November 14, 2022 created Lot 1A-1B-E, depicted sharing a common property line with Lot BE-1 (2022-49-ADM). The submitted Act of Cash Sale describes a portion of what became 1A-1B-E as commencing "at a grate bar at the Northwest corner of the property at a point where it intersects with the line between Section 1 and Section 2." With the DiMarco survey establishing the northern boundary of 1A-1B-E in line with the grate bar feature, this provided the justification for similarly establishing the southern boundary of Lot BE-1 as shown on the submitted survey.

The property descriptions for the subject site and adjacent lots resubdivided out of Lot AE do not reference the grate bar to establish the south-west property corner and in turn the southern property boundary. Instead when referencing the southern property line it is described as being “along a fifty (50’) foot road”, which does not indicate that the 50 ft. road/servitude as shown on previous maps is part of the subject site.

APPLICABLE REGULATIONS

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

[I.] O-L. Open Land District:

Policy statement: This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

2. Spatial Requirements:

- a. **Minimum lot size shall be twenty thousand (20,000) square feet;** minimum width fifty (50) feet.
- b. Minimum yard sizes:
 - (1) Front—Thirty-five (35) feet.
 - (2) Side—Ten (10) feet.
 - (3) Rear—Twenty (20) 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: Minimum rear and side setbacks shall be ten (10) feet.
- 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 the required front or rear yard.

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. Blocks

3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Appendix C. Section III. Geometric Standards

C. *Lots:*

1. **Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.**
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.

Appendix C. Section V. Administrative

B. *Variations and Exceptions.*

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

At the time of this writing the Department finds that the discrepancies detailed under the Traffic Access and Development History sections of this report are not adequately addressed, and there are still concerns as to the location of the southern boundary of the subject site. While the applicant provided a survey from Riverlands Surveying Company seemingly addressing the discrepancies, the Department can only go by the surveys and property descriptions that have been officially approved and are recorded in with the Clerk of Court.

If the Department is provided official documentation in the form of a corrected property description recorded with the Clerk of Court and/or a judgment establishing which survey is correct, we would not object to this request moving forward. Absent these items, the Department cannot perform its usual analysis nor provide any form of affirmative recommendation.

If the discrepancies as noted above are resolved, the following analysis and required actions would remain applicable:

The applicant requests resubdivision of Lot BE-1 into three lots, BE-1A, BE-1B, and BE-1C.

Each lot meets the minimum 50 ft. width for the O-L zoning district and Lot BE-1C meets the minimum 20,000 sq. ft. area. But there are deficiencies with required minimum lot area and frontage on a street.

At 8,344 and 8,350 sq. ft., Lots BE-1A and BE-1B do not meet the minimum area requirement for the O-L zoning district as per Appendix C., Section III.C.1. Size (Appendix A, Section VI.A.1.2.a), which states:

- o *The width, depth, **area** and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.*
 - **Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.**

Neither lot has direct access from a street and is landlocked, failing to meet the requirement as detailed in Appendix C., Section III.B.3. Arrangement, which states:

- o **Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.** *When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.*

Surveys dating back to 1971 show the use of an undesignated 50 ft. road and/or servitude providing access to the subject area from Magnolia Ridge Road. This was more formally designated and established as Ciravola Lane as part of the 2016 resubdivision of Lot BE-2 (PZS-2016-01) and as detailed per the Act of Servitude of Passage dated January 9,

2016 and filed with the Clerk of Court on January 11, 2016 (Entry No. 411834). But per Parish requirements Ciravola Lane cannot be considered “a street or roadway that meets the specifications of these [subdivision] regulations” and as a result does not allow for the Arrangement requirement to be met for the additional lots proposed as part of this request.

The applicants submitted a waiver request from both the Size (minimum lot area) and Arrangement requirements, citing use of Ciravola Lane for access and that the long established location of Ciravola Lane constrains the property in regards to the resubdivision of additional lots that meet the 20,000 sq. ft. area requirement.

The Department does not support the waiver from the Size (minimum lot area) requirement. Deficiencies of 11,656 sq. ft. and 11,650 sq. ft. for Lots BE-1A and BE-1B are too significant. The location of Ciravola Lane does limit how the additional property to its south can be subdivided, and could be considered a hardship or peculiar condition if considering the creation of a single 16,694 sq. ft. lot with a more acceptable 3,306 sq. ft. deficiency. But it does not justify the creation of two lots with such a significant lot area deficiencies.

The Department does not object to the waiver from the Arrangement requirement on its own, but it cannot be supported as part of this specific request due to the lot area deficiency.

DEPARTMENT RECOMMENDATION

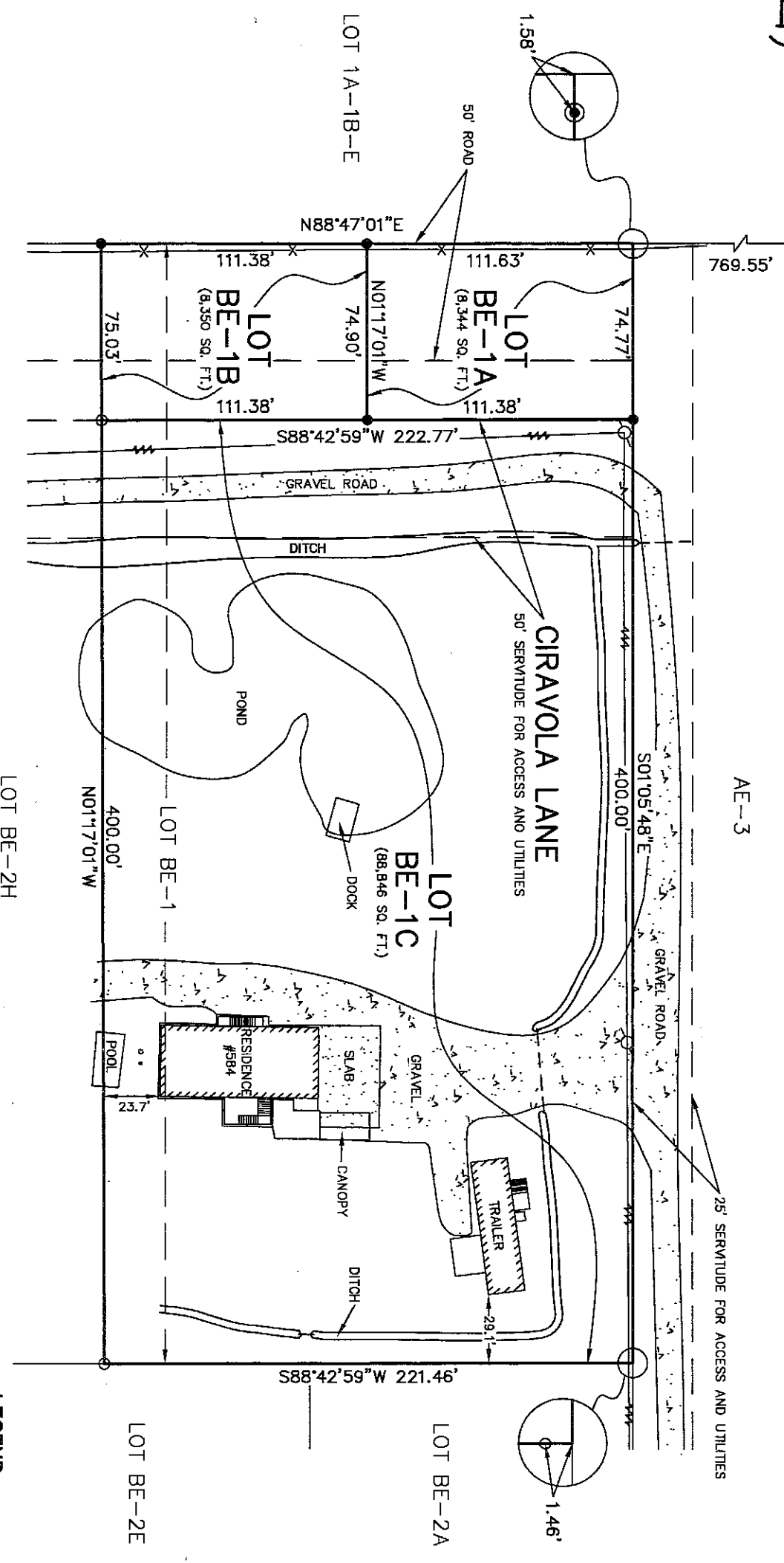
Denial. Without clarification on the survey and property boundary questions, the Planning Commission would be acting upon uncertain ownership issues and potentially be involved in a civil boundary dispute. Absent those survey and property boundary questions, there are design issues that would still warrant a denial recommendation based upon lot development standards.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.



SECTION 2
SECTION 1

OWNER: SETH P. MATHERNE
584 MAGNOLIA RIDGE ROAD
BOULTE, LA 70039



TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT BE-1 OF THE CIRAVOLO ESTATE INTO LOTS HEREIN DESIGNATED AS LOT BE-1A, LOT BE-1B & LOT BE-1C OF THE CIRAVOLO ESTATE

SITUATED IN SECTION 1, T-14-S, R-20-E, near BOULTE, ST. CHARLES PARISH, LOUISIANA.

DATE: DECEMBER 20, 2023

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF LOT BE OF THE CIRAVOLO ESTATE INTO LOTS HEREIN DESIGNATED AS LOT BE-1 AND LOT BE-2 OF THE CIRAVOLO ESTATE BY STEPHEN P. FLYNN, P.L.S. DATED MAY 30, 2012.

2. SURVEY PLAT OF LOT BE-1, LOT BE-2A, LOT BE-2B, LOT BE-2C, LOT BE-2D & LOT BE-2H OF THE CIRAVOLO ESTATE BY STEPHEN P. FLYNN, P.L.S. DATED JULY 31, 2023.

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 12/20/2023

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 COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

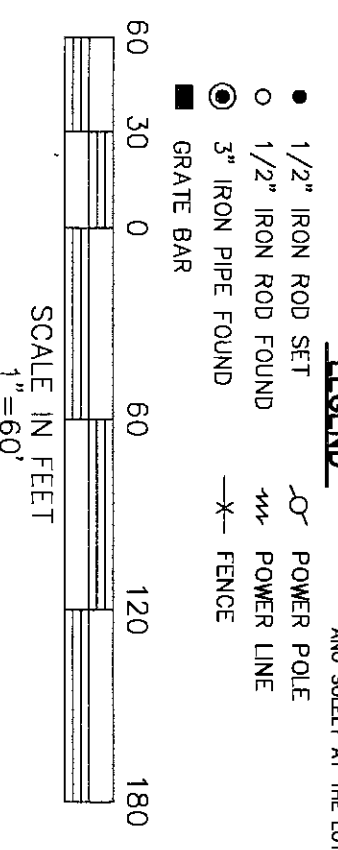
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

C. NO UNDERGROUND LINES OR CONDUITS SHOWN.

D. 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.

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.

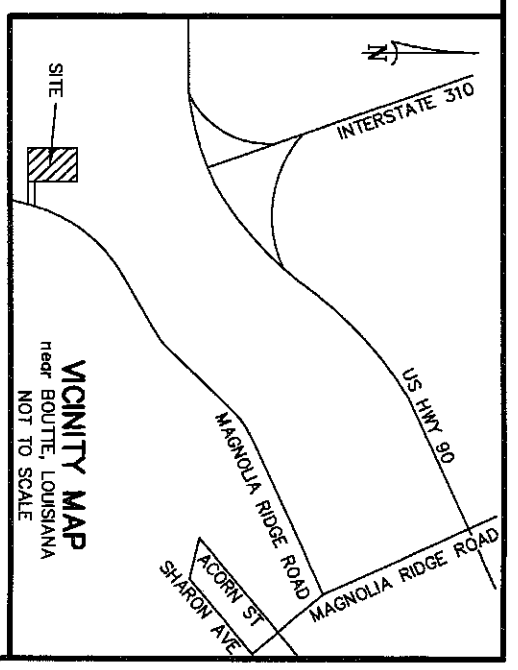
LA HIGHWAY 633 - MAGNOLIA RIDGE ROAD (SIDE)



DRAWN BY: KPB DRAWING NO. MM0250_W05164

RIVERLANDS SURVEYING COMPANY

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



APPROVED:

PARISH PRESIDENT _____ DATE _____

CHAIR, PLANNING AND ZONING COMMISSION _____ DATE _____

CHAIR, ST. CHARLES PARISH COUNCIL _____ 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. REG. NO. 4668

Name: SETH AND CHRISTINE MATHERNE

Address: 584, MAGNOLIA RIDGE ROAD. BOULTE, LA. 70039

Case Number: 2024-2-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.
- Section III.C.1.Size. The width, depth, area and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - Appendix A, Section VI.A.1.2.a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

- A LEGAL RIGHT AWAY OF 50 FT. SERVITUDE HAS BEEN PROVIDED TO ALLOW PASSAGE FROM MAGNOLIA RIDGE ROAD TO BOTH LOTS THROUGH CIRAVELA LANE (SEE ATTACHED LEGAL PAPERWORK)
- IN 2012, WHEN WE PURCHASED 584 MAGNOLIA RIDGE ROAD, WE HAD THE PROPERTY SURVEYED. THE 75 FT. STRIP OF LAND WAS OMITTED FROM OUR SURVEY. OUR NEIGHBORS, MR. AND MRS BABIN HAD A DIFFERENT SURVEY INCLUDING THE 75 FT. STRIP. HAVING DIFFERENT RESULTS, WE QUESTIONED BOTH SURVEY COMPANIES WHO CAME TO THE
Please consider this waiver request with my application.

Thank you.

Applicant Signature: Seth Matherne Christine B. Matherne

Date: 02-16-2024

CONCLUSION THAT THE 75 FT. STRIP OF LAND SHOULD BE OMITTED. 11 YEARS PASSED, MR. VINCE PHILIPS PURCHASED THE LAND NEXT DOOR TO THE 75 FT. STRIP OF LAND. HE PROCEEDED TO SURVEY HIS PROPERTY 3 TIMES BY 3 DIFFERENT SURVEY COMPANIES. AS A RESULT, ALL 3 OF HIS SURVEYS SHOWED THAT THE 75 FT. STRIP DIDN'T BELONG TO HIM. THEN CAME THE QUESTION THAT IF THIS 75 FT. STRIP OF LAND DOES NOT BELONG TO HIM OR US, THEN WHO DOES IT BELONG TO? SO AGAIN, WE CONTACTED OUR SURVEY COMPANY WHO INVESTIGATED THE ISSUE. AFTER A FEW MONTHS, THE SURVEY COMPANY CAME TO THE CONCLUSION THAT THE 75 FT. STRIP OF LAND DOES BELONG TO US. BEING THAT THE 50 FT. RIGHT AWAY SERVITUDE WAS BUILT IN 2012 FOLLOWING THE RESULTS OF 2012 SURVEY, THE ENPLACEMENT OF THIS RIGHT AWAY IS NOW

IN CONVENIENT AND TOO COSTLY TO MOVE. THIS IS THE REASON WHY
WE CANNOT PROVIDE LOTS SIZE OF 20,000 SQ. FT. BUT THE WIDTH
DOES MEET THE REQUIREMENTS. THAN YOU.

Chris Welker

From: Kenny Brazan <kbrazan@riverlandssurveying.com>
Sent: Thursday, February 22, 2024 7:01 AM
To: Chris Welker
Subject: RE: march ad

Follow Up Flag: Follow up
Flag Status: Completed

Yes,

That is what happen. The most recent survey I sent you we did shift the figure to the south to align with the grate bar.

thanks

KENNY BRAZAN
SENIOR CADD DESIGNER
RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LOUISIANA 70068
985-652-6356 (OFFICE)

A Certified Women's Business Enterprise (WBE)
WBENC National Certification Number: WBE1902157

From: Chris Welker <cwelker@stcharlesgov.net>
Sent: Wednesday, February 21, 2024 11:37 AM
To: Kenny Brazan <kbrazan@riverlandssurveying.com>
Subject: RE: march ad

Kenny,

So it doesn't look like they gained approx. 73-75 ft. but more that there was an overall shift of the area that was Lot BE approx. 73-75 ft. south? To be in line with the Grate Bar? I'm assuming this based on the west side measurements for BE-2H. We have 475.03' (+75.03'), 545' (no change), and 670.81' (-73.78') compared to the 10/28/15 survey.

Seems like the origin of all this is the 1971 Gassen survey and the key feature is the Grate Bar. Do we think the 1971 survey made a mistake and should have tied that south-west corner of AE to the Grate Bar?

Thanks,

Chris Welker, AICP

Senior Planner, St. Charles Parish
P (985) 783-5060 | D (985) 331-3783
P.O. Box 302 | Hahnville, LA 70057

Please be aware that receipt of and/or response to this email may be considered a public record.

From: Kenny Brazan <kbrazan@riverlandssurveying.com>
Sent: Friday, February 16, 2024 7:03 AM
To: Chris Welker <cwelker@stcharlesgov.net>
Subject: RE: march ad

Chris,

The resubdivision is based off the attached map. We made an adjustment to the south line of the property. On the map we have the basis of the reference maps that the line was adjusted too.

thanks

KENNY BRAZAN
SENIOR CADD DESIGNER
RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LOUISIANA 70068
985-652-6356 (OFFICE)

A Certified Women's Business Enterprise (WBE)
WBENC National Certification Number: WBE1902157

From: Chris Welker <cwelker@stcharlesgov.net>
Sent: Wednesday, February 14, 2024 1:09 PM
To: Kenny Brazan <kbrazan@riverlandssurveying.com>
Cc: Zoe Vittur <zvittur@stcharlesgov.net>
Subject: RE: march ad

Kenny,

Something isn't adding up on the submitted survey showing resubdivision of Lot BE-1 into BE-1A, BE-1B, and BE-1C. Few things to note:

- The 2013 survey creating BE-1 shows it measuring 400' by 220'. While not a part, this is the same on the 2016 survey of Lot BE-2.
- Proposed Lot BE-1C is shown with those same 400' by 220' dimensions as existing BE-1 on the previous surveys.
- On the submitted survey, the extent of existing Lot BE-1 appears to go further south and includes a 50' "road".
- The submitted deed/act of sale for the subject property is from 2012 when it was still Lot BE. The legal description describes the south lot line of Lot BE as running 559 ft. "along a fifty (50') foot road."

Based on the above information and what is shown in the attached, the area consisting of proposed Lots BE-1A and BE-1B does not appear to have been a part of previous resubdivisions and is not accounted for in the legal description in the latest deed/act of sale.

Could you look into this further? If we are missing something let me know. We ultimately need info showing where this extra piece of ground is coming from.

Let me know if you have any questions or need more info from us.

Thanks,

Chris Welker, AICP

Senior Planner, St. Charles Parish
P (985) 783-5060 | D (985) 331-3783
P.O. Box 302 | Hahnville, LA 70057

Please be aware that receipt of and/or response to this email may be considered a public record.

From: Zoe Vittur <zvittur@stcharlesgov.net>
Sent: Wednesday, February 14, 2024 11:09 AM
To: Chris Welker <cwelker@stcharlesgov.net>
Subject: RE: march ad

I've input my case information. I was wondering if I should start sending out waiver requests for both of my resubs—the undersized lots for O-L for both as well as not having road frontage in case 2024-3-MIN. Let me know what you think.

From: Chris Welker <cwelker@stcharlesgov.net>
Sent: Wednesday, February 14, 2024 11:01 AM
To: Brett Badgerow <bbadgerow@stcharlesgov.net>; Zoe Vittur <zvittur@stcharlesgov.net>
Subject: march ad

Brett and Zoe,

The march commission ad is ready. Go ahead and input your case info.

Thanks,

Chris Welker, AICP

Senior Planner, St. Charles Parish
P (985) 783-5060 | D (985) 331-3783
P.O. Box 302 | Hahnville, LA 70057

Please be aware that receipt of and/or response to this email may be considered a public record.

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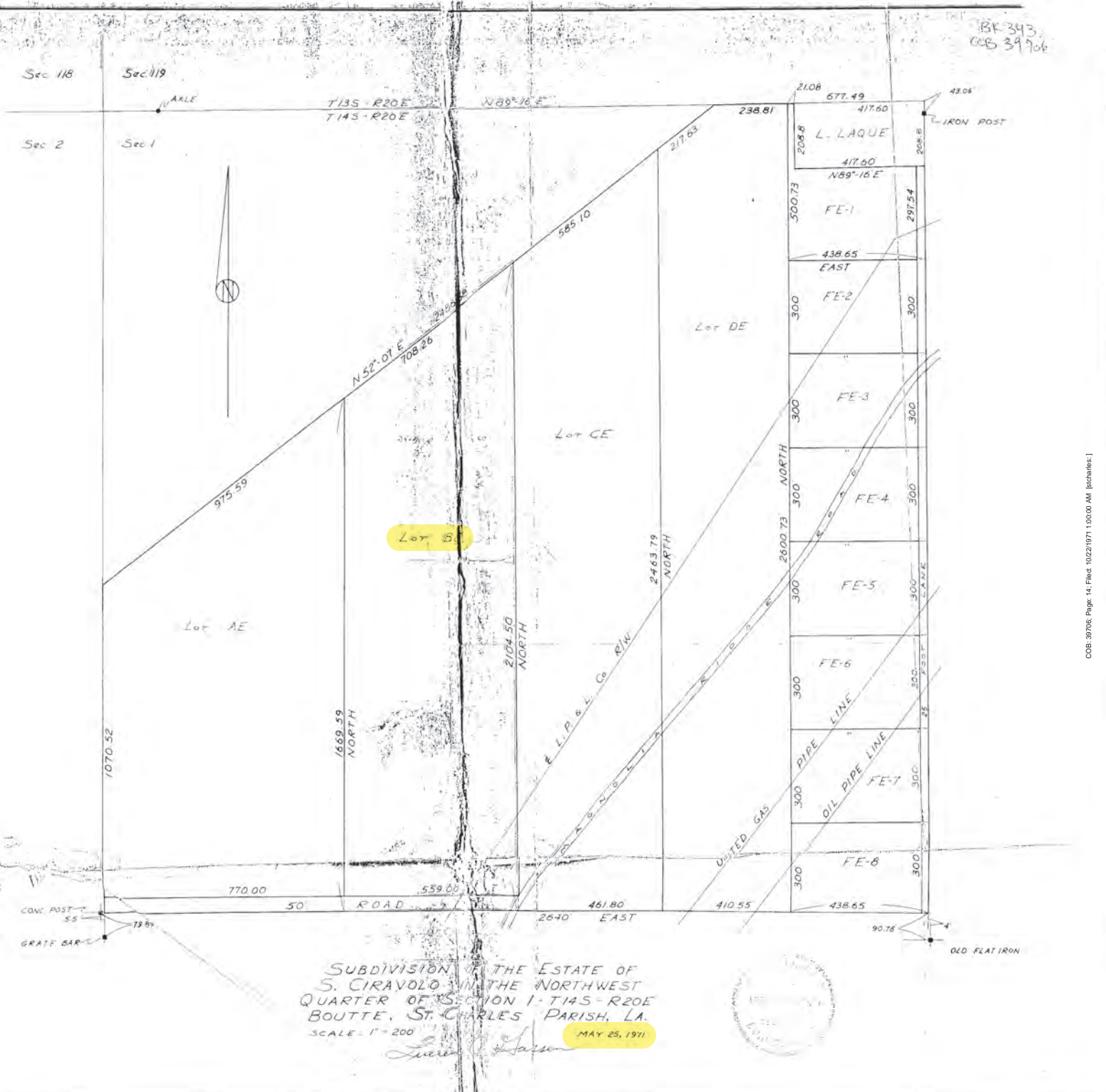
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BK 343
COB 39906



COB: 39706; Page: 14; Filed: 10/22/1971 1:00:00 AM [Richards.]

The sewage disposal treatment system for this subdivision is acceptable and meets St. Charles Parish & State of Louisiana requirements and if maintained properly, can be expected to function satisfactory.

This plat is made in accordance with Louisiana RS 33:5050, et. seq. and all regulations governing platting, and comply fully with the zoning requirements of the R-3 district in respect to area and width.

Recorded in The Clerk of Court's Office St. Charles Parish on the 26th day of March in Book 288 Folio 306, Entry # 91237.



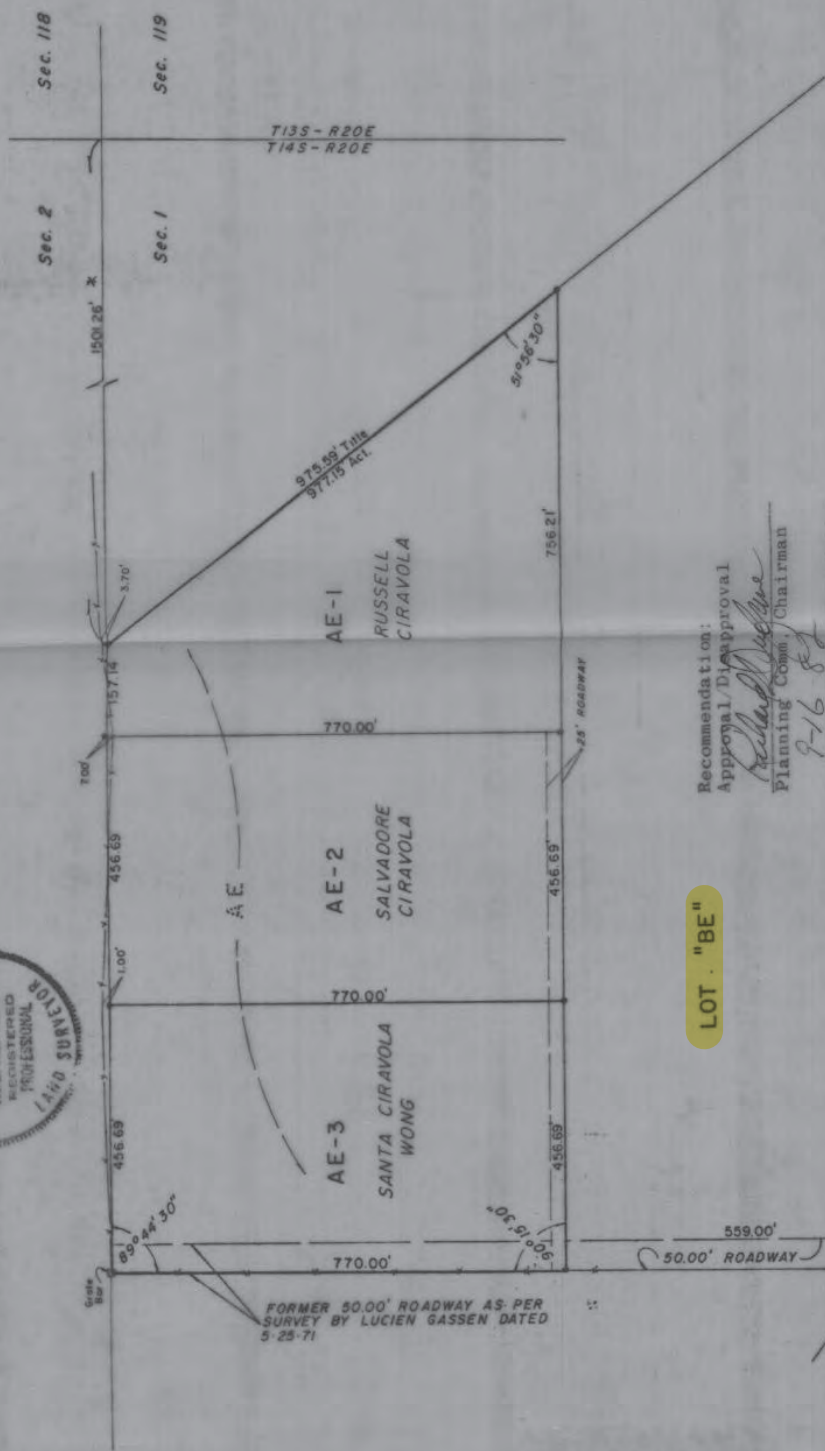
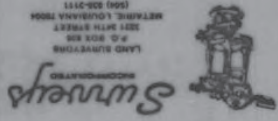
Richard T. Dading
 Licensed Engineer or Surveyor
 Date 3-26-82

Address _____

Sanitarian _____

Date _____

Registered Land Surveyor
 La. License No. 4399
 CERTIFIED CORRECT
Richard T. Dading
 SURVEYOR



FORMER 50.00' ROADWAY AS PER SURVEY BY LUCIEN GASSEN DATED 5-25-71

Recommendation:
 Approval/Discussion
Richard T. Dading
 Planning Comm. Chairman
 9-16-82
 Date

Approved:
Richard T. Dading
 Council Chairman
 10-10-82
 Date

Approved:
[Signature]
 Parish President
 Date

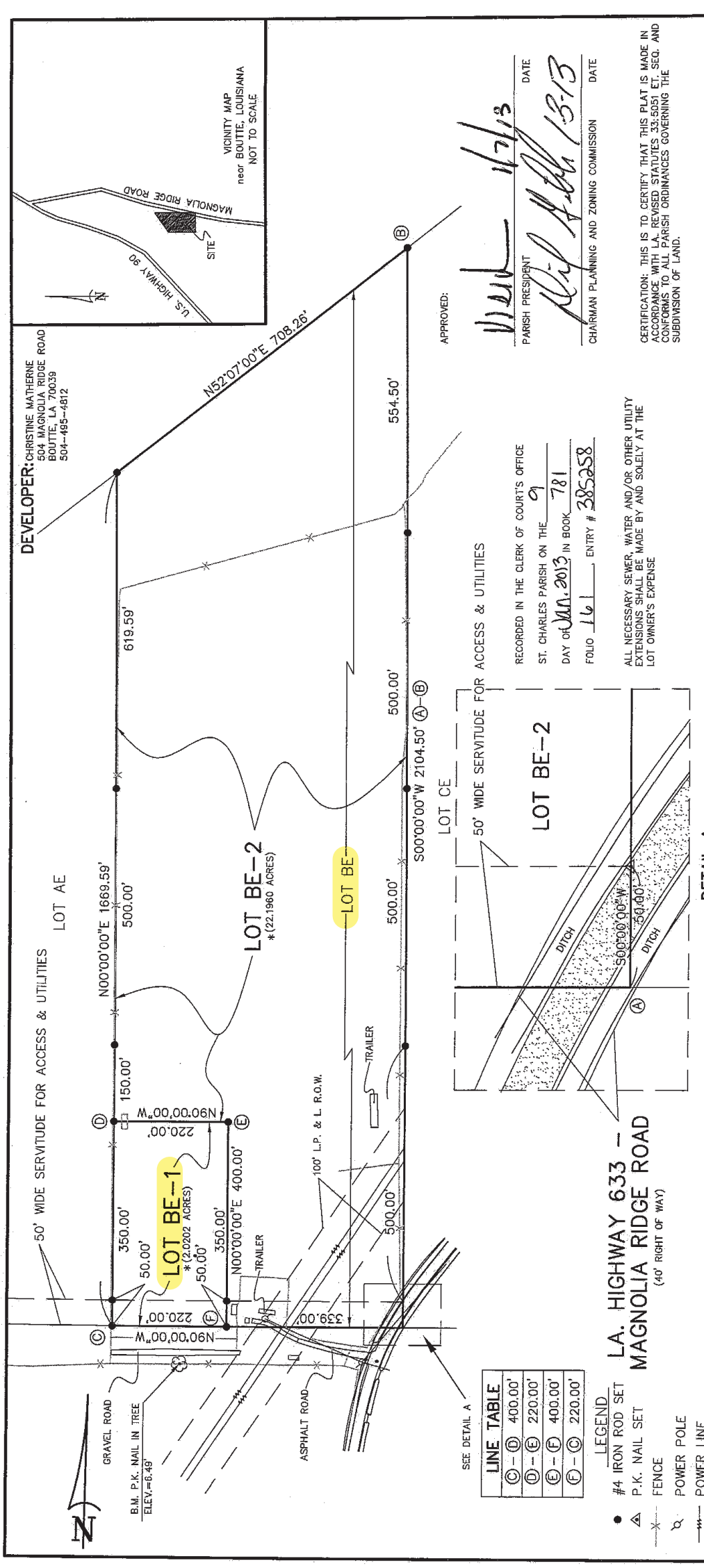
Legend
 * 2" Iron Pipe
 In Concrete

* Distance to section corner calculated from plan of Lucien C. Gassen dated May 25, 1971

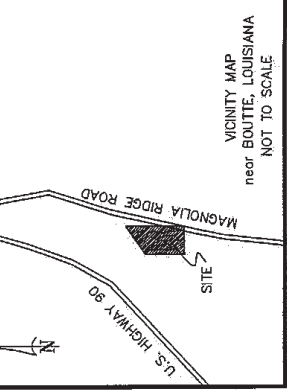
RESUBDIVISION OF LOT AE-1, AE-2, AND AE-3 LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, T14S-R20E ST. CHARLES PARISH, LA.
 CERTIFIED CORRECT TO:
 SAI CIRAVOLA

SCALE 1" = 200'
 DATE March 26, 1982
 CHECKED BY *R.D.*
 D.C.
 200-752
 L-1511
 1 of 1

CIROVOLA-WONG
 O. # 82-1-9
 PZS 82-18



DEVELOPER: CHRISTINE MATHERNE
504 MAGNOLIA RIDGE ROAD
BOULTE, LA. 70039
504-485-4812



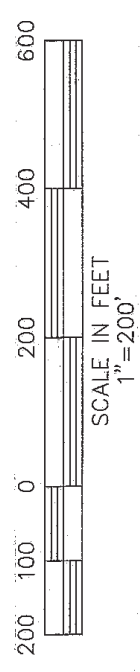
APPROVED: *Wendy* 1/7/13
PARISH PRESIDENT DATE
Wendy 1/7/13
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE 9
DAY OF JAN. 2013 IN BOOK 781
FOLIO 161 ENTRY # 385258

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

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

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



DRAWN BY: KPB DRAWING NO. MMO250_RESUB

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

LINE	TABLE
⊙-⊙	400.00'
⊙-⊙	220.00'
⊙-⊙	400.00'
⊙-⊙	220.00'

- LEGEND
- #4 IRON ROD SET
 - ▲ P.K. NAIL SET
 - FENCE
 - ⊕ POWER POLE
 - POWER LINE
 - ⊙ PIN OAK TREE

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT BE OF THE CIRAVOLO ESTATE INTO LOTS HEREIN DESIGNATED AS LOT BE-1 AND LOT BE-2 OF THE CIRAVOLO ESTATE SITUATED IN SECTION 1, T-14-S, R-20-E, near BOULTE, ST. CHARLES PARISH, LOUISIANA.

DATE: MAY 30, 2012, REVISED 50' SERVITUDE NOTE AND SIGNATURE LINE 11/28/2012
SUBDIVISION OF THE ESTATE OF S. CIRAVOLO IN THE NORTHWEST QUARTER OF SECTION 1, T-14-S, R-20-E BY LUCIEN C. GASSEN, P.L.S. DATED MAY 25, 1971.
TAKEN FROM REFERENCED SURVEY PLAT.

BASIS OF BEARING: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.
FLOOD NOTE: THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
SURVEYOR'S NOTES:
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.

* AREA INCLUDES 50' R.O.W.

SECTION 1
TOWNSHIP 14 SOUTH, RANGE 20 EAST
ST. CHARLES PARISH, LOUISIANA



BEARINGS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011) AND WERE DERIVED FROM GPS OBSERVATIONS.

APPROVALS
 [Signature] 12-6-12
 CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
 [Signature] 12-19-12
 PARISH PRESIDENT DATE

RECORDED IN THE ST. CHARLES PARISH
 CLERK OF COURT ON THE 28 DAY OF
 Dec. 2012 2012 IN COB 780
 FOLIO 744 ENTRY NO. 385017

SCALE: 1" = 200'

DATE: 08/24/2012

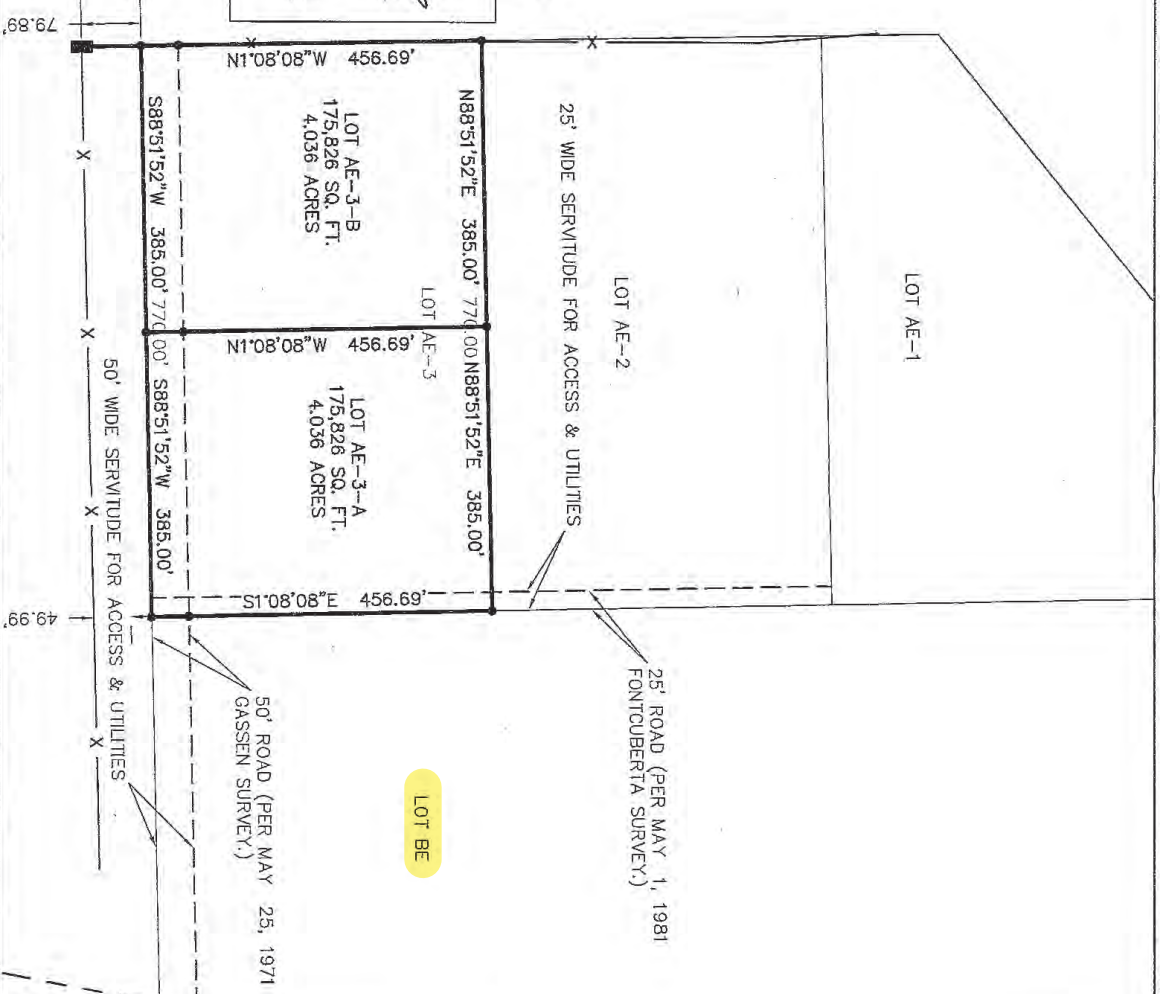
DRAWN BY: J.N.S. CHECKED BY: J.S.T.

FILE NO: 7979 PROJ. NO: 7979

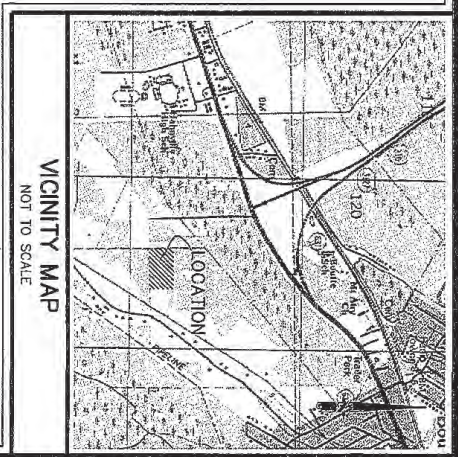
SHEET 1 OF 1

The Sealed and Restricted shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Sealed and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.
 FIRM ZONE: AE (EL. 4)



SURVEY REFERENCE
 1. SURVEY OF THE SUBDIVISION OF THE ESTATE OF S. CIRAVOLO IN THE NORTHWEST QUARTER OF SECTION 1, T14S-R20E, BOULTE, ST. CHARLES PARISH, LOUISIANA, BY LUCIEN C. GASSEN, DATED MAY 25, 1971.
 2. SURVEY OF A PORTION OF GROUND LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, T14S-R20E, ST. CHARLES PARISH, LOUISIANA, BY R.P. FONTCUBERTA, DATED MAY 1, 1981 AND REVISED MARCH 26, 1982.



RESUBDIVISION OF LOT AE-3, INTO LOTS AE-3-A & AE-3-B, S. CIRAVOLO ESTATE LOCATED IN SECTION 1, T 14 S -R 20 E, BOULTE, ST. CHARLES PARISH, LOUISIANA

I certify that this plat represents an actual ground survey made by me or under my direction, and it does not conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Title 46, L.A.C. Chapter 23 for a Class C survey.

DWANE BABIN

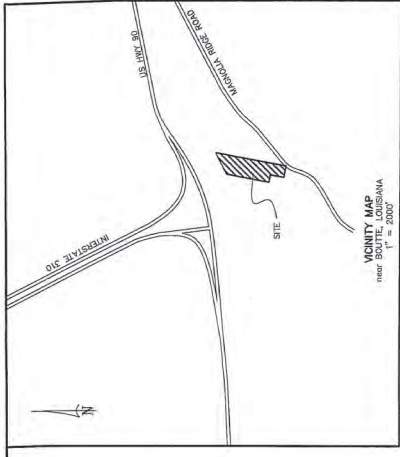
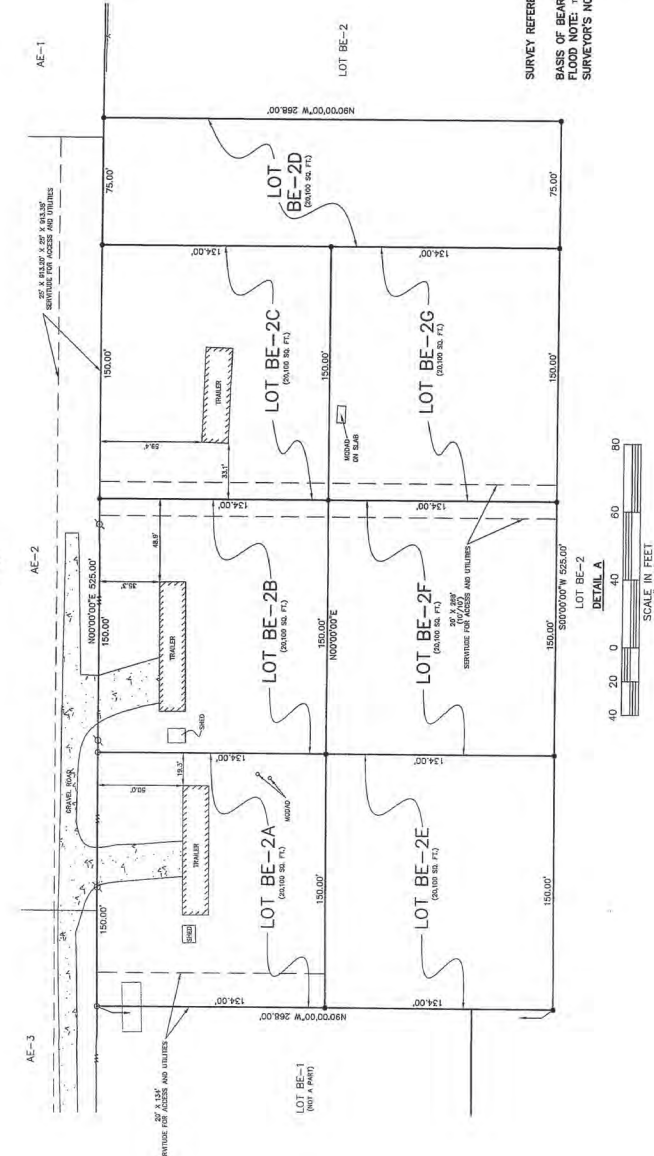
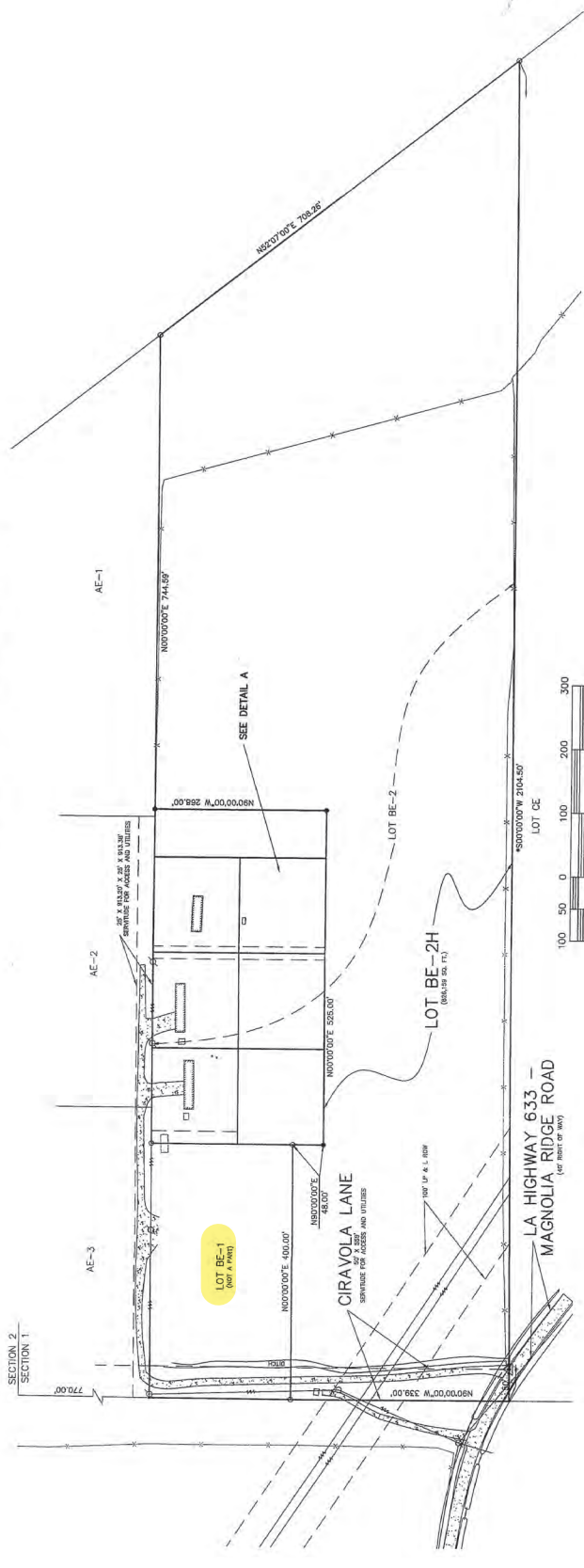


534 WILLIAMS BOULEVARD
 CORPORATION, L.L.C.
 Professional Land Surveyors
 E-mail: bmgcorp@bmgcorp.com
 (304) 462-3500
 Fax No. (304) 467-0065
 CITY OF KENNER
 JEFFERSON PARISH, LOUISIANA, 70062



JOHN S. TEGARDEN
 REG. No. 4635
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN S. TEGARDEN
 REGISTRATION NO. 4635

SURVEY PLAT AND RESUBDIVISION OF LOT BE-2 OF THE CIRAVOLO ESTATE INTO LOTS HEREIN DESIGNATED AS LOT BE-2A, BE-2B, BE-2C, BE-2D, BE-2E, BE-2F, BE-2G & LOT BE-2H OF THE CIRAVOLO ESTATE SITUATED IN SECTION 1, T-14-S, R-20-E near BOUTTE, ST. CHARLES PARISH, LOUISIANA



DEVELOPER: CHRISTINE MATHERNE
BOUTTE, LA 70009
504-495-1812

APPROVED: *[Signature]*
PARISH PRESIDENT

DATE: 2-12-16

DATE: 1-7-16

DATE: 8-1-16

CHAIRMAN PLANNING AND ZONING COMMISSION

COUNCIL CHAIRMAN

RECORDED IN THE CLERK OF COURTS OFFICE
ST. CHARLES PARISH ON THE 3
DAY OF 2016. IN BOOK 828
FOLIO 1 ENTRY # 413368

ALL NECESSARY SEWER, WATER AND GAS OTHER UTILITY
EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE
LOT OWNER'S EXPENSE.

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	12/28/15		ADDED ADDRESS & UTILITIES SERVICE DISTANCES	LRP

DRAWN BY: LRP
DATE: OCTOBER 20, 2015
SHEET NO. 1 OF 1
DRAWING NO. MW20150828.7 LOTS

RIVERLANDS SURVEYING COMPANY
509 HAMLACK STREET
BOUTTE, LA 70009
1-800-848-6982
905-662-6596

STEPHEN P. ELVYN
P.L.S. LA. ST. REC. NO. 4658

SURVEY REFERENCE: THIS PLAT AND RESUBDIVISION IS BASED UPON THE SURVEY PLAT AND DATA HEREIN ASSUMED TO BE CORRECT AND TO BE THE BASIS OF THE SURVEY DRIVE AND THE SERVICE DISTANCES SHOWN THEREON.

BASES OF BEARINGS: BEARINGS ARE BASED UPON THE SURVEY PLAT AND DATA HEREIN ASSUMED TO BE CORRECT AND TO BE THE BASIS OF THE SURVEY DRIVE AND THE SERVICE DISTANCES SHOWN THEREON.

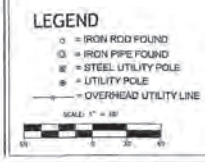
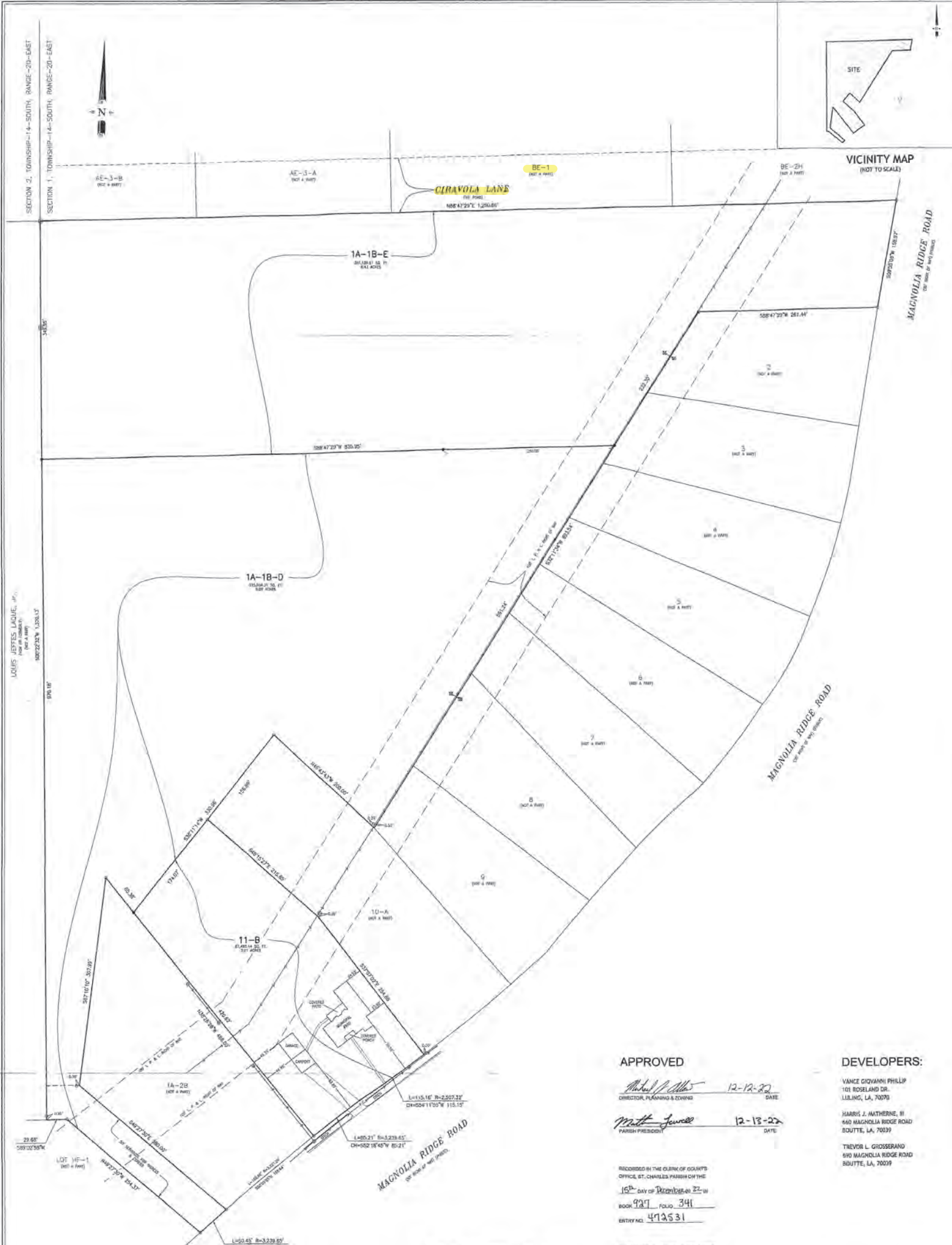
FLOOD NOTE: THIS PLAT IS SUBJECT TO FLOODING AS SHOWN ON THE FLOOD MAPS OF THE UNITED STATES OF AMERICA AND THE STATE OF LOUISIANA.

SURVEYOR'S NOTES: THIS PLAT IS SUBJECT TO FLOODING AS SHOWN ON THE FLOOD MAPS OF THE UNITED STATES OF AMERICA AND THE STATE OF LOUISIANA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOODING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOODING.

POWER POLE
IRON PIPE SET
IRON ROD FOUND
POWER LINE
PR MARK FOUND

THE LOCATIONS OF IMBRICATIONS AND OTHER UNDESIRABLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURVEY DATA AND/OR EXTRACTED FROM RECORDS MADE BY OTHER SURVEYORS. THESE PLATS, THE SURFACE FEATURES OF WHICH MAY VARY FROM THOSE SHOWN HEREON, SHALL ACCORD TO THE SURFACE FEATURES SHOWN HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOODING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOODING.

DOTTE 1-800-272-3000



SURVEY REFERENCE

1. RESUBDIVISION OF LOTS 1A-1B, 10 B 11, MAGNOLIA MEADOWS SUBDIVISION INTO LOTS 1A-1B-C, 10-A & 11-A BY LUCIEN C. GASSEN, P.L.S., DATED NOVEMBER 19, 2014.
2. RESUBDIVISION OF LOTS 1A-1 & 1A-2, MAGNOLIA MEADOWS SUBDIVISION INTO LOTS 1A-1B & 1A-2B, ST. CHARLES PARISH BY LUCIEN C. GASSEN, P.L.S., DATED DECEMBER 19, 2013.
3. MAGNOLIA MEADOWS SUBDIVISION, ST. CHARLES PARISH BY MICHAEL D. BERNARD, P.L.S., DATED JUNE 21, 2003.
4. SURVEY OF THE MARY REEDEN TRINNEY TRACT BY R.P. BERNARD, SURVEYOR, DATED APRIL 2, 1982.

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

APPROVED

Michael J. Mathers, II 12-12-22
 DIRECTOR, PLANNING & ZONING DATE

Matthew Jewell 12-13-22
 PARISH PRESIDENT DATE

RECORDED BY THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH ON THE 15TH DAY OF December 22 (in) BOOK 927 FOLIO 341 ENTRY NO. 473531

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, PER LOCATIONS ON MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

DEVELOPERS:

- VANCE GIOVANNI PHILIP
105 ROSELAND DR.
LUBLING, LA, 70370
- HARRIS J. MATHERS, II
660 MAGNOLIA RIDGE ROAD
BOULTE, LA, 70039
- TREVOR L. GROSSBRAND
690 MAGNOLIA RIDGE ROAD
BOULTE, LA, 70039

12.09.2022; REVISED PER PARISH COMMENTS

RESUBDIVISION OF LOTS 1A-1B-C & MARY REEDEN TRACT INTO LOTS 1A-1B-D, 1A-1B-E & 1A-2 MAGNOLIA MEADOWS SUBDIVISION SITUATED IN SECTION 14 TOWNSHIP 14 SOUTH, RANGE 20-EAST ST. CHARLES PARISH, LOUISIANA I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION MADE AT THE REQUEST OF: HARRIS J. MATHERS, II	<p>DADING, MARQUES & ASSOCIATES, LLC P.O. BOX 790 METAIRIE, LA 70064 (504) 834-9200</p>	<p>CODY A. DIMARCO PROFESSIONAL SURVEYOR P.L.S. LA 07, REG. NO. 2009</p>
THE SURVEY AND REPRESENTATIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED AND THERE IS NO REPRESENTATION BY ME OR BY ANY OTHER PERSONS AND NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S PRACTICE OF PROFESSIONAL SURVEYING FOR A CLASS "C" SURVEY.	DATE: 11-14-2022 SCALE: 1" = 60' DRAWN BY: J.R. CHECKED BY: C.A.D.	JOB NO.: 62409 SHEET: 1 OF 1



**SURVEY PLAT OF LOT BE-1, LOT BE-2A, LOT BE-2B, LOT BE-2C,
 BE-2D & LOT BE-2H OF THE CIRAVOLO ESTATE
 TO CONFORM WITH A SURVEY & RESUBDIVISION CREATING LOT 1A-1B-E BY
 CODY A DIMARCO, P.L.S. DATED 11/14/2022
 SITUATED IN SECTION 1, T-14-S, R-20-E
 near BOULTE, ST. CHARLES PARISH, LOUISIANA**



DESIGNED TO: CANCEL NUMBER:
SURVEY REFERENCE: 1. SUBDIVISION OF THE CITIES OF LA CIRAVOLA & THE ADJACENT PARCELS OF SECTION 1, T-14-S, R-20-E
 2. SUBDIVISION OF LOTS 1A-1B-E & 1A-1B-F & 1A-1B-G & 1A-1B-H & 1A-1B-I & 1A-1B-J & 1A-1B-K & 1A-1B-L & 1A-1B-M & 1A-1B-N & 1A-1B-O & 1A-1B-P & 1A-1B-Q & 1A-1B-R & 1A-1B-S & 1A-1B-T & 1A-1B-U & 1A-1B-V & 1A-1B-W & 1A-1B-X & 1A-1B-Y & 1A-1B-Z & 1A-1B-AA & 1A-1B-AB & 1A-1B-AC & 1A-1B-AD & 1A-1B-AE & 1A-1B-AF & 1A-1B-AG & 1A-1B-AH & 1A-1B-AI & 1A-1B-AJ & 1A-1B-AK & 1A-1B-AL & 1A-1B-AM & 1A-1B-AN & 1A-1B-AO & 1A-1B-AP & 1A-1B-AQ & 1A-1B-AR & 1A-1B-AS & 1A-1B-AT & 1A-1B-AU & 1A-1B-AV & 1A-1B-AW & 1A-1B-AX & 1A-1B-AY & 1A-1B-AZ & 1A-1B-BA & 1A-1B-BB & 1A-1B-BB
DATE: 11/14/2022
SCALE: AS SHOWN
PROJECT: CANCEL NO. 1111111111

BASES OF BEARINGS:
FLOOD NOTE: NO EXISTING FLOOD ZONING OR FLOOD HAZARD INFORMATION IS SHOWN ON THIS SURVEY PLAT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION.

SURVEYOR'S NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION.
 2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION.
 3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION.
 4. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREAS AND HAS OBSERVED NO EVIDENCE OF FLOODING OR FLOOD HAZARD INFORMATION.

LEGEND:
 [Symbol] CONCRETE FOUNDATION
 [Symbol] 1/2\"/>

RIVERLANDS SURVEYING COMPANY
 606 HARBORCREST STREET
 LAFAYETTE, LA 70503
 1-800-249-6388
 504-282-6388

Surveyor's Seal:
 CODY A. DIMARCO
 LICENSE NO. 11111
 STATE OF LOUISIANA

Crescent Title, LLC
12 Storehouse Lane, Ste. B.
Destrehan, LA, 70047
985-307-1515
FILE #111325

CASH SALE

Sale of Property

by:

JoAnn Ferlita Senko and Johanna Ortolano
Laeand Gayle Weathers Hammill Ciravolo
and John Bernard Ciravolo Jr. and Richard
Joseph Ladner Jr. and James Kelly Ladner
and Michael Douglas Ciravolo

to:

Seth P Matherne, and wife Christine Berlin
Matherne

*United States of America
State of Louisiana
Parish of St. Charles*

BE IT KNOWN That on this 27th day of
February, 2012

BEFORE ME, Abbey A. Mack, a notary
public, duly commissioned and qualified, in
and for the Parish of Jefferson and in the
presence of the witnesses hereinafter named
and undersigned.

Personally Came and Appeared,

JOANN FERLITA SENKO (***-**-4799), a person of the full age of majority, domiciled in the Parish of Jefferson, State of Louisiana, who declared before me, Notary, that she has been married two times, first to Gary Stall from whom she is divorced and second to Vernon P. Senko, Jr. from whom she is divorced and she has not since remarried; AND

MAILING ADDRESS: 1301 Sigur Ave, Metairie, Louisiana 70005

JOHANNA ORTOLANO LAE (***-**-3332), a person of the full age of majority, domiciled in the Parish of Jefferson, State of Louisiana, who declared before me, Notary, that she has been married but once and then to George P. Lae, Jr. with whom she is presently living and residing; AND

MAILING ADDRESS: 4212 Connecticut Avenue, Kenner, Louisiana 70065

GAYLE WEATHERS HAMMILL CIRAVOLO (***-**-1182), a person of the full age of majority, domiciled in the Parish of Jefferson, State of Louisiana, who declared before me, Notary, that she has been married two times, first to Grady Hammill from whom she is divorced and second to Salvatore Ciravolo who is deceased and she has not since remarried; AND

MAILING ADDRESS: 657 Rose Avenue, Metairie, Louisiana 70005

JOHN BERNARD CIRAVOLO, JR. (***-**-2294), a person of the full age of majority, domiciled in the Parish of Jefferson, State of Louisiana, who declared before me, Notary, that he has been married but once and then to Mary Ann Galioto Ciravolo who is deceased and he has not since remarried; AND

MAILING ADDRESS: 161 Willowbrook Drive, Gretna, Louisiana 70056

RICHARD JOSEPH LADNER, JR. (-**-2832)**, a person of the full age of majority, domiciled in the Parish of St. Charles, State of Louisiana, who declared before me, Notary, that he has been married but once and then to Elizabeth Nameth with whom he is presently living and residing; AND

MAILING ADDRESS: 85 Carriage Lane, Apt. B, Destrehan, Louisiana 70047

JAMES KELLY LADNER (-**-0426)**, a person of the full age of majority, domiciled in the Parish of Jefferson, State of Louisiana, who declared before me, Notary, that he has been married but once and then to Nancy Walters with whom he is presently living and residing; AND

MAILING ADDRESS: 6205 Morton Street, Metairie, Louisiana 70003

MICHAEL DOUGLAS CIRAVOLO (-**-0032)**, a person of the full age of majority and resident of the State of California, appearing herein by and through Joann Ferlita Senko, his duly authorized Agent and Attorney in fact, by virtue of a Power of Attorney, an original of which is annexed hereto and made a part hereof; the said Agent has declared that her Principal is alive and has not been declared an interdict or bankrupt and further declared that her Principal has been married two times, first to Gail Chauvin from whom he is divorced and second to Michelle Carter Ciravolo with whom he is presently living and residing;

MAILING ADDRESS: 25004 Lee Court, Stevenson Ranch, California 91381

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

SETH P. MATHERNE (-**-0634) and CHRISTINE BERLIN MATHERNE (**-**-6596)**, both persons of the full age of majority, domiciled in the Parish of St. Charles, State of Louisiana, who declared before me, Notary, that they have been married but once and then to each other and are presently living and residing together;

MAILING ADDRESS: P.O. Box 212, Boutte, Louisiana 70039

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

"Description of Property"

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages, and appurtenances, thereunto belonging, or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, in Northwest quarter in Section 1, Township 14 South Range 20 East Southeastern Land District of Louisiana in Boutte, Louisiana according to survey of Lucien c. Gassen, Registered Land Surveyor, dated May 25, 1971; a copy of which is attached to COB 683, Folio 275.

According to the said survey of Lucien C. Gassen referred to above, **Lot BE** measures five hundred five-nine (559') feet on its South side along a fifty (50') foot road, two thousand one hundred four and 50/100 (2,104.50') feet on its East side adjoining Lot CE seven hundred eight and 26/100 (708.26') feet on its North side and one thousand six hundred sixty-nine and 59/100 (1,669.59') feet on its West side adjoining Lot AE.

The road referred to on said above described survey as Magnolia Ridge Road crosses the above described property and the owners of this lot take cognizance of said road's presence and grants the right of ingress and egress through this lot as in the past.

Municipal address of the above described property is 584 Magnolia Ridge, Boutte, LA.

PURCHASER (s) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2011 bearing Tax Assessment No. 4010001000 are to be forwarded to:

Seth P Matherne and Christine Berlin Matherne
P.O. Box 212, Boutte, Louisiana 70039

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Loss or damage arising out of or resulting from the designation of a portion of the Land as Wetlands under applicable state or Federal law.
2. Servitude of way or passage recorded at COB 118, Folio 192.
3. Sellers reserve unto themselves, their heirs, successors and assigns, and excepts from this transfer, all of the oil, gas and other minerals in, under and which may be produced from the property herein conveyed, it being understood, however that Sellers, their heirs, successors and assigns, shall have the right to produce oil, gas or other minerals in, under or from the property herein conveyed by the use of directional drilling methods only, and thus hereby waive surface rights.
4. Any and all restrictions, overlaps, overhangs, servitudes and/or easements , rights of ways and outstanding rights of record which might be shown on a current survey of the property.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

The parties hereto waive and dispense with the production of any mortgage, conveyance or other certificates, required by law or otherwise, and release and relive me, Notary, Crescent Title, LLC and First American Title Insurance Company, from any and all responsibility in connection therewith.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of One Hundred Eighty Four Thousand Five Hundred dollars and Zero cents, \$184,500.00 which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and eligible for the current tax year are paid as per a research of the tax rolls for the year 2011. 2012 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.



WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder,

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

PURCHASER

Sub P. Malone

SELLER

Rayl Weathers Hamill Charolo

PURCHASER

Chris Berlin Math

SELLER

[Signature]

PGR-415 (R6/04)

Donna Ortalano Lee
Jean Terlita Jenkins
Jean Terlita Jenkins, agent
[Signature]
[Signature]

Thus Done and Passed, in my office in Destrehan, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

Signature Angela Waglespack
PRINT Angela Waglespack

Signature Jeffery T. Matherne
PRINT Jeffery T. Matherne

SELLER:

PURCHASER:

JoAnn Ferlita Senko
JoAnn Ferlita Senko

Seth P Matherne
Seth P Matherne

Johanna Ortolano Lae
Johanna Ortolano Lae

Christine Berlin Matherne
Christine Berlin Matherne

Gayle Weathers Hammill Ciravolo
Gayle Weathers Hammill Ciravolo

John Bernard Ciravolo Jr.
John Bernard Ciravolo Jr.

RICHARD JOSEPH LADNER, JR.
RICHARD JOSEPH LADNER, JR.

JAMES KELLY LADNER
JAMES KELLY LADNER

MICHAEL DOUGLAS CIRAVOLO
By: Joann Ferlita Senko, Agent and attorney in fact

Abbey A. Mack

Abbey A. Mack
ID# 9621

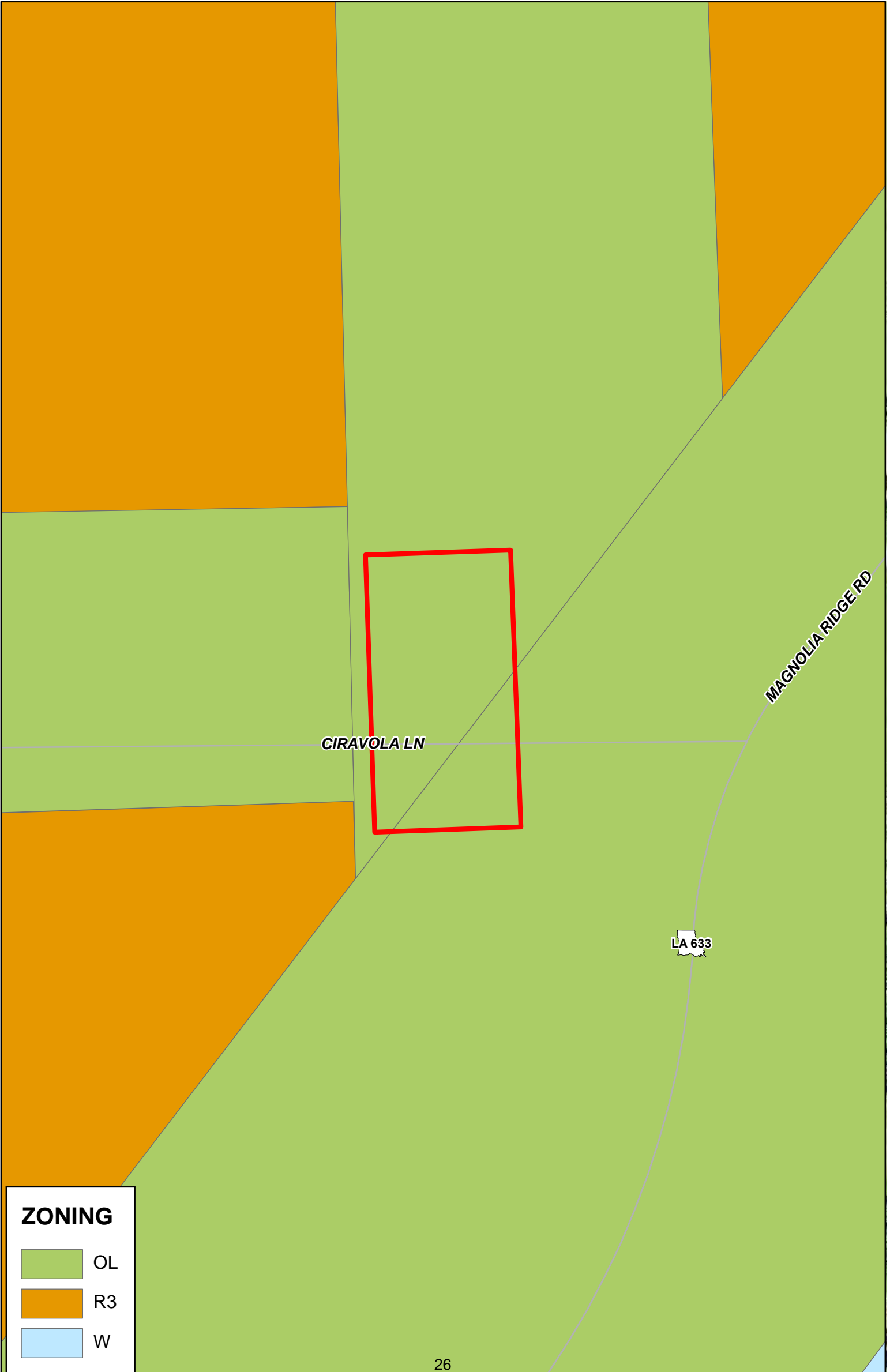
Title Ins. Prod.: Crescent Title/Abbey Mack
Address: 12 Storehouse Lane, Ste. B, Destrehan, La. 70047
Prod. Lic #: 152226
Title Ins. Underwriter: First American Title
Title Opinion by: Abbey A. Mack
La Bar Roll #: 9621

2024-2-MIN
1 lot into 3



2024-2-MIN
1 lot into 3

N






ZONING

-  OL
-  R3
-  W

2024-2-MIN
1 lot into 3



Future Land Use

-  Commercial
-  Low-Moderate Residential
-  Residential Rural



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-4-MIN

APPLICATION INFORMATION

- **Submittal Date:** 2/17/24
- **Applicant / Property Owner**
Theodore Rhodes
10128 S. Kelly Lane
Waggaman, LA 70094
504.858.2092; trhodes23@hotmail.com
- **Request**
Resubdivision of Lot 6A-1, Block L, Addendum Number One to Sellers Village, into Lots A and B.

SITE INFORMATION

- **Location:** 101 Pats Court, Ama
- **Size of Proposed Lots**
 - Lot A: 6,800 sq. ft.; 80 ft. wide along Pats Court, 85 ft. wide along Bernard Ave.
 - Lot B: 6,800 sq. ft.; 85 ft. wide
- **Current Zoning:** R-1A
- **Current Use**
Lot 6A-1 is vacant and cleared.
- **Surrounding Zoning:** R-1A
- **Surrounding Uses**
The site is located in a developed single-family residential neighborhood.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: AE 4'
2013 Digital Flood Insurance Rate Map: X
- **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**
Lot 6A-1 is a corner lot with 80 ft. of frontage on Pats Court and 170 ft. of frontage on Bernard Avenue.

Lot A will maintain corner lot status, with access available via Pats Court and Bernard Avenue. Access to Lot B is available via its Bernard Avenue frontage.
- **Utilities**
The Parish's GIS shows water, sewer, and drainage facilities available along Bernard Avenue and Pats Court.

The Department of Waterworks stated there are no issues regarding water service.

The Department of Public Works stated there are drainage issues in the area. The 2020 resubdivision resulting in Lot 6A-1 was initially denied by the Planning Commission due to drainage concerns raised by the neighborhood. The property owner/applicant at that time re-applied with the inclusion of a Drainage Impact Analysis (DIA) as part of the submittal. The Department of Public Works offered no objection to the resubdivision based on the findings and recommendations of the DIA, and the resubdivision resulting in Lot 6A-1 was subsequently approved.

One recommendation of the DIA was the addition of 10 ft. private drainage servitudes through the lots created as part of that previous resubdivision. These private drainage servitudes are shown on the proposed resubdivision plat through on Lots A and B.

Additional drainage review will be part of any potential permitting on the proposed lots.

▪ **Development History**

The site is first depicted as Lots 1, 2, 3, 4, 5 and the remainder of Block L on the map of Addendum Number One to Sellers Village by E.M. Collier dated February 12, 1965.

Three resubdivisions have been approved leading to existing lot arrangement:

- PZS-93-27, remainder of the subject site (Block L) resubdivided into Lots 6 and 7 as per the map by Lucien C. Gassen, PLS dated July 26, 1993.
- PZS-98-81, Lots 1-6 and a portion of 7 resubdivided into Lot 6A as shown on the map by Lucien C. Gassen, PLS dated August 11, 1998. (PZS-98-81)
- 2020-1-MIN, Lot 6A-1 created as shown on a survey by Cody A. DiMarco, PLS dated September 3, 2019.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[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.

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, not withstanding 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.

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.

FINDINGS

This minor resubdivision proposes dividing Lot 6A-1 into Lots A and B.

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

At the time of this writing the Department is awaiting revised plats with notes on the 10 ft. private drainage servitudes, specifically referencing the previous resubdivision plat, Drainage Impact Analysis reviewed under 2020-1-MIN, and deed restrictions.

DEPARTMENT RECOMMENDATION

Approval.

ADDENDUM NUMBER ONE TO SELLERS VILLAGE SEC. 35, T 13 S, R 21 E ST. CHARLES PARISH, LA

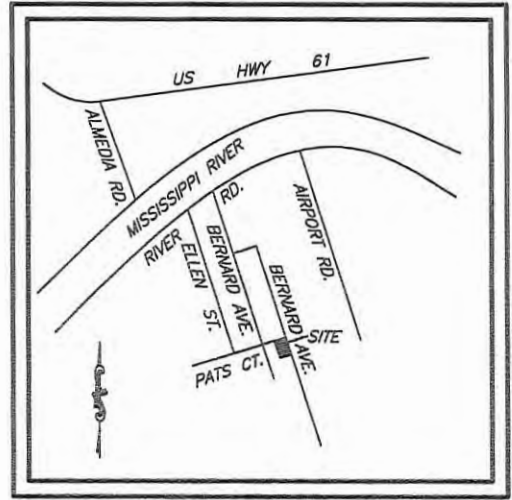
A Resubdivision of Lot 6A-1 into Lots A and B.

APPROVALS	
CHAIR, PLANNING AND ZONING COMMISSION	DATE
PARISH PRESIDENT	DATE

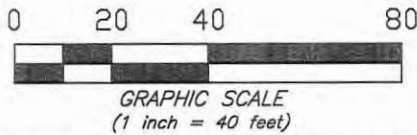
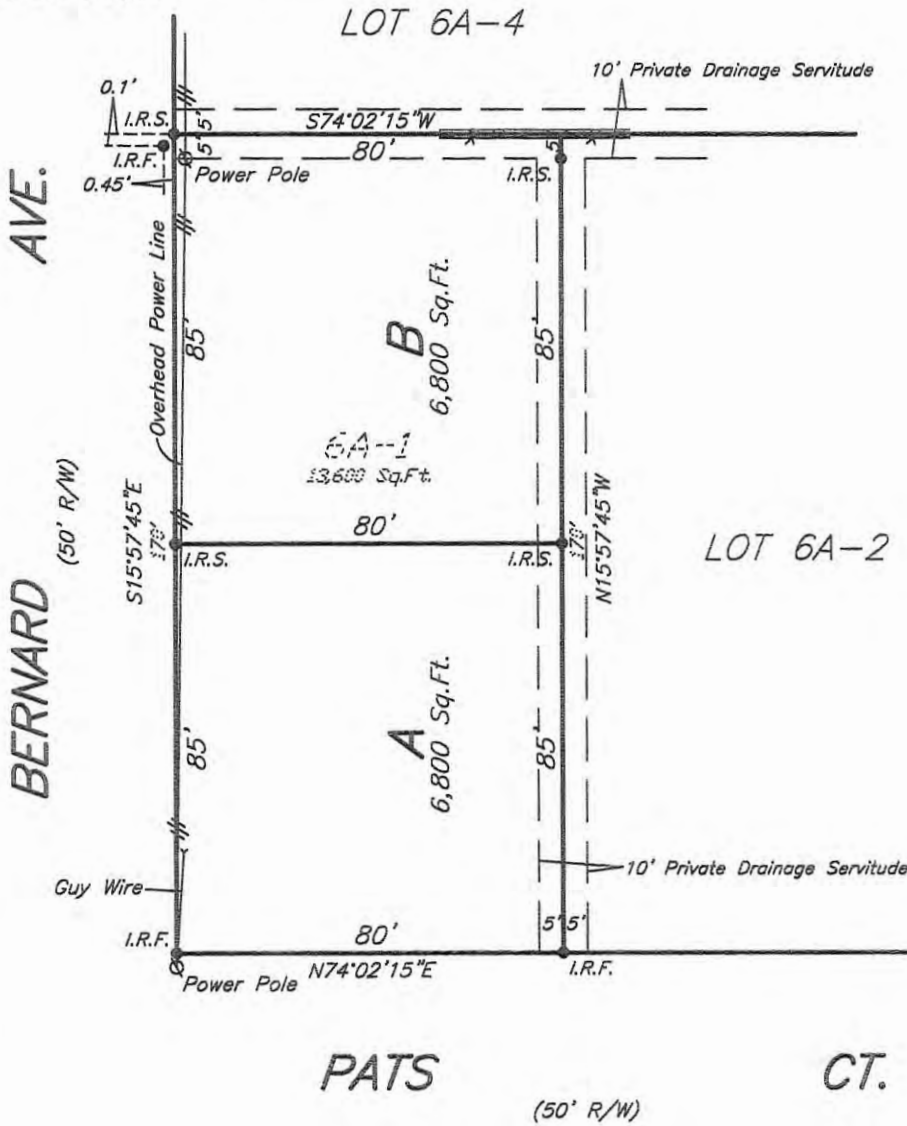
RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT ON THE _____ DAY OF _____
, 2024 IN COB _____
FOLIO _____ ENTRY no. _____

Note: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.

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



Vicinity Map
Not To Scale



- Legend:
- I.R.S. 1/2" Iron Rod Set
 - I.R.F. 1/2" Iron Rod Found
 - I.P.F. 1/2" Iron Pipe Found
 - *— Fence

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.
Lot bearings as per plan of subd.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Date: January 15, 2024

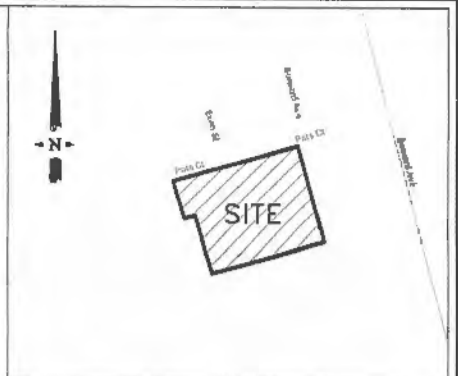
Scale: 1" = 40'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Teddy Rhodes

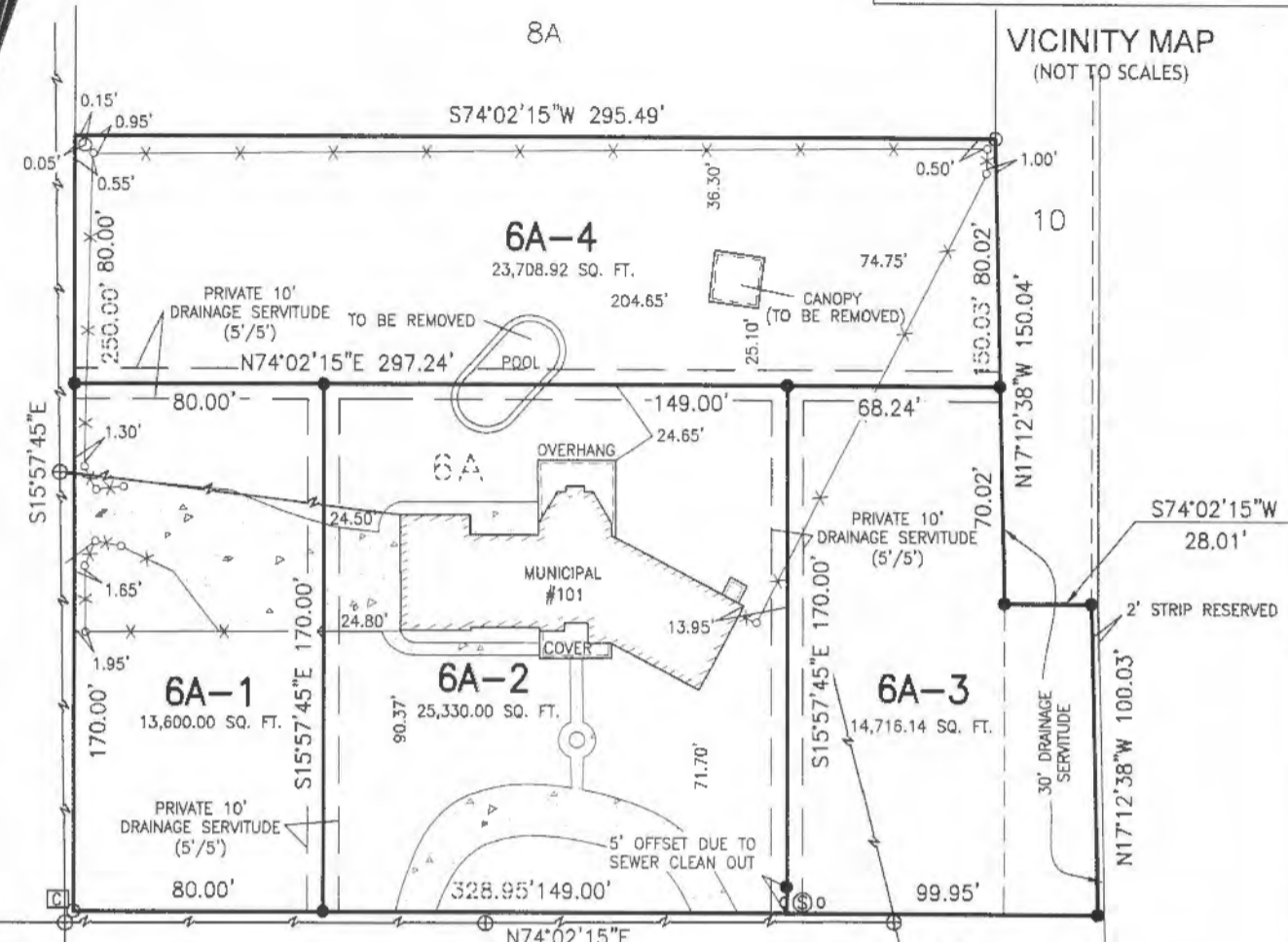
Gilbert, Kelly & Couturie, Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

LAND AREA

LOT 6A-1: 13,600.00 SQUARE FEET OR 0.351 ACRES
 LOT 6A-2: 25,330.00 SQUARE FEET OR 0.542 ACRES
 LOT 6A-3: 14,716.14 SQUARE FEET OR 0.337 ACRES
 LOT 6A-4: 23,708.92 SQUARE FEET OR 0.544 ACRES
TOTAL: 77,355.06 SQUARE FEET OR 1.774 ACRES



BERNARD AVENUE
(50' RIGHT OF WAY)



APPROVED
Carmy Smith 1/9/2020
 CHAIR, PLANNING & ZONING COMMISSION DATE
Matte Jewell
 PARISH PRESIDENT DATE

- LEGEND**
- = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - x— = FENCE
 - c⊙ = SEWER CLEANOUT
 - ☐ = CABLE BOX
 - ⊕ = UTILITY POLE
 - |— = OVERHEAD UTILITY LINE

- GENERAL SURVEY NOTES:**
- IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
 - PRIVATE 10' DRAINAGE SERVITUDE, RESERVED BY DEED RESTRICTION IN PERPETUITY, AND MAINTAINED BY EACH INDIVIDUAL LOT OWNER TO MAINTAIN THE POSITIVE FLOW OF STORM WATER.
- 12.19.2019:REVISED PER CLIENT COMMENTS
 10.29.2019:REVISED PER PARISH COMMENTS

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH ON THE
 21 DAY OF Jun 2020 IN
 BOOK 887, FOLIO 515
 ENTRY NO. 446402

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

OWNERS:
 FRILOUX VENTURES, LLC
 225 LAKE CATHERINE DRIVE
 LULING, LA. 70070

SURVEY REFERENCE:
 RESUBDIVISION OF LOTS 1-8, BLOCK "L", ADDENDUM NUMBER ONE TO SELLERS VILLAGE INTO LOTS 6A & 8A BY LUCIEN C. GASSEN, P.L.S DATED AUGUST 11, 1998.

BEARING BASIS:
 TAKEN FROM REFERENCED SURVEY.

RESUBDIVISION OF LOT 6A INTO LOTS 6A-1, 6A-2, 6A-3 & 6A-4
 ADDENDUM NUMBER ONE TO SELLERS VILLAGE SECTION 35
 TOWNSHIP-13-SOUTH, RANGE-21-EAST
 ST. CHARLES PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYING

P.O. BOX 790
 METAIRIE, LA. 70004
 (504) 834-0200

STATE OF LOUISIANA
 CODY A. DIMARCO
 License No. 5069
 PROFESSIONAL LAND SURVEYOR

Cody A. DiMarco
 CODY A. DIMARCO
 P.L.S. LA. ST. REG NO. 5069

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

FRILOUX VENTURES, LLC

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

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 "C" SURVEY

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:
09-03-2019	1" = 60'	J.R.	C.A.D.	58513

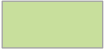

2024-4-MIN
1 lot into 2

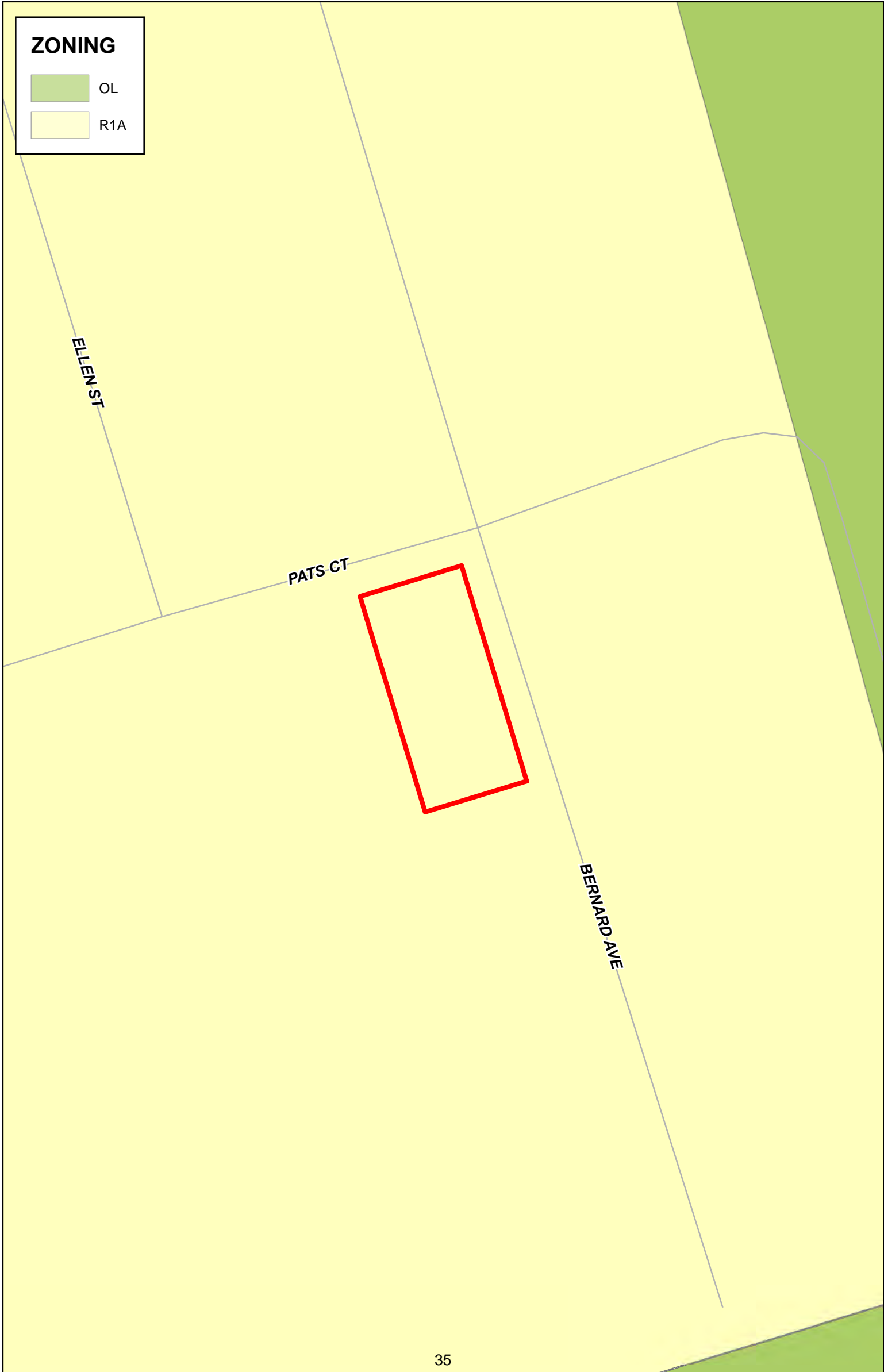


2024-4-MIN
1 lot into 2



ZONING




	OL
	R1A

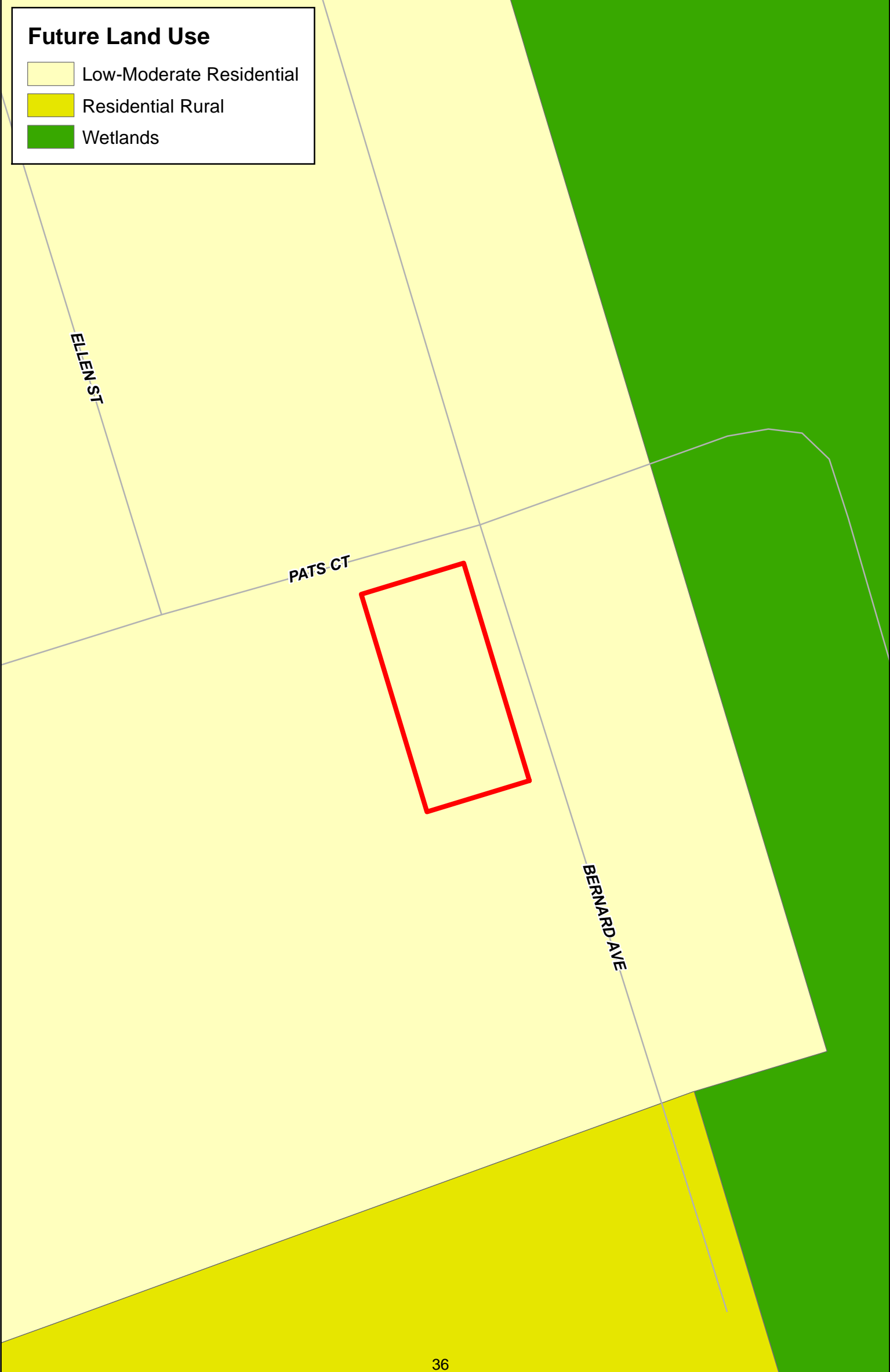


2024-4-MIN
1 lot into 2



Future Land Use

-  Low-Moderate Residential
-  Residential Rural
-  Wetlands





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-5-R

APPLICATION INFORMATION

- **Submittal Date:** 2/26/24
- **Applicant / Property Owner**
Richard D. Whitney, Jr.
Whitney Properties XII, LLC
14471 River Road
Hahnville, LA 70057
504.430.3600; rdw2@wpm.holdings
- **Request**
Change of zoning:
 - Current - R-1A, Single Family Residential Detached Conventional Homes - Medium density
 - Proposed - R-2, Two Family Residential

SITE INFORMATION

- **Location**
Lots 6A, 6B, 6C, and 6D located on the north-east corner of Antoine Lane and Luling Avenue, Luling.
- **Size:** 44,379 sq. ft. (1.01 acres)
- **Current Use:** vacant and cleared
- **Surrounding Zoning:** R-1A
- **Surrounding Uses**
The site is located in a developed residential neighborhood consisting of site-built single-family homes.
- **Zoning History**
The existing R-1A district was established in 1981.
- **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).

Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
Lots 6A and 6B are accessed via Antoine Lane, a 14 ft. wide servitude for ingress and egress passing through the lots. Parish maintained improvements within the Antoine Lane servitude includes a 12 ft. wide asphalt surface, water line, and sewer line.

Lot 6C is a corner lot which like 6A and 6B, has a portion of the Antoine Lane servitude running through it. Access to 6C is also available via Luling Avenue.

Lot 6D has frontage and access exclusively via Luling Avenue.

▪ **Utilities**

Per the Parish GIS water and sewer facilities are available along Antoine Lane and Luling Avenue.

The Department of Waterworks stated they see no issues with the potential increased development potential and its effect on water service.

Per the Senior Parish Engineer with the Department of Public Works there are general drainage concerns but no objection to the rezoning.

APPLICABLE REGULATIONS

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

[VII.] R-2. *Two-family residential:*

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) See uses allowed in the R-1A district
 - (2) Two-family dwellings
 - (3) Single family dwellings
 - (4) Accessory uses.
 - (5) Nonresidential accessory buildings shall not be permitted.
 - b. Special exception uses and structures include the following:
 - (1) Club houses and/or accessory recreational facilities for resident use only
 - (2) Professional, non-retail offices
 - c. Special permit uses and structures include the following:
 - (1) Child care centers
 - (2) Schools (public, private, and commercial)
 - (3) Religious institutions
 - (4) *Reserved.*
 - (5) *Reserved.*
 - (6) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - d. Transportation system required: Local or collector street.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet (3,000 per family); minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet each side
 - (3) Rear - twenty (20) 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 setback of accessory building shall be the same as side yard requirement of the district in which it is located.
 - 4) Accessory buildings shall be located on the same parcel of land as the main structure.
 - 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 Requirement: Front on local or collector street only.
4. Special Provisions:
 - a. Where any two-family residential district (R-2) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall be erected.

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 subject site is in an area designated *Low-to-Moderate Residential*, which primarily anticipates development of those detached residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation also considers alternative attached housing types with a moderately higher density not permitted by right, in those districts. This includes duplexes, patio/zero-lot line homes, townhomes, and accessory units. The R-2 zoning district is not explicitly recommended under the *Low-to-Moderate Residential* designation, but with duplexes considered in the description as an appropriate development type the proposed R-2 zoning could be considered appropriate and in conformance with the *Low-to-Moderate Residential* designation.

There is no R-2 zoning in the area, and while consisting of four (4) lots the site totals only an acre in size. Because the request involves multiple lots in a localized block, even if viewed as a spot-zone, it is not one that is incompatible with the surrounding neighborhood. Due to conformity with the Comprehensive Land Use Plan and the localized area in the request, the Department views the first criteria as met. **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 existing R-1A zoning district was established in 1981 and the surrounding area has long been developed with single-family homes. Under the current zoning each of the four (4) subject lots can be developed by right with site-built homes. While the potential to double the dwellings that may be permitted with a change to R-2 is beneficial, the ability to permit four (4) new homes right now is far from unreasonable. Additionally, this has not been impacted by substantial changes in the land-use pattern or character of the neighborhood, which remains consistent with what is permitted under the current zoning. **The request does not meet 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.*

While requirements related to lot size, setbacks, building coverage, and site-built construction are the same between the R-1A and R-2 districts, the key difference is the introduction of duplexes as a permitted use. The ability to develop single family

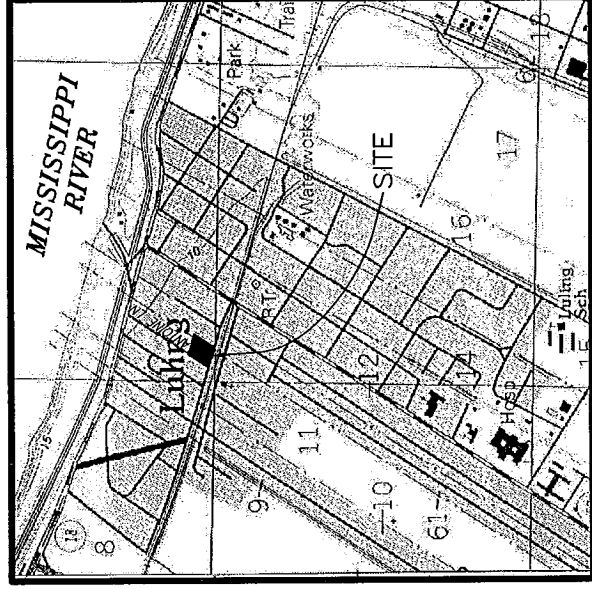
homes is still retained under R-2 zoning. And a modern duplex can be constructed in a way to be indistinguishable from standard single-family construction. Due to the similar setback and bulk standards, the additional use of duplex units would not be incompatible with exiting development.

The site is located in a developed area where Parish water, sewer, and drainage facilities are available, and are not expected to be overburdened by the increased development potential. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, due to meeting two of the three rezoning criteria.

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

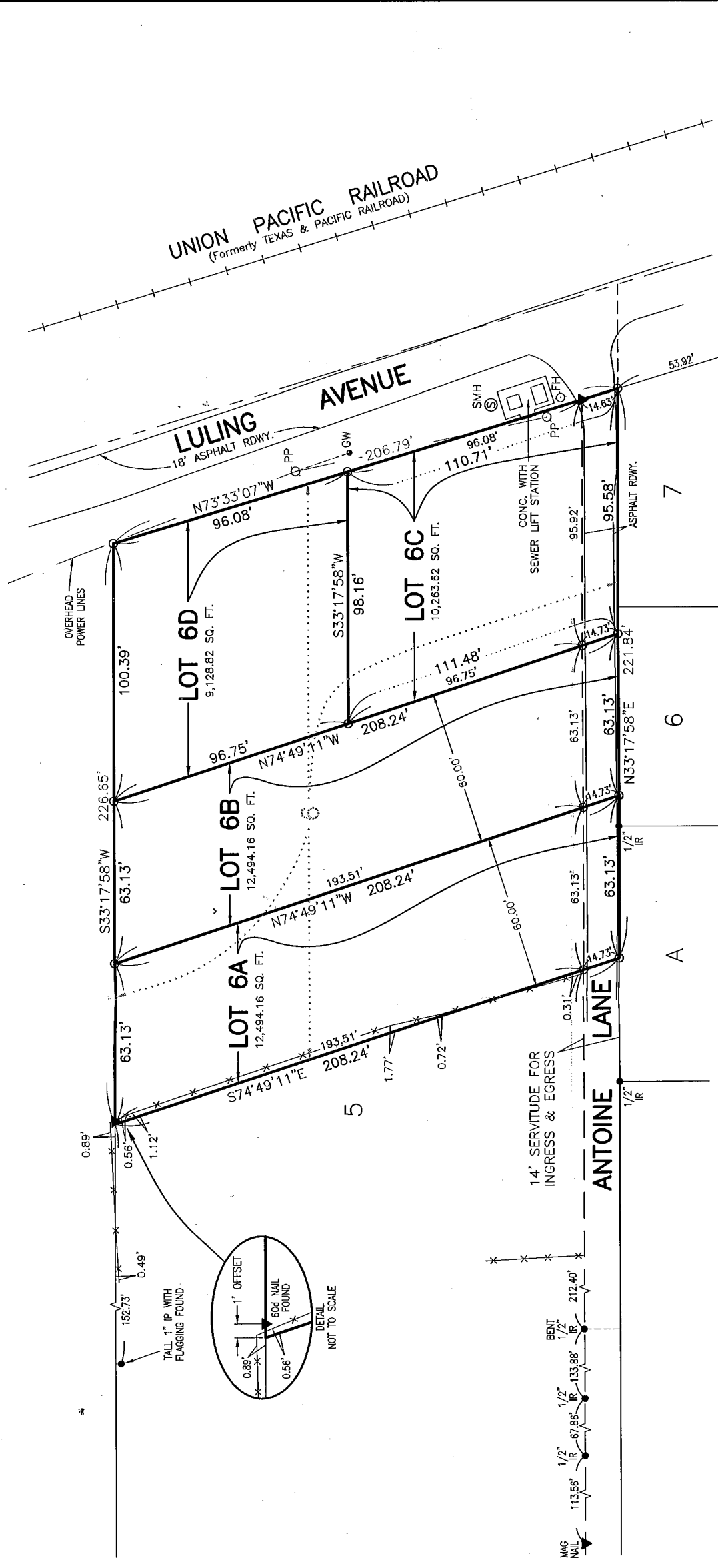


L.A. HWY. NO. 18 - RIVER ROAD Side

APPROVALS:
Anna Foltz 10/22/21 Date
 St. Charles Parish Planning and Zoning Commission Chairman
Math Jansop 10/26/21 Date
 St. Charles Parish President

Recorded in The Clerk of Court's office
 St. Charles Parish on the 26 day of
 Oct 2021, in Book 912
 Folio 18, Entry # 462830

NOTE:
 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.



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, PLS
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070
GASSEN SURVEYING, LLC

**RESUBDIVISION OF LOT 6
 OF "DIVISION OF GASSEN ESTATE"
 INTO LOT 6A, 6B, 6C & 6D
 IN SECTION 11, T13S - R21E
 ST. CHARLES PARISH, LOUISIANA**
 SCALE: 1" = 50'
 AUGUST 19, 2021

CERTIFIED TO RICHARD D. WHITNEY, JR.,
 WPM HOLDINGS, INC.,
 WHITNEY PROPERTY MANAGEMENT, LLC,
 WHITNEY PROPERTIES XI, LLC
 & HUCKLEBERRY HOMES, LLC

- LEGEND
- = FOUND
 - = 1/2" IRON ROD SET
 - = MAG NAIL FOUND
 - IP = IRON PIPE FOUND
 - IR = IRON ROD FOUND
 - FH = FIRE HYDRANT
 - GW = GUY WIRE
 - PP = POWER POLE
 - SMH = SEWER MANHOLE
 - = FENCE

BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83 (2011) ESTABLISHED BY USING LOUISIANA STATE UNIVERSITY'S C4G REAL TIME NETWORK.

NOTE:
 ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

REFERENCE PLAN:
 SURVEY OF LOT 6 OF "DIVISION OF GASSEN ESTATE" BY LOUIS J GASSEN JR, DATED JULY 20, 2021, REVISED AUGUST 11, 2021

The servitudes shown on this survey are limited to those set forth per reference plan 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 Maps and found that this property is in Zone X.



Case # 2024-5-R

REASONS FOR ZONING CHANGE (Answers to the following questions should make a case on the merits of your request)

How you plan to use the property if the rezoning is granted?

Build 2 family homes on the lots

How is your proposed use compatible with the neighborhood?

The neighborhood is a variety of uses, i.e. single family, mobile homes, C3, C2,

Are there peculiar site or neighborhood conditions that make the rezoning necessary?

Plan requires R22 to build doubles.

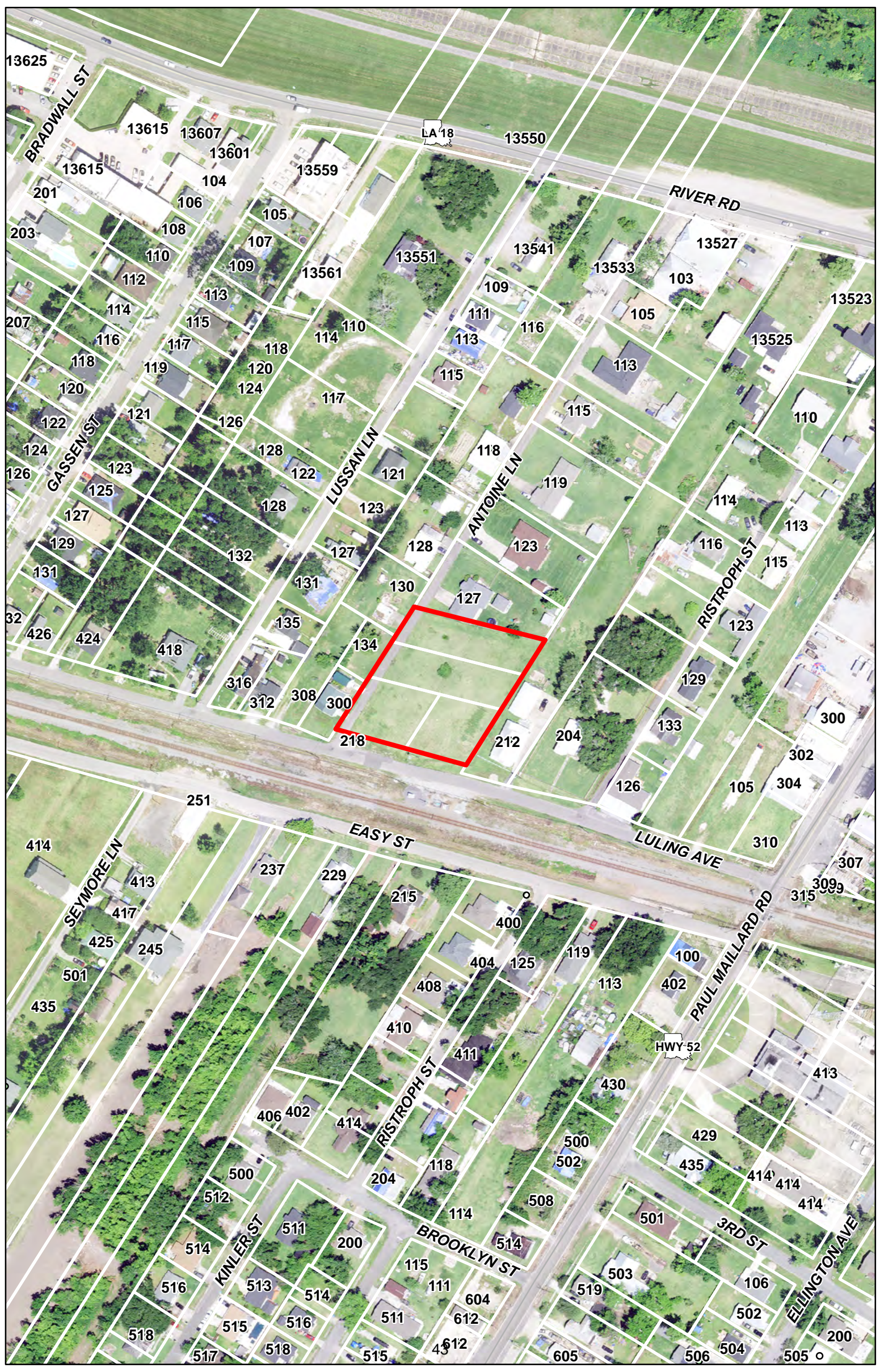
Does your proposed use comply with the Future Land Use designation for the property?

yes. Duplex's are listed as the goal of low to moderate residential

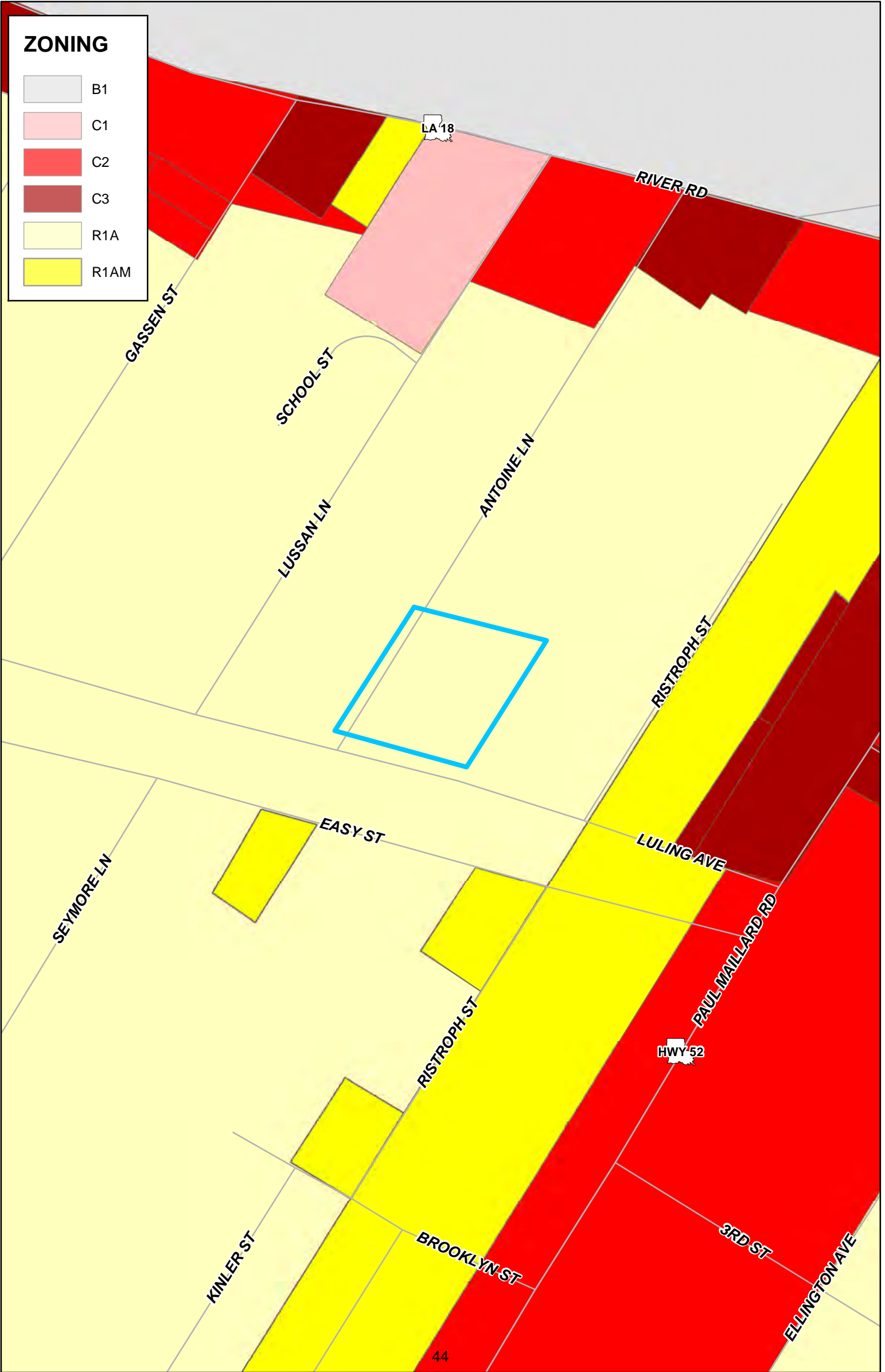
How are uses permitted in the new zoning district compatible with the existing neighborhood?

no consistent use of properties in the area. Trailers, single family homes, railroad, BARBAN, dilapidated structures, basements, etc.

2024-5-R
R-1A to R-2






2024-5-R
R-1A to R-2

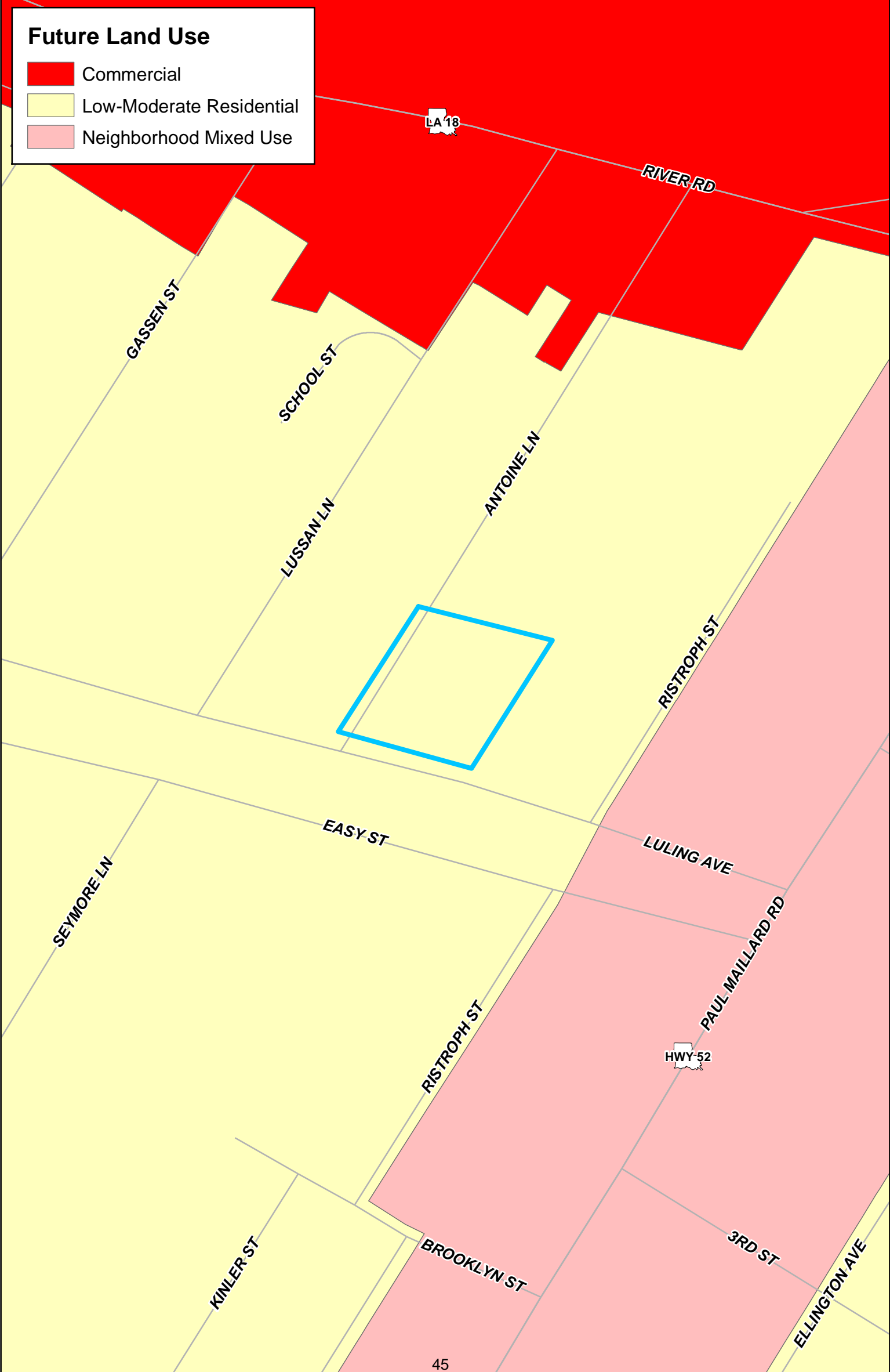


2024-5-R
R-1A to R-2



Future Land Use

-  Commercial
-  Low-Moderate Residential
-  Neighborhood Mixed Use





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-6-R

APPLICATION INFORMATION

- **Submittal Date:** 3/6/24
- **Applicant / Property Owner**
Darryle Keith and Kristi Lott
Keith Lott's Plumbing, LLC
39300 Babin Lane
Ponchatoula, LA 70454
504.909.5688; ap@keithlottsplumbing.com
- **Request**
Change of zoning:
 - Current – R-1A, Single Family Residential Detached Conventional Homes - Medium density
 - Proposed - C-3, Highway Commercial District - Wholesale and Retail Sales

SITE INFORMATION

- **Location**
Lots 3 and 4, Block 1A1, Good Hope Plantation Subdivision; 878 Marino Drive, Norco.
- **Size:** 8,440 sq. ft. (0.192 acres)
- **Current Use**
Lot 3 was improved with a nonconforming commercial structure and associated parking/driveway providing access to Marino Drive. Department permit history shows the last occupancy issued for the building was for Energy Equipment Co. Inc. in 2006 (Permit No. 19517) with the last occupational license being issued by the Sheriff's Office in 2008. The building was demolished in 2023 (Permit No. 45677) with the parking area, driveway, and building slab remaining. Some of these remaining improvements extend into Lot 4, but Lot 4 is largely unimproved.
- **Surrounding Zoning**
R-1A zoning is located to the front and Eighth Street side. C-3 zoning is adjacent to the rear and Airline Drive side.
- **Surrounding Uses**
Being within close proximity to Airline Drive the site is located in a commercial/residential transitional area. Specifically, commercially developed sites are located to the front across Marino Drive and adjacent to the Airline and Clayton Drive sides. A residential home is also adjacent to the Clayton Drive side and to the Eight Street side.
- **Zoning History**
An area rezoning in 1990 changed R-1A(M) districts in Norco to R-1A (PZR-90-05, Ordinance No. 90-3-2). The subject site is shown within the scope of this change resulting in the existing R-1A district.
- **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)

Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)

▪ **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: AE 5'
2013 Digital Flood Insurance Rate Map: X

▪ **Traffic Access**

Access to the site is via Marino Drive. Lot 3 specifically is developed with a driveway which provided access to the previous commercial building.

▪ **Utilities**

Parish GIS shows sewer and water facilities along Marino Drive.

The Department of Public Works, Wastewater, and Waterworks stated that they have no objection to the rezoning.

APPLICABLE REGULATIONS

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

[IV.] C-3. *Highway commercial district*—Wholesale and retail sales:

1. Use Regulations:

- a. A building or land shall be used for the following purposes.
 - (1) All uses allowed in the C-2 District.
 - (2) Commercial auditoriums, coliseums or convention halls
 - (3) Retail manufacturing
 - (4) Automobile sales and service
 - (5) Wholesale uses
 - (6) Warehouses (less than 10,000 sq. ft.)
 - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
 - (8) Bottling works
 - (9) Dog pound
 - (10) Building supply
 - (11) Heating and air conditioning service
 - (12) Plumbing shops
 - (13) Automotive repair, minor and major
 - (14) Glass installation
 - (15) Fabrication of gaskets and packing of soft metal material
 - (16) Creameries
 - (17) Parcel delivery service
 - (18) *Reserved.*
 - (19) Frozen food lockers
 - (20) Public stables
 - (21) Bulk dairy products (retail)
 - (22) Animal hospitals
 - (23) Gymnasiums
 - (24) Sheet metal shops.
 - (25) Upholstery
 - (26) Other uses of similar intensity
 - (27) Customary accessory uses incidental to the above uses when located on the same lot.
- b. Special exception uses and structures:
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
 - (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) *Reserved.*
 - (5) Cellular installations and PCS (personal communication service) installations.
 - (6) *Reserved.*
 - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
 - (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 Parish Council.
 - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
 - (11) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.

2. Spatial Requirements:

- a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) 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 System: Arterial, local industrial, rail, water.
 4. Special Provisions:
 - a. Where any commercial use in a C-3 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 unless the Planning and Zoning Department shall require a greater or lesser buffer strip.

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 subject site's Future Land Use designation is *Low-to-Moderate Residential*, which primarily anticipates development of detached residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation does allow room to consider zoning for "*Neighborhood retail, services, offices and institutions*" in "*appropriate locations such as along transportation corridors or at intersections.*" The intensity of commercial uses permitted under C-3 zoning are not the neighborhood serving commercial which could be considered under this designation, and the site is not located on an appropriate transportation corridor/intersection.

The request is not a spot zone as it would expand upon an existing C-3 district primarily focused along Airline Drive and into the residential area on adjacent Clayton Drive. But conformance with the comprehensive plan takes precedence over being a spot zone as part of the Department's analysis. **The request does not meet 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 existing zoning is the result of a 1990 area zoning change in Norco converting R-1A(M) districts to R-1A (PZR-90-05, Ordinance No. 90-3-2). But the subject site, primarily Lot 3, was previously developed with a commercial structure and associated

parking lot. Along with the residential zoning referenced above, the commercial zoning in the area has remained constant with the adjacent C-3 district fronting Airline Drive established since at least 1981. The land use pattern has also remained relatively unchanged, as the area has been largely built-out for some time.

The former commercial building was demolished in November 2023 after the current property owner/applicant acquired Lots 3 and 4 in August. Developed with a commercial building and associated parking lot it was assumed the site was zoned for commercial purposes. While the existing R-1A zoning does allow for reasonable use with development of a single family house, that was not the applicant's intent upon acquiring a property previously developed for commercial purposes. Developing the site again for commercial purposes would be more reasonable given the previous usage, and it would avoid the placement of a residential home immediately adjacent to established highway commercial uses to the Airline and Clayton Drive sides. And by allowing development of new commercial on this site, compliance with current development standards related to setbacks, buffering, and landscaping will be required, providing impact mitigation that is currently lacking on the other commercial sites. **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 site is in a transitional area where commercial zoning and uses focused along Airline Drive give way to residential zoning and uses along local streets, resulting in a brief mix of uses and commercial development abutting residential. This is demonstrated particularly around the subject site itself. Commercial development can be found immediately adjacent to the Airline Drive side, the rear of Lot 3, and to the front across Marino Drive, while a single family house (under C-3 zoning) abuts Lot 4 to the rear and a residential yard is adjacent to the Eighth Street side. In a vacuum, uses permitted under C-3 zoning are not compatible with residential uses. But this area is already defined by the mix of C-3 and residential uses due to proximity to Airline Drive. C-3 zoning and nonconforming commercial structures already extend past the subject site and further down the local streets, so a change to C-3 here would not introduce incompatibility, exacerbate the existing incompatibility, and fit within the neighborhood character.

Additionally, the existing commercial uses in the immediate vicinity were developed before the adoption of the current requirements for commercial development. Any new commercial development on the subject site must comply with the current requirements related to setbacks, buffering where adjacent to residential zoning/structures, and landscaping. These requirements help to mitigate the impact of commercial development in these transitional areas.

The uses permitted under C-3 zoning are unlikely to place more of a burden on existing infrastructure compared to a single family house, and representatives from the Departments of Public Works, Wastewater, and Waterworks offered no objection as it relates to impact on their facilities. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, due to meeting two of the three 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

Permit/Case #: <u>2024-6-R</u>
Receipt #: <u>13110356</u>
Application Date: <u>3/6/2024</u>
Zoning District: <u>R-1A</u>
FLUM Designation: <u>low-Mod</u>
Date Posted: _____

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

Fee: \$40 - \$200

Applicant: Keith Lott's Plumbing LLC

Home address: 39298 Babin Ln., Ponchatoula, LA 70454

Mailing address (if different): 39300 Babin Ln., Ponchatoula, LA 70454

Phone #s: 504.909.5688 Email: ap@keithlottsplumbing.com

Property owner: Keith Lotts Plumbing LLC

Municipal address of property: 878 Marino Dr., Norco, LA 70079

Lot, block, subdivision: _____

Change of zoning district from: Residential to: C3

Future Land Use designation of the property: _____
 (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: Use of property to park company vehicles and store materials for projects. Future plans include having a small office at the location as well.

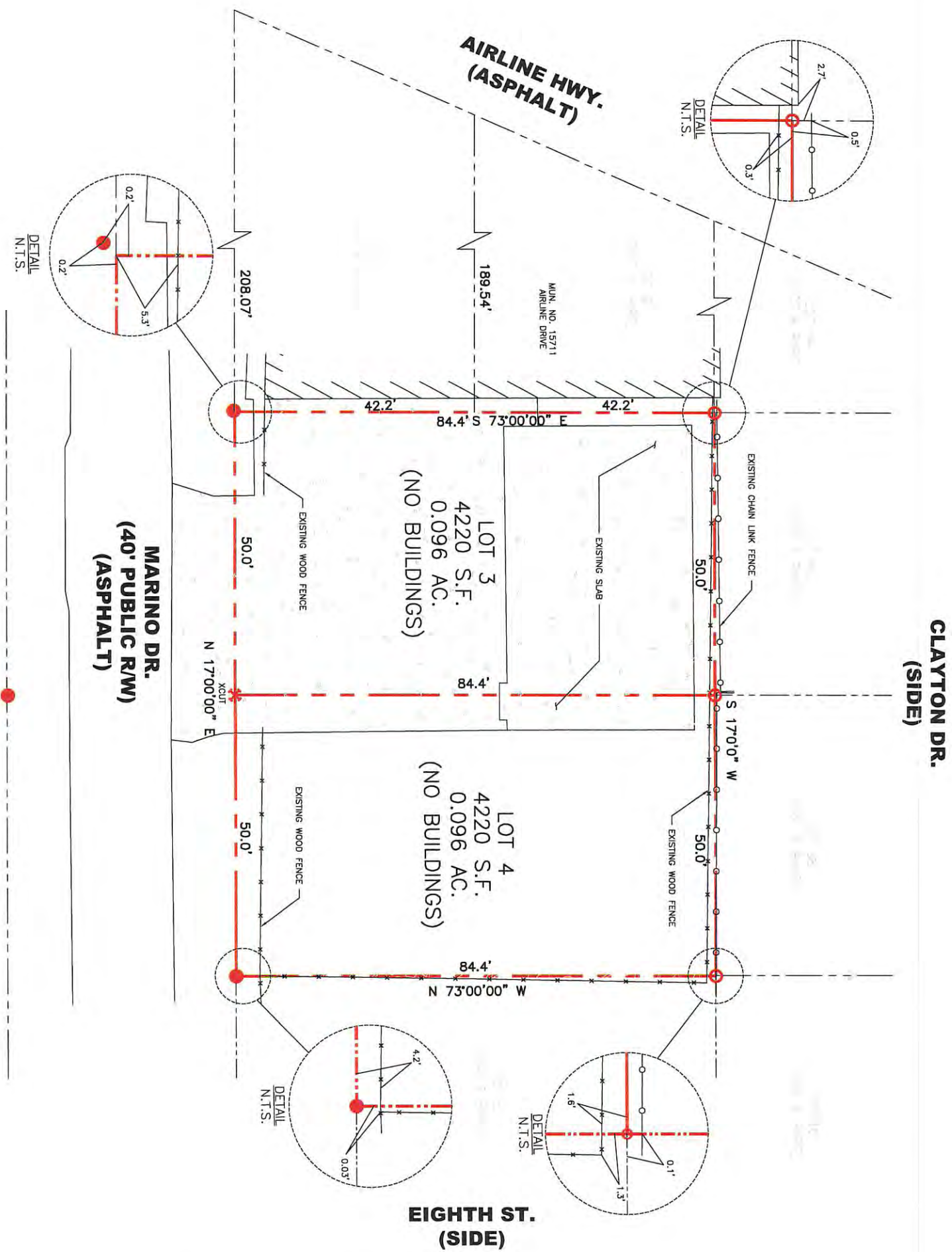
What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Adjacent property to the north is a HVAC business. Adjacent property to the west is a vacant commercial lot. Adjacent property to the east is a lot occupied by a HVAC business. Adjacent property to the south is a residence. Owner of the residence has no objection to our planned activities.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
Property is currently zoned residential and our activity requires rezoning.

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

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.
Proposed zoning is consistent with adjacent properties surrounding 3 sides of subject property. In the event one project does not develop, the new zoning would be compatible with the existing neighborhood.

BOUNDARY SURVEY
 LOTS 3 AND 4, BLOCK 1A1
 GOOD HOPE PLANTATION SUBDIVISION
 NORCO
 ST. CHARLES PARISH
 LOUISIANA



CLAYTON DR.
(SIDE)

EIGHTH ST.
(SIDE)

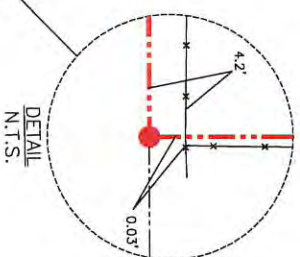
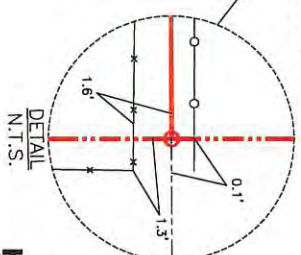
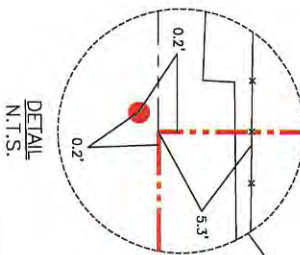
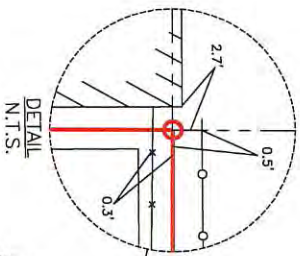
MARINO DR.
(40' PUBLIC RW)
(ASPHALT)

AIRLINE HWY.
(ASPHALT)

MUN. NO. 15271
AIRLINE DRIVE

LOT 3
4220 S.F.
0.096 AC.
(NO BUILDINGS)

LOT 4
4220 S.F.
0.096 AC.
(NO BUILDINGS)



VICINITY MAP
(NOT TO SCALE)

LEGEND	
[Symbol]	EXIST. CONC. AREA
[Symbol]	EXIST. GRAVEL AREA
[Symbol]	EXIST. CHAIN LINK FENCE
[Symbol]	EXIST. WOODEN FENCE
[Symbol]	1/2" IRON ROD FOUND
[Symbol]	1/2" IRON ROD SET
[Symbol]	DENOTES SET CROSS-CUT
[Symbol]	LINE NOT TO SCALE
[Symbol]	EXIST. BUILDING
[Symbol]	PROPERTY BOUNDARY

STANDARD ABBREVIATIONS	
[Symbol]	BLDG.
[Symbol]	CONC.
[Symbol]	GRAVEL
[Symbol]	LINK
[Symbol]	NO.
[Symbol]	R/W
[Symbol]	SET
[Symbol]	S.F.
[Symbol]	SQ. FT.
[Symbol]	AC.
[Symbol]	NOT TO SCALE

GENERAL NOTES:

1. THE LOCATIONS OF VISIBLE UNDERGROUND AND OTHER NONVISIBLE UTILITIES ARE NOT SHOWN ON THIS SURVEY. ANY UTILITIES THAT ARE KNOWN TO EXIST SHOULD BE LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS, PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
2. THIS IS A CLASS C BOUNDARY SURVEY.
3. NO TITLE RESEARCH OR UTILITY SERRITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
4. THE REFERENCE BEARINGS SHOWN HEREON ARE BASED UPON REFERENCE MAP 1.
5. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

REFERENCE MAPS:

1. A SURVEY ENTITLED "SUB-DIVISION OF PART OF THE EAST HALF OF LOT 'B' OF GOOD HOPE PLANTATION SUB-DIVISION AT NORCO-ST. CHARLES PARISH-LA. BEING IN SEC 6-1125-RBE" BY E.M. COLLIER, DATED OCTOBER, 1952.

LINFIELD, HUNTER & JUNIUS, INC.
 PROFESSIONAL ENGINEERS, ARCHITECTS,
 AND SURVEYORS
 3608 18th Street, Suite 200
 Metairie, Louisiana 70002

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BOUNDARY SURVEY
 NATHAN J. JUNIUS, P.E., P.L.S.
 DECEMBER 11, 2023
 LHAJ JOB No. 23-106
 (504) 833-5300





2024-6-R
R-1A to C-3

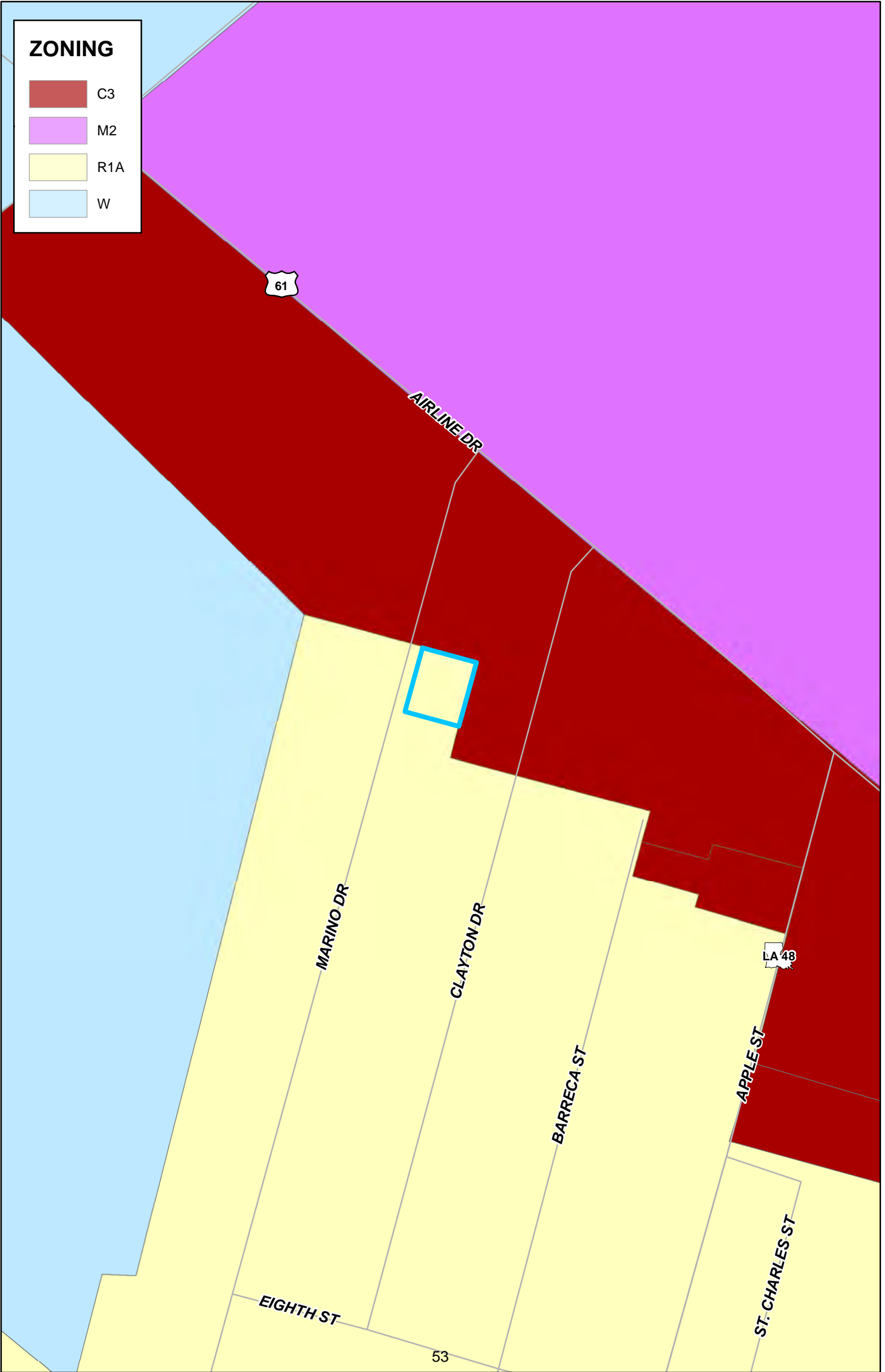


2024-6-R
R-1A to C-3



ZONING







	C3
	M2
	R1A
	W

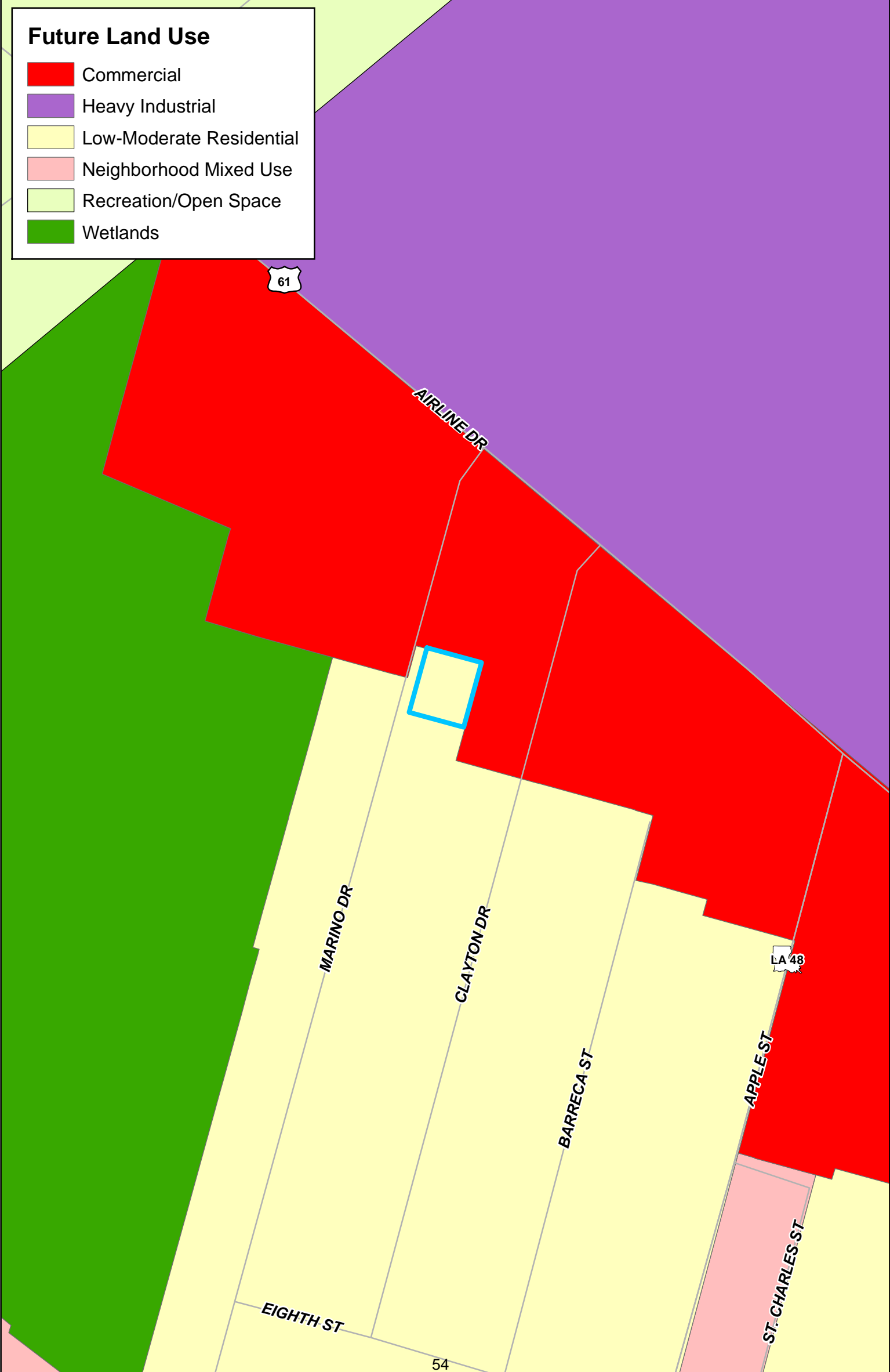


2024-6-R
R-1A to C-3



Future Land Use

-  Commercial
-  Heavy Industrial
-  Low-Moderate Residential
-  Neighborhood Mixed Use
-  Recreation/Open Space
-  Wetlands





**Department of Planning & Zoning
Staff Report – Major Subdivision
Case No. 2023-5-MAJ, Ashton Ph. 2B Addendum**

APPLICATION INFORMATION

- **Submittal Date:** 11/15/23
- **Property Owner / Developer**
Louis M. Andolsek
Ashton Plantation Estates, LLC
P.O. Box 157
Harvey, LA 70059
504.368.6355; landolsek@levert.net
- **Project Engineering**
Civil & Environmental Consulting Engineers
14433 River Road
Hahnville, LA 70057
- **Request**
Preliminary Plat Approval for *Ashton Plantation Phase 2-B Addendum No. 1*

SITE INFORMATION

- **Location:** Adjacent to 225 Cove Pointe Drive and 101-109 Moonlight Cove Lane
- **Size of Site:** 2.1 acres
- **Number of Lots:** 4
- **Zoning:** R-1A
- **Current Use:** No current use, but the site contains sewer lines and a sewer lift station.
- **Surrounding Zoning:** R-1A
- **Surrounding Uses**
The site is located within Ashton Plantation, which has developed over five (5) separate phases for site-built single family houses. Specifically, single family homes within Phase 2-B are adjacent to the Moonlight Cove Lane side. Undeveloped but cleared land for future phases is adjacent to the south.
- **Flood Zone, Minimum Building Elevation, and Flood Insurance**
Each proposed lot is within a Special Flood Hazard Area. The effective 1992 Flood Insurance Rate Map requires elevation of 5 ft. NGVD29; the 2012 Preliminary Flood Insurance Rate Map recommends elevation of 4 ft. NAVD88. Elevation contour lines on the plat indicate that the existing ground elevations are between 3.5 ft. and 5 ft. NAVD88.

The National Flood Insurance Program requires a “federally-backed” mortgage for a building in the AE zone to have a flood insurance policy.

- **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**

The subdivision plan shows a 143.89 ft. extension of Cove Pointe Drive providing access to three (3) new residential lots, secondary access to the house at 101 Moonlight Cove Lane (Lot 72 of Phase 2-B), and the sewer lift station shown on proposed lot Reserve K.

Cove Pointe Drive was initially developed and dedicated in 2018 for Ashton Plantation Phase 2-A. It was extended to its current terminus in 2020 for Ashton Plantation Phase 2-B.

The Ashton Plantation preliminary master plan shows further extension of Cove Pointe Drive intersecting with a right-of-way labelled Cove Vista Drive. This intersection is adjacent to the subject site and will provide a second connection between Cove Pointe Drive and Ashton Plantation Boulevard. Cove Pointe Drive would then continue, eventually terminating in a cul-de-sac/turning circle.

▪ **Utilities**

The subdivision will involve extension or realignment of public utilities within the Cove Pointe Drive right-of-way and developed under previous phases, along with private electric, cable, telephone, and gas lines as shown on the typical roadway section of the preliminary plat.

Planning and Zoning provided the Departments of Waterworks and Wastewater information regarding the subdivision. Objections or concerns were not raised.

The Department of Public Works reviewed the submitted Drainage Impact Analysis and Traffic Impact Analysis and offered no objections as detailed in their memo dated March 5, 2024.

▪ **Development History**

The site is part of Ashton Plantation, which has been developed across five (5) phases starting with the approval/dedication of 1-A & 1-B in 2006. Ashton Plantation Phase 2-B the most recent, having been approved and dedicated on June 1, 2020.

APPLICABLE REGULATIONS

Appendix C. Section II. – Subdivision Procedure

- D. *Major Subdivisions.* For any major subdivision, approval shall consist of preliminary plat approval by the Planning and Zoning Commission, construction approval by the Director of Planning and Zoning, and final approval by the Parish Council.
 - 1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
- E. *Preliminary Plat Requirements.*
 - 1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
 - 2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
 - a. The name(s) and address(es) of the owner(s) and subdivider(s).
 - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
 - c. A title block containing the subdivision name, location of the property, a true north arrow, and scale, both written and graphic. The preliminary plat shall be drawn to a legible scale.
 - d. Existing property lines, including width and names of bounding streets.
 - e. Section and township lines.
 - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
 - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
 - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
 - i. Existing drainage ditches and canals and their respective servitudes.
 - j. Existing lakes and ponds.
 - k. Name(s) of adjoining property owner(s) as they appear on the tax assessor's roles.
 - l. Name(s) of adjoining subdivisions.
 - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
 - n. Layout and dimensions of existing and proposed servitudes and rights-of-way, including sidewalks.
 - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
 - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
 - q. Statement regarding proposed method and source of sewage disposal and/or treatment.

- r. Statement regarding proposed method and plan for drainage.
 - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
 - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
 - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
 - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
 - w. Statement regarding proposed phases (if any).
3. Preliminary Plat/Additional Submission Requirements.
- a. Drainage Impact Analysis. A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
 - b. Traffic Impact Analysis. A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
 - c. Storm Water Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - d. Drainage Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage
 - e. Sewer Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan
 - f. Phasing document. When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.
4. Preliminary Plat Procedure.
- a. Submission Procedure. An application for subdivision approval, the Preliminary Plat, and additional submission requirements shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. A PDF file and five (5) original copies of the Preliminary Plat shall accompany the application. The Department of Planning and Zoning shall forward a copy of the plat and additional submission requirements to the appropriate Departments.
 - b. Departmental Reviews. The Director of the Department of Planning and Zoning shall review the Preliminary Plat for conformance with the relevant regulations. The Director of the Department of Public Works and Wastewater shall review the Drainage Impact Analysis and the Traffic Impact Analysis. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat and additional submissions, whether the application does or does not meet the standards and objectives of these subdivision regulations. If the application submitted does not meet the standards and objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, and the Drainage Impact Analysis and Traffic Impact Analysis are approved by the Director of Public Works and Wastewater; the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.
 - c. **Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if the literal enforcement of one or more provisions of the ordinance: (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.**
 - (1) Waivers to Preliminary Plats of specific Subdivision or Zoning requirements as approved under the Special Permit procedure for Garden Home Developments may be approved on the Preliminary Plat by the Planning Commission with a supporting resolution of Council.
 - d. Public Hearing Notice. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning and at the building in which the public hearing shall be held. The public hearing shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearing. Notice of the time and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to the following parties:
 - (1) The subdivider and/or the owners.
 - (2) The owners of the land adjoining the platted land as their names appear on the tax assessor's records. If the subdivider owns the contiguous property, the next subsequent landowner shall be notified.
 - (3) The St. Charles Parish Council through the Council Secretary.
 - e. Phased Subdivisions: A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.

- f. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. The Department of Planning and Zoning may make recommendations to the Planning Commission regarding the layout of lots, blocks, streets and general orientation of the design.

Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing. Conditional approvals may include any or none of the Planning Department's recommendations. Conditional approvals may be granted to ensure that the proposed subdivision conforms to the general safety and welfare of surrounding developments. Conditional approvals may be granted for all, some, or only one proposed phase(s) of a phased subdivision.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider. The reason(s) for disapproval shall be stated in writing to the subdivider.

The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval of a preliminary plat shall be valid for a period of six (6) months from the date of the Commission decision, unless specifically extended by the Commission. Preliminary Plat approval for phased subdivisions shall also expire if construction within the subdivision, according to the phasing document is interrupted for a period of six (6) months or more.

Appendix C. Section III. – Geometric Standards

- A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
 - 1. Classification. Streets shall be classified as one of the following:
 - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
 - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
 - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
 - 2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
 - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. (Ord. No. 00-10-20, § I, 10-23-00)
 - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet. (Ord. No. 00-10-20, § II, 10-23-00)
 - c. Alley. Twenty (20) feet.
 - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
 - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
 - f. Boulevards. One hundred (100) feet.
 - 3. Street Names:
 - a. All public or private thoroughfares dedicated or improved for general travel and used as means of primary access to the front of residential, business or other property shall be termed a "street," "avenue," "drive," "place," "parkway," "road," or "boulevard," with the following defined exceptions:
 - (1) Boulevard/Parkway. Thoroughfares which utilize center islands to separate opposing traffic through their entire length which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving thoroughfares; thoroughfares with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; thoroughfares over five hundred (500) feet in length ending with a temporary or permanent cul-de-sacs.
 - (2) Circle. A public or private street which aligns in a partial circle configuration and that intersects another road at two locations.
 - (3) Court/Place. A public or private street up to five hundred (500) feet in length with only one present or future means of entrance or exit.
 - (4) Lane. Streets which are private, irrespective of their configuration.
 - (5) Loop. A circular public or private street which begins and ends in the same street and at the same location (intersection).
 - (6) Road, Street, Drive, or Avenue: Streets which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving streets; streets with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; streets over five hundred (500) feet in lengths ending with a temporary or permanent cul-de-sacs.
 - b. All directional components of a street name shall precede the unique street name and shall be limited to the abbreviated form such as, N, S, NE or SW.
 - c. Extension of Existing Street. A new street shall bear the same name of any street which it is an extension of or which it is in alignment with.
 - d. Duplication. Proposed street names shall not duplicate existing street names nor approximate such names in spelling or phonetics.
 - e. Street Name Designations. The Parish Council, by Ordinance, may name, rename, or create public or private streets.
 - f. The Director of Planning and Zoning shall be responsible for the enforcement of this Ordinance.

4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
 - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
 - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
 5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
 6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks:*
1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingress and egresses to the proposed subdivision or accommodation for future access may be approved.
 2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. **A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.**
- C. *Lots:*
1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
 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.
 3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way:*
1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
 2. Drainage Servitude. A drainage servitude shall be provided for all existing and proposed watercourses including swales, ditches, canals, and ponds. The minimum width of a drainage servitude shall be 20 feet. For larger watercourses, the minimum width shall be the top of the bank width of the watercourse plus 10 feet on each side of the watercourse.
- E. *Building Lines.* Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.
1. All subdividers shall dedicate land or pay fees in lieu of dedication for the purpose of providing recreational facilities to residents of St. Charles Parish. Dedication of property or fees shall be based on the following:
 - a. Dedication. The amount of land dedicated shall equal five (5) percent of the net area of the subdivision (the total acreage excluding land in existing and proposed streets and street rights-of-way) in commercially and industrially zoned areas and in residentially zoned areas with densities of less than six (6) dwelling units per net acre. Land dedication shall equal ten (10) percent of the net area of the subdivision densities of six (6) to ten (10) dwelling units per net acre and fifteen (15) percent of the net area of the subdivision with residential densities exceeding ten (10) dwelling units per net acre. The Parish reserves the right to select those lands it considers best suited to meet the recreational needs of the Parish. Lands to be dedicated shall be cleared (unless a waiver is granted by the Council to save certain trees), shall have hard-surface dedicated public access to the site, and shall be free of wetlands issues which would negatively impact development at the time of dedication. The developer shall provide supporting documentation evidencing that the site has no outstanding wetland issues prior to the dedication. In order for property with wetlands to be dedicated, the developer shall be responsible for obtaining the proper permits needed for the developer to clear the site and for the Parish to subsequently fill the site to the same elevation as the hard-surface dedicated public access to the site. The permit documentation shall be transferred into the name of the Parish by the developer and shall be provided to the Parish prior to acceptance of the Act of Dedication. A deed shall be conveyed to the Parish concurrent with dedication of street improvements. Supervision and maintenance of the park shall become the responsibility of St. Charles Parish upon dedication.
 - b. Fees in Lieu of Dedication. At the sole discretion of St. Charles Parish, the Parish may require the developer to pay a fee in lieu of such dedication. The amount of the fee shall be three hundred dollars (\$300.00) for each six thousand (6,000) square feet of residential area, up to a maximum fee of one thousand, five hundred dollars (\$1,500.00) per individual lot. Minor residential

subdivisions containing only five (5) lots or less, and those subdivisions which require no infrastructure improvements (i.e., streets, sewerlines, etc.) shall be exempt from the provisions of Section [III] F. of these regulations.

- c. **Use of Revenue.** The Department of Finance shall establish a separate account for revenues derived from fees in lieu of dedication requirements. Monies shall only be expended for 1) the purchase of recreation property in the vicinity of the subdivision from which the fees were collected should none currently exist, and/or 2) capital improvements and equipment for new or existing park and recreational facilities. For new residential subdivisions which donate monies to the parish, the monies shall be expended on facilities which are reasonably accessible to residents of the area where the new residential subdivision is located. The Finance Department shall forward an annual report to the Planning Commission and Council on the amount of fees collected and the amount and use of monies expended.
 - d. **Credit for Private Open Space.** Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the dedication and fee requirements of this ordinance, provided the Planning Commission finds it is in the public interest to do so, and that the following standards are met:
 - (1) That yards, court areas, setbacks and other open space areas required by the zoning ordinance shall not be included in the computation of such private open space.
 - (2) That the private ownership and maintenance of the open space is adequately provided by covenants placed upon the subdivision.
 - (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants. The covenants shall run with the land in favor of the future owners of the property within the subdivision, and said covenants shall not be deleted or eliminated.
2. **School Sites.** When a subdivider proposes to develop a site in excess of net forty (40) acres or four hundred (400) dwelling units, the Planning Commission may require the subdivider to dedicate to the school district such lands the Planning Commission shall deem necessary for the purpose of constructing schools necessary to assure residents of the development of adequate school services. Location and confirmation of the school site shall be mutually agreed upon by the School Board and Planning Commission.
- G. **Construction Access Route.** Whenever subdivision of land and/or building construction relative to the subdivision of land will require construction equipment to use any public property maintained by the St. Charles Parish Department of Public Works, the subdivision shall submit to the parish his proposed "Route of Access" in map format to the Planning and Zoning Department and the Parish President for review and approval. Following approval, the Subdivider shall be required to maintain the access route during the subdivision construction period and shall be required to post a maintenance bond for repair of any damages to public property. The amount of the bond shall be set by the Planning and Zoning Department through the office of the Parish President.

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.

FINDINGS

This is a request to approve the Preliminary Plat for *Ashton Plantation Phase 2-B Addendum No. 1*, a 4 lot residential subdivision on 2.1 acres in Luling.

Notable features shown on the preliminary plat include:

- A 143.89 ft. extension of Cove Pointe Drive.
- New Lot Reserve K, which will be HOA maintained green space.
- A 20 ft. x 30 ft. sewer lift station servitude for the existing sewer lift station on proposed Lot Reserve K.

The following items must be submitted, reviewed, and approved by the Department of Planning & Zoning (P&Z) and Department of Public Works (DPW) for a subdivision to be considered by the Planning Commission:

- Preliminary Plat
- Drainage Impact Analysis (DIA)
- Traffic Impact Analysis (TIA)

The Department of Public Works reviewed the DIA by Civil & Environmental Consulting Engineers dated February 22, 2024 and TIA by Urban Systems Inc. dated June 6, 2023 and offer no objections as per their memo dated March 5, 2024.

The Preliminary Plat by Louis J. Gassen Jr., PLS, Gassen Surveying, LLC dated October 10, 2023, revised February 6, 2024 and March 7, 2024 was reviewed by P&Z for compliance with the Subdivision Regulations. All information required for a preliminary plat as detailed under Appendix C., Section II., item E.2 is shown. All lots meet the minimum lot size and width for the R-1A zoning district.

The preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. All lots meet applicable Geometric Standards, but the street arrangement is deficient with the following:

- *B. Blocks, 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which*

provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

The extension of Cove Pointe Drive results in a dead-end street exceeding the width of two (2) lots, requiring the development of a cul-de-sac/turning circle at its terminus. The plat shows the Cove Pointe Drive extension terminating without the required cul-de-sac/turning circle and instead with a standard 50 ft. right-of-way width.

The applicant requests a waiver from this requirement as detailed on the waiver request form dated November 30, 2023.

P&Z does not object to the waiver from the required cul-de-sac/turning circle for the following reasons:

- The length of the right-of-way extension is not significant, only exceeding the lot width threshold by one (1).
- The preliminary master plan for Ashton Plantation Phase 2 shows the continuation of Cove Pointe Drive to facilitate additional phases, eventually terminating in the required cul-de-sac/turning circle.
- The preliminary master plan shows a new right-of-way labelled Cove Vista Drive providing a second connection between Cove Pointe Drive and Ashton Plantation Boulevard. The location of this potential right-of-way is roughly where the required cul-de-sac/turning circle would be located if required as part of this request.

Between the relatively short length of the dead-end street and the planned extension of Cove Pointe Drive, requiring the cul-de-sac/turning circle now would be an unnecessary deviation from the long range plan of the Ashton Plantation Phase 2 street network.

DEPARTMENT RECOMMENDATION

Approval, inclusive of the required Arrangement waiver as referenced under the Findings section of this report.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.

LOT/SQ	SUBDIVISION	OWNER NAME	OWNER ADDRESS	OWNER CITY
LOT 4, SQ 11	ASHTON PLANTATION PHASE 2-B	GALO-PARRILLA, MARIA	4118 PLATT STREET	KENNER, LA 70005
LOT 68, SQ 11	ASHTON PLANTATION PHASE 2-B	MADDOX, BENEDETTO N.	113 MOONLIGHT COVE LANE	LULING, LA 70070
LOT 70, SQ 11	ASHTON PLANTATION PHASE 2-B	MC ASHILL, THOMAS R.	109 MOONLIGHT COVE LANE	LULING, LA 70070
LOT 71, SQ 11	ASHTON PLANTATION PHASE 2-B	JARREAU, DARRIN R.	105 MOONLIGHT COVE LANE	LULING, LA 70070
LOT 72, SQ 11	ASHTON PLANTATION PHASE 2-B	MIGUEZ, JAVIER S.	101 MOONLIGHT COVE LANE	LULING, LA 70070

CURVE TABLE

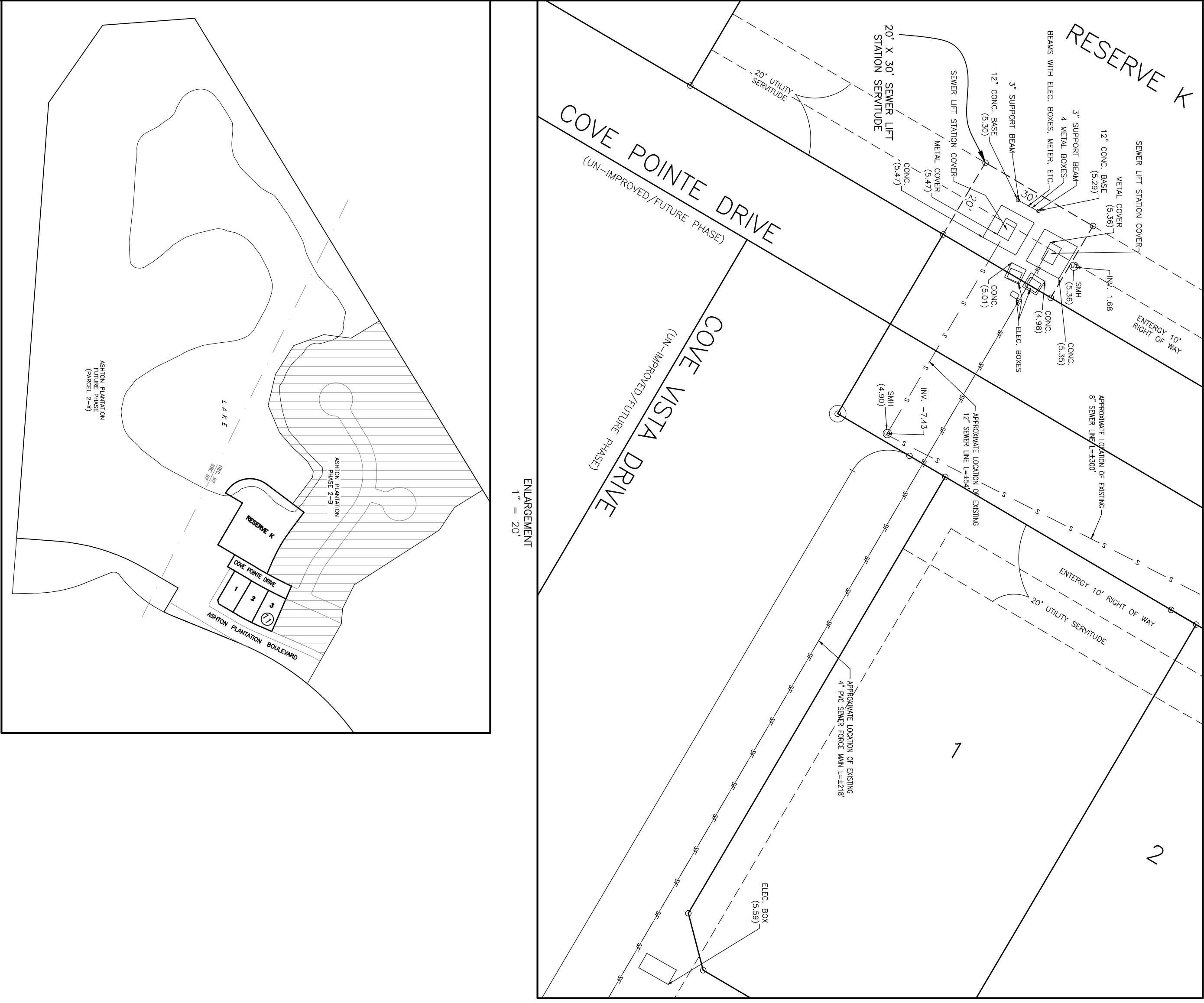
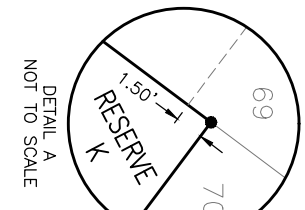
CURVE NO.	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	99.21	795.00	99.14	S87°54.10'W
C2	147.01	1525.00	146.95	S27°42.98'W
C3	143.89	1500.00	143.83	N27°43.46'E
C4	140.77	1475.00	140.71	N27°44.37'E
C5	7.01	1125.00	7.01	N02°02.45'E
C6	70.00	1525.00	69.99	N28°53.98'E
C7	70.00	1525.00	69.99	N28°61.07'E
C8	39.31	795.00	39.31	S24°44.40'W
C9	59.89	795.00	59.88	S87°19.17'W
C10	42.25	1475.00	42.25	S29°39.25'W
C11	189.28	1000.00	189.11	N11°18.50'W
C12	112.93	489.00	112.67	S59°50.44'E

LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	S75°28.59'W	14.14

AREA TABLE

LOT NO.	SQ. NO.	AREA
1	SQ 11	9,170.91 SQ. FT.
2	SQ 11	9,233.21 SQ. FT.
3	SQ 11	9,233.21 SQ. FT.



1" = 300'

INSET

REFERENCE PLAN: ASHTON PLANTATION PHASE 2-B (INTO LOTS 4, 5, 6, 48 THROUGH 72, SQ. 11) BY GASSEN SURVEYING, L.L.C. (LOTS 3 OASSEN 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1

Name: Ashton Plantation Estates, LLC

Address: P.O. Box 157, Harvey, LA 70059

Case Number: 2023-5-MAJ

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 3. Arrangement.** *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.*

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

The intent of this extension of Cove Pointe Drive is to provide the resident of Lot 72 (Corner of Cove Pointe Drive & Cove Lane) the proper access to their home as well as complete the sidewalk around this corner. This extension will also provide St. Charles Parish a more direct route and solid surface to access and maintain the lift station as shown on the preliminary plat. As the plat also shows, the intent is a future extension of Cove Pointe Drive for further development. Adequate ability to turn around at this temporary street end will be provided by the geometric layout proposed. Due to the temporary nature of this construction, we request that a waiver is granted for the use of limestone in lieu of concrete for the turnaround.

Please consider this waiver request with my application.

Thank you.

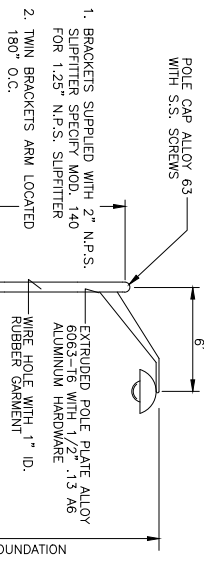
Applicant Signature: 

Danny Hebert for Ashton Plantation Estates, LLC

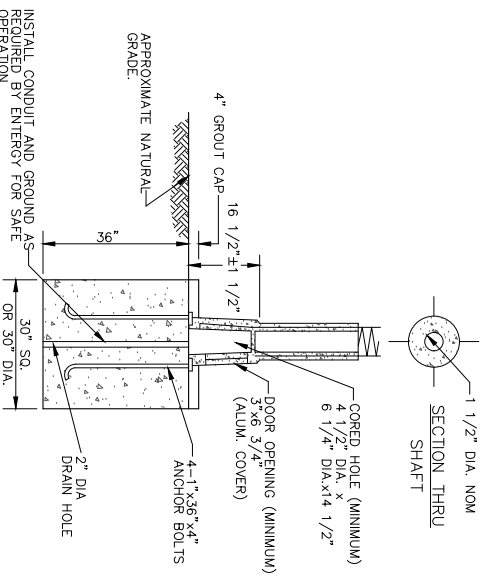
Date: November 30, 2023

UNDERGROUND STREET LIGHTING NOTES:

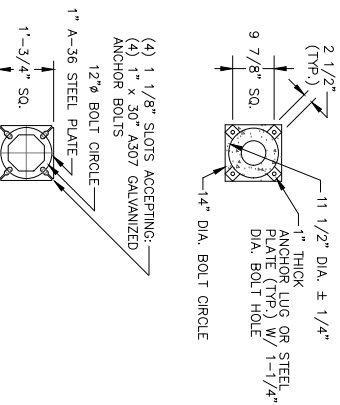
1. ALL WIRING, POLES, DUCT LINE, GUY ANCHORS, APPARATUS, DEVICES, FIXTURES, EQUIPMENT AND FOUNDATIONS SHALL CONFORM TO ST. CHARLES PARISH REQUIREMENTS AND THEIR STANDARD DETAILS FOR CONSTRUCTION OF SAME. ALL WIRING SHALL BE SUBSURFACE.
2. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS WORK AND ARRANGE FOR ALL INSPECTIONS REQUIRED UNDER PARISH REQUIREMENTS.
3. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CONSTRUCT COMPLETE UNDERGROUND STREET LIGHTING SYSTEM AS SHOWN IN THE PLANS, AND COMPLY WITH PARISH REQUIREMENTS.
4. THE ELECTRICAL CONTRACTOR SHALL SECURE APPROVALS FOR HIS WORK IN WRITING FROM THE INSPECTING PARISH AGENCY AND PRESENT THE APPROVAL TO THE OWNER BEFORE FINAL PAYMENT.
5. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PROTECT SAME.
6. LUMARK HPEL10 100W HIGH PRESSURE SODIUM FIXTURES RMA 10SR255LPV5 PHOTOCELL OR APPROVED EQUAL, 120 VOLT, WITH PHOTO CELL-RMA17N255LPV5 LAMP TYPE H39, OR ST. CHARLES PARISH APPROVED EQUAL.
7. THE ELECTRICAL ENGINEER WILL BE RESPONSIBLE FOR LOCATING PROPERTY CORNERS AND P.C.'S TO BE USED TO LOCATE THE ELECTRICAL CONTRACTOR'S WORK. THE ELECTRICAL CONTRACTOR SHALL FURNISH HIS OWN LAYOUT FOR THE LOCATION OF THE STREET LIGHT STANDARDS.
8. STREET LIGHT STANDARD WILL BE SERVED FROM LOUISIANA POWER AND LIGHT COMPANY FEED POINTS.
9. A COPPER WELD GROUND ROD 5/8" DIA. X 8 FEET LONG WILL BE REQUIRED AT EACH LIGHT STANDARD.
10. REFER TO THE SUBDIVISION PLAN FOR SERVICITUDE'S AND DIMENSIONS FOR LAYOUT.
11. STREET LIGHTS TO BE PLACED ON THE PROJECTION OF PROPERTY LINES OR CENTERLINE OF LOTS UNLESS SHOWN OTHERWISE.
12. FOUNDATIONS TO BE IN ACCORDANCE WITH THE TYPICAL FOUNDATION PLAN FOR STREET LIGHT STANDARDS FOR ST. CHARLES PARISH.
13. POLES FOR INTERNAL SUBDIVISION SHALL BE SEAMLESS SPUN ALUMINUM WITH 6" ARM AND 20' MNT HEIGHT OF FIXTURE 7" DIAMETER AT BASE TAPER TO 4" DIAMETER AT TIP (STANDARD POLE AND FIXTURE ONLY).
14. (12) ALL UNDERGROUND CABLE SHALL BE MINIMUM SIZE #8 C.U. STANDARD INSULATION TYPE RHH/RHW U.S.E. IN CONTINUOUS POLYURETHANE UNIDUCT BURIED AT MINIMUM 24" COVER, OR AS REQUIRED BY ENTIRETY.
15. THE ARCHITECTURAL LIGHT POLE/ FIXTURE, IF ANY, SHALL BE PER MANUFACTURERS RECOMMENDATION AND SHALL MATCH THE EXISTING ARCHITECTURAL STANDARDS FOR PHASE 1A AND 1C. VENDOR TO PROVIDE A LUMEN BROADCAST CHART IN ORDER TO COMPARE THE SELECTED ARCHITECTURAL FIXTURE WITH THE ST. CHARLES PARISH STANDARD DETAIL.



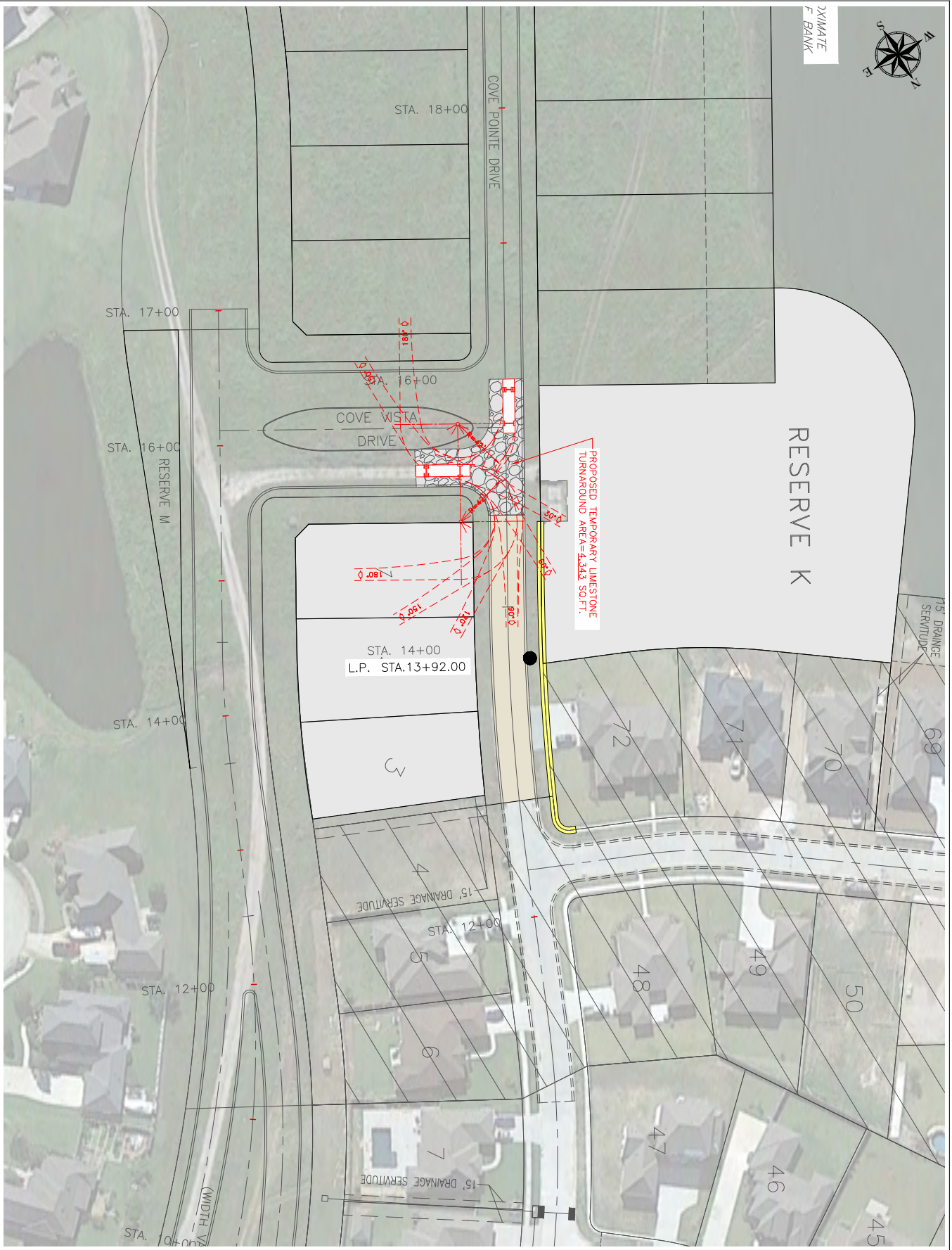
STANDARD LIGHT POLE
N.T.S.



LIGHT POLE BASE DETAILS
N.T.S.



ALTERNATE BASE PLATE DETAIL
N.T.S.



REQUIRED LIGHTS

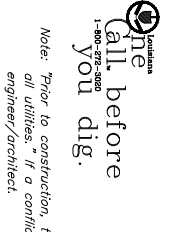
- SUBDIVISION - 1 EACH (ALUMINUM, 20' HEIGHT)

NOTES:
POLE SHAFT SHALL BE CONSTRUCTED TO WITHSTAND LOADINGS AS SPECIFIED IN THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL. STANDARD SPECIFICATIONS FOR STRUCTURAL SIGNALS. LOADINGS RESULTING FROM LUMINAIRE ARM AND LUMINAIRE SHALL BE TAKEN INTO ACCOUNT.

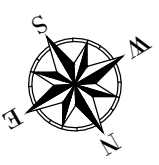
DATE	DESCRIPTION	NO.

<p>ASHTON PHASE 2B ADDENDUM #1 ST. CHARLES PARISH, LOUISIANA</p>		<p>DANNY J. HERBERT, P.E. CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS 14433 RIVER ROAD, HANHVILLE, LOUISIANA 70057 PHONE: (985) 785-2380</p>	
<p>POLE PLAN FOR STREET LIGHTING SYSTEM</p>		<p>DATE: 04/12/2023 DESIGNED BY: MJJ CHECKED BY: DJH</p>	
<p>PILOT SCALE: AS-SHOWN</p>		<p>DRAWN BY: ISB APPROVED BY: MJJ</p>	
<p>DRAWING NO.</p>		<p>6</p>	

Danny J. Herbert, P.E., LLC
Civil & Environmental Consulting Engineers
www.dannyherbertengineering.com
(985) 785-2380



Notes: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.



SEC. 97
SEC 87

RESERVE K
59,194.44 SQ. FT.
OR
1.359 ACRES

(DETAIL A)

TEMPORARY LIMESTONE
TURN AROUND

100'-9"

68'

R1486'

±142'-3"

27'

27'

29'-9"

R21'-6"

34'-1"

28'

R1513'

1

2

3

4

5

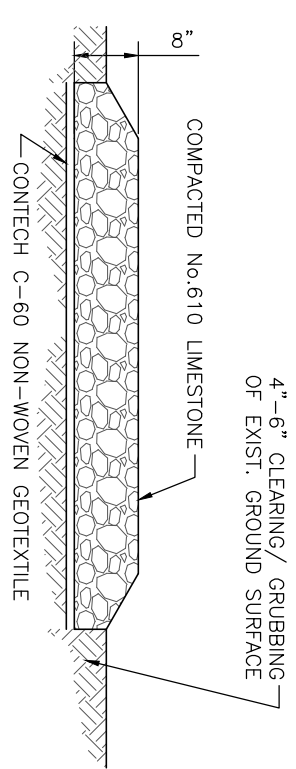
6

72

71

70

69



LIMESTONE TURN AROUND
SCALE: 1" = 2'



SCALE: 1" = 40'



one call before you dig.
Notes: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

DATE	DESCRIPTION	NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
10/11/2023							

DANNY J. HEBBERT, P.E.	
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS	
14433 RIVER ROAD, HAHNVILLE, LOUISIANA 70057	
PHONE: (985) 785-2380	
DESIGNED BY: SB	DRAWN BY: SB
CHECKED BY: MJ	APPROVED BY: MJ



ASHTON PHASE 2B
ADDENDUM #1
ST. CHARLES PARISH, LOUISIANA
ROADWAY GEOMETRY



ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

DATE: March 5, 2024

TO: Mr. Chris Welker, AICP
Planner II

FROM: Miles B. Bingham, PE 
Director of Public Works

RE: **Ashton Plantation Phase 2-B Addendum
Preliminary Plat Approval**

The Department of Public Works (DPW) has received a revised Drainage Impact Analysis (DIA), dated February 22, 2024 and a Traffic Impact Analysis (TIA), dated June 2023. This review is for the approval of the Preliminary Plat for the above mentioned development.

DPW has no objection to the revised DIA as presented. DPW, also, does not have any objection to the TIA as presented.

This should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

MBB/lpz

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer

LOWER PLANTATION ESTATES, L.L.C.
P.O. BOX 157
HARRIS, LA 70059

THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS RESERVE L (LAKE) ARE TO BE MAINTAINED AS SUCH AND NO CONSTRUCTION OR REMOVAL OF OTHER STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHALL ANY INTERFERE WITH ANY PURPOSE FOR WHICH THE RESERVE L IS DEDICATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL EXCEPT CONNECTION TO AN EXISTING SEWERAGE SYSTEM OR TO A PUBLICLY OWNED SEWERAGE SYSTEM. THIS HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

GREGORY C. UER, VICE PRESIDENT

73.5488 ACRES
ZONING: R-1A
CONCRETE
ROAD SURFACING

81147 SQ. FT. ± (1.87 AC.)
NUMBER OF LOTS: 142
SEE NOTE
SEWERAGE SYSTEM

100' ± & 50'
ST. R/W WIDTH: 7.790' L.F.
LENGTH OF STREETS: SEE NOTE
DRAINAGE SYSTEM

ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING SETBACK STANDARDS, SUPPLEMENTARY PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

THE SEWERAGE FROM THIS SUBDIVISION WILL BE HANDLED THROUGH THE EXISTING SEWERAGE SYSTEM AND DISCHARGED INTO THE MISSISSIPPI RIVER THROUGH THE ST. CHARLES PARISH TREATMENT PLANT. THE SEWERAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ST. CHARLES PARISH DEPARTMENT OF WASTEWATER.

DRAINAGE:
THE STORM DRAINAGE RUN-OFF WILL BE HANDLED THROUGH THE EXISTING SEWERAGE SYSTEM AND DISCHARGED INTO THE MISSISSIPPI RIVER THROUGH THE ST. CHARLES PARISH TREATMENT PLANT. THE SEWERAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ST. CHARLES PARISH DEPARTMENT OF WASTEWATER.

THIS PLAN IS IN ACCORDANCE WITH A BOUNDARY SURVEY OF TRACTS 2, 4-10, 10R, 11, 11R, & 12-14 OF SECTION 97, T13S-R20E, S13E, EAST OF THE WEST LINE OF INTERSTATE HIGHWAY 310, DATED 9-16-97.

THE SETBACKS SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SETBACKS ARE REFLECTED OR SHOWN OR THAT THE RECORD SURVEY IS COMPLETE AND ACCURATE FOR THIS PLAN.

THIS PRELIMINARY PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**ASHTON PLANTATION
PHASE 2
IN SECTIONS 87 & 97, T13S-R20E
ST. CHARLES PARISH, LOUISIANA**

⑩ DENOTES SQUARE NUMBERS
15 DENOTES LOT NUMBERS

Gregory C. Uer
CHAIRMAN, PLANNING & ZONING COMMISSION
Sept 1, 2007 DATE

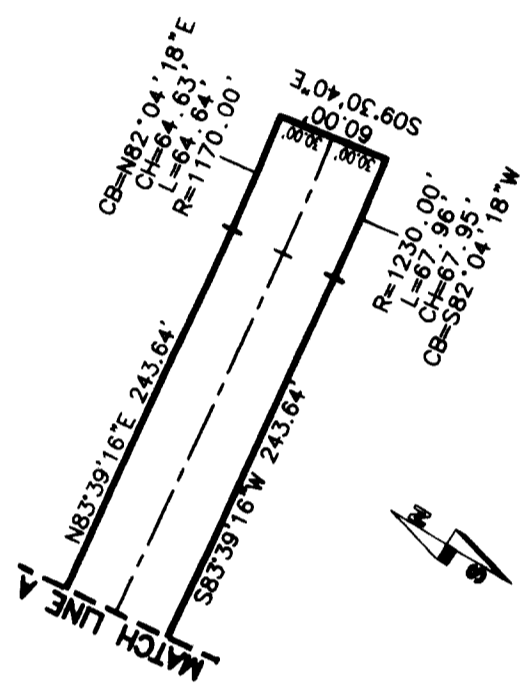
CHURMAN, ST. CHARLES PARISH COUNCIL

DATE

PARISH PRESIDENT

DATE

ORD. NO.



VICINITY MAP
NOT TO SCALE

INTERSTATE HIGHWAY 310

SECTION 97

SECTION 87

RESERVE L

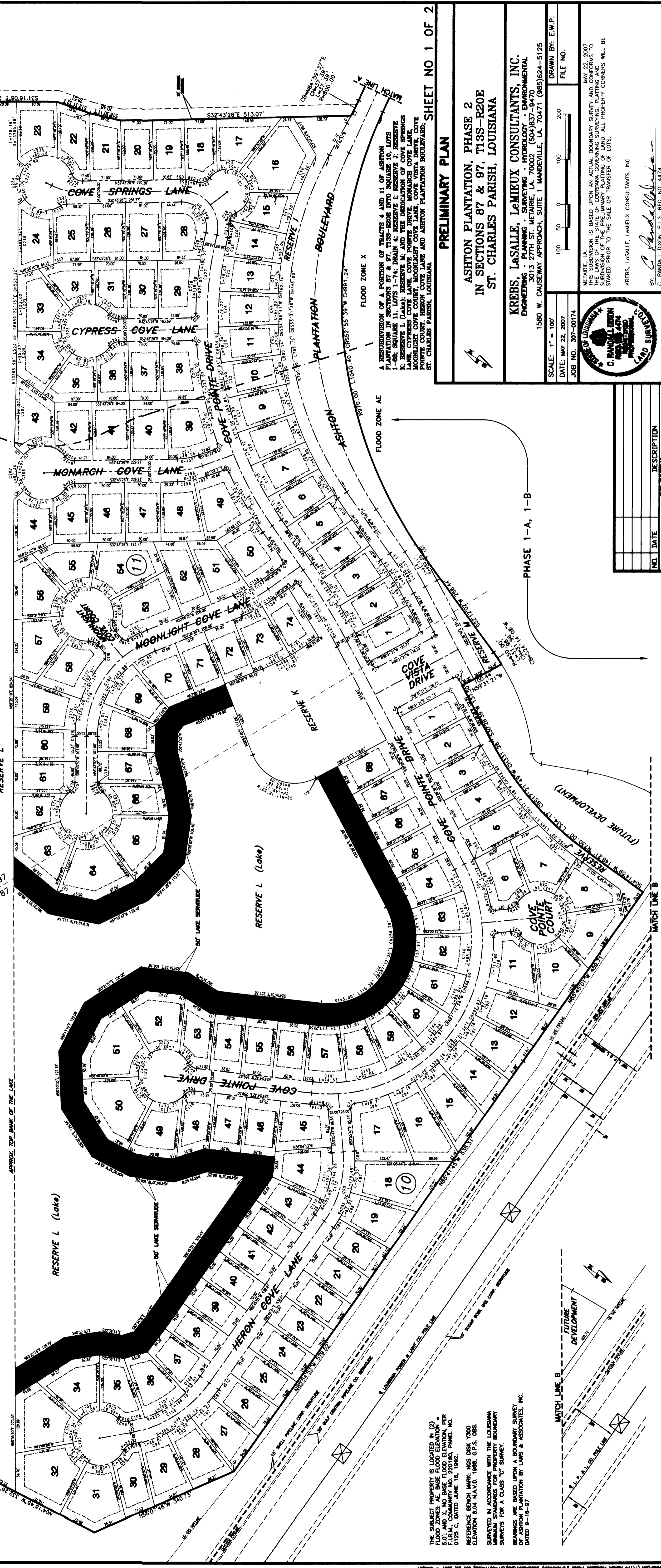
RESERVE L

RESERVE L

RESERVE L

RESERVE L

RESERVE L



THE SUBJECT PROPERTY IS LOCATED IN (7) T13S-R20E, S13E, EAST OF THE WEST LINE OF INTERSTATE HIGHWAY 310, DATED 9-16-97. REFERENCE BENCH MARK: NGS BSK 1000 ELEVATION 8.04 H.A.V.D. 1988. C.P.S. OBS. SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 'C' SURVEY.

BEARINGS ARE BASED UPON A BOUNDARY SURVEY OF ASHTON PLANTATION BY URS & ASSOCIATES, INC. DATED 9-16-97.

PRELIMINARY PLAN
ASHTON PLANTATION, PHASE 2
IN SECTIONS 87 & 97, T13S-R20E
ST. CHARLES PARISH, LOUISIANA
KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.
ENGINEERING · PLANNING · SURVEYING · HYDROLOGY · ENVIRONMENTAL
3013 27TH ST. METAIRIE, LA 70002 (504)837-9470
1580 W. CAUSEWAY APPROACH, SUITE 1 MANDEVILLE, LA 70471 (985)624-5125
DRAWN BY: E.M.P.
FILE NO. _____
DATE: MAY 22, 2007
JOB NO. 307-00174
SCALE: 1" = 100'
METAIRIE, LA
THIS SUBDIVISION IS BASED UPON AN ACTUAL BOUNDARY SURVEY AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 'C' SURVEY AS SET FORTH IN THE SUBDIVISION OF THE PRELIMINARY PLANNING OF LAND. ALL PROPERTY CORNERS WILL BE STAKED PRIOR TO THE SALE OR TRANSFER OF LOTS.
KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.
BY: *C. Randall Dixon*
C. RANDALL DIXON, P.L.L.C. REG. NO. 4474

NO.	DATE	DESCRIPTION	REVISIONS

11.814 ACRES AREA	R-1A ZONING	CONCRETE ROAD SURFACING
8,420.64 SQ. FT. MINIMUM LOT SIZE	28 LOTS 1 RESERVE	SEE NOTE SEWERAGE SYSTEM
50' STREET R/W WIDTH	127'3" LENGTH OF STREET	SEE NOTE DRAINAGE SYSTEM

"ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE."

DRAINAGE: THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE SYSTEMS TO BE INSTALLED BY THE SUBDIVISION DEVELOPER. PROPOSED DRAINAGE CANALS AND UTILITY PUMPS INTO THE 80 APPARENT CANAL VIA THE 80 APPARENT PUMPING STATION.

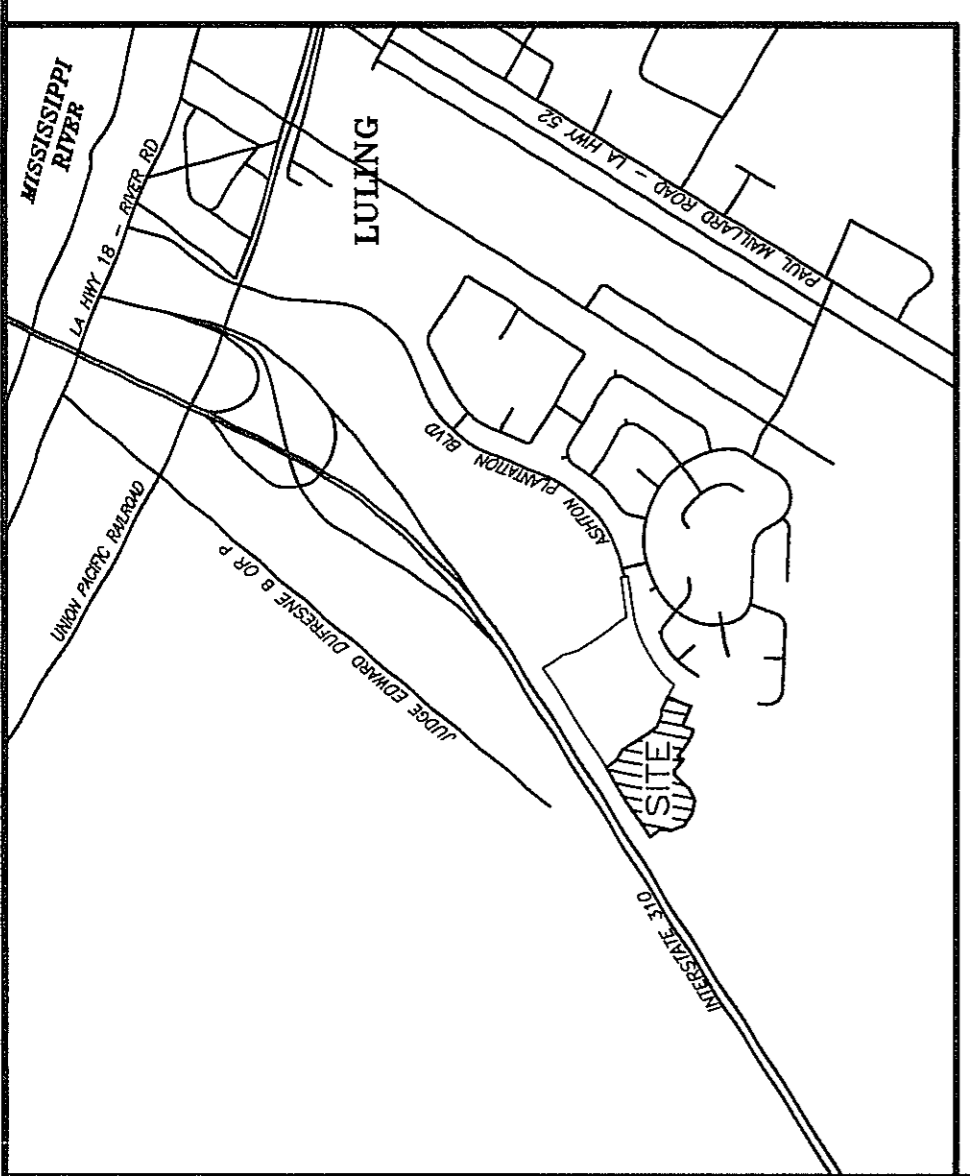
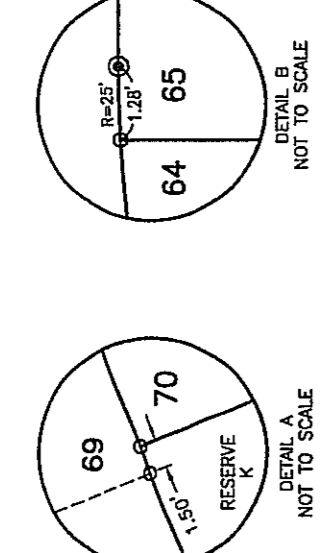
SETBACK TABLE:	25' (EXCLUDING CUL-DE-SAC)
FRONT SETBACK	20' (EXCLUDING LAKE LOTS)
REAR SETBACK	20' FROM LAKE SERVICELINE
SIDELINE CORNER LOT	20' FROM LAKE SERVICELINE
(NOTE: MINIMUM OF 15' REQUIRED BETWEEN IMPROVEMENTS)	

ALL IMPROVEMENTS SHALL BE FROM THE BULK LINES TO THE EDGE OF THE LOT LINE(S) OR LAKE SERVICELINE, AS APPLICABLE.

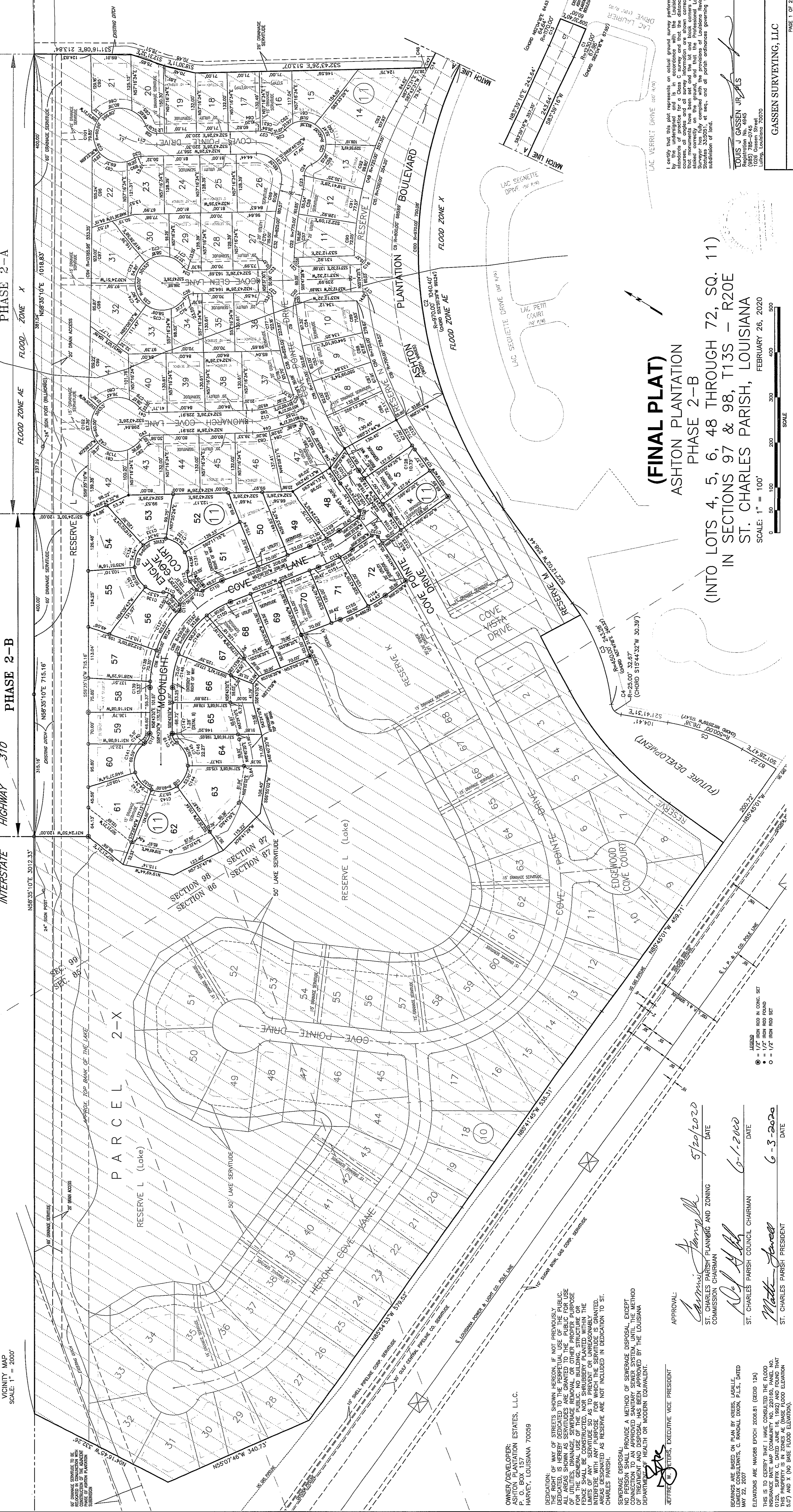
NOTE: 20' UTILITY SERVICELINE AT FRONT OF ALL LOTS

RESTRICTIVE COVENANTS RECORDED AT:
 COB 89 D FOLIO 657
 Entry # 449554

Recorded in the Clerk of Court's office
 St. Charles Parish on the 17th day of
 June, 2020 in Book 88
 Folio 116 Entry # 449555



VICINITY MAP
 SCALE: 1" = 2000'



(FINAL PLAT)
 ASHTON PLANTATION
 PHASE 2-B
 (INTO LOTS 4, 5, 6, 48 THROUGH 72, SQ. 11)
 IN SECTIONS 97 & 98, T13S - R20E
 ST. CHARLES PARISH, LOUISIANA
 FEBRUARY 26, 2020
 SCALE: 1" = 100'

OWNER/DEVELOPER:
 LANTION ESTATES, LLC.
 P.O. BOX 157
 HARVEY, LOUISIANA 70059

DEDICATION: OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR OTHER IMPROVEMENT SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE LIMITS OF ANY SERVICELINE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICELINE IS GRANTED. AREAS DESIGNATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH.

SEWERAGE DISPOSAL: SERVICE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, SHALL BE THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

JEFFREY W. METERS, EXECUTIVE VICE PRESIDENT

APPROVAL:
 ST. CHARLES PARISH PLANNING AND ZONING COMMISSION CHAIRMAN
 DATE: 5/20/2020

ST. CHARLES PARISH COUNCIL CHAIRMAN
 DATE: 6-1-2020

ST. CHARLES PARISH PRESIDENT
 DATE: 6-3-2020

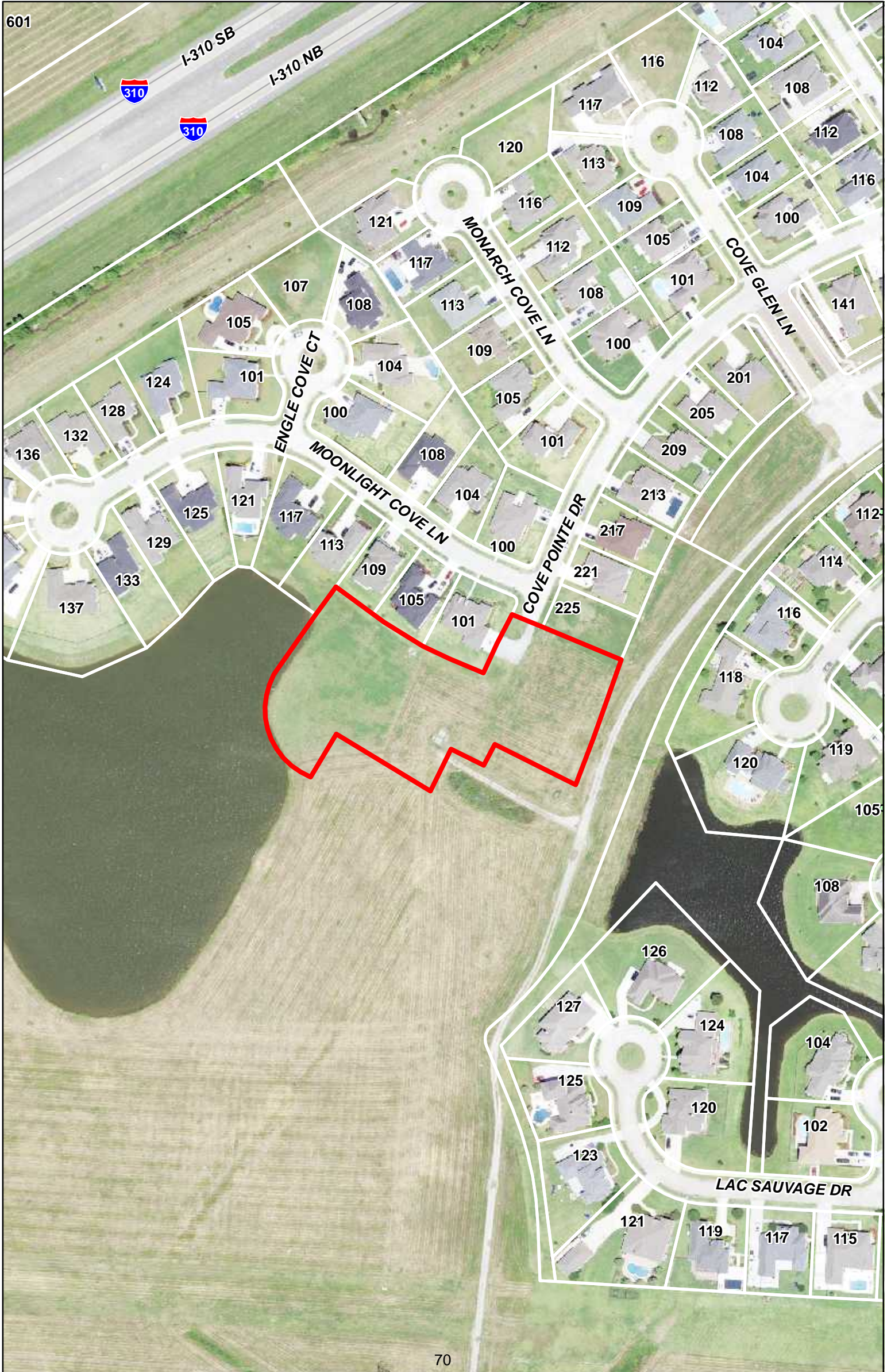
BEARINGS ARE BASED ON PLAN BY KREBS, LASALLE, LEMIEUX CONSULTANTS, C. RANDALL DIXON, P.L.S., DATED MAY 22, 2017

ELEVATIONS ARE NAVD83 EPOCH 2008.81 (GEOD 12A) THAT I HAVE CONSULTED THE FLOOD ELEVATIONS FOR THIS PROPERTY IN ZONES AE (BASE FLOOD ELEVATION 5.07) AND X (NO BASE FLOOD ELEVATION).

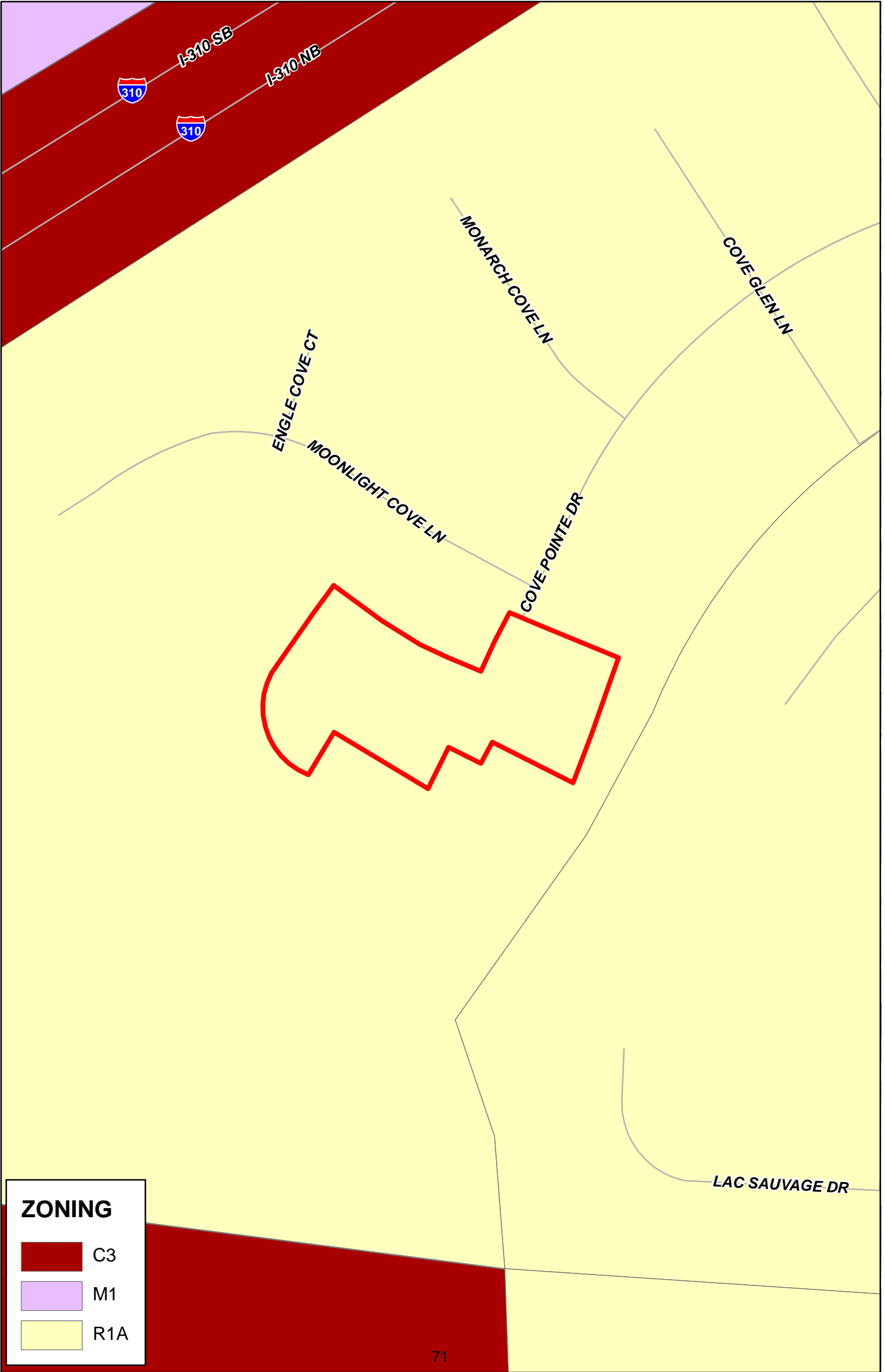
I certify that this plat represents an actual ground survey performed by the undersigned and is in accordance with the Louisiana standards of practice for a Class C survey and that the distances, bearings, and elevations have been set and the lot and block corners are true. I have also certified that the plat and block corners are true. I have also certified that the plat and block corners are true. I have also certified that the plat and block corners are true.

LOUIS J. GASSEN, SURVEYOR
 1026 Gassen Street
 Luling, Louisiana 70059
 (985) 785-0745
 (985) 785-0745
 GASSEN SURVEYING, LLC
 PAGE 1 OF 2

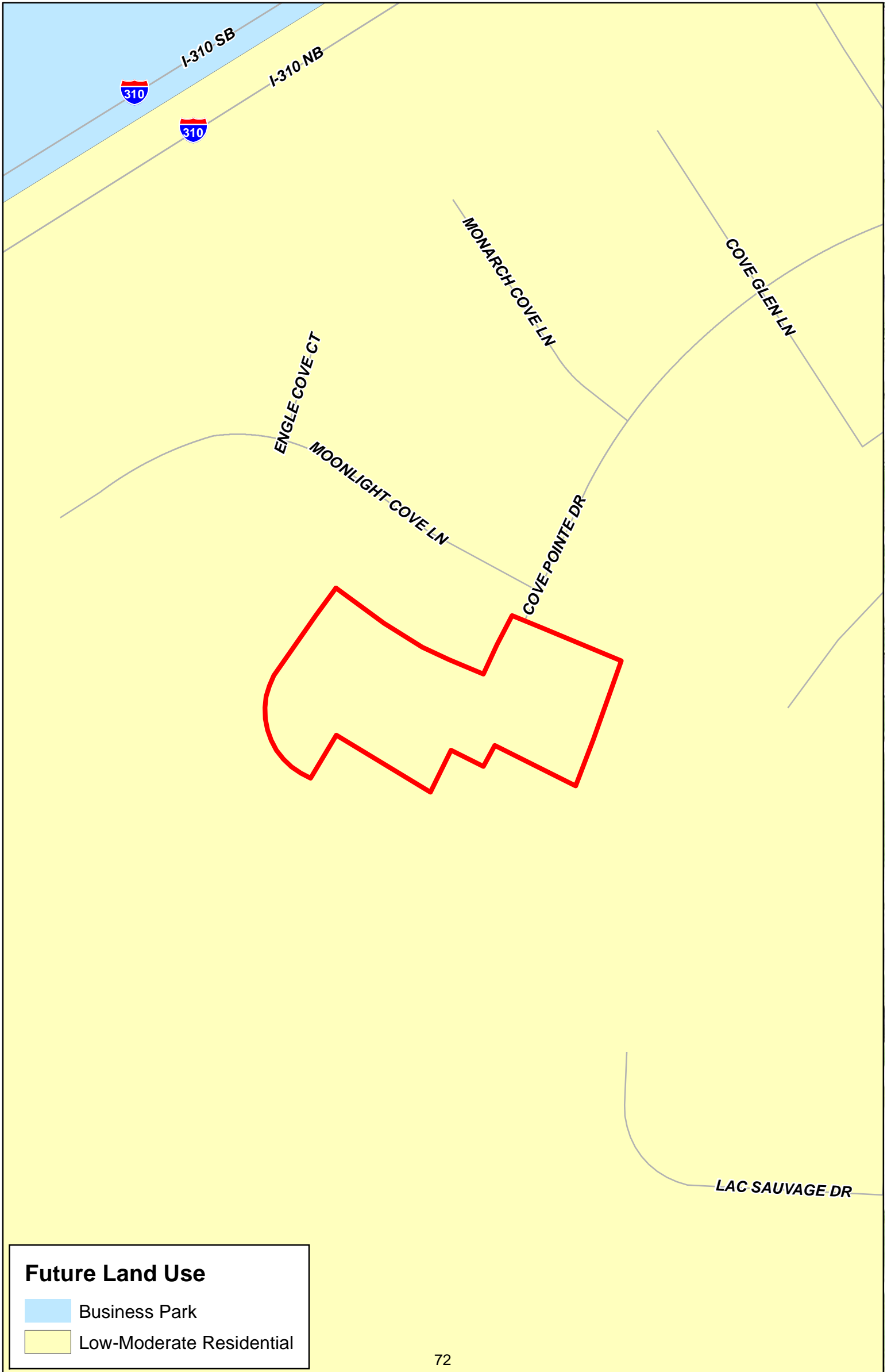
2023-5-MAJ
ASHTON PHASE 2-B ADDENDUM NO. 1





2023-5-MAJ
ASHTON PHASE 2-B ADDENDUM NO. 1



2023-5-MAJ
ASHTON PHASE 2-B ADDENDUM NO. 1



Future Land Use

-  Business Park
-  Low-Moderate Residential