

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

POSTPONED CASES:

- 1 **2024-8-R** requested by **Wadhah Alhusseini** for a change of zoning from R-3 to C-3 on approximately 4 acres of a 6.09 acre undesignated lot, **13517 Highway 90, Boutte**. Council District 4. **Requires Planning Commission recommendation and Parish Council approval.**

- 11 **2024-10-R** requested by **Geraldine M. Sanders, et als** for a change of zoning from O-L to R-1A on approximately 50 acres of a property designated Tract 6A, **223 Joe Louis Lane, Hahnville**. Council District 1. **Requires Planning Commission recommendation and Parish Council approval.**

NEW CASES:

- 21 **2024-2-SPU** requested by **Wadhah Alhusseini** for outdoor storage as an accessory to a permitted use in a C-3 zoning district (proposed), **13517 Highway 90, Boutte**. Council District 4. **Requires Planning Commission approval.**

- 31 **2024-6-HOP** requested by **Jean Domengeaux III** for a home occupation – “Complete Concrete Construction” at **506 Belle Ormond Circle, Destrehan**. Council District 3. **Requires Planning Commission approval.**

- 41 **2024-7-HOP** requested by **Ryan Miller** for a home occupation – “Artisan Electric LLC” – at **578 W. Pine Street, Norco**. Council District 6. **Requires Planning Commission approval.**

- 45 **2024-8-HOP** requested by **Blaine Guillot** for a home occupation – “Blaine Guillot Private Chef, LLC” at **411 Bernard Avenue, Ama**. Council District 2. **Requires Planning Commission approval.**

- 49 **2024-5-MIN** requested by **Myra Soule & Molly Badeaux** for a resubdivision of one lot into two, **450 Grand Bayou Road, Des Allemands**. Zoning District O-L. Council District 4. **Requires Planning Commission approval with a supporting resolution from Parish Council.**

- 58 **2024-6-MIN** requested by **Justin Roux** for a resubdivision of one lot into two, **10397 River Road, Ama**. Zoning District R-1A. Council District 2. **Requires Planning Commission approval.**

- 65 **2024-7-MIN** requested by **Ryan Smigiel for Southeastern Freight Lines, Inc** for a resubdivision of one lot into four, **150 Alpha Drive, Destrehan**. Zoning District M-1. Council District 2. **Requires Planning Commission approval.**

- 72 **2024-8-MIN** requested by **Mark Melancon** for a resubdivision of one lot into two, **695 Magnolia Ridge Road, Boutte**. Zoning District O-L. Council District 4. **Requires Planning Commission approval.**

- 79 **2024-11-R** requested by **Dominick J. Fazzio for Southern Recovery Management, Inc.** for a change of zoning from W to M-2 on a property designated Lot 4286 and consisting of approximately 93 acres, **approximately 450 ft. north of Highway 90 at the St. Charles/Jefferson Parish line, Luling**. Council District 2. **Requires Planning Commission recommendation and Parish Council approval.**

- 92 **2024-12-R** requested by **Baron Tregle for White Boot Investments, Inc.** for a change of zoning from R-1A(M) and C-3 to R-1M on approximately 2.49 acres of a property designated Tract 1, Coteau De France, **117 Gwen Lane, Des Allemands.** Council District 4. **Requires Planning Commission recommendation and Parish Council approval.**
- 104 **2024-13-R** requested by **Richard D. Whitney Jr. for Whitney Properties XII, LLC** for a change of zoning from C-2 to C-3 on Lots 1B-1 and 1B-2, Block J, Ellington Gardens, **207 and 211 Angus Drive, Luling.** Council District 7. **Requires Planning Commission recommendation and Parish Council approval.**
- 114 **2023-2-MAJ** requested by **Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC** for Preliminary Plat approval of PATIO HOMES SUBDIVISION ASHTON PLANTATION, a 42 lot residential subdivision in Ashton Plantation, **Ashton Plantation Boulevard, Luling.** Zoning District R-1A. Council District 7. **Requires Planning Commission approval and supporting resolution from Parish Council.**
- 2024-1-ORD** requested by **Matthew Jewell, Parish President / Dept. of Planning & Zoning** to amend the Zoning Ordinance of 1981 to adopt a Highway 90 Overlay District.

UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (May 2, 2024, Minutes)
ADJOURN



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-8-R

APPLICATION INFORMATION

- **Submittal Date:** 4/2/24

- **Applicant / Property Owner**

Casey M. Genovese, P.E.
Linfield, Hunter & Junius, Inc.
3608 18th Street
Metairie, LA 70002
504.833.5300
cgenovese@lhjunius.com

Marc Messier
Mainland Retail, LLC
1905 Acklen Avenue
Nashville, TN 37212

FOR

Wadhah Alhousseini
166 Melonie Street
Boutte, LA 70039

- **Request**

Change of zoning:

- Current – R-3, Multi-Family Residential District (6.09 acre undesignated lot)
- Proposed – C-3, Highway Commercial District - Wholesale and Retail Sales

SITE INFORMATION

- **Location**

A 6.09 acre undesignated lot, Magnolia Ridge Subdivision; 13517 Highway 90, Boutte

- **Size:** 4 acres

- **Current Use**

The 4 acre subject area of the 6.09 acre undesignated lot is undeveloped and wooded (the front portion of the overall subject site along Highway 90 is developed with a single family house and accessory structure).

- **Surrounding Zoning**

C-3 zoning is located to the Highway 90 side; R-3 and R-1A zoning are adjacent to the rear; C-3 and R-1A(M) zoning are located to the Magnolia Ridge Road side; C-3 and R-3 zoning are adjacent to the Paradis side.

- **Surrounding Uses**

Development in the surrounding area includes a commercial building at the corner of Highway 90 and Magnolia Ridge Road; additional commercial development is located on the opposite side of Highway 90; residential homes are adjacent to the Magnolia Ridge Road side and rear; undeveloped, wooded land is also adjacent to the rear and Paradis side.

- **Zoning History**

The R-3 district was established in 1981.

- **Future Land Use Recommendation**

Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base

and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

- Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office) zoning, C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), B-1 (batture, non-industrial)

▪ **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: AE4

2013 Digital Flood Insurance Rate Map: AE6

▪ **Traffic Access**

The 6.09 acre undesignated lot is shown with 27.73 ft. of frontage on Highway 90, but access to the highway is available via a driveway on an adjacent lot under common ownership. In total, the entire holding owned by the applicant has 480.74 ft. of frontage on Highway 90.

▪ **Utilities**

Parish GIS shows drainage and water facilities along Highway 90 and Magnolia Ridge Road. Sewer facilities are shown on Magnolia Ridge Road.

Representatives from the Departments of Public Works, Wastewater, and Waterworks stated that they have no objections 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 has a Future Land Use Map designation of *Commercial*. The proposed change from R-3 to C-3 conforms to this designation, where C-3 is a recommended zoning district. This is not a spot zone as it is not limited to a small area (4 acres), would expand on the existing C-3 zoning district fronting Highway 90, and is done in furtherance of the Comprehensive Plan. **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 6.09 acre undesignated lot is split zoned, with the portion fronting Highway 90 zoned C-3 and the rear portion zoned R-3. Both districts date back to 1981. The C-3/R-3 zoning arrangement extends approximately 3,700 ft. southbound along Highway 90. The development permitted under this zoning arrangement has not come to fruition over the past 40+ years, with the area it covers remaining almost entirely undeveloped and wooded. On the subject site, short of a development plan confining

commercial use to the Highway 90 frontage or done in conjunction with multi-family development, the split zone limits the use of the 6.09 acre undesignated lot. By bringing this particular site under a uniform commercial zoning it can be more reasonably used and allow for expansion of the Boutte/Luling Highway 90 commercial corridor further southbound. **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 along a stretch of Highway 90 heavily developed with commercial uses, all under C-3 zoning. This includes a multi-tenant commercial building adjacent to the Magnolia Ridge Road side and a gas station, barroom, and vacant dollar store on the opposite side of the highway. C-3 uses are permitted within the front portion of the subject site right now, and expanding C-3 zoning across the entirety of the 6.09 acre undesignated lot does not introduce uses incompatible with the established commercial character of the Highway 90 corridor through Boutte and Luling. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, due to meeting all the rezoning criteria.

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



St. Charles Parish
Department of Planning & Zoning
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	<u>4/2/24</u>
Received By	<u>BB</u>
Receipt #	<u>13155074</u>
Case #	<u>2024-8-R</u>

APPLICANT INFORMATION

Applicant: Linfield, Hunter & Junius, Inc.-Casey, M. Genovese, P.E. & Mainland Retail, LLC - Marc Messier
 Mailing Address: 3608 18th Street, Metairie, LA 70002 1905 Acklen Ave., Nashville, TN 37212
 Phone: 504-833-5300 Email: CGenovese@LHJunius.com

PROPERTY INFORMATION

Municipal Address (if assigned): 13517 Hwy. 90, Boutte LA 70039 242 Magnolia Ridge Rd., Boutte LA 70039
 Lot, Block, Subdivision: Lot: 77-B, W.J. Tinney Lot, W.J. Tinney House Lot, & A 6.09 Acre Lot; Section 119, T-13-S,R-20-E
 Current Zoning: C-3, R-3, R-1A(M) Proposed Zoning: C-3
 Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)
 *If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 4. Survey of property showing area to be rezoned
- 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

(Signature) [Handwritten Signature] (Print) Wadiah Alhussein

(Signature) NIA (Print) _____

(Signature) NIA (Print) _____

(Notary signature & seal) [Handwritten Signature] (Date) 04/02/2024

Case # 2024-8-R

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

The proposed zoning is consistent with and furthers the policies and goals of the future land use plan. The proposed rezoning of the property to C-3 Highway Commercial - Wholesale/Retail is consistent with the future land use, "Commercial" that encompasses a large portion of the property. Also, our proposed rezoning would not create a spot zone.

How does the proposed zoning serve the best interest of the community?

The proposed commercial retail store will sell products for home improvement/maintenance, pet/animal care, agriculture, lawn and garden maintenance, in a convenient and accessible location to the local and surrounding neighborhoods/residents. The proposed C-3 Highway Commercial zoning and development of the proposed retail store will help to create and retain quality jobs while promoting the fiscal health of the Parish by bringing in new and additional tax revenue.

Do uses on adjacent properties limit the use of your property under current zoning?

No, however, the current/existing split-zoning of the property limits the feasibly developable area of the property.

Do unique physical or environmental limitations affect the use of your property under current

zoning? Yes, due to the existing split-zoning of the property, we would not be able to feasibly develop our commercial development on the existing commercially zoned portion of the property.

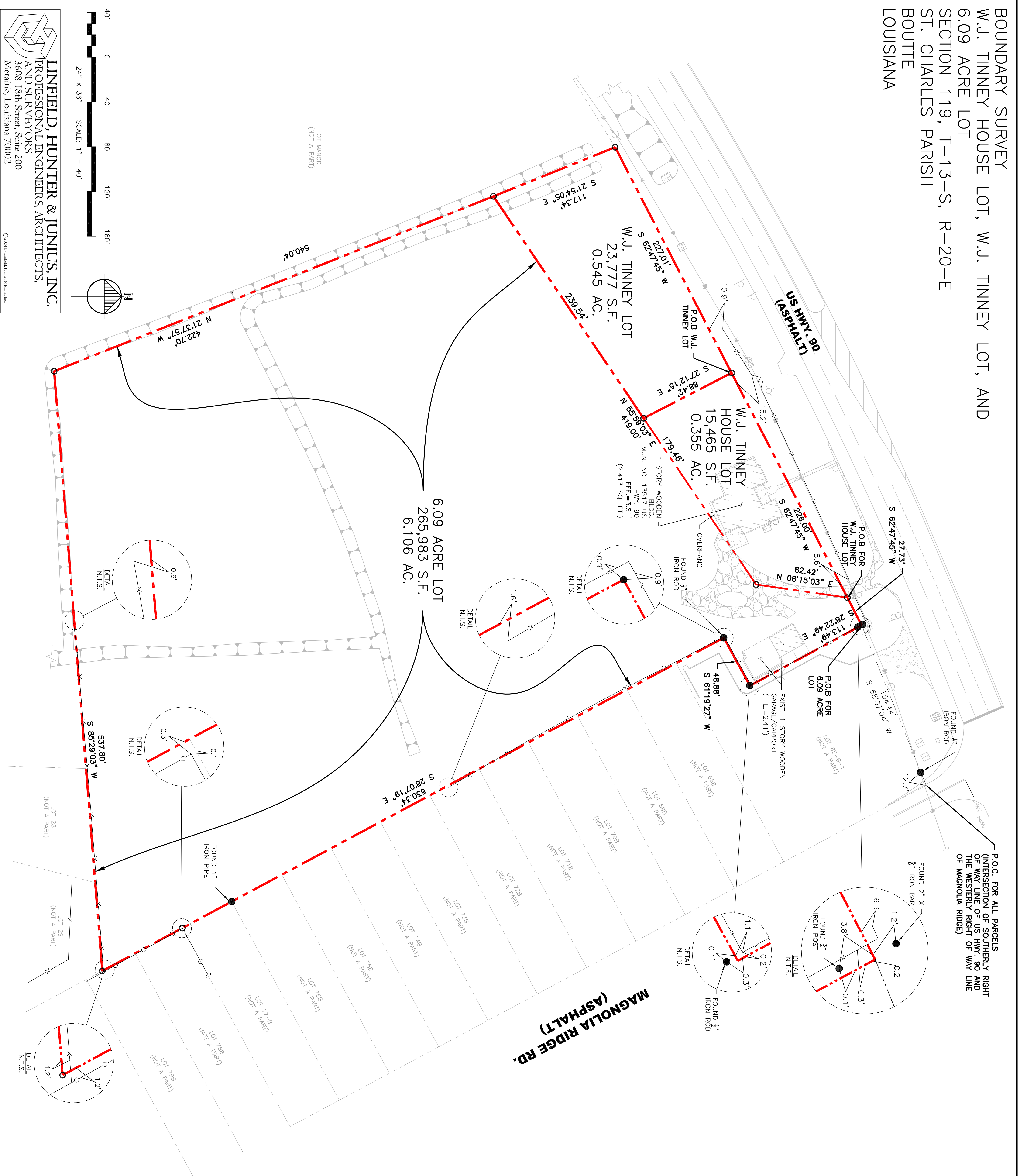
Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning?

The property exists on US Hwy 90, a major thoroughfare, along which a vast majority consists of commercial development/uses. Due to the existing split-zoning of the property, we would not be able to feasibly develop our commercial development on the existing commercially zoned portion of the property.

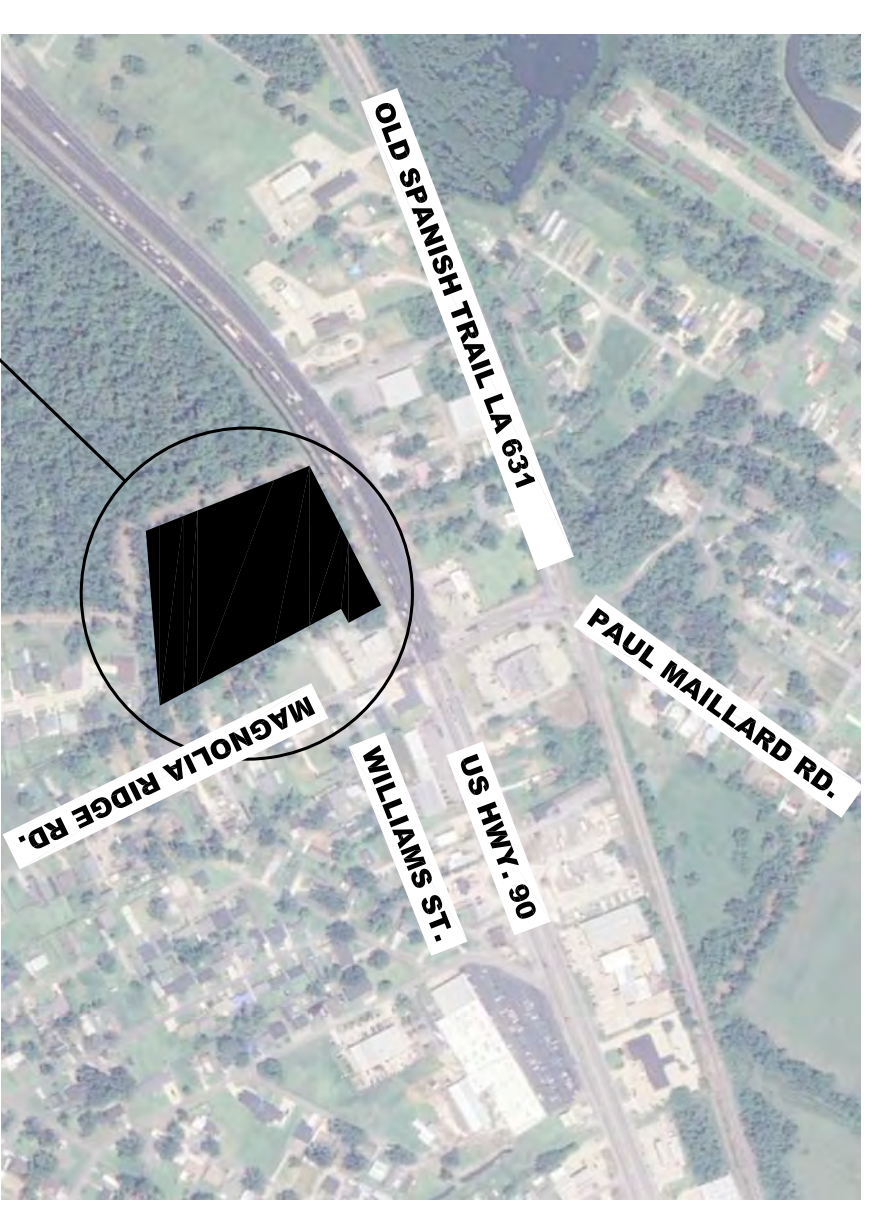
Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

Yes, permitted uses under the proposed zoning are compatible with the surrounding neighborhood area. The proposed zoning of C-3 Highway Commercial is consistent with the existing zoning (C-3 Highway Commercial) of the adjacent and surrounding properties on both sides of the property and all along US Hwy 90 in both directions.

**BOUNDARY SURVEY
W.J. TINNEY HOUSE LOT, W.J. TINNEY LOT, AND
6.09 ACRE LOT
SECTION 119, T-13-S, R-20-E
ST. CHARLES PARISH
BOULTE
LOUISIANA**



P.O.C. FOR ALL PARCELS
(INTERSECTION OF SOUTHERLY RIGHT
OF WAY LINE OF US HWY. 90 AND
THE WESTERLY RIGHT OF WAY LINE
OF MAGNOLIA RIDGE)



VICINITY MAP
(NOT TO SCALE)

LEGEND

	EXIST. GUY WIRE		EXIST. POWER OR TELEPHONE POLE
	EXIST. OVERHEAD UTILITY		EXIST. LIGHT POLE
	EXIST. BOUNDARY LINE		EXIST. FIRE HYDRANT
	EXIST. CHANNEL/FENCE		EXIST. FIRE HYDRANT MONUMENT SET
	EXIST. WOODEN FENCE		EXIST. MONUMENT SET
	EXIST. CONC. AREA		EXIST. FIRE HYDRANT
	EXIST. GRAVEL AREA		EXIST. WATER VALVE
	EXIST. BUILDING		EXIST. FIRE HYDRANT
	EXIST. DITCH		EXIST. WATER METER
	EXIST. WATER METER		EXIST. BOULEVARD/POST
	EXIST. GAS METER		EXIST. SIGN
	EXIST. TELECOMMUNICATIONS VAULT		EXIST. FIBER OPTIC MARKER

- GENERAL NOTES:**
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES ARE NOT A PART OF THIS SCOPE AND HAVE NOT BEEN PLOTTED. THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF THEIR UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND DIGGING. CALL LA ONE CALL (1-800-272-5020).
 - ELEVATIONS SHOWN REFER TO NAVD88. ELEVATIONS ESTABLISHED BY RTK GPS OBSERVATION (LEICA SMARTNET).
 - THIS IS A CLASS C BOUNDARY SURVEY.
 - AS PER FEMA FLOOD MAP, COMMUNITY-PANEL NUMBER 2201600125C EFFECTIVE DATE JUNE 06, 1992, THE SITE LIES WITHIN ZONE AE AREA WITH BASE FLOOD ELEVATION OF 4 FEET.
 - 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.
 - THIS PLAT REPRESENTS AN ACTUAL, GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE #61XX, CHAPTER 25 FOR A CLASS "C" SURVEY.
 - BEARINGS SHOWN ARE BASED ON REFERENCE MAP #2.

- REFERENCE MAPS:**
- ALTA SURVEY BY LINFIELD, HUNTER & JUNIUS, INC. ENTITLED "ALTA/SPPS LAND TITLE SURVEY 77-B AND 6.09 ACRE LOT SECTION 119, T-13-S, R-20-E, ST. CHARLES PARISH, BOULTE, LOUISIANA," DATED MARCH 29, 2024.
 - SURVEY BY RIVERLANDS SURVEYING COMPANY ENTITLED "SURVEY PLAT OF LOT-77B OF THE EXTENSION OF A PORTION OF ELLINGTON PLANATION, THE W.J. TINNEY LOT, THE W.J. TINNEY HOUSE LOT, AND 6.09 ACRE LOT SECTION 119, T-13-S, R-20-E, ST. CHARLES PARISH, LOUISIANA DATED FEBRUARY 16, 2023 AND REVISED MARCH 3, 2023.
- STANDARD ABBREVIATIONS**
- | | | | |
|----------|-------------------------|--------------|-----------------------|
| AC. | ACRES | BLDG. | BUILDING |
| BLDG. | BUILDING | CMR. | CORRUGATED METAL PIPE |
| CONC. | CONCRETE | CONG. | CONCRETE WHOLE |
| DMH. | DIMENSIONAL HOLE | ELEV. | ELEVATION |
| EXIST. | EXISTING | INVT. | INVERT ELEVATION |
| NO. | NUMBER | NOT TO SCALE | NOT TO SCALE |
| P.O.B. | POINT OF BEGINNING | P.O.C. | POINT OF CORNER |
| PVC. | POLYVINYL CHLORIDE PIPE | R/W | RIGHT OF WAY |
| S.F. | SQUARE FEET | STAN. | STANDARD |
| TEMP. | TEMPORARY BENCHMARK | T.O.C. | TOP OF CASTING |
| T.O.P. | TOP OF PIPE | TP. | TEMPORARY BENCHMARK |
| DIAMETER | | | |

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

SCALE: 1" = 40'
24" X 36"

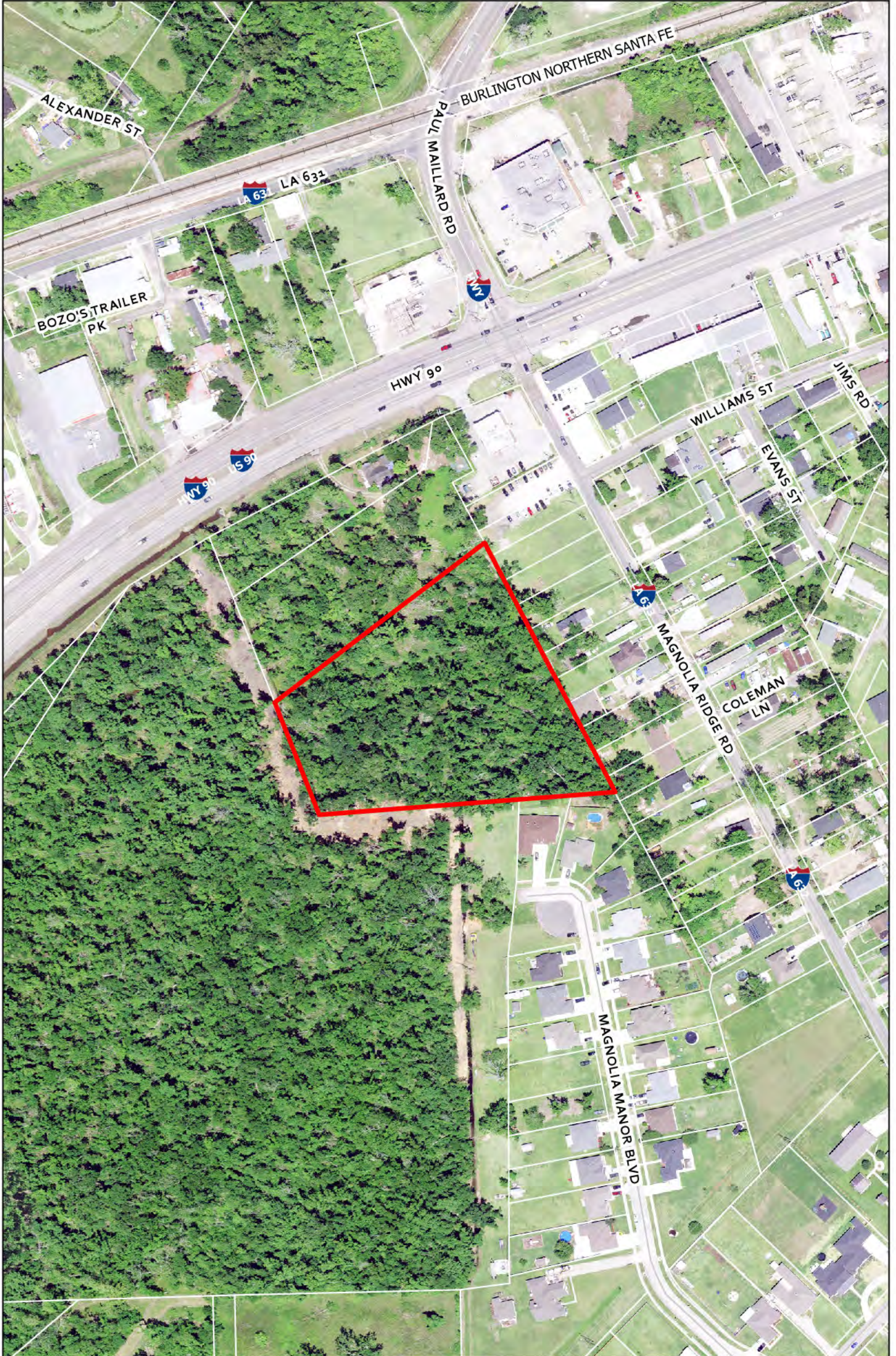
NATHAN JOHN JUNIUS
License No. 49818
PROFESSIONAL LAND SURVEYOR

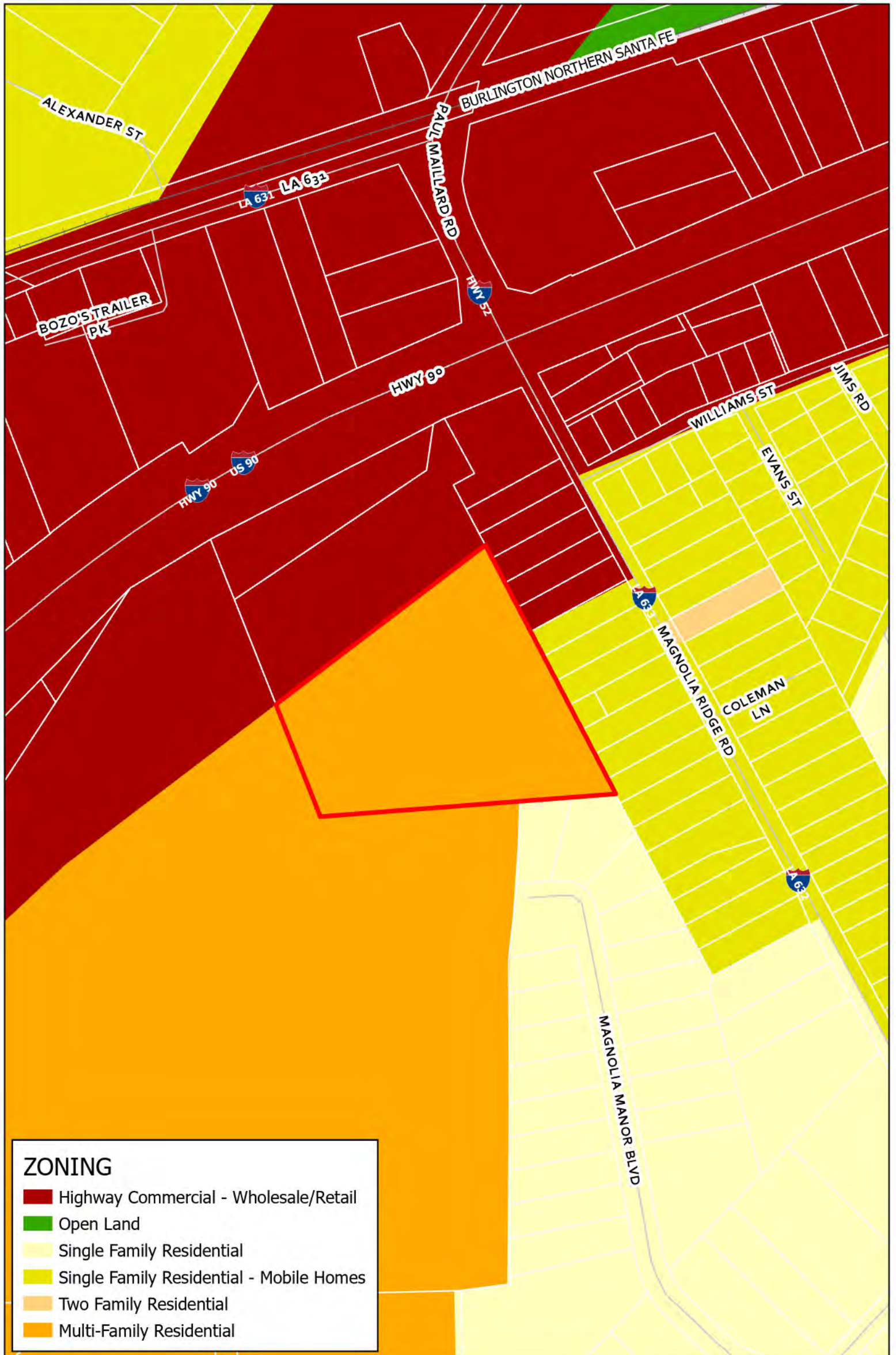
BOUNDARY SURVEY
DATE: MARCH 29, 2024
LHM JOB No. 23-063
(504) 833-5300

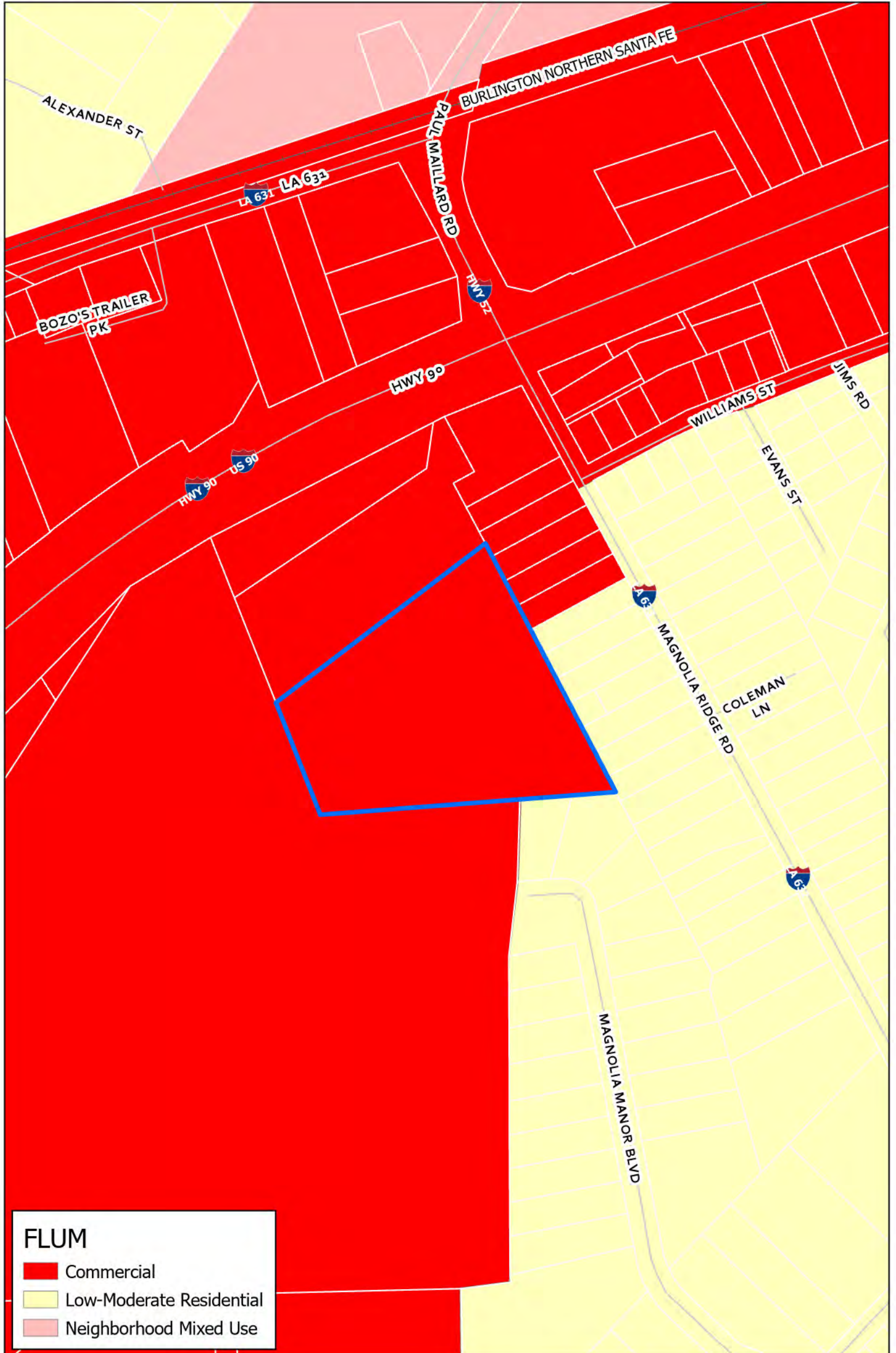
2024-8-R
R-3 to C-3

1" = 200'

N









Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-10-R

APPLICATION INFORMATION

- **Submittal Date:** 4/2/2024

- **Applicant / Property Owner**
Derek Pelloquin
J. Breaux Enterprises, LLC
1807 W. Gloria Switch Road
Carencro, LA 70520
337.781.7476; derek@jbreauxent.com

- FOR

Geraldine M. Sanders, et al.
1000 Gassen Street
Luling, LA 70070

- **Request**
Change of zoning:
 - Current - O-L, Open Land District
 - Proposed - R-1A, Single family residential detached conventional homes - Medium density

SITE INFORMATION

- **Location**
50 acre tract (designated as 6A); 223 Joe Louis Lane, Hahnville.

- **Size:** 50.22 acres

- **Current Use:**
There is no active use of the site. It was previously the location of the Fashion Golf & Country Club.

- **Surrounding Zoning**
C-1 is located to the Joe Louis Lane (River Road) side; O-L is located to the Union Pacific Railroad side and adjacent to the Lee Lane (downriver) side; R-1A is adjacent to the Courthouse Lane side.

- **Surrounding Uses**
The site is located in an area of Hahnville developed primarily with St. Charles Parish government facilities and single-family subdivisions. Specifically, the St. Charles Parish Communications building is located across Joe Louis Lane, and Flagville Subdivision is adjacent to the Courthouse Lane side. Undeveloped, mostly wooded land is adjacent to the Lee Lane and Union Pacific Railroad sides.

- **Zoning History**
The O-L 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**

The site has approximately 380 ft. of frontage along Joe Louis Lane. No other direct access to a dedicated and improved public right-of-way is currently available.

▪ **Utilities**

The Parish GIS map shows drainage, water, and sewer facilities along Joe Louis Lane. Additional drainage facilities are also depicted along the Lee Lane side of the site and the Union Pacific Railroad.

Representatives with the Departments of Public Works, Wastewater, and Waterworks stated they have no objections to the rezoning itself.

Any subsequent subdivision development would go through the Major Subdivision process. As part of that process a Drainage Impact Analysis, Traffic Impact Analysis, Sewer Impact Report, and detailed construction plans are submitted and reviewed by the Departments of Public Works, Wastewater, and Waterworks to ensure new infrastructure is developed to Parish standards and existing infrastructure and surrounding areas are not adversely affected.

APPLICABLE REGULATIONS

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

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

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

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

- (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix A. Section XV. - Amendment procedure

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

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

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

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

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

REZONING GUIDELINE & CRITERIA EVALUATION

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

The proposed zoning conforms to the Future Land Use Map designation of *Low-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The request would not be considered a spot zone since it covers a large area (50 acres), expands on an adjacent R-1A district (Courthouse Lane side), and as noted above, is done in furtherance of the comprehensive plan. **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.*

This particular area of Hahnville, situated between River Road and the Union Pacific Railroad and bounded downriver by Avalon Place and upriver by Highway 3160, had long been defined by a rural character. Development focused primarily along River Road, while anything off River Road consisted of open, undeveloped tracts in agricultural use and homes along unimproved private drives. The earliest instance of

a residential “subdivision” is Flaggville, located immediately adjacent to the subject site along Courthouse Lane and shown on a map dated to 1872.

Modern residential subdivisions were introduced starting in the late 1950s with development of Fashion Terrace from 1956 to 1965 (56 lots), followed by Homeplace Plantation Estates in 1979 (93 lots). In total, 149 residential lots were introduced in this period. After a nearly two decade pause an additional 149 residential lots would be created starting with the development of Avalon Place Phases 1 & 2 between 1997 and 2001 (70 lots) and Fashion Plantation Estates Phase 1 in 1999 (78 lots).

After another two decades subdivision development resumed with the development of River Place Estates Phase 1 in 2021. The preliminary plat for Phase 2 was approved in March of 2024 and in total, this subdivision will result in 42 lots.

Of the subdivisions referenced above, Avalon and River Place required rezonings from O-L to R-1A (PZR-1989-09; Ord. 89-4-3, PZR-2000-19; Ord. 01-1-5, 2019-21-R; Ord. 20-2-2). The others were either already zoned R-1A (Fashion Terrace, Homeplace Plantation, & Fashion Plantation) or rezoned from R-1A(M) to R-1A (Flaggville, PZR-1996-02; Ord. 96-2-3).

Site-built single-family homes can be permitted under the current O-L zoning, just at a lower density. The proposed R-1A zoning would be more reasonable as it would allow for a continuation of the developing land-use pattern and character detailed above while eliminating use types permitted under O-L zoning that could be detrimental to the growing residential development. **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 proposed R-1A zoning would be compatible with the surrounding character, specifically the single-family residential Flaggville Subdivision directly adjacent to the Courthouse Lane side.

R-1A zoning would allow residential development at a higher density compared to O-L (6,000 sq. ft. lot minimum vs. 20,000 sq. ft. lot minimum), so impact to existing public facilities could be expected and must be addressed as part of any resulting development. If subsequent subdivision development occurs, it must go through the Major Subdivision process. The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning, but as part of the Major Subdivision process those entities would review drainage, traffic, and sewer analyses along with detailed plans to ensure new infrastructure will be built to Parish standards and any adverse impact to existing facilities and the surrounding area identified and mitigated. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on meeting all 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
ZONING MAP AMENDMENT

* Next Available Meeting: 5/2
Deadline: 4/2

OFFICE USE	
Submittal Date	
Received By	<u>CW</u>
Receipt #	<u>13166157</u>
Case #	<u>2024-10-R</u>

APPLICANT INFORMATION

Applicant: J. Breau Enterprises, LLC
Mailing Address: 1807 W. Gloria Switch Rd. Carencro, LA 70520
Phone: (337) 781-7476 Email: derek@jbreauxent.com

PROPERTY INFORMATION

Municipal Address (if assigned): 223 Joe Louis Lane, Hahnville LA
Lot, Block, Subdivision: _____
Current Zoning: Open Land Proposed Zoning: R1A DP
Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- CW 1. Application with notarized endorsement of all property owners (see page bottom)
*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- CW 2. Completed zoning change questionnaire (see following page)
- CW 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- CW 4. Survey of property showing area to be rezoned
- CW 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

<u>Della Gisclair</u> (Signature)	<u>Della Gisclair</u> (Print)
<u>Dolores Hamilton</u> (Signature)	<u>Dolores Hamilton</u> (Print)
<u>Ruth S. Tassin</u> (Signature)	<u>Ruth S. Tassin</u> (Print)
<u>[Notary Signature]</u> (Notary signature & seal)	<u>4/9/24</u> (Date)

Louis G. Authement
NO 25814

Case # 2024 10 R

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

How does the proposed zoning serve the best interest of the community?

It allows for the development of single family residential housing, which is needed in the area.

Do uses on adjacent properties limit the use of your property under current zoning?

No

Do unique physical or environmental limitations affect the use of your property under current zoning?

No

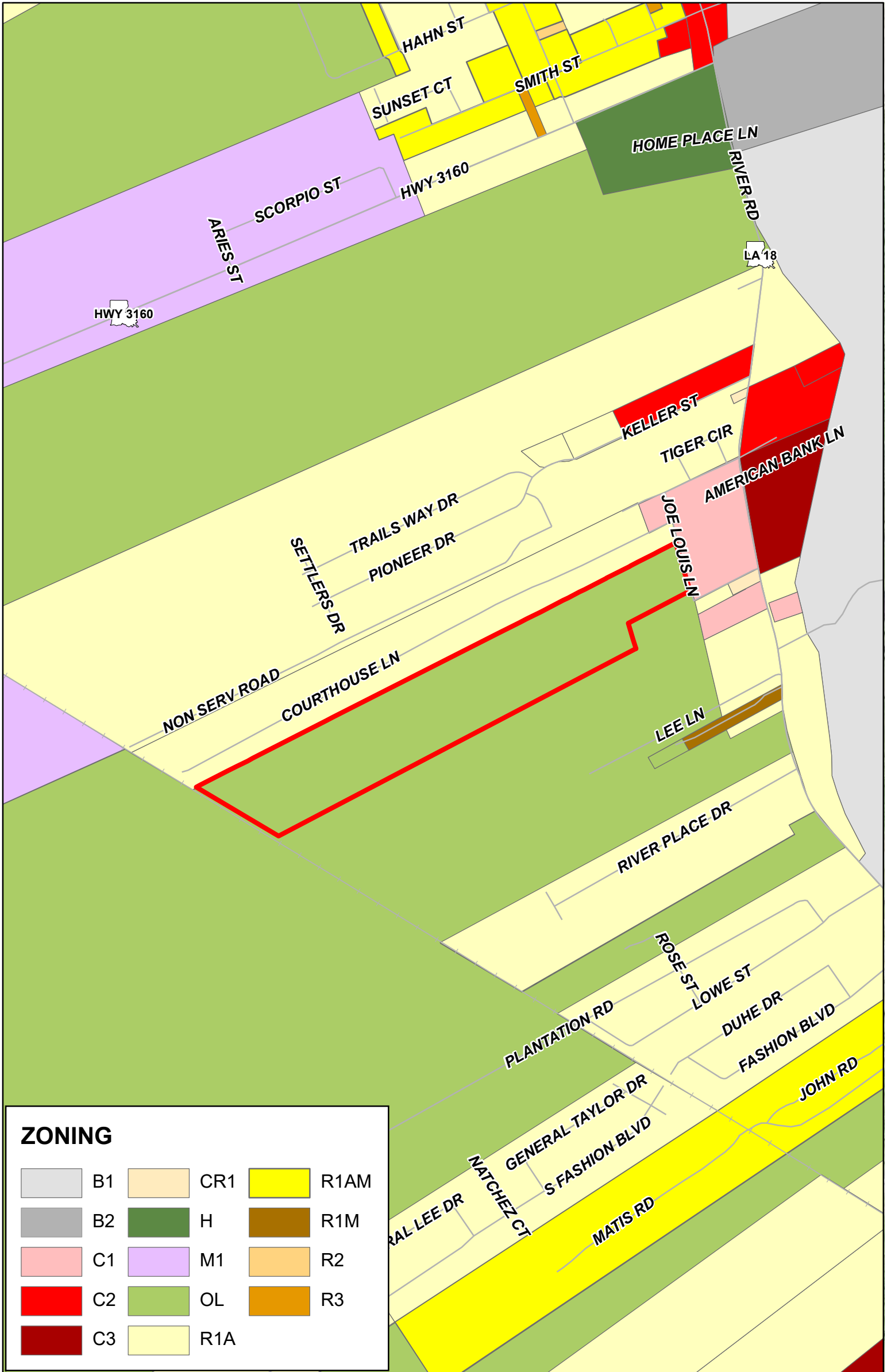
Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning? *Yes*

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?














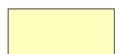
Yes, we intend to build single family residential detached homes on concrete slab.

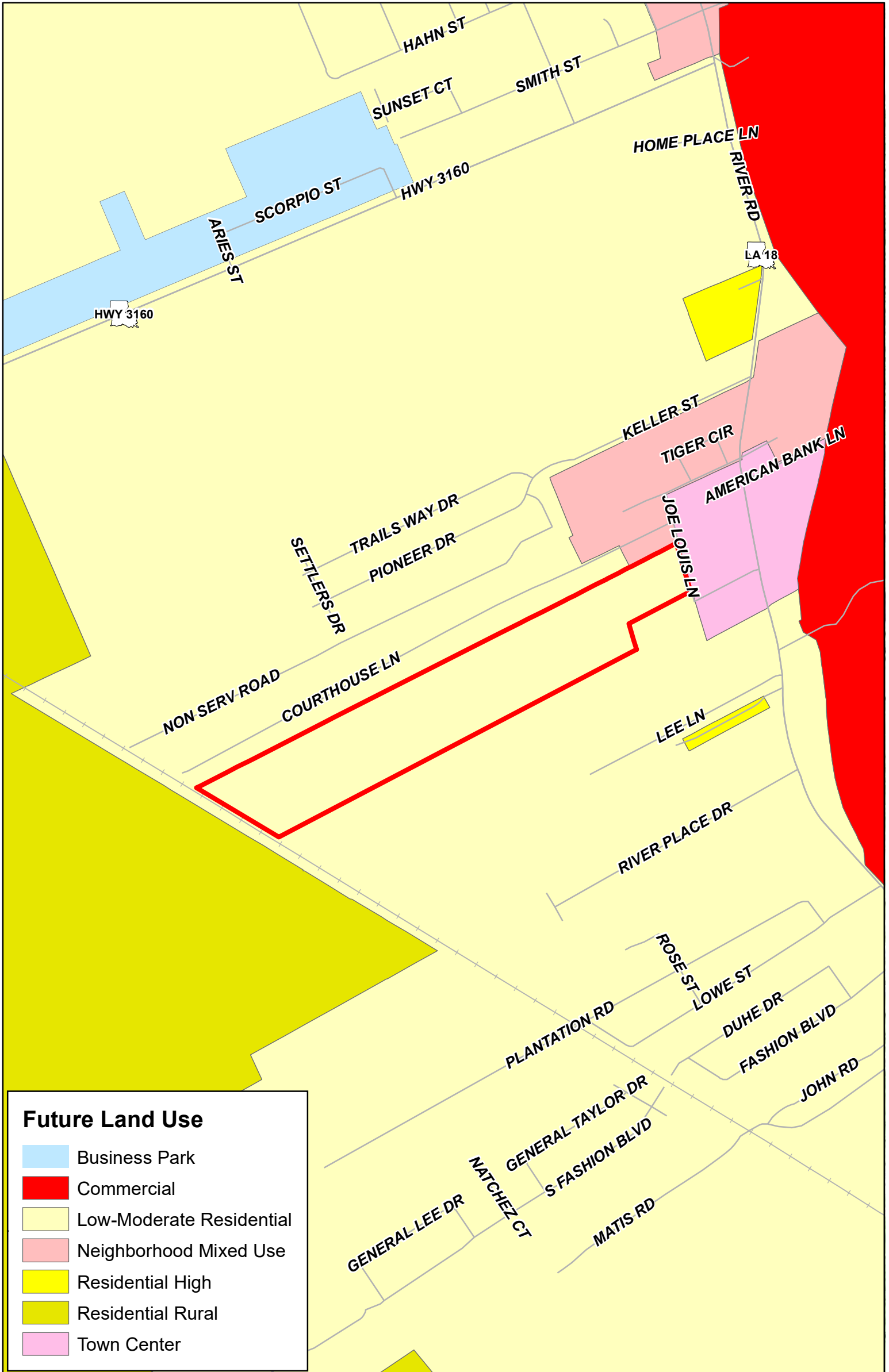


2023-10-R
O-L to R-1A



ZONING

	B1		CR1		R1AM
	B2		H		R1M
	C1		M1		R2
	C2		OL		R3
	C3		R1A		





Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-2-SPU

APPLICATION INFORMATION

- **Submittal Date:** 5/2/24
- **Applicant / Property Owner**

Casey M. Genovese, P.E. Linfield, Hunter & Junius, Inc. 3608 18th Street Metairie, LA 70002 504.833.5300 cgenovese@lhjunius.com	Marc Messier Mainland Retail, LLC 1905 Acklen Avenue Nashville, TN 37212
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FOR

Wadhah Alhusseini
166 Melonie Street
Boutte, LA 70039

- **Request**
Outdoor storage, when accessory to an otherwise permitted use in the C-3 district (proposed new commercial retail development).

SITE INFORMATION

- **Location**
A 6.09 acre undesignated lot, W. J. Tinney House Lot, and W.J. Tinney Lot, Magnolia Ridge Subdivision; 13517 Highway 90, Boutte
- **Size of Site:** 305,225 sq. ft. (7.00 acres)
- **Current Zoning and Land Use**
C-3, Highway Commercial District and R-3, Multi-Family Residential Detached (companion application 2024-8-R submitted for uniform C-3 zoning across the site).

The property is largely undeveloped and wooded. The front portion near Highway 90 is developed with a single family house and accessory structure.

- **Surrounding Zoning and Land Use**
C-3 zoning is located to the Highway 90 side; R-3 and R-1A zoning are adjacent to the rear; C-3 and R-1A(M) zoning are located to the Magnolia Ridge Road side; C-3 and R-3 zoning are adjacent to the Paradis side.

Development in the surrounding area includes a commercial building at the corner of Highway 90 and Magnolia Ridge Road; additional commercial development is located on the opposite side of Highway 90; residential homes are adjacent to the Magnolia Ridge Road side and rear; undeveloped, wooded land is also adjacent to the rear and Paradis side.

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

- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: AE4

2013 Digital Flood Insurance Rate Map: AE6

- **Traffic Access**

This site consists of 480.74 ft. of total frontage on Highway 90. Access to Highway 90 is via a driveway for the single-family residence.

The submitted site plan shows a new 30 ft. wide driveway for access to Highway 90.

- **Utilities**

Parish GIS shows drainage and water facilities along Highway 90. Sewer facilities are shown on Magnolia Ridge Road.

No objections were received from Public Works, Wastewater or Waterworks.

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 IV.

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is designated as *Commercial* on the Future Land Use Map, which anticipates development typical of the commercial zoning districts (retail, restaurants, offices, etc.). The proposed outdoor storage is part of a larger commercial retail store development, and those areas designated for outdoor storage will display/store products available for purchase from this outlet. Being part of a retail development expected under the *Commercial* designation, this request is compliant with the St. Charles Parish Comprehensive Plan. **Complies**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

The outdoor storage proposed as part of this request would be accessory to a new retail store. The submitted site plan depicts standard features typical of commercial sites and frequently found along the Highway 90 corridor. Parish site design requirements for parking and landscaping will apply. Hours of operation are standard for retail development. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

Designated off-street parking and loading areas are shown on the submitted site plan for the larger retail development. A detailed lighting plan was not submitted as part of this request. This development will be part of a full site plan review when submitted for standard permitting. This review will evaluate and ensure required parking and parking lot design is met and that site lighting will not be a nuisance, especially to abutting homes. **Complies**

4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*

Notable abutting sites include residential homes to the rear and along Magnolia Ridge Road. The outdoor storage areas shown on the submitted site plan do not immediately abut these homes and should not pose any more of an impact compared to typical commercial operations. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

Building code requirements will protect people and their properties from fire. Noise impacts are not expected from this type of development, but the noise ordinance will provide for any enforcement necessary should it occur. Drainage review occurs as part of the building permitting process. **Complies**

6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*

- a. *Required yards and open space.* The site plan shows outdoor storage areas will be compliant with required setbacks. **Complies**
- b. *Ingress and egress to property.* The site plan shows a new 30 ft. wide driveway providing access from Highway 90. **Complies**
- c. *Parking and loading areas.* Off-street parking and loading areas are shown on the site plan. This will be evaluated in greater detail when this development is submitted for permitting to ensure compliance with the Parish's Site Design Requirements. **Complies**
- d. *Location of garbage facilities.* The site plan shows a dumpster enclosure behind the proposed retail building and located approximately 60-70 feet from the nearest residence. Impacts should be mitigated since this area of the site must also include a min. 10 ft. buffer featuring a 6 ft. solid fence and appropriate buffer plantings. **Complies**
- e. *Landscaping, buffering, and screening.* The site plan shows the required 10 ft. deep buffer where abutting residential uses and/or zoning, including the required 6 ft. solid fence. At the time of permitted the overall site will be reviewed to ensure detailed buffer plantings are depicted along with compliance with the overall landscaping requirements for new commercial development. **Complies**
- f. *Signage.* Signage is not proposed as part of this request. Any new signage would be reviewed as part of a sign permit application. **N/A**
- g. *Height and bulk of structures.* There are no specific height and bulk requirements that can be applied to this request. **N/A**
- h. *Location and direction of site lighting.* Details regarding site lighting are not shown on the submitted site plan. When submitted for standard permitting a lighting plan must be provided ensuring abutting development, especially adjacent residential homes, will not be negatively impacted. **N/A**

ANALYSIS

The applicant requests a special permit for accessory outdoor storage to an otherwise permitted use in the C-3 zoning district. Specifically outdoor display areas featuring items for sale at a retail store.

The request meets the applicable review criteria as detailed in the previous section. Any criteria not specifically or fully addressed with this application will be evaluated for compliance during the permitting process for the larger retail development.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
Department of Planning & Zoning
SPECIAL PERMIT USE

OFFICE USE	
Submittal Date	5/8/24
Received By	BB
Receipt #	13225106
Case #	2024-2-SPU

APPLICANT INFORMATION

Applicant: Linfield, Hunter & Junius, Inc. - Casey M. Genovese, P.E. & Mainland Retail, LLC - Marc Messler
 Mailing Address: 3608 18th Street, Metairie, LA 70002 1905 Aoklen Ave., Nashville, TN 37212
 Phone: 504-833-5300 Email: CGenovese@LHJunius.com

PROPERTY INFORMATION

Municipal Address (if assigned): 13517 Hwy. 90, Bouitte LA 70039
 Lot, Block, Subdivision: W.J. Tinney Lot, W.J. Tinney House Lot, & A 6.09 Acre Lot; Section 119, T-13-S, R-20-E
 Proposed Use: Use of Outdoor Storage and Outdoor trailer equipment display area in C-3 zone as part of Retail Store Development

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

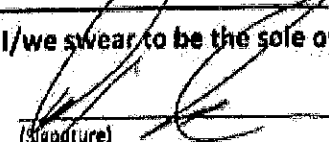
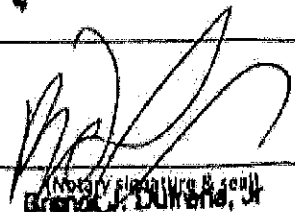
- 1. Application with notarized endorsement of all property owners (see page bottom)
*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 3. Survey of property
- 4. Site plan (drawn to scale and showing the proposed use meets all applicable requirements)
- 5. Application Fee: \$50

SPECIAL PERMIT USE PROCESS

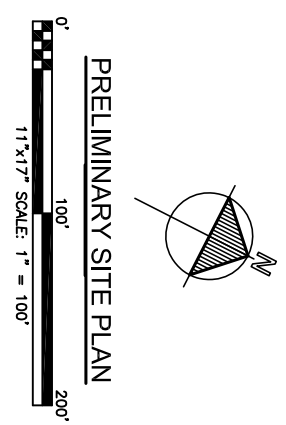
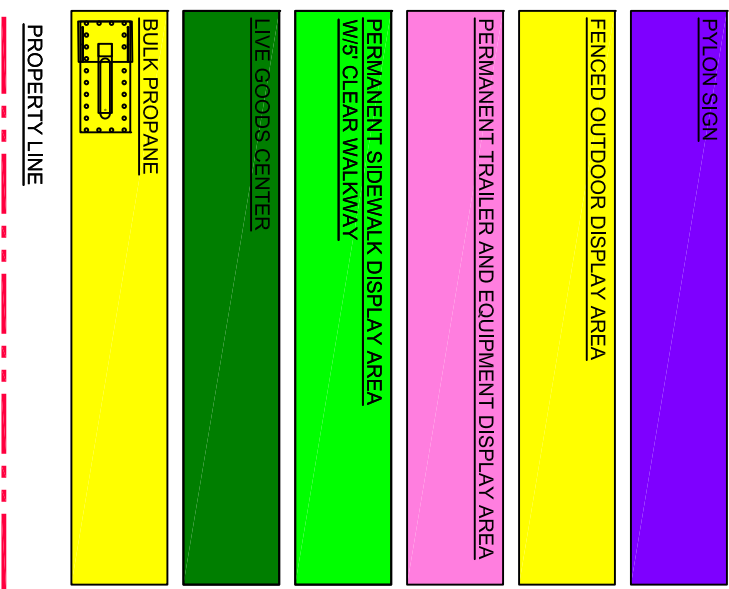
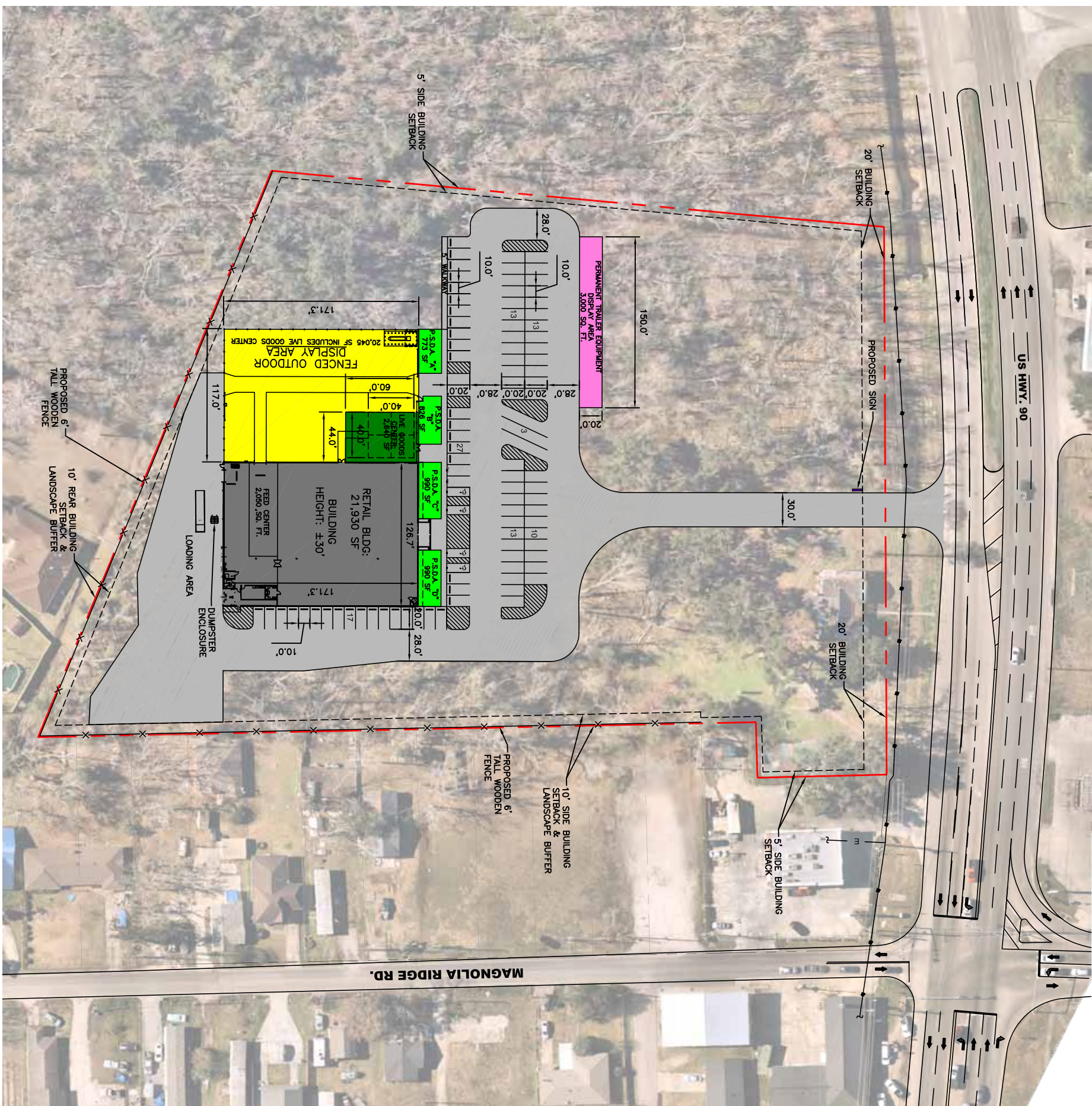


¹ The Planning Commission can either approve, approve with conditions, or deny the request.
 ² For applications requesting waivers and approved by the Planning Commission, AND/OR those uses requiring a supporting resolution as specified in the Zoning Ordinance.
 ³ If approved, permitting must occur within one (1) year of the approval date.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

 (Signature)	<u>Wadiah Abussein</u> (Print)
_____ (Signature)	_____ (Print)
_____ (Signature)	_____ (Print)
 (Notary signature & seal) Brandon J. Dufrene, Jr. Notary Public	<u>5/2/24</u> (Date)

My Commission Expires at Death
Bar #26020



DEVELOPER:
 MAINLAND RETAIL, LLC
 1905 ACKLEN AVE.
 NASHVILLE, TN 37212
 TEL: (615) 457-3005

US HWY. 90
 BOUTTE (ST. CHARLES PARISH), LA

SP-1

US 90
 BOUTTE (ST. CHARLES PARISH),
 LOUISIANA

THIS SHEET
 PRELIMINARY SITE PLAN

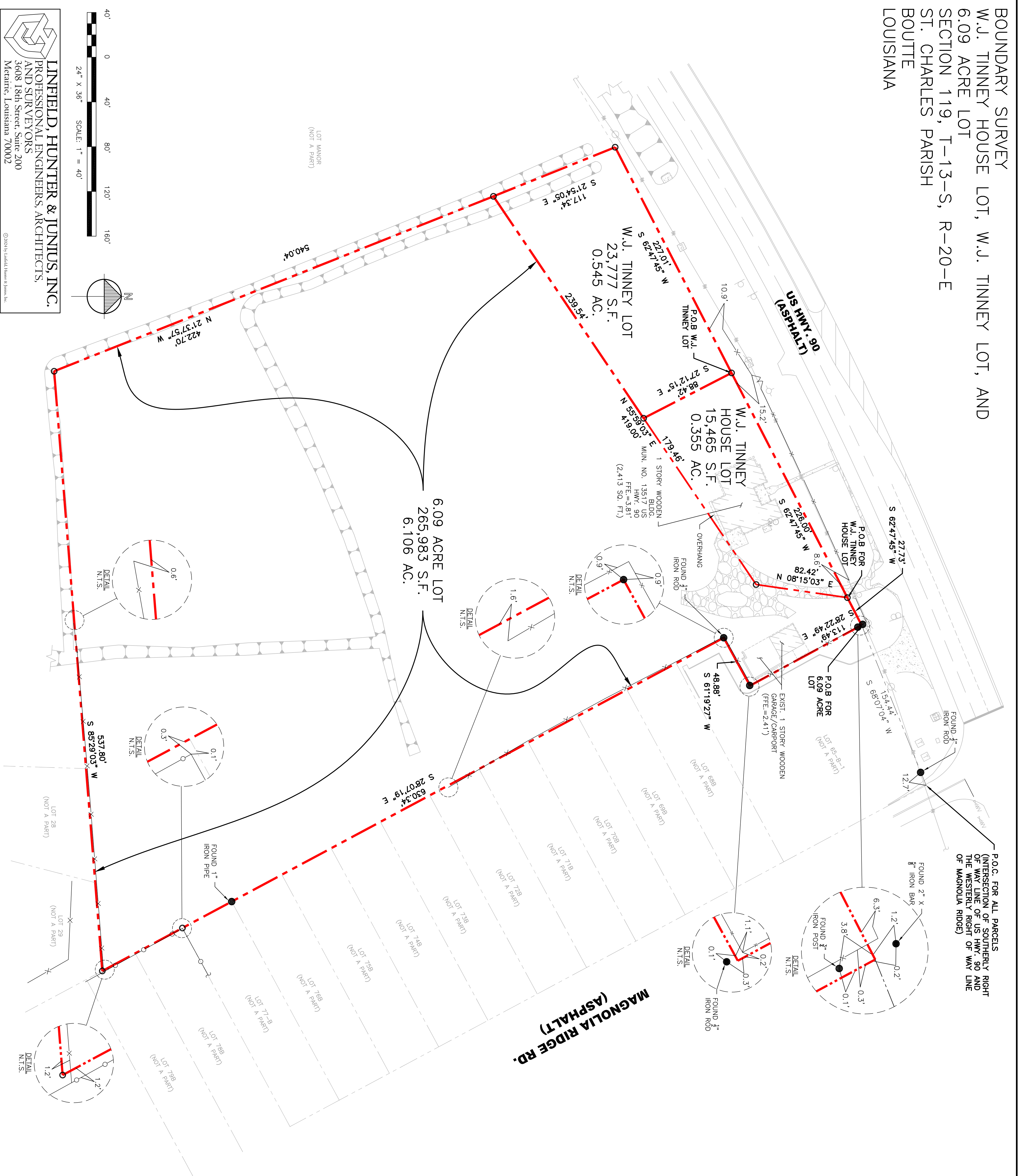
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

THIS DRAWING IS SUBJECT TO
 REVISION, ALTERATION & DELETION

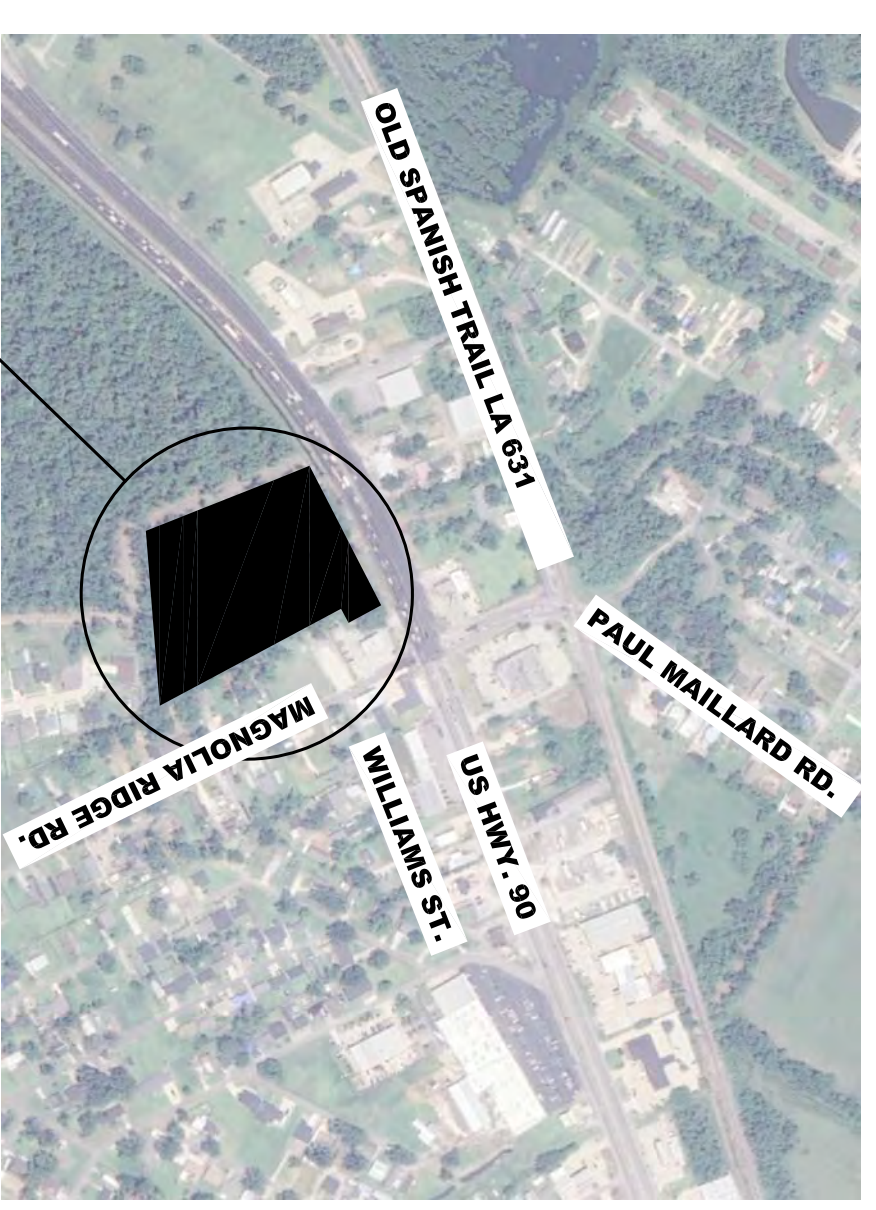
LINFIELD, HUNTER & JUNIUS, INC.
 PROFESSIONAL ENGINEERS, ARCHITECTS
 AND SURVEYORS
 3608 18th Street, Suite 200
 Metairie, Louisiana 70002

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**BOUNDARY SURVEY
W.J. TINNEY HOUSE LOT, W.J. TINNEY LOT, AND
6.09 ACRE LOT
SECTION 119, T-13-S, R-20-E
ST. CHARLES PARISH
BOULTE
LOUISIANA**



P.O.C. FOR ALL PARCELS
(INTERSECTION OF SOUTHERLY RIGHT
OF WAY LINE OF US HWY. 90 AND
THE WESTERLY RIGHT OF WAY LINE
OF MAGNOLIA RIDGE)



VICINITY MAP
(NOT TO SCALE)

LEGEND

	EXIST. OVERHEAD UTILITY		EXIST. POWER OR TELEPHONE POLE
	EXIST. BOUNDARY LINE		EXIST. LIGHT POLE
	EXIST. CHANNEL/FENCE		EXIST. FIRE HYDRANT
	EXIST. CONC. AREA		DENOTES MONUMENT FOUND
	EXIST. GRAVEL AREA		EXIST. FIRE HYDRANT
	EXIST. BUILDING		EXIST. FIRE HYDRANT
	EXIST. WATER METER		EXIST. WATER VALVE
	EXIST. GAS METER		EXIST. BOLT/POST
	EXIST. TELECOMMUNICATIONS		EXIST. SIGN
	EXIST. FIBER OPTIC MARKER		EXIST. MARKER

- GENERAL NOTES:**
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES ARE NOT A PART OF THIS SCOPE AND HAVE NOT BEEN PLOTTED. THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF THEIR UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND DIGGING. CALL LA ONE CALL (1-800-272-5020).
 - ELEVATIONS SHOWN REFER TO NAVD88. ELEVATIONS ESTABLISHED BY RTK GPS OBSERVATION (LEICA SMARTNET).
 - THIS IS A CLASS C BOUNDARY SURVEY.
 - AS PER FEMA FLOOD MAP, COMMUNITY-PANEL NUMBER 2201600125C EFFECTIVE DATE JUNE 06, 1992, THE SITE LIES WITHIN ZONE AE AREA WITH BASE FLOOD ELEVATION OF 4 FEET.
 - 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.
 - THIS PLAT REPRESENTS AN ACTUAL, GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE #61XX, CHAPTER 25 FOR A CLASS "C" SURVEY.
 - BEARINGS SHOWN ARE BASED ON REFERENCE MAP #2.

REFERENCE MAPS:

STANDARD ABBREVIATIONS

AC.	ACRES	BLDG.	BUILDING
BLDG.	BUILDING	CMR.	CORRUGATED METAL PIPE
CONC.	CONCRETE	CONG.	CONCRETE WHOLE
DM.	DITCH	ELEV.	ELEVATION
EXIST.	EXISTING	INVT.	INVERT ELEVATION
NO.	NUMBER	NOT TO SCALE	NOT TO SCALE
N.T.S.	NOT TO SCALE	P.O.B.	POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING	P.C.	POINT OF CURVATURE
P.C.	POINT OF CURVATURE	P.W.	POLYVINYL CHLORIDE PIPE
R/W	RIGHT OF WAY	S.F.	SQUARE FEET
S.F.	SQUARE FEET	STAN.	STANDARD
STAN.	STANDARD	T.O.C.	TOP OF CASTING
T.O.C.	TOP OF CASTING	T.O.P.	TOP OF PIPE
T.O.P.	TOP OF PIPE	Ø	DIAMETER

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

SCALE: 1" = 40'
24" X 36"

0 40' 80' 120' 160'

40'

20' 40' 60' 80' 100' 120' 140' 160' 180' 200'

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STATE OF LOUISIANA
NATHAN JOHN JUNIUS
License No. 49818
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
NATHAN J. JUNIUS, P.E., P.L.S.
DATE: MARCH 29, 2024
LHA# JOB No. 23-063
(504) 833-5300

03-29-2024

2024-2-SPU
Outdoor Storage

1" = 200'

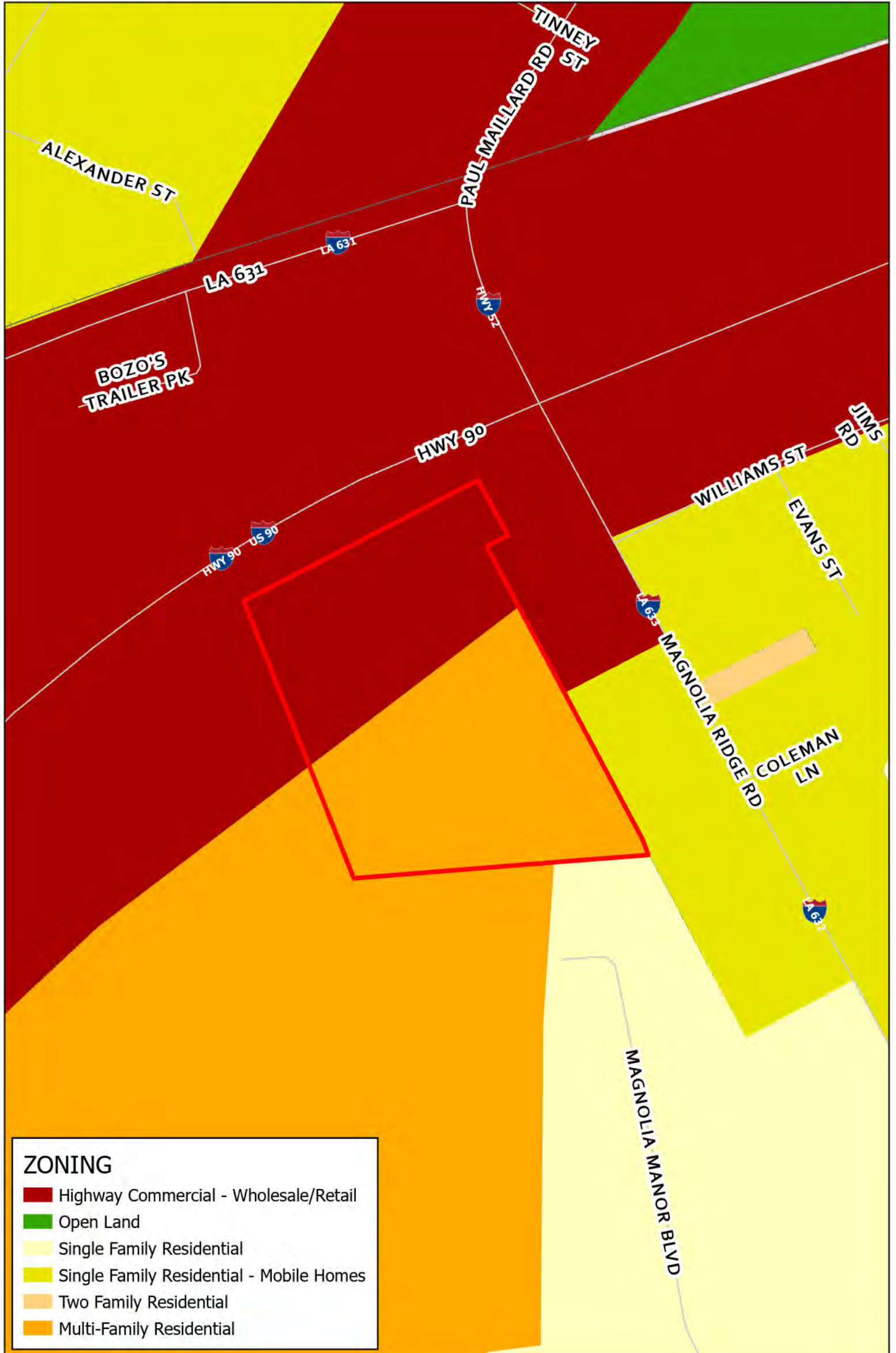
N



2024-2-SPU Outdoor Storage

1" = 200'

N



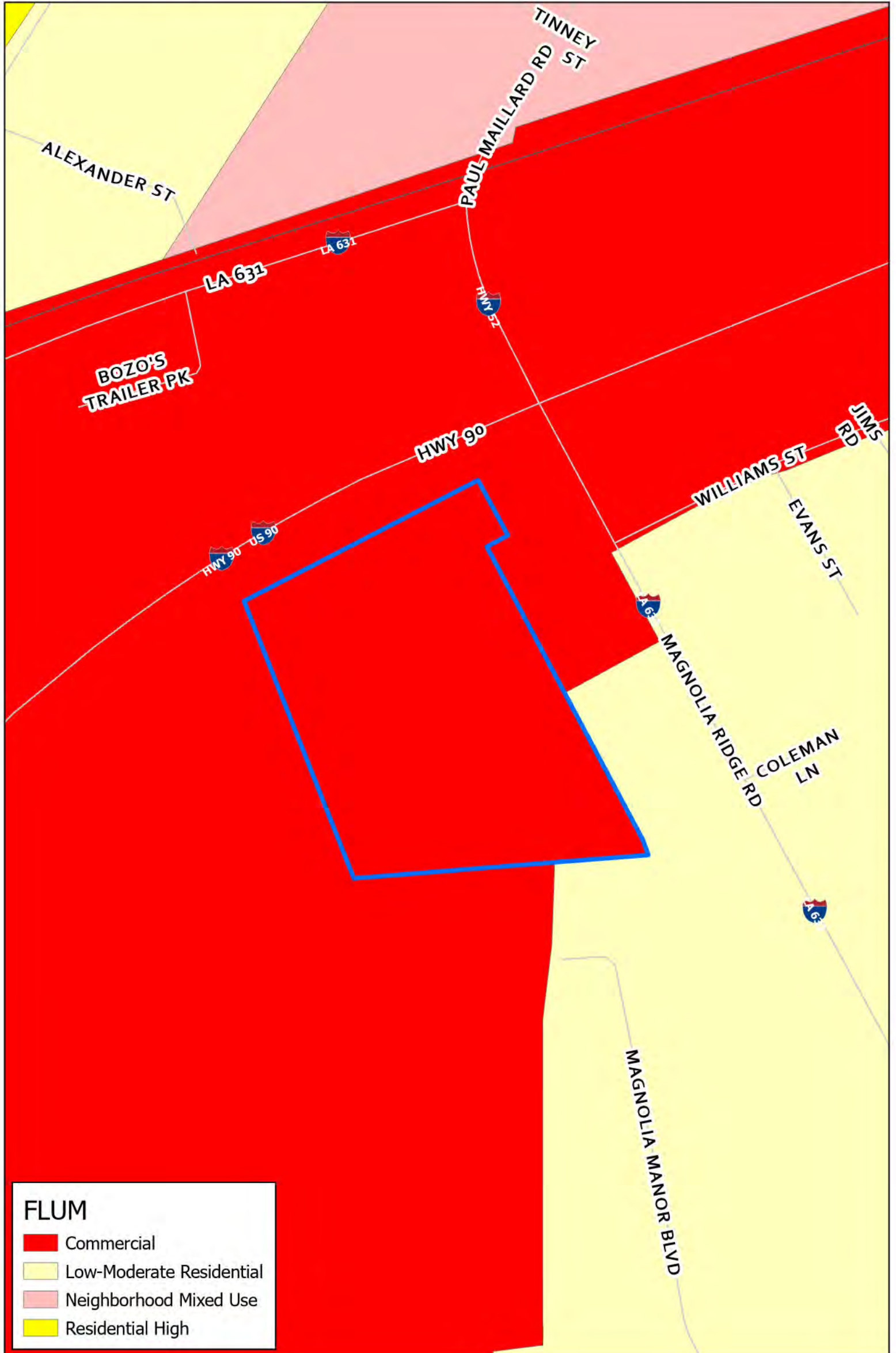
ZONING

- Highway Commercial - Wholesale/Retail
- Open Land
- Single Family Residential
- Single Family Residential - Mobile Homes
- Two Family Residential
- Multi-Family Residential

2024-2-SPU
Outdoor Storage

1" = 200'

N



FLUM

- Commercial
- Low-Moderate Residential
- Neighborhood Mixed Use
- Residential High



Department of Planning & Zoning Staff Report – Home Occupation Case No. 2024-6-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**

Jean Domengeaux III
506 Belle Ormond Circle
Destrehan, LA 70047
504.360.4140; completeconcreteconst@gmail.com

BUSINESS INFORMATION

- **Name & Description:** Complete Concrete Construction, LLC; concrete, fencing, and subsurface drainage contractor
- **Licensing & Permits:** Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment:**
7' x 16' dump trailer, 20' flat trailer, skid steer, mini skid steer, Georgia buggy, wood, mesh, and rebar (stored at 1002 Duncan St., Kenner)

SITE INFORMATION

- **Current Use:** Single-family house
- **Surrounding Zoning & Uses:** R-1A; the home is located in a developing residential subdivision.
- **Traffic Access & Parking:** The home is developed with two driveways, one providing access to Belle Ormond Circle through the front yard and the other from the rear/side yard. Each driveway can accommodate the required two (2) parking spaces for a single family home.
- **Utilities:** Standard utilities are available.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. **Permit Process:**
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and

- that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
- b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to a complaint and the potential for licensing with the Louisiana State Licensing Board for Contractors (LSLBC).

Complete Concrete Construction, LLC has been registered with the Louisiana Secretary of State since December 2020. There is no record of licensing with the LSLBC.

Per the applicant the home is primarily used as an office. The property is developed with driveways accommodating the required two (2) parking spaces for a single-family house. Materials and business specific equipment, which includes wood, mesh, rebar, a 7' x 16' dump trailer, 20' flat trailer, skid steer, mini skid steer, and Georgia buggy are kept at 1002 Duncan St., Kenner as per the lease agreement submitted with the application.

As noted above, the primary reason this request comes before the Planning Commission is due to Planning and Zoning receiving a complaint on October 18, 2023 regarding the operation of a business at 506 Belle Ormond Circle (Project No. 23-998). Code Enforcement found Complete Concrete Construction, LLC was operating out of the home without the required home occupation permit, with construction materials and equipment stored at the residence. The applicant was informed that the only remedy to the code case was approval of a home occupation permit to allow a legal operation of the business. The applicant was further informed that there were limits on what was permissible for this business type even under this process.

The violation history shows Planning and Zoning was not contacted until February 20, 2024 regarding the home occupation process. Due to the lack of responsiveness both

applying for the home occupation and removing various business materials and equipment from the residence, the violation was forwarded to Legal on February 22, 2024. The home occupation application was submitted on April 9, 2024.

Complete Concrete Construction, LLC was first approved by the Planning Commission in 2021 to operate as a home based business at 110 Nottaway Drive, Destrehan (2021-19-HOP). Like the current request, the 2021 application was initiated by a complaint for the operation of a business and the storage of business material and equipment at the home (Project No. 21-18). There was a similar lack of responsiveness, with the complaint received on January 12, 2021 but the home occupation application not submitted until July. The home occupation was ultimately approved on August 5, 2021 but with stipulations restricting equipment storage at the residence and the parking of business vehicles/equipment in the street.

On December 3, 2021 a complaint was received regarding a business related truck and trailer parked in the street (Project No. 21-1046). Subsequent inspection found the truck and trailer parked in the street and various business related equipment and materials scattered around the property. This violation was closed in January 2022, noting it could not be determined remaining items on the property were business related.

As to the ongoing situation at the subject site, the violation is still open. Various materials and other potential business related items can be observed within the fenced in rear yard. This includes a dual axle box trailer, included as business equipment in the 2021 application but not with the current request.

Due to the history of complaints and violations related to the operation of Complete Concrete Construction, LLC out of a home and the documented lack of responsiveness when issues arise, Planning and Zoning cannot recommend approval as a home-based business.

DEPARTMENT RECOMMENDATION

Denial.

The continued violations of the Code of Ordinances, extent of operations, and degree to which this proposed use exceeds the customary home occupation demonstrate that his application is not in the spirit of the intent of the ordinance.



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 #: 2024-6-HOP
 Receipt #: 13163380
 Application Date: 4/9/24
 Zoning District: R-1A
 FLUM Designation: A99
 Date Posted: 4/9/24

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25

State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Complek Concrete Construction of Jean Domingeaux III

Home address: 506 Belle Ormond Circle Destrehan, LA 70047

Mailing address (if different): same

Phone: 504-360-4140 or 504-215-4097 Email: completeconcreteconst@gmail.com

Property owner: Renee + Jean Domingeaux III

Name of proposed business: Complek Concrete Construction

Are state or federal permits/licenses required for your proposed business? YES NO

If yes, please list the agency/office involved: LA license, + Tax

Description of proposed business/business-related activities: concrete, fencing, + sub-surface drainage

How many people will be employed by the proposed business? 1

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. 1 Dump trailer 8'x16'
1 flat trailer 20', 1 skid steer, 1 Georgia Buggy, + 1 mini skid steer -
all of these items will be stored at the lot in Kenner, see attached
agreement

What materials and equipment will be used in the proposed business? Where will these items be stored?
wood, mesh, rebar, all items are being stored at the lot in Kenner

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

[Signature]
 (Property owner - Signature)

3/26/24
 (Date)

Renee Henry
 (Property owner - Print Name)

[Signature]
 (Notary signature & seal)

3/26/2024
 (Date)

Permit/Case #: _____



To Whom It May Concern,

I, Troy Pearson, give permission to Jean Domengeaux of Complete Concrete Construction the use of a section of my property located at 1002 Duncan St. Kenner, LA 70062 to park and store any trailers, machinery, etc. associated with his company.

Thank you,

Troy Pearson

(Signature of Landlord)

(504) 931-8769

(Phone Number of Landlord)

[Handwritten Signature]

(Signature of Tenant)

504-360-4140

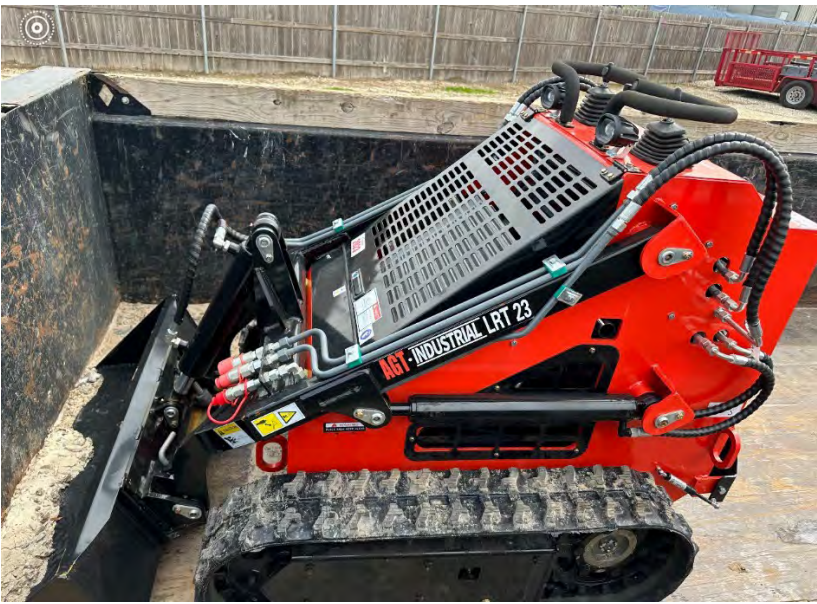
(Phone Number of Tenant)

STATE OF LOUISIANA
PARISH OF JEFFERSON

Sworn to and subscribed before me this 7th day
of March, 2024.

Faith E. Orsini-Calix







November 28, 2023



April 2, 2024



Project Inspection History

Project Number	Jurisdiction
23-998	St. Charles

Customer
Address
506 BELLE ORMOND CIR DESTREHAN LA 70047

Work Order/Inspection Details

Work Order ID	Scheduled Date	Inspection Type	Inspection Status	Inspector	Inspection Date
25393695	10/18/2023	Various Nuisances - Initial Inspection - Contact Property Owner and Leave Door Tag/Post Property	Violation	Kevin Doherty	10/18/2023
	Comments:	Inspected property & took photos. Complaint was received about an unlicensed business being run. Owner had one at place of previous residence. It does not transfer over to new location. Door tag was left to attempt contact to advise owner to make corrective action.			
25393764	11/01/2023	Various Nuisances - Second Inspection	Violation	Kevin Doherty	11/06/2023
	Comments:	Inspected the property & took photos. Items being stored appear consistent with running a business.			
25480589	11/20/2023	Various Nuisances - Third Inspection	Violation	Kevin Doherty	11/28/2023
	Comments:	Inspected the property & took photos. Saw a few items that can suggest that a business is being ran from the address. State Secretary of State's website shows that a business is registered with state but no local home occupancy license was issued to this address. Research shows that owner is aware that his license from his prior address would not transfer to a new address. Owner will need to meet with a planner to go through procedure to see what will need to be done to get a home occupation license if owner wishes to continue the business.			
25780208	12/22/2023	Various Nuisances - Fourth Inspection - Contract out work if still in violation	Violation	Kevin Doherty	01/03/2024
	Comments:	Attempted to contact owner via telephone. Research shows that owner has not applied for business that requires the home occupation license. Pictures were not taken due to nature of the case.			
25874243	01/17/2024	Various Nuisances - Fifth Inspection	Violation	Kevin Doherty	01/18/2024
	Comments:	Per research, the property owner has not applied for permit for unlicensed business. No photos were taken due to nature of case.			
25938913	02/01/2024	Various Nuisances - Sixth Inspection	Violation	Kevin Doherty	02/02/2024
	Comments:	Inspected the property & took photos. Owner is storing items consistent with running a business in a residential zone. Research through Secretary of State website shows he has business with property. Owner must meet with a planner to find out how to get a home occupancy business license should he wish to continue. He is aware that his home occupation license from previous address is no longer valid.			
26021053	02/19/2024	Various Nuisances - Seventh Inspection	Violation	Kevin Doherty	02/19/2024
	Comments:	Inspected the property & took photos. Research indicates that owner has not made any contact with office to reach out to planner for home occupancy license for concrete business. A violation sign was posted on the property today.			
26089865	03/04/2024	Various Nuisances - Eighth Inspection	Void	Kevin Doherty	02/19/2024
	Comments:	Due to no response, per Director, forward to Legal.			
26089865	03/04/2024	Various Nuisances - Eighth Inspection	Violation	Kevin Doherty	02/19/2024
	Comments:	Due to no response, per Director, forward to Legal. Also, due to items that appear to be affiliated with the unpermitted business being considered open storage of building materials, this said violation shall also be added to the code case.			
26118073	03/24/2024	Legal Inspection	Reinspect	Kevin Doherty	04/02/2024
	Comments:	No Comments Supplied			
26327911	04/30/2024	Legal Inspection	Reinspect	Kevin Doherty	04/02/2024
	Comments:	Inspected the property & took photos. Open storage of material (zoning violation) still exists on property. Owner has yet to submit the Home Occupational license application. The owner has been made aware that the license from previous address that he lived at is no longer valid.			
26328046	04/30/2024	Legal Inspection	Reinspect	Kevin Doherty	05/01/2024
	Comments:	Per research, owner has applied for the home occupation license.			
26517859	06/03/2024	Legal Inspection	WO Not Complete	Kevin Doherty	-
	Comments:	No Comments Supplied			

The information included in this report is also available at [MyGovernmentOnline](#)

2.19.24



4.2.24



2024-6-HOP
Complete Concrete Construction





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2024-7-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Ryan Miller
578 West Pine Street
Norco, LA 70079
337.281.2302; ryan@artisanelectric-la.com

BUSINESS INFORMATION

- **Name & Description:** Artisan Electric LLC; electrical contracting
- **Licensing & Permits:** Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment:** 2017 Chevrolet Silverado; miscellaneous electrical contacting tools stored in the truck.

SITE INFORMATION

- **Current Use:** Single-family house
- **Surrounding Zoning & Uses:** R-1A; the home is located in a developed residential neighborhood.
- **Traffic Access & Parking:** A driveway provides access to West Pine Street and accommodates the required two (2) spaces for a single family home.

The business vehicle, which has no logos or other markings related to the business, will be parked at the residence.

- **Utilities:** Standard utilities are available.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. **Permit Process:**
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application

- for the same ten (10) calendar days.
- b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
- 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
 1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
 1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring licensing with the Louisiana State Licensing Board for Contractors (LSLBC). Artisan Electric, LLC has a Commercial License with the LSLBC under the Electrical class (No. 77184).

Per the applicant the home is primarily used as an office. Business related materials and equipment will be stored in the business vehicle, which will be parked at the residence.

The business vehicle is a Chevrolet Silverado with no business related markings or logos indicating its purpose.

No complaints or violations are on file; no code violations were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
 Department of Planning & Zoning
HOME OCCUPATION PERMIT

OFFICE USE	
Submittal Date	4/22/24
Received By	BB
Receipt #	13195982
Case #	2024-7-110P
Admin	<input type="checkbox"/>
Commission	<input checked="" type="checkbox"/>

APPLICANT INFORMATION

Name: Ryan Miller
 Home Address: 578 W Pine St. Norco
 Mailing address (if different): _____
 Phone: 337-281-2302 Email: ryan@artisanelectric-la.com

BUSINESS INFORMATION

Business Name: Artisan Electric LLC
 Description of proposed business/business activities: Electrical contracting

Are state or federal permits/licenses required for your proposed business? YES NO

- If YES, please list the agency/office involved: Board Lic #77184

*Business requiring specialized state or federal permitting/licensing/etc. are forwarded to the Planning Commission.

Additional Employees? YES NO If YES, how many? _____

Will customers/clients visit the residence for business purposes? YES NO

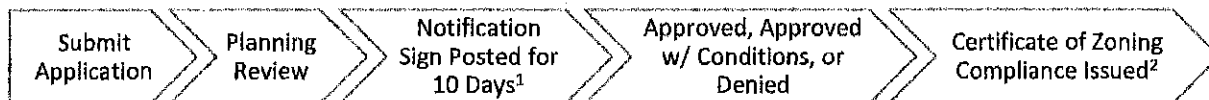
Any vehicles, trailers, equipment, materials, etc. used exclusively for business purposes? YES NO

- If YES, list those items below and include the location for where they will be parked/stored.

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

1. Completed application, with notarized endorsement of all property owners (IF APPLICABLE)
2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
3. Photographs of vehicles/trailers/equipment used exclusively for business purposes
4. Application Fee: \$25 (Administrative), \$200 (Planning Commission)

HOME OCCUPATION PROCESS



¹ Administrative applications receiving objections during the notification period are forwarded to the Planning Commission. Sign posting for applications requiring Planning Commission hearing will occur 10 days before the meeting date.

² Proceed with the St. Charles Parish School Board for your Tax ID# and St. Charles Parish Sheriff's office for your Occupational License





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2024-8-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Blaine Guillot
411 Bernard Avenue
Ama, LA 70031
504.419.9979; bguillotchef@outlook.com

BUSINESS INFORMATION

- **Name & Description:** Blaine Guillot Private Chef, LLC; catering and private chef
- **Licensing & Permits:** Louisiana Office of Alcohol and Tobacco Control (ATC)
- **Vehicles & Equipment:** None

SITE INFORMATION

- **Current Use:** Single-family house
- **Surrounding Zoning & Uses:** R-1A; the home is located in a developed residential neighborhood.
- **Traffic Access & Parking:** A driveway provides access to Bernard Avenue and accommodates the required two (2) spaces for a single family home.
- **Utilities:** Standard utilities are available along Bernard Avenue.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. Public Notice and Comment:
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. Determination: The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring

properties, requirements for state permits and licenses, and take one of the following actions:

- a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
- b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
- c. Deny the application.

C. *Operational Regulations:*

1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
2. There shall be no signs posted which indicate the existence of the home occupation.
3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
4. There shall be no outdoor storage of materials or products on the premises.
5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
6. The home occupation shall not eliminate or impede required off-street parking.
7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
10. Home occupation permits are not transferrable as to person or location.
11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.

D. *Revocation of Home Occupation Permit:*

1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.

E. *Appeal:* Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring proof of compliance with regulations of the Louisiana Office of Alcohol and Tobacco Control (ATC).

The business was registered with the Secretary of State on May 21, 2014 and approved for a home occupation license on June 13, 2014 (Permit No. 27465). This initial request was processed administratively due to the absence of state or federal licensing.

The business aims to add alcoholic beverage services. To ensure full compliance with ATC regulations the home based business is being reviewed again through the Planning Commission process.

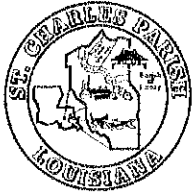
Per the applicant, the home is primarily used as an office. All primary business activities such as cooking and service occur off-site at private events and venues.

No complaints or violations are on file; no code violations were apparent during a site visit.

DEPARTMENT RECOMMENDATION

The Department recommends approval subject to the following stipulations:

- **Provide proof of compliance from the Louisiana Office of Alcohol and Tobacco Control (ATC).**
- **Food preparation and alcohol sales shall not take place at the residence.**



St. Charles Parish
 Department of Planning & Zoning
HOME OCCUPATION PERMIT

OFFICE USE	
Submittal Date	<u>5/6/24</u>
Received By	<u>DRS</u>
Receipt #	<u>13219864</u>
Case #	<u>2024-8-HOP</u>
Admin <input type="checkbox"/>	Commission <input checked="" type="checkbox"/>

APPLICANT INFORMATION

Name: Blaine Guillot
 Home Address: 411 Bernard Ave Amn, La 70031
 Mailing address (if different): Same
 Phone: 504-419-9979 Email: bguillotchef@outlook.com

BUSINESS INFORMATION

Business Name: Blaine Guillot Private Chef LLC
 Description of proposed business/business activities: Home office for Catering and Private Chef Business

Are state or federal permits/licenses required for your proposed business? YES NO

- If YES, please list the agency/office involved: Liquor Permit to service at events
 *Business requiring specialized state or federal permitting/licensing/etc. are forwarded to the Planning Commission.

Additional Employees? YES NO If YES, how many? _____

Will customers/clients visit the residence for business purposes? YES NO

Any vehicles, trailers, equipment, materials, etc. used exclusively for business purposes? YES NO

- If YES, list those items below and include the location for where they will be parked/stored.
None

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

1. Completed application, with notarized endorsement of all property owners (IF APPLICABLE)
2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office) Have on File Current License
3. Photographs of vehicles/trailers/equipment used exclusively for business purposes
4. Application Fee: \$25 (Administrative), \$200 (Planning Commission)

HOME OCCUPATION PROCESS



¹ Administrative applications receiving objections during the notification period are forwarded to the Planning Commission. Sign posting for applications requiring Planning Commission hearing will occur 10 days before the meeting date.

² Proceed with the St. Charles Parish School Board for your Tax ID# and St. Charles Parish Sheriff's office for your Occupational License





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-5-MIN

APPLICATION INFORMATION

- **Submittal Date:** 4/19/2024
- **Applicant / Property Owner**

Myra Soule	Molly D. Badeaux
104 Matthew Drive, Lot 1	104 Matthew Drive, Lot 1
Des Allemands, LA 70030	Des Allemands, LA 70030
985-212-4316	
- **Request**

Resubdivision of Lot H-1-D, Sub Drainage District No. 3 of Sunset Drainage District into Lots H-1-D1 and H-1-D2.

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

SITE INFORMATION

- **Location:** 450 Grand Bayou Road, Bayou Gauche
- **Size of Proposed Lots**
 - Lot H-1-D1: 24,706.74 sq. ft.; 180.58 ft. wide, 136.82 ft. deep
 - Lot H-1-D2: 24,706.74 sq. ft.; 173.79 ft. wide, 136.82 ft. deep
- **Current Zoning:** O-L, Open Land
- **Current Use**

Lot H-1-D is undeveloped but cleared.
- **Surrounding Zoning:**

O-L is adjacent to the north, south, and west; W, Wetland is adjacent to the east.
- **Surrounding Uses**

Surrounding uses to the north, south, and west include single family homes, both site-built and manufactured. Undeveloped wetlands are adjacent to the east.
- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE7
- **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 H-1-D does not have direct access to an improved public street. Access to Grand Bayou Road is via a 25 ft. Access & Utility Servitude as shown on the approved and recorded resubdivision of Lot H-1 by Dennis L. Gowin, PLS dated December 9, 2005.

This same servitude is shown providing access from proposed Lots H-1-D1 and H-1-D2 to Grand Bayou Road.

- **Utilities**

No objections were received from the Departments of Public Works, Wastewater, and Waterworks.

Wastewater facilities are not available. Any improvements would require Department of Health approval for private treatment facilities.

Water is available along Grand Bayou Road. It is the responsibility of the property owner to make any necessary water line extensions to the roadway.

- **Development History**

The subject site was originally platted as Lot 849 as shown on a survey by E.M. Collier, PLS dated May, 1951.

Lot 849 was resubdivided into Lot H as shown on the plat by R.P. Bernard, PLS dated August 1, 1993. Another resubdivision followed re-designating Lot H as H-1 as shown on the plat by R.P. Bernard, PLS dated August 23, 1993.

The current lot configuration resulted from a resubdivision of Lot H-1 into Lots H-1-A, H-1-B, H-1-C, and H-1-D as shown on the plat by Dennis L. Gowin, PLS dated December 9, 2005.

- This resubdivision was approved with a waiver from the hard-surface frontage for lots H-1-B, H-1-C, and H-1-D (Resolution No. 5325).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[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 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

The applicants request resubdivision of Lot H-1-D into two lots, H-1-D1 and H-1-D2.

Each lot meets the minimum 50 ft. width and minimum 20,000 sq. ft. area requirements for the O-L zoning district.

Geometric Standards are not met due to each proposed lot being landlocked. Neither possess frontage on a street as per 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.*

The resubdivision of Lot H-1 was approved with Resolution No. 5325 waiving the “hard-surface frontage” requirement for Lots H-1-B, H-1-C, and H-1-D (PZS-2006-09). A 25 ft. Access and Utility Servitude was established from Grand Bayou Road in favor of those landlocked lots. Since this resubdivision results in an additional lot another waiver is necessary.

The applicants submitted a waiver request from the Arrangement requirement.

The Department does not object. The current arrangement has been established since approval of the 2006 resubdivision resulting in Lot H-1-D. And the O-L district allows for development of lots without street frontage provided a “right of passage” is established. This is accomplished by maintaining the 25 ft. access/utility servitude through proposed lots H-1-D1 and H-1-D2.

DEPARTMENT RECOMMENDATION

Approval.

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

Name: Molly Badeaux, Myrna Bertolet, Myra Soule, and Bennett Dufrene

Address: 450 Grand Bayou Rd., Des Allemands

Case Number: 2024- 5 -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.**

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:

Please consider this waiver request with my application.

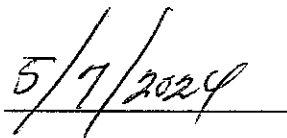
Thank you.

Applicant Signature: 

Applicant Signature: _____

Applicant Signature: _____

Applicant Signature: _____

Date: 

Name: Molly Badeaux, Myrna Bertolet, Myra Soule, and Bennett Dufrene

Address: 450 Grand Bayou Rd., Des Allemands

Case Number: 2024- 5 -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.**

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:

Please consider this waiver request with my application.

Thank you.

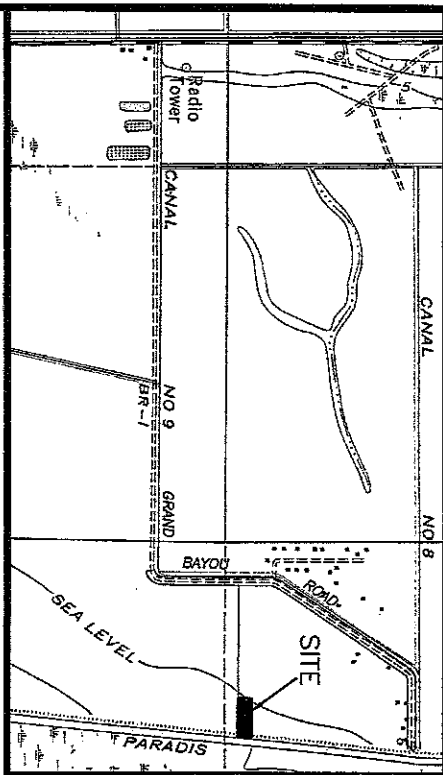
Applicant Signature: Myra Soule

Applicant Signature: _____

Applicant Signature: _____

Applicant Signature: _____

Date: 5/8/24

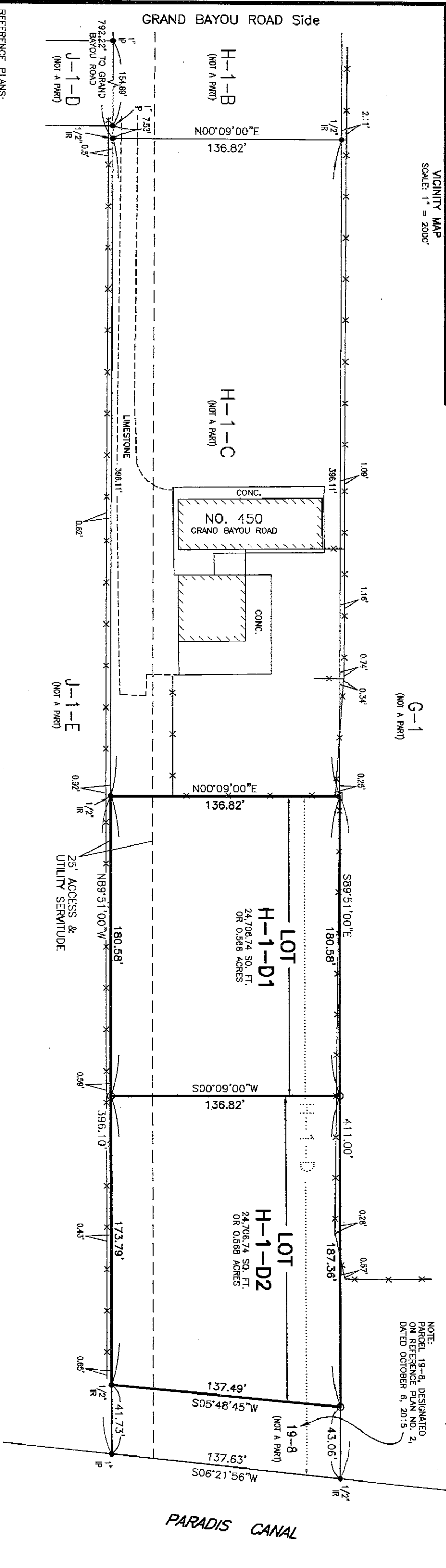


APPROVALS:

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

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

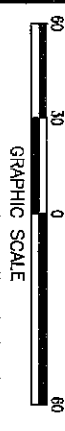
NOTE:
 ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.
 NOTE:
 NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



REFERENCE PLANS:
 1. A RESUBDIVISION OF LOT H-1 OF THE PARTITION OF LOTS 846, 847, 848 & 849 OF SUB DRAINAGE DISTRICT NO. 3 OF SUNSET DRAINAGE DISTRICT INTO LOTS H-1-A, H-1-B, H-1-C & H-1-D BY TURNER SURVEYS, LLC, DENNIS L. GOWIN P.L.S., DATED DECEMBER 9, 2005
 2. LAFOURCHE BASIN LEVEE DISTRICT AND PARISH OF ST. CHARLES RIGHT OF WAY MAP WEST BANK HURRICANE PROTECTION LEVEE SUNSET DRAINAGE DISTRICT LEVEE BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED OCTOBER 6, 2015

The servitudes/rights of way shown on this survey are limited to those set forth per reference plans 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.



RESUBDIVISION OF LOT H-1-D OF SUB DRAINAGE DISTRICT NO. 3 OF SUNSET DRAINAGE DISTRICT INTO LOTS H-1-D1 & H-1-D2 IN SECTION 26, T14S - R20E ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 60'
 JANUARY 11, 2024
 REVISED MARCH 11, 2024

CERTIFIED TO BENNETT DUFRENE, MYRA SOULE,
 MOLLY BADEAUX AND MYRNA BERTOLET



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

2024-5-MIN
1 lot into 2

1" = 200'

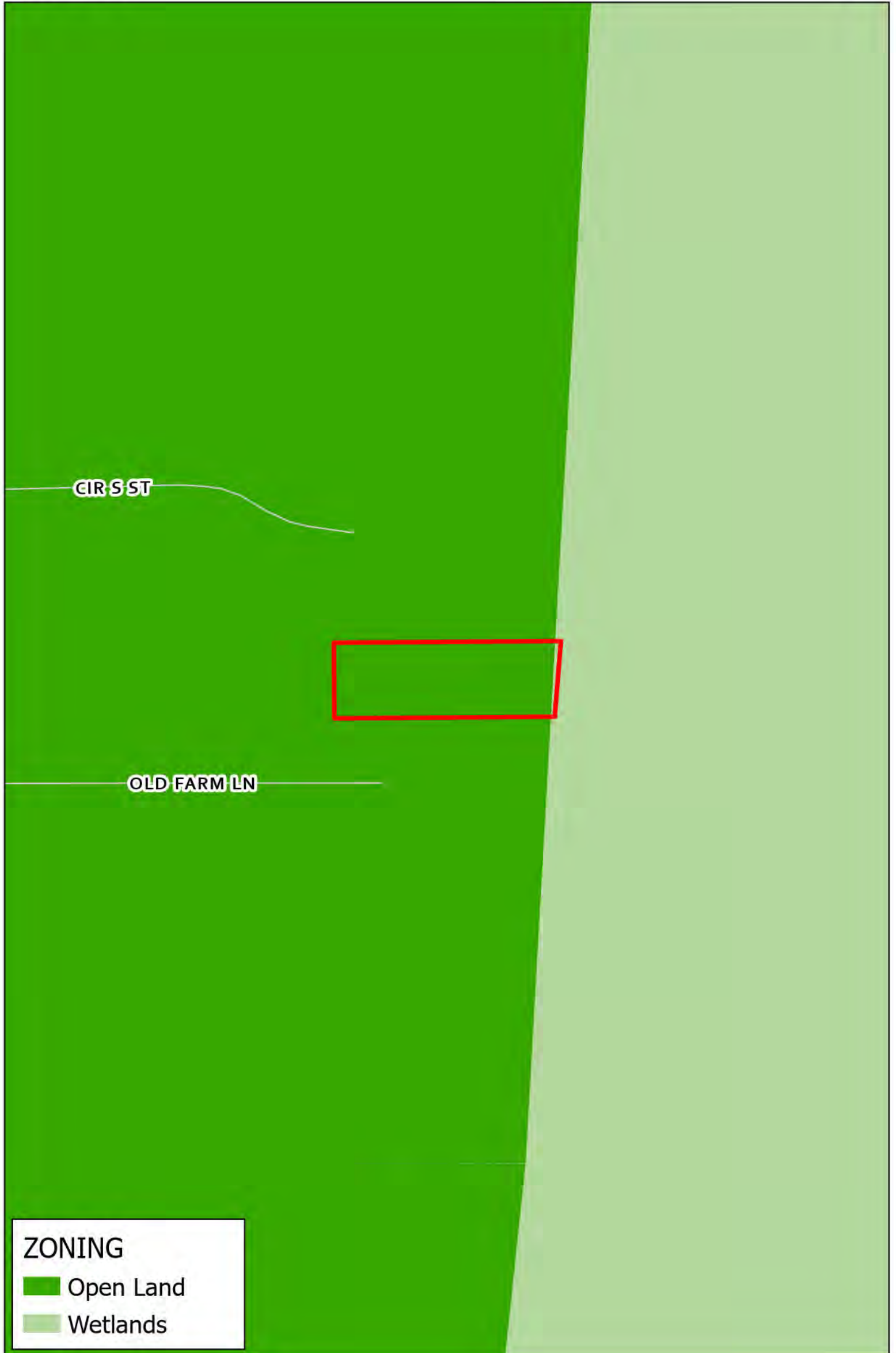
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2024-5-MIN
1 lot into 2

1" = 200'

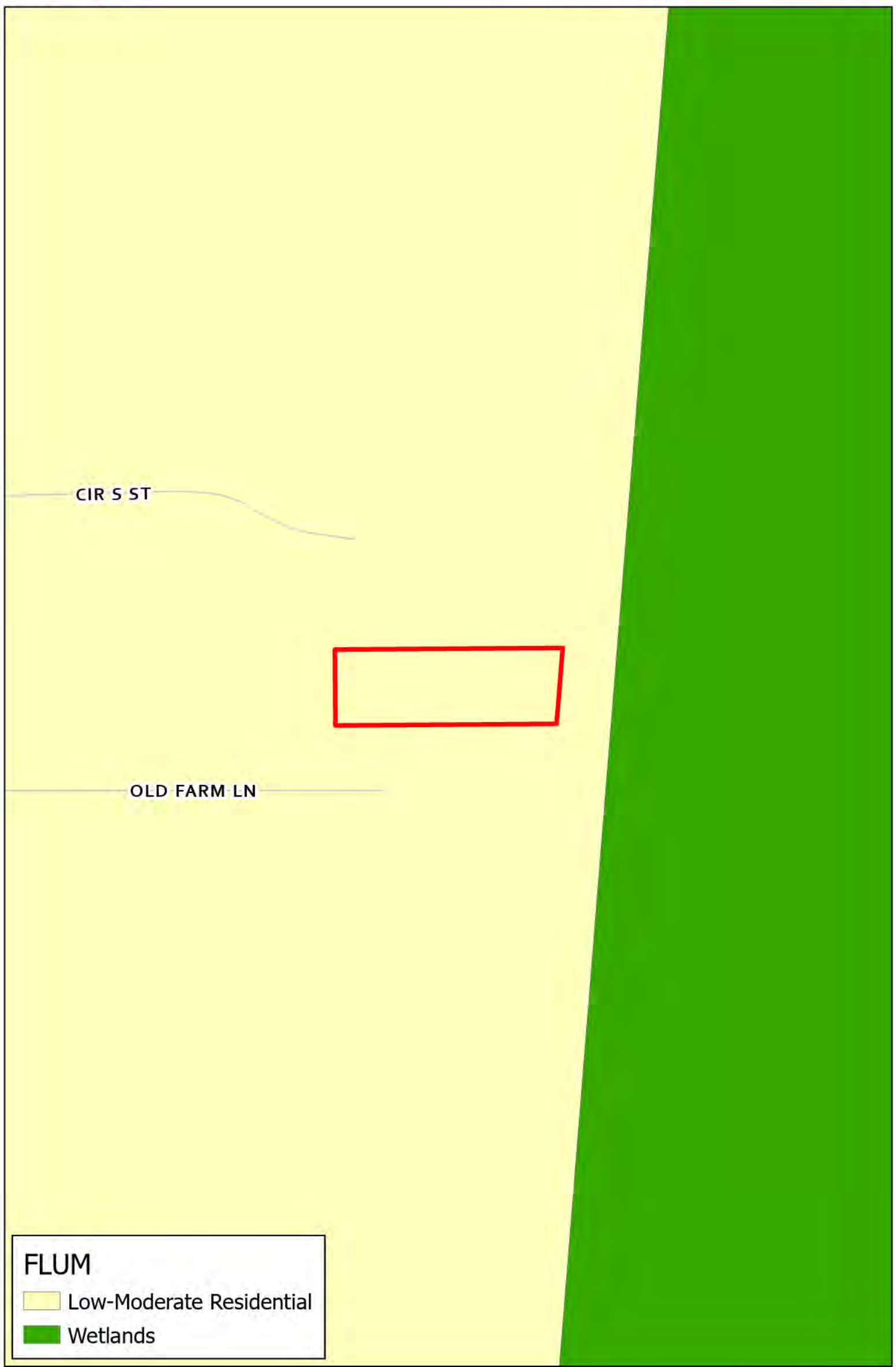
N





2024-5-MIN
1 lot into 2

1" = 200'

N



FLUM

-  Low-Moderate Residential
-  Wetlands



**Department of Planning & Zoning
Staff Report – Minor Resubdivision
Case No. 2024-6-MIN**

APPLICATION INFORMATION

- **Submittal Date:** 4/18/2024
- **Applicant / Property Owner**
Justin Roux
10397 River Road
Ama, LA 70031
504.905.7042; justinroux@hotmail.com
- **Request**
Resubdivision of Lot BB-1, Being a Portion of Alice Plantation, into Lots BB-1A and BB-1B.

SITE INFORMATION

- **Location:** 10397 River Road, Ama
- **Size of Proposed Lots**
 - Lot BB-1A: 23,025.63 sq. ft.; 92.41 ft. wide
 - Lot BB-1B: 64,095.17 sq. ft.; 60 ft. wide
- **Current Zoning:** R-1A
- **Current Use**
Lot BB-1 is developed with a single-family house, which will be located on Lot BB-1B.
- **Surrounding Zoning:**
Batture zoning is located to the River Road side; R-1A is adjacent to the rear; M-1 and O-L zoning is adjacent to the Airport Road side; C-2 and R-1A zoning is adjacent to the Bernard Avenue side.
- **Surrounding Uses**
The site is located adjacent to the developed Sellers Village Subdivision. The only non-residential uses present are the Birdies Bee convenience store and Otwell Services, a trucking company, both of which are located along River Road.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation**
Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

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

- **Traffic Access**

Existing Lot BB-1 has 156.80 ft. of frontage along River Road. Access to River Road is via an asphalt driveway shared with the home on adjacent Lot CC-1 (Not A Part).

Proposed lot BB-1A would have 95.07 ft. of frontage along River Road. Lot BB-1B would have 61.73 ft. of frontage on River Road, a portion of which contains the shared driveway referenced above.

- **Utilities**

Per Parish GIS water and sewer facilities are located along River Road.

Representatives from the Departments of Waterworks, Wastewater, and Public Works offered no objections to the resubdivision.

- **Development History**

Lot BB-1 resulted from the resubdivision of Lots BB and CC as shown on the survey by Lucien C. Gassen, PLS dated October 7, 2004 (PZS-2005-11).

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, 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.

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.

- I. 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

The applicant requests resubdivision of Lot BB-1 into two lots, BB-1A and BB-1B.

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

DEPARTMENT RECOMMENDATION

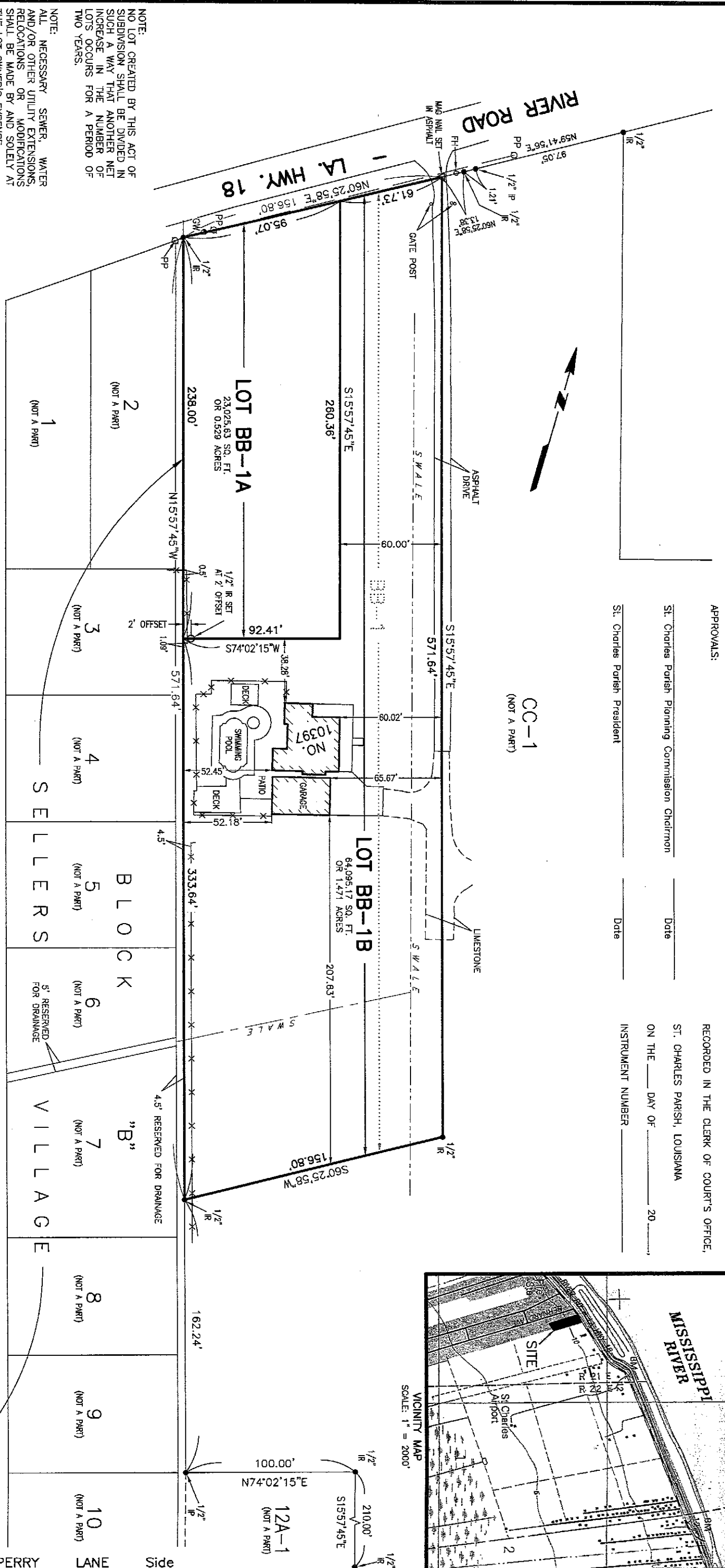
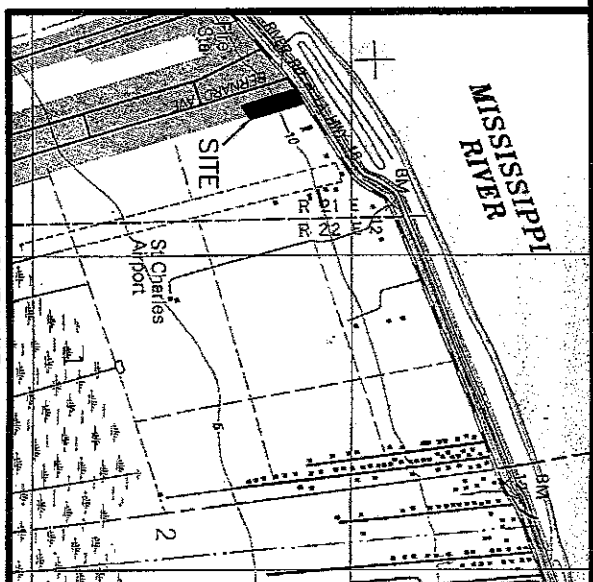
Approval.

APPROVALS:

St. Charles Parish Planning Commission Chairman

St. Charles Parish President

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



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.

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

REFERENCE PLAN:
RESUBDIVISION OF LOTS BB AND CC BEING
A PORTION OF ALICE PLANTATION INTO LOTS
BB-1 AND CC-1 BY LUCIEN C. GASSEN,
PLS, DATED OCTOBER 7, 2004

The servitudes shown on this survey are limited
to those set forth per subdivision plat and per
information furnished by the owner or his agent
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.



RESUBDIVISION OF LOT BB-1
BEING A PORTION OF ALICE PLANTATION

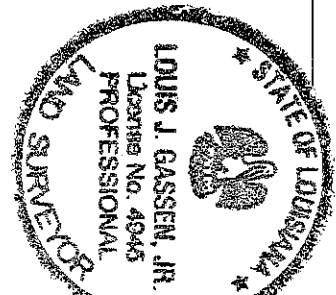
INTO LOT BB-1A & BB-1B
IN SECTION 35, T13S - R21E

ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 60'

MARCH 28, 2024
REVISED MAY 16, 2024

CERTIFIED TO JUSTIN D. ROUX



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

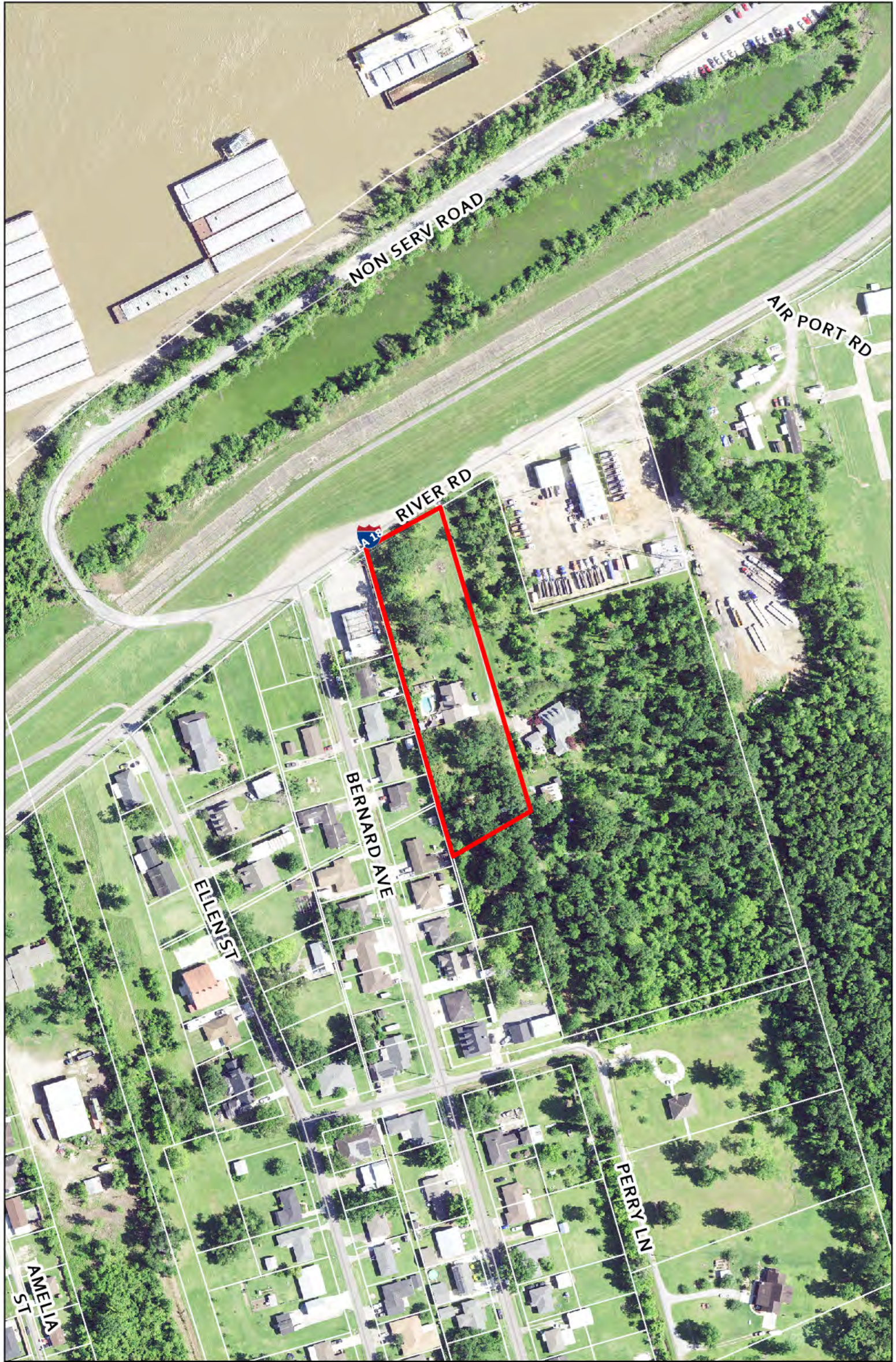
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC

2024-6-MIN
1 lot into 2

1" = 200'

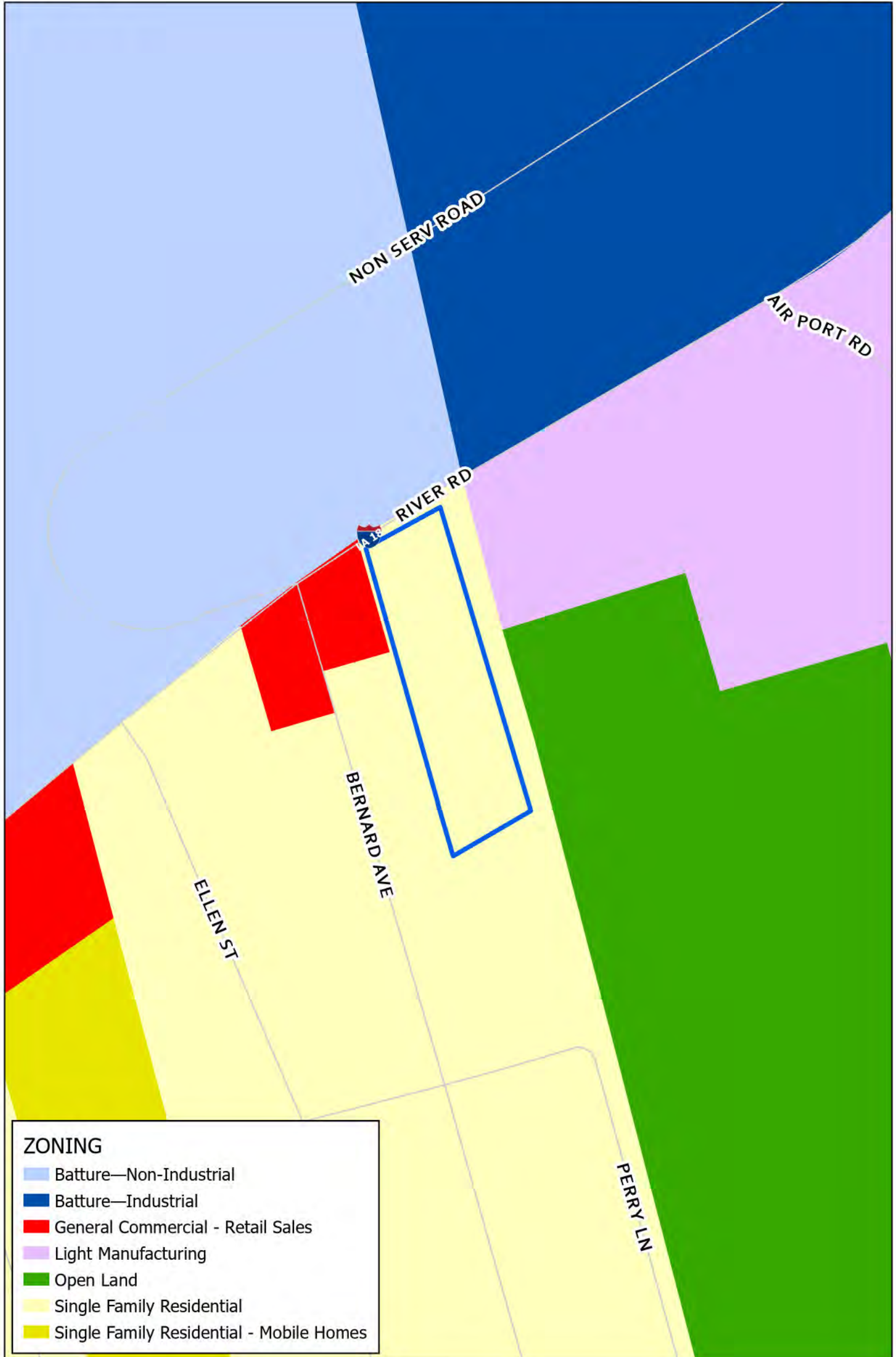
N



2024-6-MIN
1 lot into 2

1" = 200'

N



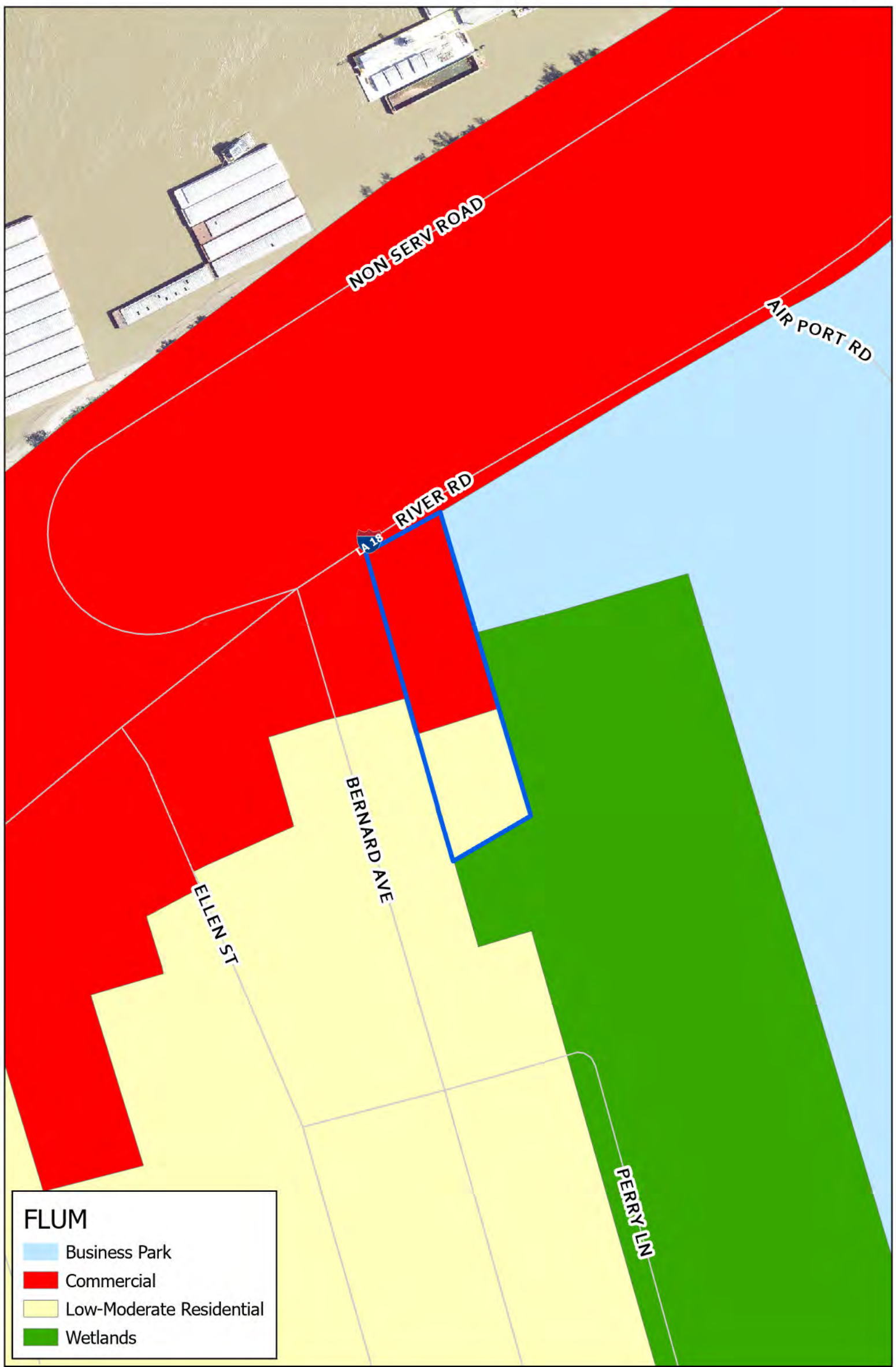
ZONING

- Batture—Non-Industrial
- Batture—Industrial
- General Commercial - Retail Sales
- Light Manufacturing
- Open Land
- Single Family Residential
- Single Family Residential - Mobile Homes

2024-6-MIN
1 lot into 2

1" = 200'

N



FLUM	
	Business Park
	Commercial
	Low-Moderate Residential
	Wetlands



**Department of Planning & Zoning
Staff Report – Minor Resubdivision
Case No. 2024-7-MIN**

APPLICATION INFORMATION

- **Submittal Date:** 4/29/24
- **Applicant / Property Owner**
Ryan Smigiel
Southeastern Freight Lines, Inc
420 Davega Drive
Lexington, SC 29073
803.939.3551; ryan.smigiel@sefl.com
- **Request**
Resubdivision of Lot C-1 of Tract C of Plantation Business Campus into Lots C-1A, C-1B, C-1C, and C-1D.

SITE INFORMATION

- **Location:** 150 Alpha Drive, Destrehan
- **Size of Proposed Lots**
 - Lot C-1A: 5.79 acres; 103.87 ft. wide
 - Lot C-1B: 4.69 acres; 326.79 ft. wide
 - Lot C-1C: 4.04 acres; 280.33 ft. wide
 - Lot C-1D: 2.02 acres; 100.00 ft. wide
- **Current Zoning:** M-1
- **Current Use:** vacant but cleared
- **Surrounding Zoning**
M-1 to the River Road, Railroad, and Alpha Drive sides; M-3 to the rear.
- **Surrounding Uses**
The site is located in a developing commercial and industrial area.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X & A99
2013 Digital Flood Insurance Rate Map: X & AE6.5
- **Plan 2030 Recommendation**
Business Park: This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.
- **Traffic Access**
Lot C-1 has 877.67 ft. of frontage on Alpha Drive. Each proposed lot will have frontage on Alpha Drive.
- **Utilities**
The Parish GIS shows water, sewer, and drainage facilities along Alpha Drive.

As shown on the Parish GIS and confirmed by the Senior Parish Engineer and the Director of Wastewater, a sewer force main runs through Lot C-1. It is depicted starting

near the proposed common lot line dividing Lots C-1C and C-1D, running from Alpha Drive to the rear of the subject site, then up towards the railroad.

There is no objection to the resubdivision from the Director of Wastewater as it relates to the force main. If this line must be relocated, it should be coordinated between the property owner and Director of Wastewater upon guidance received from Parish Legal Services.

▪ **Development History**

Lot C-1 resulted from the resubdivision of a Portion of Tract C of Plantation Business Campus as shown on the survey by Stephen P. Flynn, PLS dated January 31, 2017 (PZS-2017-12).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[I.] *M-1 Light manufacturing and industry district:*

2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

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

The applicant requests resubdivision of Lot C-1 into Lots C-1A, C-1B, C-1C, and C-1D.

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

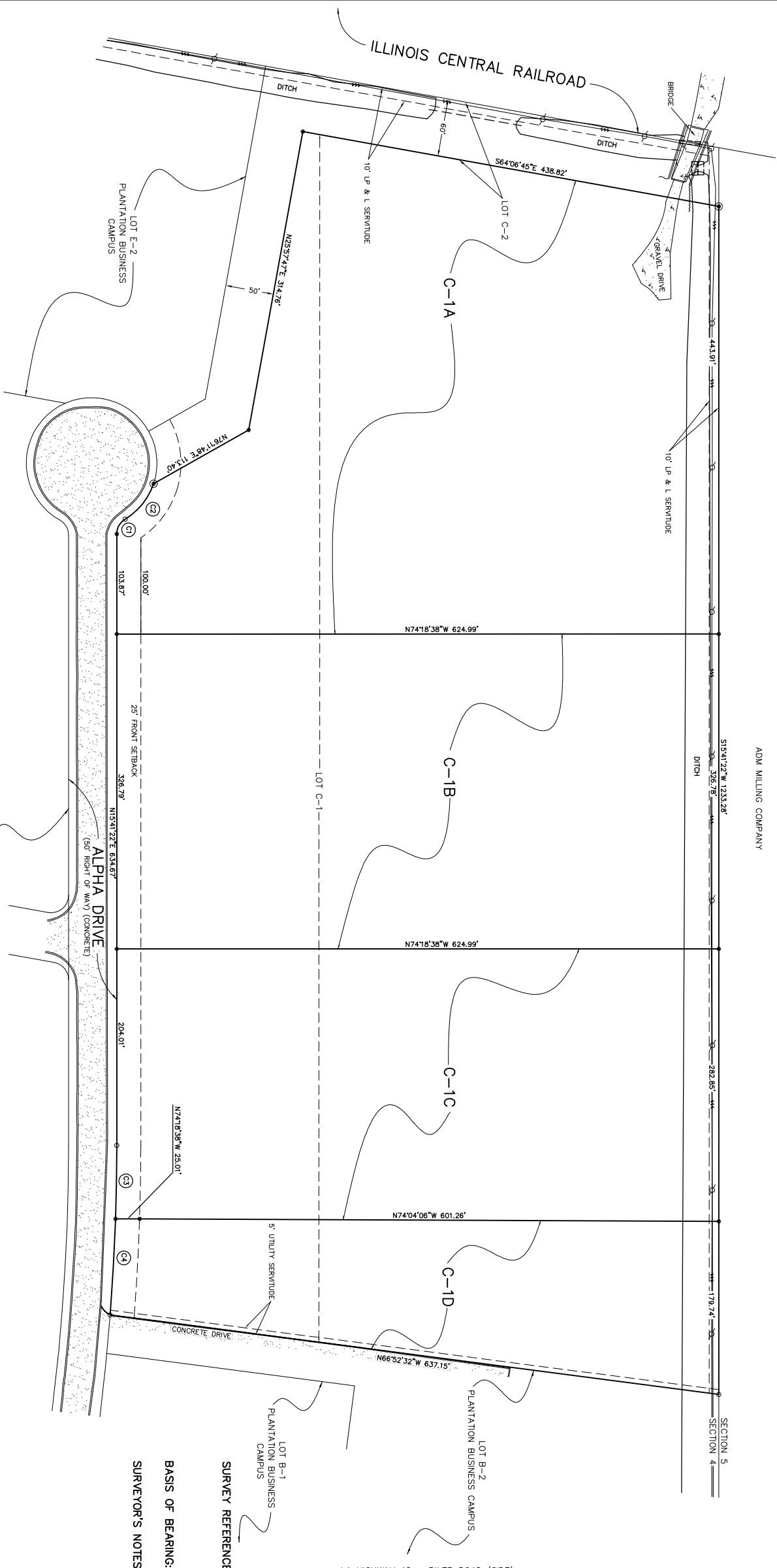
As noted under the utilities section of this report a sewer force main runs through the subject site. The Director of Wastewater does not object to the resubdivision and did not request a servitude for the sewer force main. If this line ultimately needs to be relocated the property owner must coordinate with the Department of Wastewater on that matter.

DEPARTMENT RECOMMENDATION

Approval.

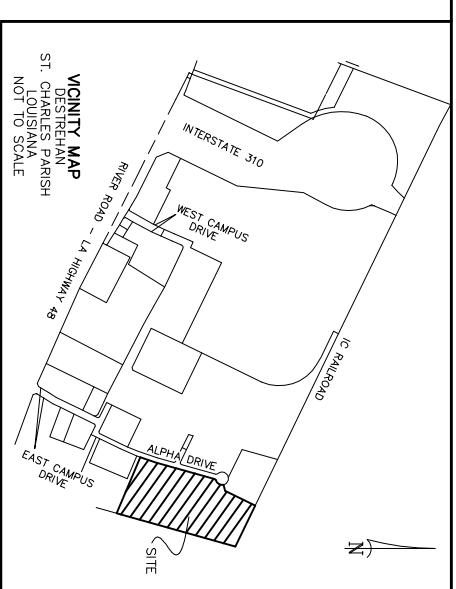
**SURVEY PLAT AND RESUBDIVISION OF LOT C-1 OF TRACT C OF
PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS
LOT C-1A, C-1B, C-1C & C-1D OF TRACT C OF
PLANTATION BUSINESS CAMPUS**
SITUATED IN SECTION 4, T-13-E, R-8-E
DESTERHAN, ST. CHARLES PARISH, LOUISIANA

GORDON STREET (SIDE)
ADM MILLING COMPANY



CURVE	LENGTH	RADIUS	CHORD
C1	18.56'	18.00'	N45°14'05"E 17.75'
C2	48.12'	67.86'	N54°27'51"E 47.12'
C3	76.32'	2282.00'	N16°38'51"E 76.31'
C4	100.00'	2282.00'	N18°51'39"E 99.99'

LOT	ACRES
C-1A	5.79
C-1B	4.09
C-1C	4.04
C-1D	2.02



OWNER: SOUTHEASTERN FREIGHT LINES, INC.
420 DAVEGA ROAD
LEXINGTON, SC 29073
803-939-3203

APPROVED: _____
PARISH PRESIDENT
DATE _____

CHAIRMAN, PLANNING & ZONING COMMISSION
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 ON THE _____
DAY OF _____ IN BOOK _____
FOLIO _____ ENTRY # _____

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

SURVEY REFERENCE:

1. SURVEY PLAT AND RESUBDIVISION OF A PORTION OF TRACT C DESIGNATED AS TRACT A OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS LOT C-1 AND LOT C-2 OF TRACT C OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED 1/31/2017.
2. SURVEY PLAT TO SHOW A 5' UTILITY SERVITUDE ACROSS LOT C-1 OF TRACT C OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED JULY 16, 2019
3. SURVEY PLAT TO SHOW A 5' UTILITY SERVITUDE ACROSS LOT C-1 OF TRACT C OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED 1/31/2017.

BASIS OF BEARING:

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LEICA SMARTNET SOLUTION DATED 1/31/2017.

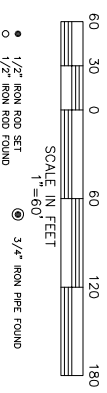
SURVEYOR'S NOTES:

A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PERSONAL SURVEY MADE ON THE GROUND AND THE INSTRUMENTS AND METHODS USED BY THE SURVEYOR.

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. FOR FINAL DETERMINATION, THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED.

D. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR THE FINAL DETERMINATION OF THE PERIOD OF THE SURVEYOR'S LIABILITY IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



NO.	DATE	REVISIONS	BY
1	4/30/24	REVISED TO SHOW 5' UTILITY SERVITUDE	KPB

DESIGNED BY: KPB
DATE: APRIL 5, 2024
DRAWING NO. L388-003313
SHEET NO. 1 OF 1

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

RIVERLANDS SURVEYING COMPANY

505 HENDOCK STREET
LAFAYETTE, LA 70506
985-652-6356

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM THE FIELD SURVEY AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. THE AGENCIES CONTROLLING SUCH RECORDS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS SHOULD BE CONFIRMED BEFORE THE PROCEEDING WITH ANY UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTITE 1-800-273-3020

2024-7-MIN
1 lot into 4

1" = 200'

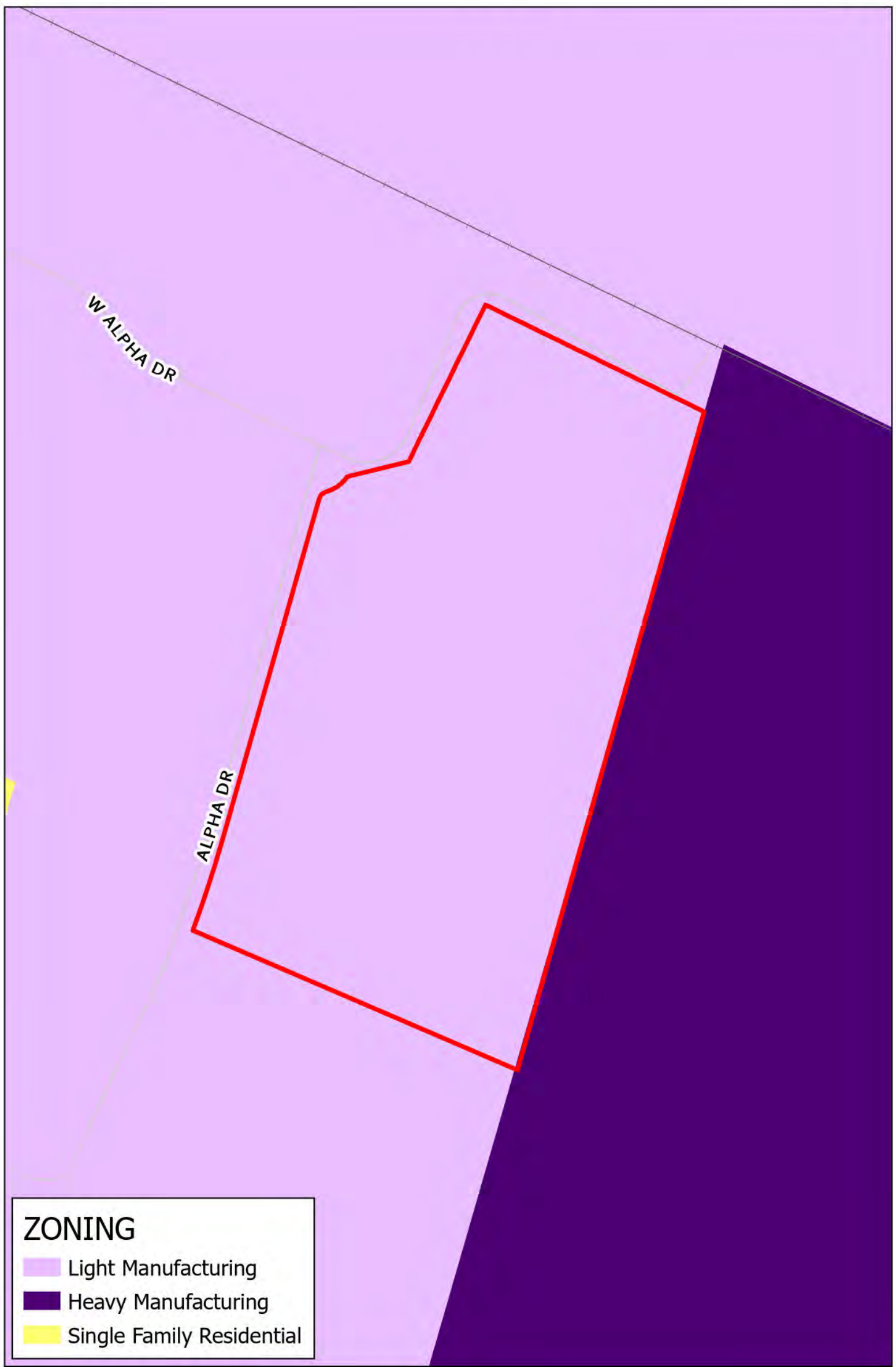
N



2024-7-MIN
1 lot into 4

1" = 200'

N



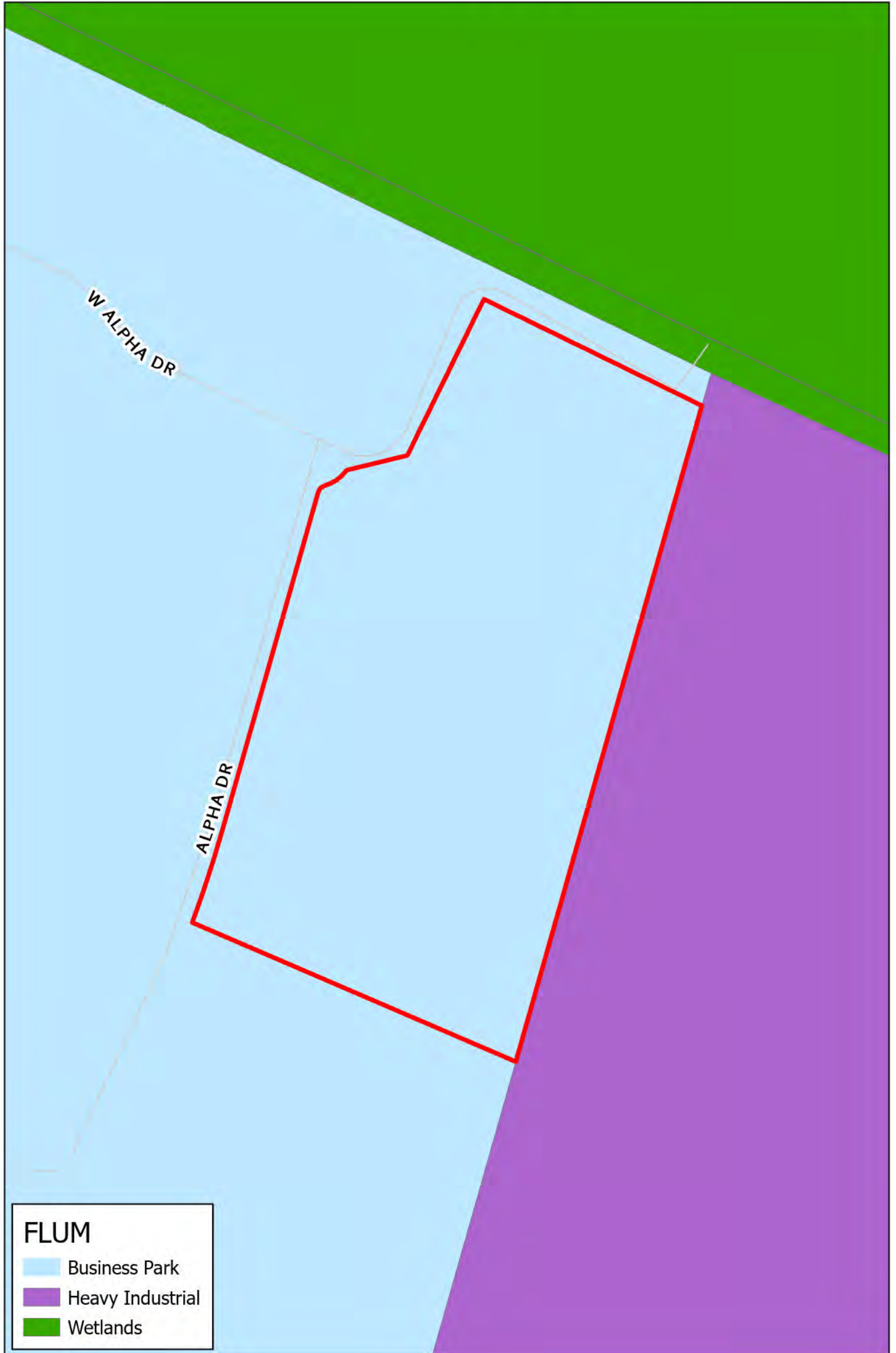
ZONING

- Light Manufacturing
- Heavy Manufacturing
- Single Family Residential

2024-7-MIN
1 lot into 4

1" = 200'

N



FLUM

-  Business Park
-  Heavy Industrial
-  Wetlands



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-8-MIN

APPLICATION INFORMATION

- **Submittal Date:** 5/6/2024
- **Applicant / Property Owner**
Mark Melancon
695 Magnolia Ridge Road
Boutte, LA 70039
504.228.4836; markmelancon99@yahoo.com
- **Request**
Resubdivision of Lot 14A, Magnolia Meadows Subdivision, Phase II into Lots 14A-1 and 14A-2.

SITE INFORMATION

- **Location:** 695 Magnolia Ridge Road, Boutte
- **Size of Proposed Lots**
 - Lot 14A-1: 20,680 sq. ft.; 106.76-119.56 ft. wide
 - Lot 14A-2: 67,626 sq. ft.; 50.01 ft. wide
- **Current Zoning:** O-L, Open Land
- **Current Use**
Lot 14A is developed with a single-family house, which will be located on Lot 14A-1.
- **Surrounding Zoning:** O-L, Open Land
- **Surrounding Uses**
The site is located in an area developed primarily with single family houses on large lots. This development pattern is found across Magnolia Ridge Road and to each side.
- **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)*
 - *Rural Residential: Low-density large lot residential development and agricultural land. The rural residential land use is the least intensive in terms of density and is intended to help preserve the Parish's rural character.*

Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (less than one dwelling unit per acre)
- **Traffic Access**
Lot 14A has driveway access to Magnolia Ridge Road, which will continue to provide access to the house on proposed Lot 14A-1. Lot 14A-2 will have 50.01 ft. of frontage on Magnolia Ridge Road but driveway access is not currently available.

- **Utilities**

No objections were received from the Departments of Public Works, Wastewater, and Waterworks.

Per Parish GIS water and drainage facilities are located along Magnolia Ridge Road.

Wastewater facilities are not available. Any improvements would require Department of Health approval for private treatment facilities.

- **Development History**

The subject site was established as Lot 14 per the map of Magnolia Meadows Subdivision Phase II by Michael D. Bernard, PLS dated November 13, 2003 (PZS-2004-14).

Lot 14A was created by resubdivision of Lot 14 and a portion of Lot BL-1 as per the map by Stephen P. Flynn, PLS dated January 11, 2017 (PZS-2016-53).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

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

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.
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 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
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 - 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.
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 - 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

The applicant requests resubdivision of Lot 14A into two lots, 14A-1 and 14A-2.

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

The required side and rear yard setbacks between the existing house and the new side and rear property lines are met.

DEPARTMENT RECOMMENDATION

Approval.

**SURVEY PLAT AND RESUBDIVISION OF LOT 14A
MAGNOLIA MEADOWS SUBDIVISION, PHASE II
INTO LOTS HEREN DESIGNATED AS
LOT 14A-1 AND LOT 14A-2
MAGNOLIA MEADOWS SUBDIVISION, PHASE II
SITUATED IN SECTION 1, T-14-S, R-20-E
near BOULTE, ST. CHARLES PARISH, LOUISIANA**

APPROVED:

PARISH PRESIDENT

DATE

PLANNING COMMISSION CHAIRMAN

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.

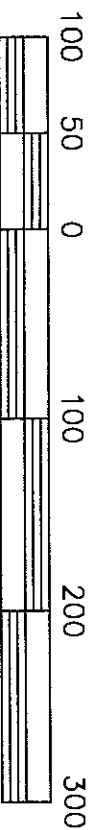
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE _____

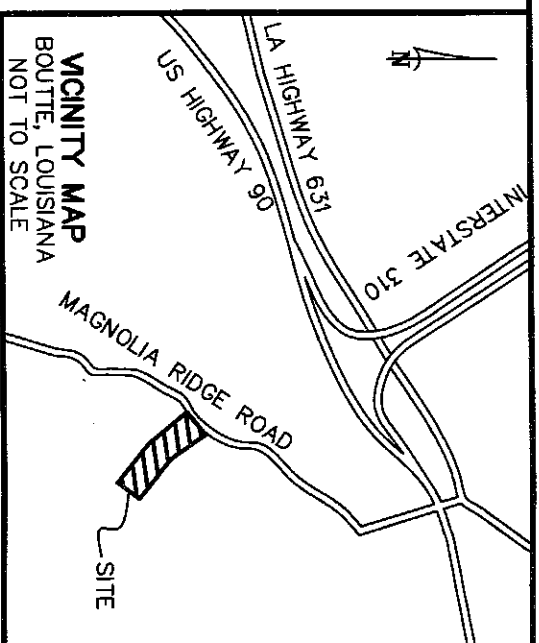
DAY OF _____ IN BOOK _____

FOLIO _____ ENTRY # _____

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



DRAWING NO. MM3250
DRAWN BY: KPB



SURVEY DATE: MARCH 26, 2024, VARIOUS REVISIONS 5/8/2024
SURVEY REFERENCE:
1. SURVEY PLAT AND RESUBDIVISION OF LOT BL-1, LOT 14, LOT 15, LOT 16, LOT 17 & LOT 18-A MAGNOLIA MEADOWS SUBDIVISION, PHASE II INTO LOTS HEREN DESIGNATED AS LOT 14A, LOT 15A, LOT 16A, LOT 17A, LOT 18B & LOT BL-1A, MAGNOLIA MEADOWS SUBDIVISION, PHASE II,
2. MAGNOLIA MEADOWS SUBDIVISION PHASE II BY MICHAEL D. BERNARD, P.L.S. DATED NOVEMBER 13, 2003

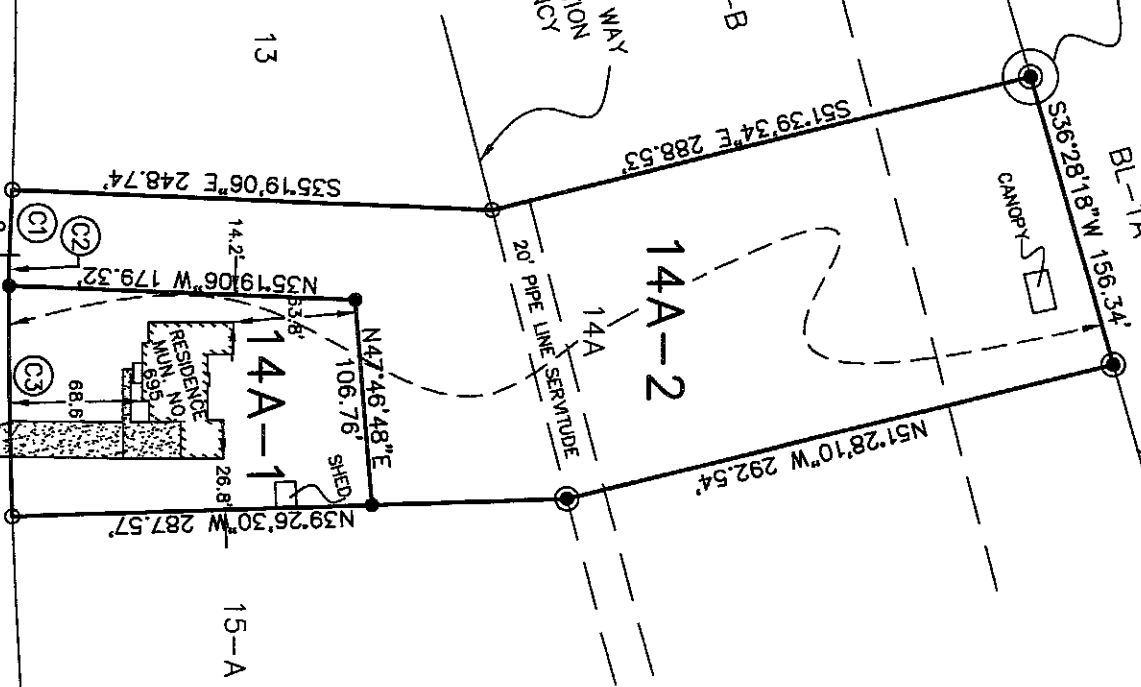
BASIS OF BEARING:
LOUISIANA SOUTH ZONE 1702 USING UECA SMARTNET SOLUTION 10/5/2016 NAD 83. BEARINGS HEREN ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM.

FLOOD NOTE:
THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220150-0125C DATED 6/16/1992.

AREA	AREA
14A-1	20,680 SQ. FT.
14A-2	67,626 SQ. FT.

CURVE	LENGTH	RADIUS	CHORD
C1	33.85'	2557.32'	N55°03'33"E 33.85'
C2	16.16'	3189.65'	N52°50'57"E 16.16'
C3	119.56'	3189.65'	N51°37'48"E 199.55'

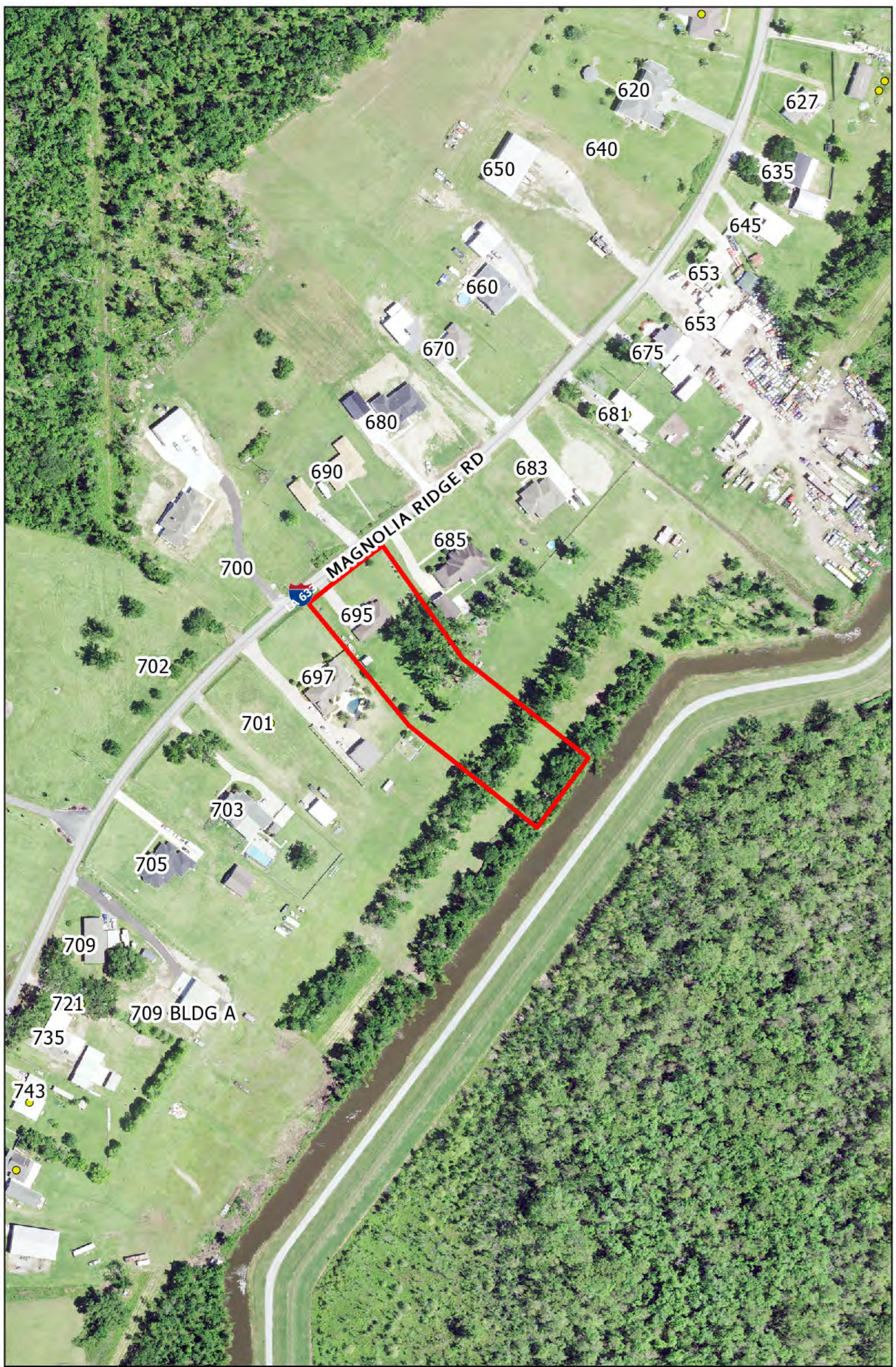
STEPHEN P. FLYNN
P.L.S. LA SURV. REG. NO. 4668



MAGNOLIA RIDGE ROAD - LA HIGHWAY 633 (40' RIGHT OF WAY)
PIPELINE CORRIDOR & RIGHT OF WAY SERVITUDES & VERIFICATION SUBJECT TO CONTROLLING AGENCY BY CONTROLLING AGENCY
20' PIPE LINE SERVITUDE
RESIDENCE NO. 1495
MIN. 68.6'
SHED
N47°46'48"E 106.76'
N39°26'30"W 287.57'
N51°28'10"W 292.54'
N51°39'34"E 288.53'
S35°28'18"W 156.34'
BL-1A
CANNOPY
5.73'
13-B
13
14A
14A-2
14A
15-A
15-B

2024-8-MIN
1 lot into 2

1" = 200'



2024-8-MIN
1 lot into 2

1" = 200'

N



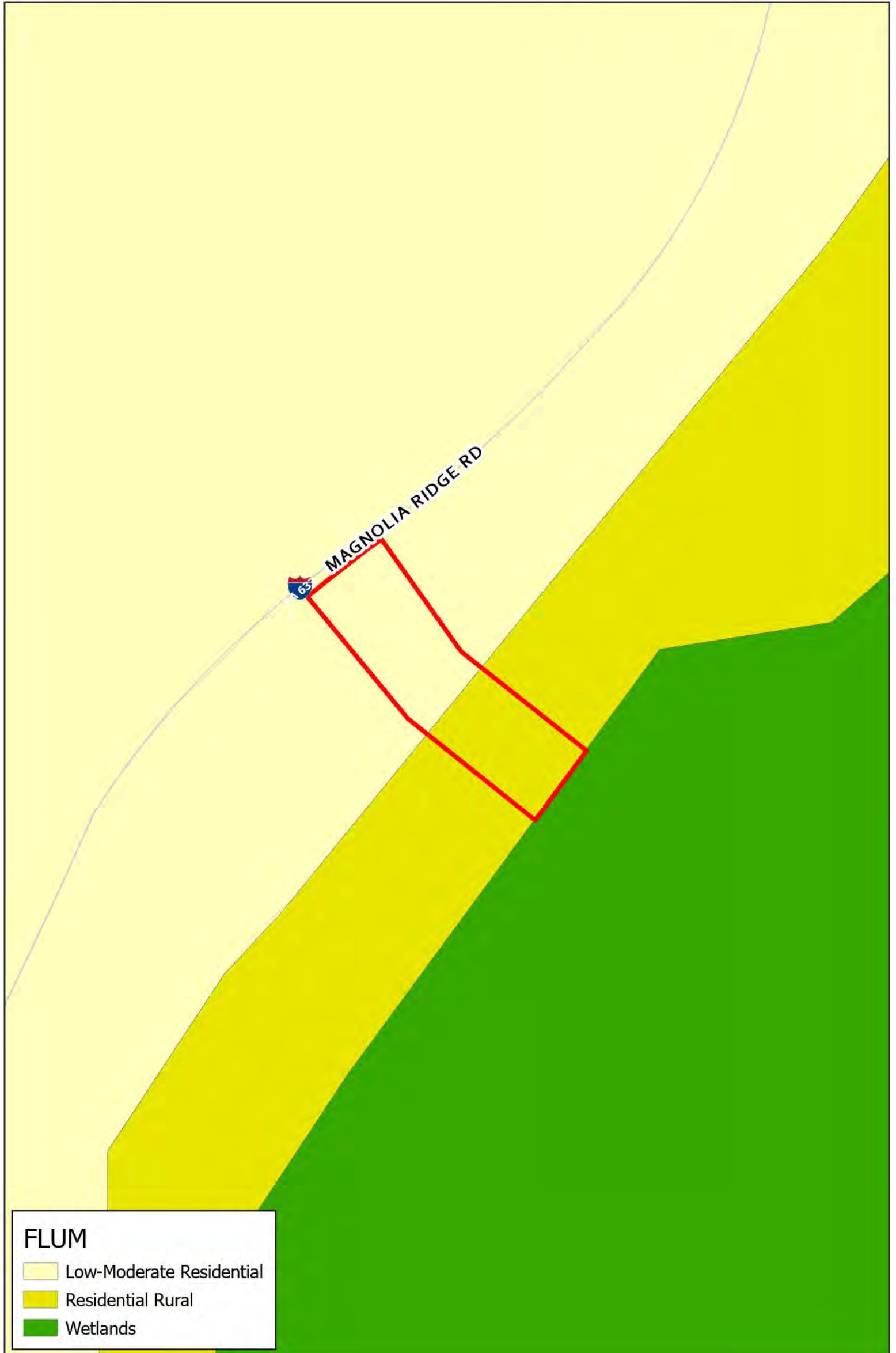
ZONING

-  Open Land
-  Multi-Family Residential
-  Wetlands




2024-8-MIN
1 lot into 2

1" = 200'

N



FLUM

-  Low-Moderate Residential
-  Residential Rural
-  Wetlands



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-11-R

APPLICATION INFORMATION

- **Submittal Date:** 5/7/2024
- **Applicant / Property Owner**
Dominick J. Fazio
Southern Recovery Management Inc.
2000 South Kenner Road
Avondale, LA 70094
504.436.1288
- **Request**
Change of zoning:
 - Current – W-1, Wetlands
 - Proposed – M-2, Heavy Manufacturing and Industry

SITE INFORMATION

- **Location**
Lot designated 4286 located approximately 450 ft. north of Highway 90 at the St. Charles/Jefferson Parish line, Luling.
- **Size:** approximately 93 acres
- **Current Use:**
No permitted uses occupy the site, which is largely undeveloped and partially wooded.
- **Surrounding Zoning**
W-1 zoning is adjacent to each side; the abutting zoning in Jefferson Parish is U1S, Unrestricted Suburban District.
- **Surrounding Uses**
A swamp tour operation is adjacent to the Highway 90 side; River Birch Landfill is adjacent to the Jefferson Parish side; wetlands are adjacent to the north and west sides.
- **Zoning History**
The W-1 district was established in 1981.
- **Future Land Use Recommendation**
Wetlands: Constrained lands due to wetlands and flood zones. Allowable land uses in areas designated as wetlands are limited to low impact uses, such as eco-tourism and recreation (e.g., boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture (e.g., periodic haying and grazing), managed timber harvest, and other uses that may be permitted by special exception or special permit by the Louisiana Department of Natural Resources, the U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council.
 - *Recommended Zoning Districts: W (wetland district)*
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: AE4
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
The subject parcel is landlocked, but access within St. Charles Parish is gained via an unpaved drive through adjacent, separately owned property fronting Highway 90. The

site is also accessed from the Jefferson Parish side through the Highway 90 entrance of the adjacent landfill.

▪ **Utilities**

Parish infrastructure is limited along this portion of Highway 90. No drainage or wastewater facilities are present and water terminates at the Sellers Canal.

The Department of Public Works has no objection to the rezoning.

APPLICABLE REGULATIONS

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

D. Manufacturing and industry districts—The regulations in these districts are as follows.

[II.] *M-2. Heavy manufacturing and industry:*

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses permitted in the M-1 district (and subject to M-1 regulations)
 - (2) Petroleum refining and/or chemical processing
 - (3) Solid fuel handling, transfer, and storage facilities not associated with energy generation facilities
 - (4) Energy generating facilities
 - (5) *Reserved*
 - (6) Any other similar manufacturing or industry establishment which shall adhere strictly to all state and federal mandates whereby, therefor, normal operations will not be injurious to employees and the general public because of health and safety factors.
 - (7) Concrete mixing or batching plants.
 - (8) Accessory uses.
 - (9) Junkyards.
 - (10) *Reserved*.
 - b. Special permit uses and structures:
 - (1) Type II and Type III Landfills, upon review and approval of the Planning Commission and supporting Resolution of the Parish Council:
 - a. Permit Required. Notwithstanding any other provisions of this Ordinance no landfill shall hereafter be constructed, enlarged, altered, or placed into operation until a special permit use for said landfill has been heard by the Planning and Zoning Commission and then approved by ordinance of the Parish Council.
 - (1) The Commission shall schedule and hold a public hearing to consider the application. 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. All applications will be advertised at least three (3) times in the official journal of the Parish on three (3) separate and at least Fifteen (15) days shall elapse between the first publication and the date of the hearing. All property owners within five hundred (500) feet of the subject property shall be notified by certified mail of the public hearing.
 - (2) The Special Permit Use shall be valid for a period of one calendar year. If after one calendar year, the applicant has not received a permit by LDEQ, the applicant shall file a new Special Permit Use application if an extension is needed.
 - (3) A completed application form and three sets of the required supplemental application requirements data as set forth in the following section:
 - (a) The site plan shall show: the area dedicated to the landfill; identify the total site acreage and amount of acreage that will be used for processing and disposal; show all vehicular access points to the site; identify and buffer areas; describe any landscaping, or fencing proposed.
 - (b) A drainage plan prepared by a Louisiana licensed engineer shall be submitted to the parish. At a minimum, the plan shall show the drainage-flow patterns, show all major drainage systems and indicate the point of discharge. The Parish Engineer may require additional drainage information.
 - (c) If located in a floodplain, it must be demonstrated that the facility will not restrict the flow of the 100-year base flood or significantly reduce the temporary water-storage ability of the floodplain integrity.
 - (d) The types, maximum quantities (wet tons/week), and sources (percentage of the on-site or off-site generated waste to be received) of the waste to be processed or disposed by the facility.
 - (e) Identify the geographic area to be serviced by the facility.
 - (f) Indicate the days of operation per week and hours per day.
 - (g) Identify the maximum expected height of the waste pile.
 - (h) Describe provisions that will be employed to control dust, litter and odor.

- (i) Provide the projected year of final closure and include a discussion of the long-term use of the facility after closure as anticipated.
 - (j) The site shall be screened with fencing, planting or other methods as approved, to block onsite views from the public. A landscape/screening plan shall be submitted with the Special Permit Use application and approved by the Planning Commission.
 - (4) Additional Procedural Requirements:
 - (a) Provide the Planning Department a copy of the official order to proceed issued by the LDEQ.
 - (b) Upon issuance of the permit by the Louisiana Department of Environmental Quality (LDEQ), a copy shall be submitted to the Planning Department. This includes all permits issued by the LDEQ to the site, (i.e., waste, water, air, etc.). The permit shall include the final approved site plan by LDEQ. This shall also include any necessary federal or state approvals from agencies other than LDEQ.
 - (c) The owner shall submit to the parish's planning department a copy of the solid waste annual report that is submitted to the LDEQ, Office of Management and Finance. The report shall be submitted to the planning department on August 1st of each year.
 - (5) The Parish Planning and Zoning Department, Planning Commission and/or the Parish Council may require additional data where deemed necessary before taking final action or issuing a permit. Conditions of approval may be placed on the Special Permit Use by either the Planning Commission or the Parish Council.
- (2) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- (3) Cellular installations and PCS (personal communication service) installations.
- (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) Notwithstanding any other provisions of law, these regulations shall have no force or effect on any truck terminal with video poker gaming facilities which have received a Special Permit Use prior to the effective date of this ordinance.
- (5) 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.
- (6) Towing Yards. Towing yards upon review and approval by the Planning Commission and supporting Resolution of the Parish Council shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten-foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.

2. Spatial Requirements:

- a. Minimum lot size: Fifteen thousand (15,000) square feet, Minimum width: One hundred (100) feet.
- b. Minimum yard size for offices and accessory use spaces:
 - (1) Front - twenty (20) feet
 - (2) Side - thirty-five (35) feet
 - (3) Rear - fifty (50) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- 3. Transportation Requirements: Arterial, rail or water
- 4. Special Provisions:
 - a. Must maintain a buffer zone to insure the protection and well-being of neighboring areas.
 - b. Major operations must be located two thousand (2,000) feet from the nearest R, CR-1 or C-2 District or located a lesser distance if clearly dictated safe by industry standards and approved by the Board of Adjustments. Accessory uses of lesser intensity may be developed in this buffer area. Examples include office buildings, parking facilities, substations, and storage areas (including open storage of solid fuels for energy generating facilities) as well as uses identified in the M-1 District and subject to any required restrictions established in that M-1 District.
 - c. New construction within the confines of existing industrial developments shall provide adequate buffer areas near R and C Districts in accordance with industry standards, national fire code regulations, and those standards established in the M-1 District under "Other Industrial Uses."

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 under the *Wetlands* Future Land Use Map designation, which anticipates low impact uses such as eco-tourism and recreation, wildlife observation, environmental education, environmental research, compatible agriculture, and managed timber harvest. The recommended zoning district under this designation is W-1, Wetlands, which does not contain a traditional list of by right, special exception, or special permit uses, but similarly emphasizes "low intensity" uses as permitted by the Louisiana Department of Natural Resources, U.S. Army Corps of Engineers, and the St. Charles Parish Coastal Zone Advisory Committee. The M-2 district does not conform to this designation.

While the proposed zoning would cover a large area, it must be considered a spot zone due to the lack of industrial zoning in the vicinity and not being done in

furtherance of the comprehensive plan. **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 subject site is located off Highway 90 at the St. Charles/Jefferson Parish line where Parish services are limited and development is minimal. The character is that of an undeveloped stretch of highway traversing through wetlands and bridging the developed areas of Avondale/Waggaman and Luling. There is no development pressure here and changes in zoning have not occurred allowing development to deviate from the existing land use pattern or character. This is due to the area consisting primarily of wetlands under W zoning. To ensure protection of these wetlands development under W zoning is highly restricted. There are no by right uses. Any use of land zoned W must be considered "low intensity" or "coastal dependent", be reviewed and approved by either the Louisiana Department of Natural Resources, U.S. Army Corps of Engineers, or St. Charles Parish Coastal Zone Advisory Committee, and receive local approval as a Special Exception or Special Permit Use.

Outside of wetlands the most significant feature of this area is the River Birch Landfill in adjacent Jefferson Parish, which the subject site is connected to and accessible from. Along with being connected to the larger landfill site it is also indicated the subject area is not actually a part of adjacent wetlands. Aerial imagery shows a distinct boundary between the subject site/landfill and area wetlands. This is reinforced by the DFIRM flood map which places the subject area in an X zone while the adjacent wetlands are under a lower AE3 zone. The boundary between the two zones aligns with the boundary that can be observed on aerial imagery. While the presence of any jurisdictional wetlands must be accounted for within the subject site as part of any potential development, the development restrictions of the W zoning district can be considered unreasonable since the subject area itself is not part of the larger protected wetlands. A zoning change would allow use of the subject area that is in alignment with the larger parent property. **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.*

There is no explicit neighborhood character in this part of St. Charles Parish. The general area consists of large sections of undeveloped wetlands. The primary use in the area is the adjacent River Birch Landfill primarily located within Jefferson Parish. The nearest residential areas in Ama are over a mile away. The proposed uses permitted in the proposed M-2 zoning, which includes agriculture and general farming uses in addition to high intensity industrial uses, would not be incompatible with this existing character, especially considering the adjacent landfill connected to the subject site. It cannot be said the uses permitted specifically in the M-2 district would place any more of a burden on public facilities since existing public facilities are already limited in this part of the Parish. Any significant development in this area, regardless of zoning, would have to address extensions and connections to public facilities. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on 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
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	<u>5-7-24</u>
Received By	<u>MJA</u>
Receipt #	<u>13222825</u>
Case #	<u>2024-11-R</u>

APPLICANT INFORMATION

Applicant: Southern Recovery Management Inc
 Mailing Address: 2000 SOUTH KEUNER RD, AVONDAL, LA 70094
 Phone: 504-436-1288 Email: _____

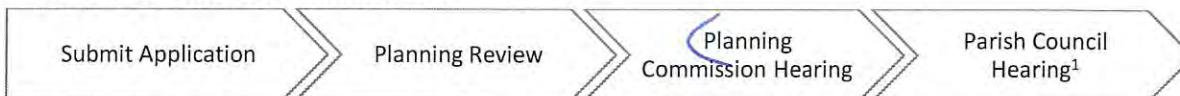
PROPERTY INFORMATION

Municipal Address (if assigned): _____
 Lot, Block, Subdivision: LOT 4286, BLOCK L3, SUBDIVISION T13SR21E
 Current Zoning: WETLANDS Proposed Zoning: M-2 - LANDFILL
 Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)
 *If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 4. Survey of property showing area to be rezoned
- 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

(Signature) [Handwritten Signature] (Print) DOMINICK J RAZZO

(Signature) _____ (Print) _____

(Signature) _____ (Print) _____

(Notary signature & seal) [Handwritten Signature] (Date) 5/6/24
 Notary # 067970

They commission expires with the life

Case # 2024-11-R

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

NOT KNOWN - SEE ATTACHED NARRATIVE

How does the proposed zoning serve the best interest of the community?

SEE ATTACHED NARRATIVE

Do uses on adjacent properties limit the use of your property under current zoning?

YES

Do unique physical or environmental limitations affect the use of your property under current zoning?

SEE ATTACHED NARRATIVE

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning?

SEE ATTACHED NARRATIVE

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

SEE ATTACHED NARRATIVE

Southern Recovery Management Inc

St Charles Parish

Parcel number 260406804286 – off Hwy 90 at the St Charles/Jefferson Parish line

Approx. 121 acres (site survey attached)

Current Zoning - wetlands

Proposed Zoning – M-2

This tract along with approx. 230 acres that is located in Jefferson Parish make up the property owned by Southern Recovery Management Inc (total of 351 acres), and which was more commonly known as the Greater New Orleans Landfill. (GNOL)

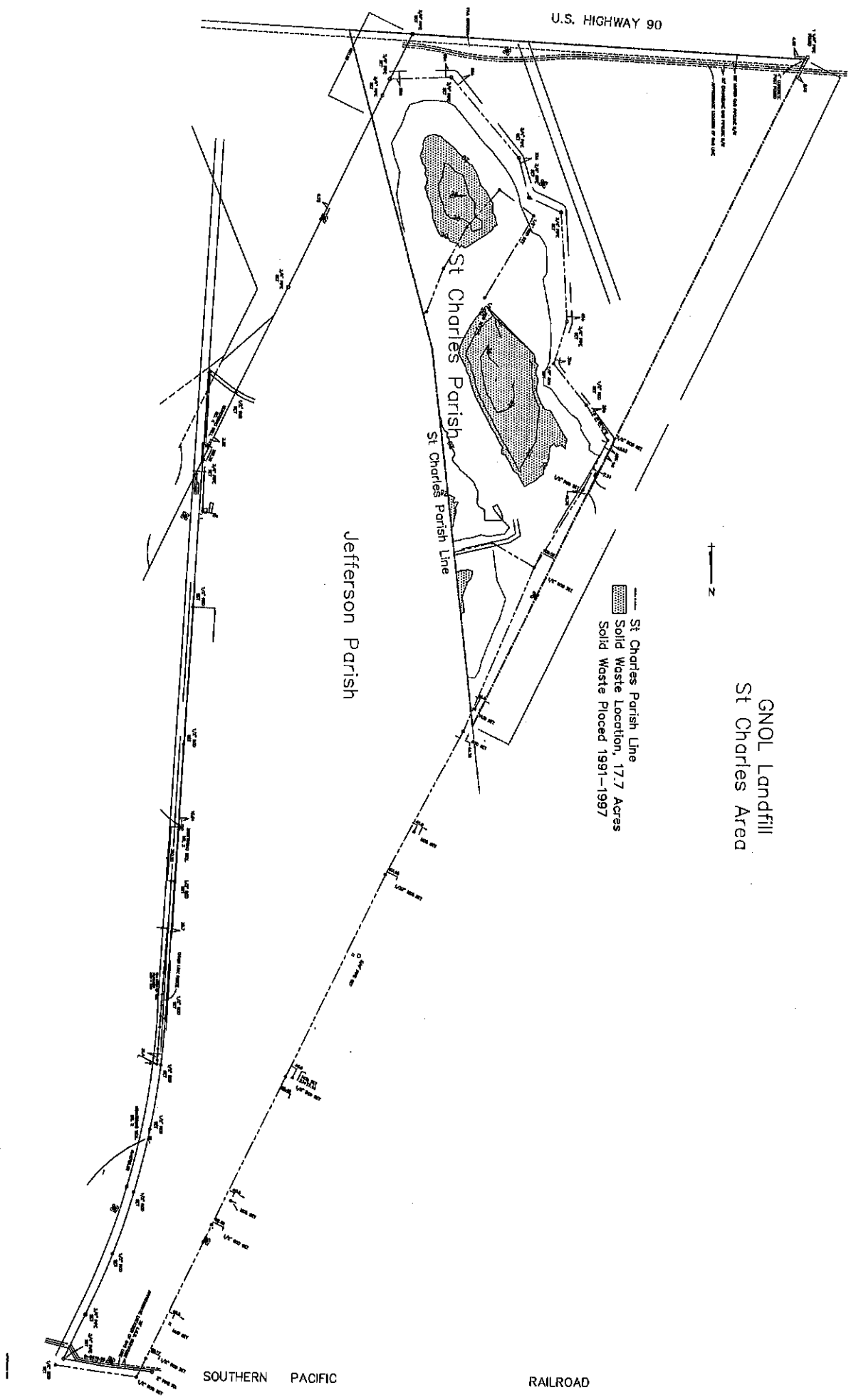
The landfill began operations back in 1969 and was open until the late 1990's. This was truly just a garbage dump in that at that time there were no requirements for building or maintaining a landfill as there are today.

According to an engineer that has worked on the site for many years, and still completes reports related to the post closure care of the site, garbage was placed in the portion of the property that is in St Charles Parish from 1991 to 1997. (see attached map of site)

Re-zoning of this property along with the portion that is in Jefferson Parish will allow River Birch to expand the current landfill and provide many more years of affordable disposal services for St Charles Parish.

As mentioned above, this property is located at the far end of St Charles Parish adjacent to the Jefferson Parish line, there are no residential areas anywhere near the site. The property is adjacent to the River Birch landfill.

After the property is re-zoned and River Birch receives approval from the DEQ, River Birch will actually be able to improve the site as part of the expansion of the landfill. River Birch will install all of the proper liners and collection systems that are currently required by a Subtitle D landfill. As stated above none of that exists today on the site.



GNOL Landfill
St Charles Area

St Charles Parish Line
Solid Waste Location, 17.7 Acres
Solid Waste Placed 1991-1997

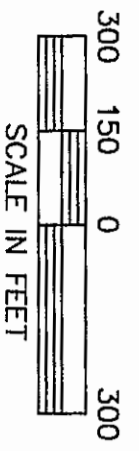
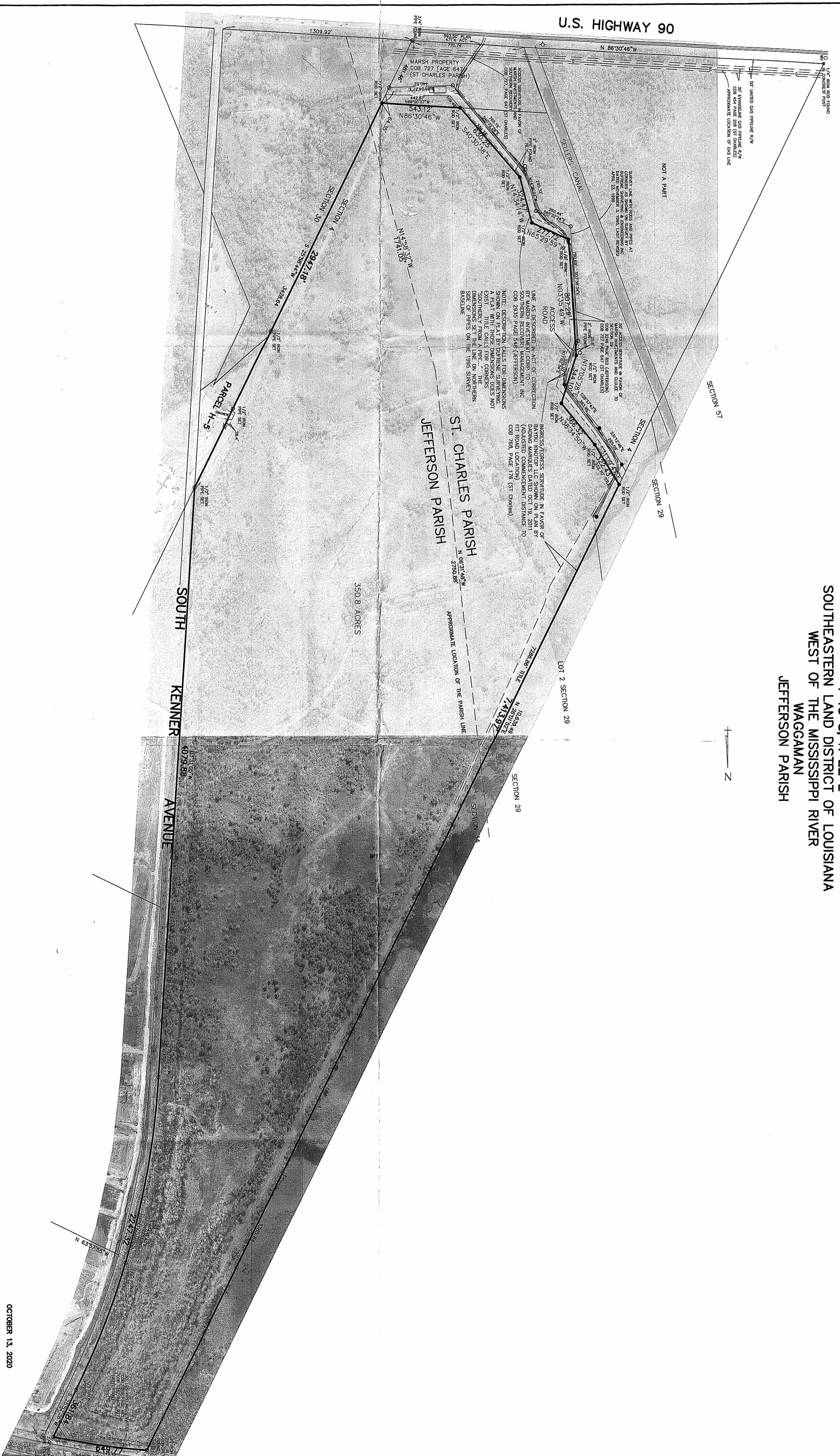
Jefferson Parish

U.S. HIGHWAY 90

SOUTHERN PACIFIC

RAILROAD

SECTION 4
 T 13 S, R 22 E
 SOUTHEASTERN LAND DISTRICT OF LOUISIANA
 WEST OF THE MISSISSIPPI RIVER
 WAGGAMAN
 JEFFERSON PARISH



REFERENCE:
 SURVEY BY DURENE SURVEYING & ENGINEERING INC DATED
 NOVEMBER 3, 1995, LAST REVISED APRIL 23, 1998
 SERVICED PLAN BY DANNING MARQUES DATED OCT 19, 2011
 LOCATION OF AERIAL PHOTO IS
 APPROXIMATE. DATE IS UNKNOWN.

OCTOBER 13, 2020
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS
 OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY,
 MADE AT THE REQUEST OF SHERMAN STRATEGIES, LLC

DURENE SURVEYING & ENGINEERING INC.
 1024 INDUSTRIAL BOULEVARD, HARRIS, LA 70069
 (504) 885-5299 FAX (504) 885-5299
 www.dureneng.com

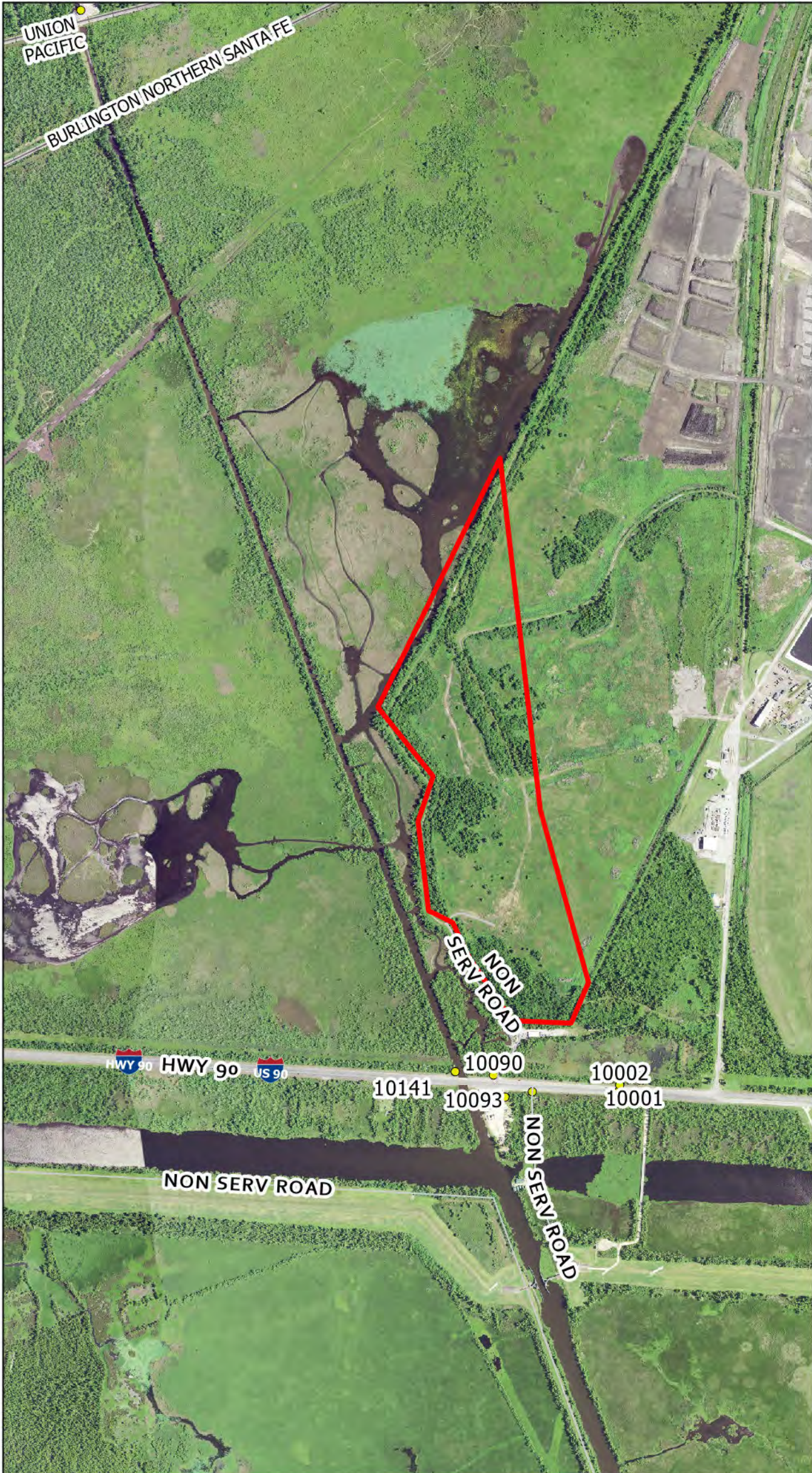
TILTON L. DURENE, R.
 LICENSE NO. 00282
 LAND SURVEYOR
 STATE OF LOUISIANA

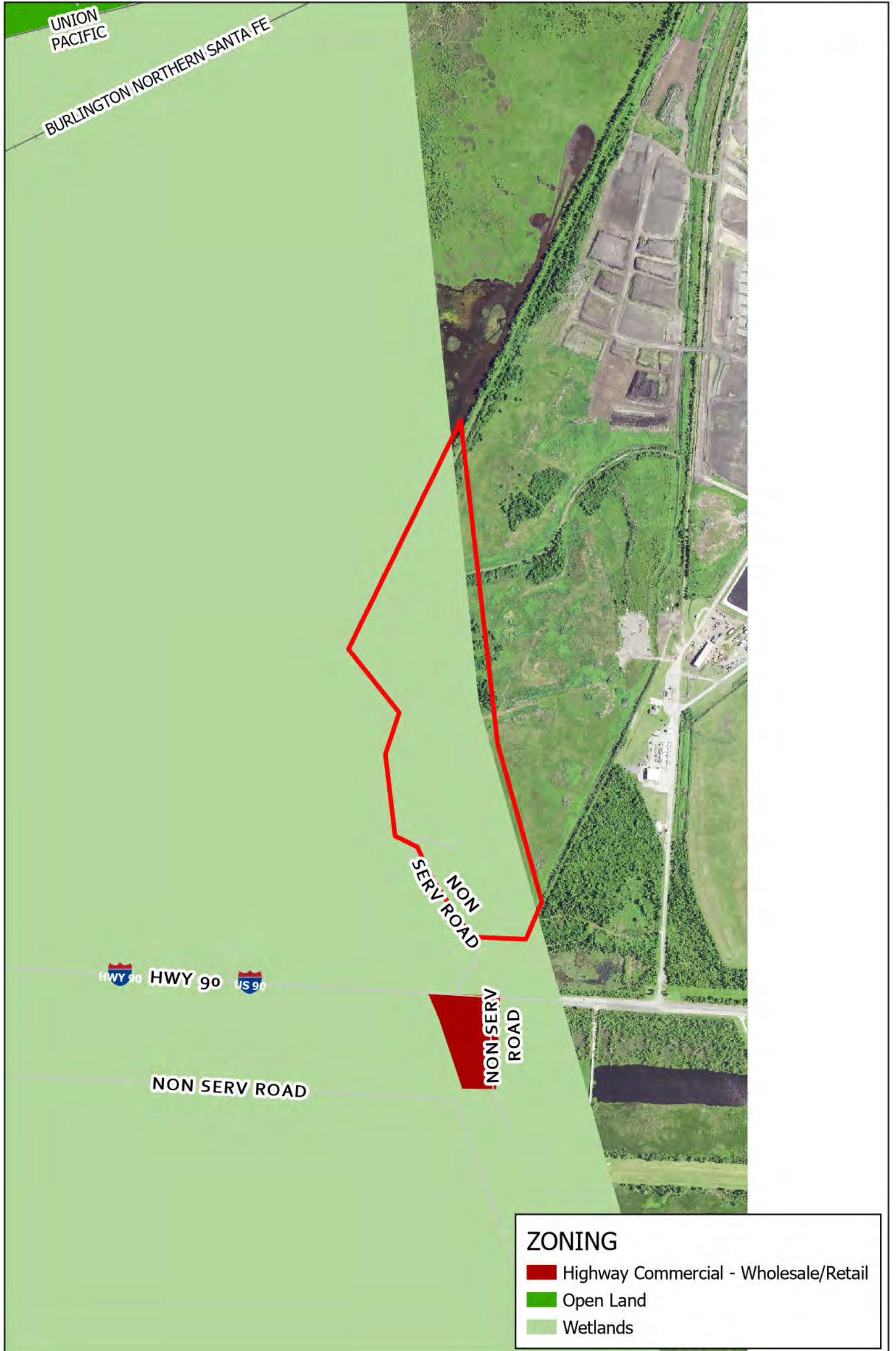
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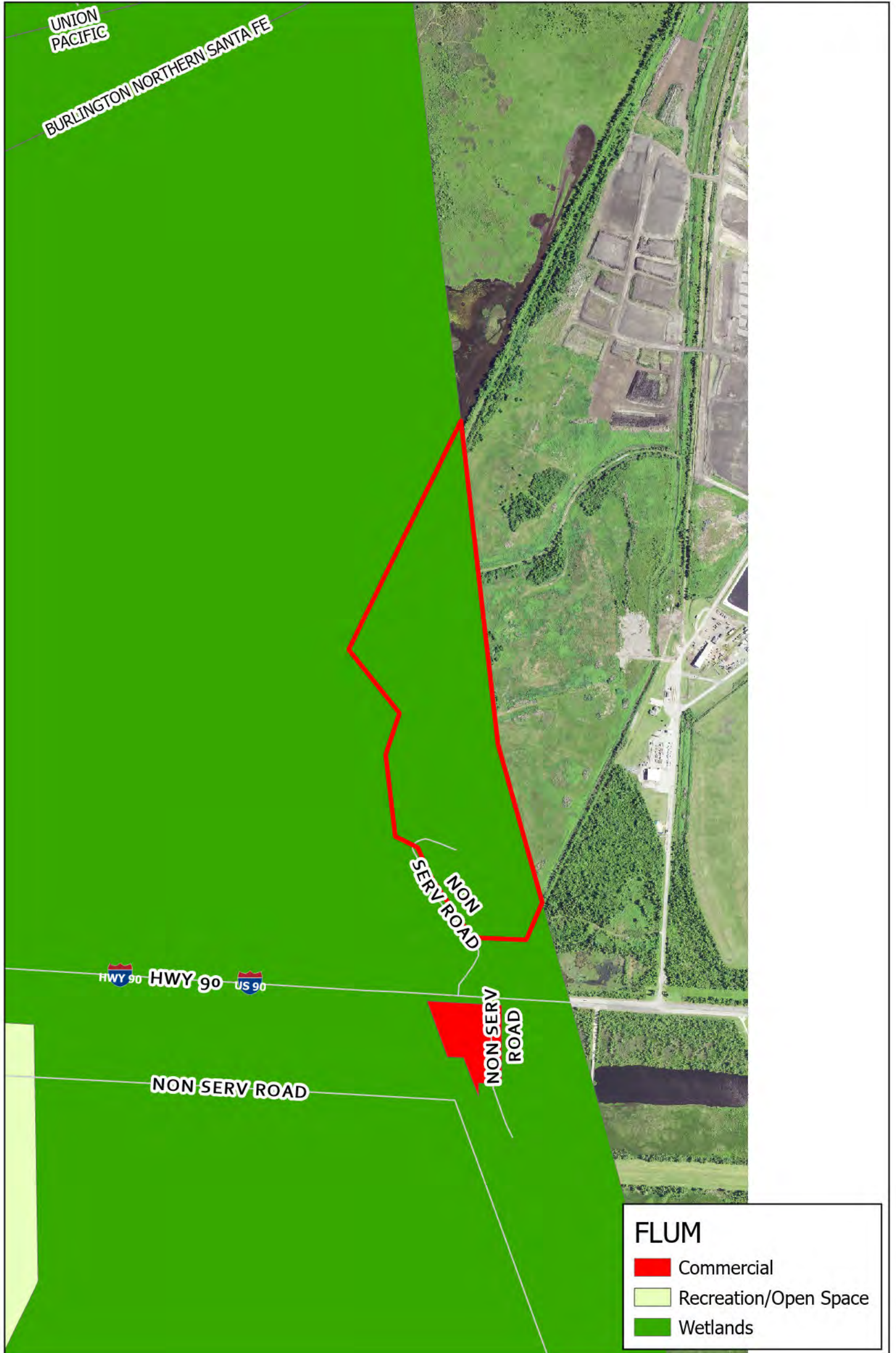
2024-11-R
W to M-2

1" = 1000'

N









Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-12-R

APPLICATION INFORMATION

- **Submittal Date:** 5/7/2024
- **Applicant / Property Owner**
Baron Tregle
White Boot Investments, Inc. dba Southern RV Park
170 Up the Bayou Road
Des Allemands, LA 70030
504.715.1754; barontregle@gmail.com
- **Request**
Change of zoning:
 - Current – R-1A(M), Single Family Residential Detached Conventional Homes, and C-3, Highway commercial district—Wholesale and retail sales
 - Proposed – R-1M, Manufactured home/recreational vehicle (RV) park

SITE INFORMATION

- **Location:** Tract 1, Coteau De France; 117 Gwen Lane, Des Allemands
- **Size:** approximately 2.49 acres
- **Current Use:**
There is no active use of the site presently. It was previously the location of a mobile home park known as the Brandt Dufrene Trailer Park. There is an older site-built house on the property that is currently uninhabited.
- **Surrounding Zoning**
The zoning pattern in the area reflects the mix of uses detailed in the following section. Specifically, this stretch of LA 631 consists of R-1A(M), C-3, and M-1 zoning. C-3 zoning is also adjacent to the Rogers Lane side and R-1A(M)/R-1A zoning is adjacent to the Easy Street side.
- **Surrounding Uses**
The site is located in an area of Des Allemands developed with a mix of uses. Single family houses are located across LA 631 and adjacent to each side. A seafood wholesale business is located across LA 631 and a boat shop fronting Highway 90 is adjacent to the Rogers Lane side. St. Gertrude Catholic Church and a park are also nearby, fronting on LA 631.
- **Zoning History:** the R-1A(M) and C-3 districts were established in 1981.
- **Future Land Use Recommendation**
Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.

Recommended Zoning Districts: Mix of R-2 (two-family residential), R-3 (multi-family residential), CR-1 (residential/commercial transitional), C-1 (general commercial office), C-2 (general commercial retail)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE5

- **Traffic Access**

The site has 387.81 ft. of frontage along LA 631 and 529.18 ft. of frontage on Highway 90. Access is gained through a driveway (Gwen Lane) connecting to LA 631.

- **Utilities**

The Parish GIS map shows water and sewer facilities along Highway 631.

Records allude to the site's previous use as a manufactured home park, indicating 5 electric poles and 5 sewage connections available on this site.

The Parish GIS also depicts the Grand Marais canal running through the western side of the site from LA 631 to Highway 90. The edge of the proposed R-1M zoning would run roughly within the boundaries of this canal.

The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning. But the expansion of the R-1M zoning would allow increased residential development at a higher density, so impact to existing public facilities could be expected and must be addressed as part of any resulting development.

Development limits as they relate to the Grand Marais canal must also be established and understood as part of the permitting process.

APPLICABLE REGULATIONS

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

[IV.] *R-1M. Manufactured home/recreational vehicle (RV) park:*

Policy statement: This district is established to allow single-family residential usage of manufactured housing and recreational vehicles (RV) in a specially designed community or park with public and private amenities provided by the park developer as opposed to the park tenants. This district will allow a greater density of single-family residences to locate in an aesthetically pleasing environment by requiring certain spatial and buffer requirements.

1. Use Regulations:
 - a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
 - b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
 - a. Include RV parks of one-half acre provided 1) the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met, and 2) the request receives review and approval by the Planning Commission and a supporting resolution of the Council.
 - b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
 - a. 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.
4. Special Provisions: Shall conform to either the Manufactured Home Park or [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

 - a. Location, space and general layout:
 - (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
 - (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic.
 - (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
 - (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
 - (5) A minimum site of two (2) acres is required for a manufactured home park.
 - (6) Manufactured homes shall be parked on each space to conform to the following minimums:
 - (a) Twenty-five (25) feet clearance between coaches.
 - (b) Five (5) feet clearance between each coach and its respective site line.
 - (c) Ten (10) feet between coaches and any adjoining property lines.
 - (d) Twenty (20) feet between coaches and any public street right-of-way.
 - (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
 - (g) Nonresidential accessory buildings shall not be permitted.

- [b. Reserved.]
- c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.
- d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
- f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
- g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
- h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, 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.
- i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
- j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

RV Park:

- a. Location, space and general layout:
 - (1) The RV park shall be located on a well-drained site [and] shall be so located such that is [its] drainage will not endanger adjacent property and water supply.
 - (2) Any lot or portion of ground proposed to be used for an RV park shall have sufficient frontage for construction of entrances and exits properly designed for the safe movement of park traffic.
 - (3) Each RV space shall contain a minimum of fourteen hundred (1,400) square feet, shall be at least thirty-five (35) feet wide, and shall have its boundaries clearly defined. The space shall abut on a driveway.
 - (4) A minimum site of one (1) acre is required for an RV park.
 - (5) RV's shall be parked on each space to conform to the following minimums:
 - (a) Twenty-five (25) feet clearance between RV's.
 - (b) Five (5) feet clearance between each RV and its respective site line.
 - (c) Ten (10) feet between RV's and any adjoining property lines.
 - (d) Twenty (20) feet between RV's and any public street right-of-way.
 - (e) Twenty-five (25) feet between RV's and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any RV.
 - (g) Nonresidential accessory buildings shall not be permitted.
- b. Parking: Sufficient area shall be provided for the parking of at least one (1) motor vehicle for each RV space plus an additional car space for each three (3) lots to provide for guest parking, two (2) car tenants and for delivery and service vehicles.
- c. Transportation system:
 - (1) Streets and access drives: All streets and access drives within the RV park shall be constructed to required parish specifications as outlined in subdivision regulations [appendix C].
 - (2) Driveway: All driveways within the RV park shall be designed and surfaced with appropriate materials which will provide adequate and safe means of transit for park residents.
- d. Recreation: Not less than ten (10) percent of the gross area of the RV park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Utilities: Each RV site shall be provided with a sanitary sewer connection, and each RV shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
- f. Garbage: If garbage hoppers are to [be] provided, then two (2) shall be provided for each twenty (20) RV sites, and each hopper shall be screened from view by wood or masonry fencing.
- g. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- h. General: Individual RV sites may be leased or rented but not subdivided or sold.
- i. All improvements required in this section must be completed prior to the placement of any RV on the site.

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 Future Land Use Map designation for this site is *Town Center*, which primarily anticipates a walkable neighborhood with a mix of higher density residential and commercial uses focused around employment centers. This type of development pattern could be achieved through the recommended R-2, R-3, CR-1, C-1, and C-2 zoning districts. R-1M is excluded from the list of recommended districts as it does not permit the type of development that may foster a walkable, mixed use development pattern. The request would expand on an existing R-1M zoning district, but it is not done in furtherance of the Comprehensive Plan. **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.*

This subject site was historically used as a manufactured home park and is partially zoned R-1M for that reason. The site also contains Gwen Lane, a pond, and the Grand Marais canal, each of which are either meandering or oddly shaped. It is unclear how the current R-1M district was officially established but its extent appears to cover the area specifically used as a manufactured home park while being limited in some way by the features referenced above. This has left the subject site with an odd zoning pattern consisting of three separate districts (R-1M, R-1A(M), and C-3). This situation limits reasonable use of the site under any of its zoning districts. The confines and locations of the R-1A(M) and C-3 districts limit its development for those purposes. With the primary district being R-1M, it is logical to reduce the existing split zoning pattern in favor of expanding that district. This more clearly defines the R-1M boundaries while allowing for manufactured home or RV park development that can more adequately comply with design requirements established by that district. **The request meets the second guideline.**

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

The existing neighborhood is a mixture of residential, institutional, and commercial/industrial use. And a manufactured home/RV park was once part of the neighborhood character and could still be permitted within the confines of the existing R-1M district. While this request would increase the area where a manufactured home/RV park can technically be developed, the existing features within this site (pond and canal) along with the development standards a new park must meet limits

the development potential. The expanded R-1M boundary will also not immediately abut residential homes found on either side of the site.

The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning, but expanding R-1M would increase the amount of dwellings that can be permitted at a higher density, so impact to existing public facilities could be expected and must be addressed as part of any resulting development. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on 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
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	<u>5/7/24</u>
Received By	<u>AT</u>
Receipt #	<u>13222888</u>
Case #	<u>2024-12-R</u>

APPLICANT INFORMATION

Applicant: White Boof Investments, Inc. dba Southern RV Park
 Mailing Address: 170 Up the Bayou Rd. Des Allemands, LA 70030
 Phone: 504-715-1754 Email: barontregle@gmail.com

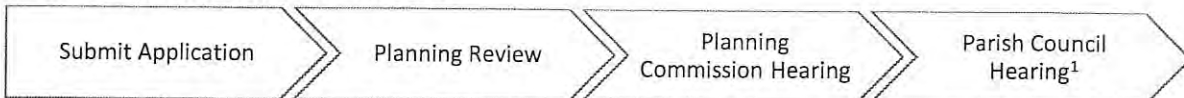
PROPERTY INFORMATION

Municipal Address (if assigned): 117 Gwen Lane, Des Allemands, LA 70030
 Lot, Block, Subdivision: Lot 5 & Lot 7 Coteau De France
 Current Zoning: R1-m Proposed Zoning: expanded R1-m
 Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)
 *If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 4. Survey of property showing area to be rezoned
- 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

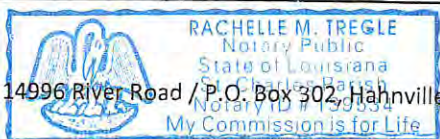
ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

<u>Baron A Tregle</u> (Signature)	<u>Baron A Tregle</u> (Print)
_____ (Signature)	_____ (Print)
_____ (Signature)	_____ (Print)
<u>Rachelle M. Tregle</u> (Notary signature & seal)	<u>May 7, 2024</u> (Date)



- 1) How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

The proposed zoning conforms to the Comprehensive Plan Future Land Use Map designation by increasing housing diversity and providing affordable living areas to those seeking temporary housing whether they are here working in the Parish, displaced and in need of a place to reside, or here for recreational purposes.

- 2) How does the proposed zoning serve the best interest of the community?

The proposed zoning serves the best interest of the community by providing a needed camping area for people on the far west end of the Parish seeking a temporary living area. Many are in need of a clean safe place to reside in an RV whether they are working in the area, visiting family, temporarily displaced, or coming to the area to enjoy fishing and recreational opportunities on the water. Also, with the new boat launch being opened in our area, we believe our place could provide for the additional needs on this end of the Parish that could bring.

- 3) Do uses on adjacent properties limit the use of your property under current zoning?

No, uses on adjacent properties do not limit the use of our property under current zoning.

- 4) Do unique physical or environmental limitations affect the use of your property under current zoning?

While still able to use the property under the current zoning, we believe because of the uniqueness of the property which includes numerous massive historical live oaks trees, a large pond, as well as somewhat significant differences in elevation, future development of it for our purposes would be significantly benefited by an expansion of the current zoning area to include areas that cannot be used as currently zoned. The relatively small modification of the R-1M zoning area would greatly improve the ability to plan the layout of the RV park in a manner that would allow us to preserve as much of the unique character and charm that this property has had for generations by giving us the needed extra space to work around and with the old oak trees as well as other trees rather than the increased likelihood of having to unnecessarily remove any solely based on keeping within the bounds of the current zoning. It would also allow us the ability to better work with the challenges of various elevations of the property thereby making the layout of the RV park more practical as well as pleasing. We believe an expansion of this zoning area would significantly reduce the landscape challenges we face and allow us to better preserve the beauty and character of the property. Under current zoning, although difficult to define the boundaries due to being somewhat obscured by the coverage of the oak trees, a portion of the R-1M zoning would appear to include part of the pond therefore making that area unusable. Likewise, the area of zoning on the far west end of the property

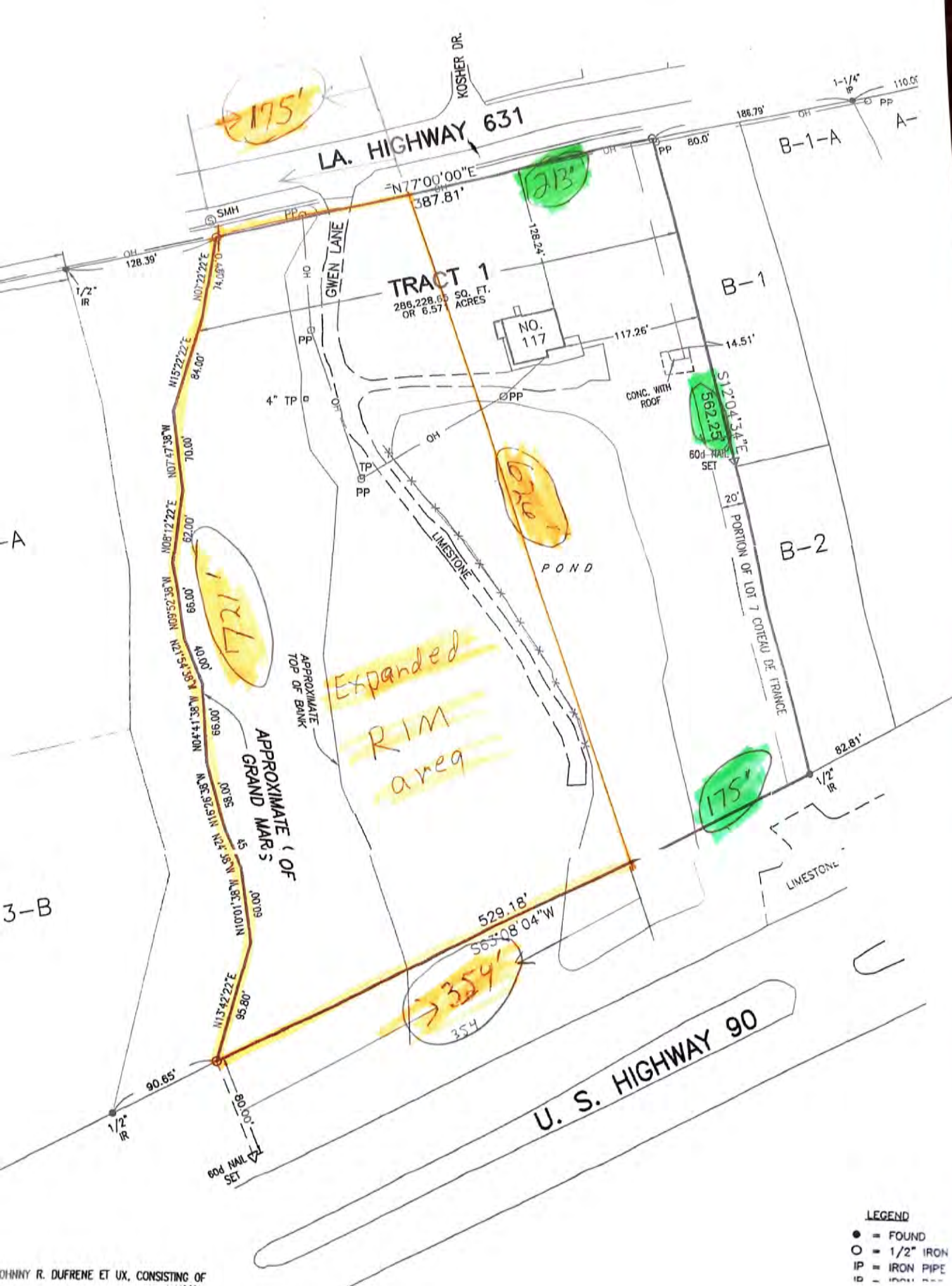
adjacent to the area zoned R-1M is zoned R-1A but is also currently unusable zoned as such. We believe the most logic intent when this was originally zoned was for the R-1M zoned area to have started on the land and not in the pond thereby naturally shifting that area over to the west. Therefore, we are requesting a modification in the zoning areas to more practically fit what we believe was likely the original intent as well as a small expansion in the front of the property to make practical use of the road that is already located there.

- 5) Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning?

Yes, the cost of developing as well as land price and the nature of the landscape do limit the use of our property under current zoning. With the cost of road development and improvements, we need to be able to place RV's on both sides of the roads thereby making the cost more practical and economically feasible. Land price and development costs are significant challenges to our further development, but a modification to the zoning area would ameliorate those costs by allowing us the freedom to work within the landscape to make full use of the expenses incurred.

- 6) Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

Yes, the uses permitted under the proposed zoning are compatible with existing neighborhood character.



LA. HIGHWAY 631

TRACT 1
286,228.66 SQ. FT.
OR 6.57 ACRES

Expanded RIM area

APPROXIMATE (OF) GRAND MARS

U. S. HIGHWAY 90

LEGEND

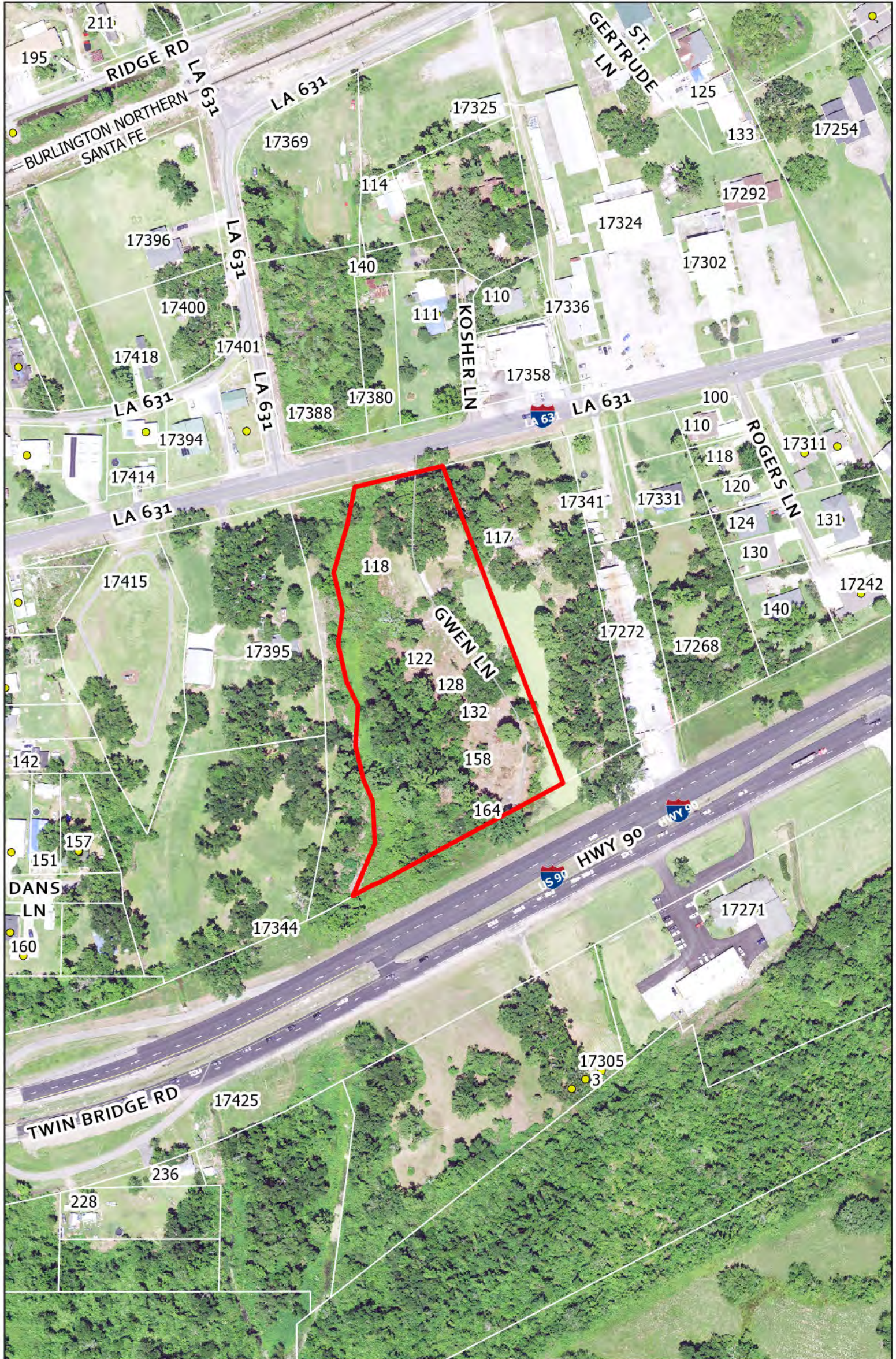
- = FOUND
- = 1/2" IRON ROD
- IP = IRON PIPE
- IR = IRON ROD

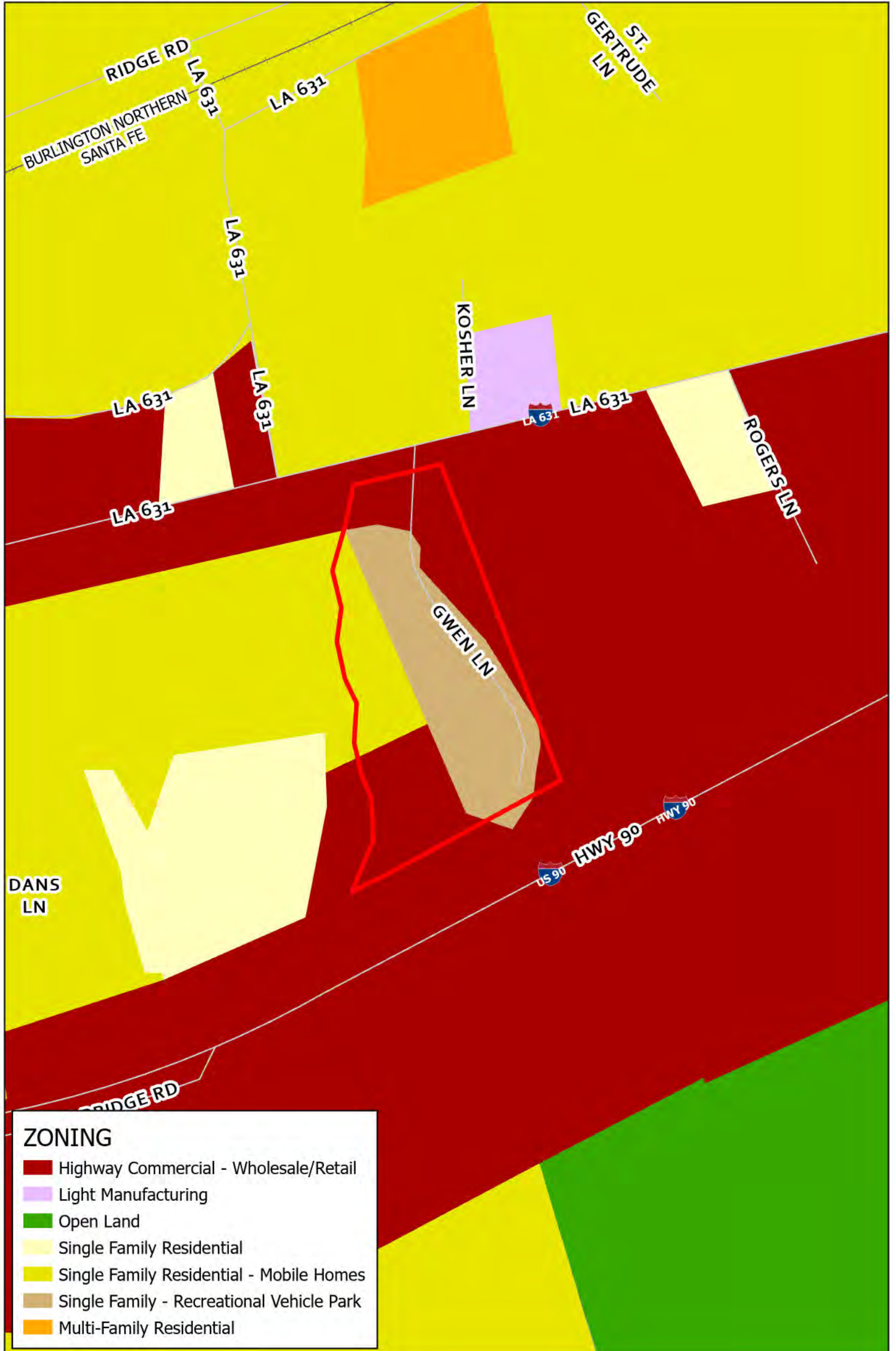
WINNY R. DUFRENE ET UX, CONSISTING OF

2024-12-R
C-3/R-1A(M) to R-1M

1" = 200'

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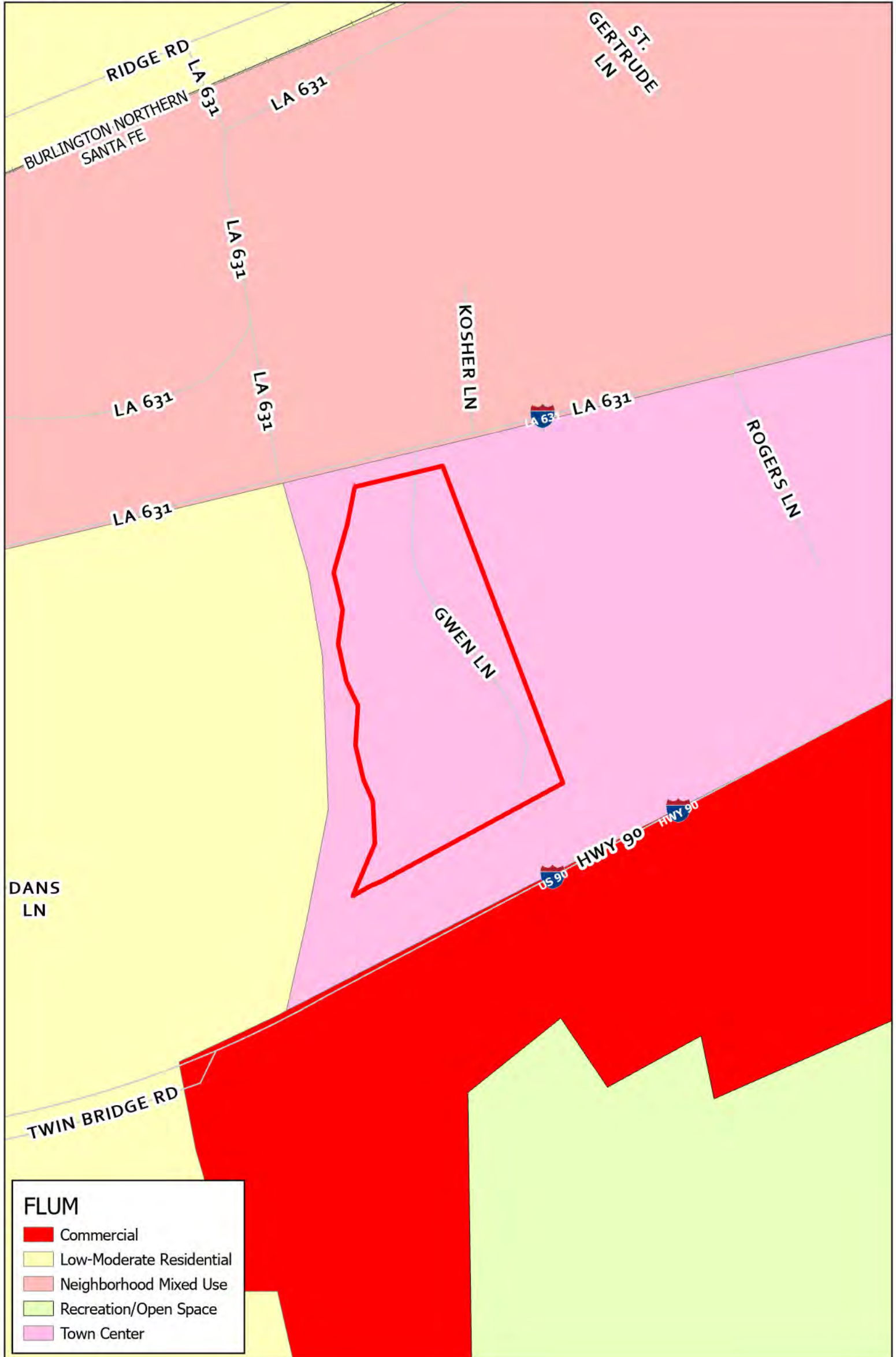




2024-12-R
C-3/R-1A(M) to R-1M

1" = 200'

N





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-13-R

APPLICATION INFORMATION

- **Submittal Date:** 5/8/24
- **Applicant / Property Owner**
Richard D. Whitney, Jr.
Whitney Properties VII, LLC
14471 River Road
Hahnville, LA 70057
504.430.3600; rdw2@wpm.holdings
- **Request**
Change of zoning:
 - Current - C-2, *General Commercial District – Retail Sales*
 - Proposed - C-3, *Highway Commercial District - Wholesale and Retail Sales*

SITE INFORMATION

- **Location**
Lots 1B-1 and 1B-2, Block J, Ellington Gardens; 207 & 211 Angus Drive, Luling.
- **Size:** 80,573.64 sq. ft. (1.849 acres)
- **Current Use**
This is the former site of the Ellington Swim Club, with Lot 1B-1 containing the outdoor swim facilities and Lot 1B-2 the indoor facility and tennis courts. The club is no longer in operation and the pool has been filled. An unpermitted U-Haul Rental site with truck storage occupies the property.
- **Surrounding Zoning**
MS, Medical Service zoning is located to the Milling Avenue and Courville Drive sides; R-1A is located to the Angus Drive and Sugarhouse Road sides.
- **Surrounding Uses**
The neighborhood consists of various institutional uses, including the St. Charles Parish Hospital and surrounding medical facilities, Luling Elementary School, and St. Anthony of Padua Church. A large undeveloped property is directly across Angus Drive.
- **Zoning History**
The subject site was originally zoned R-1A, but rezoned to the current C-2 in 2016 (PZR-2016-04; Ord. 16-4-7).
- **Future Land Use Recommendation**
Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.

Recommended Zoning Districts: Mix of R-2 (two-family residential), R-3 (multi-family residential), CR-1 (residential/commercial transitional), C-1 (general commercial office), C-2 (general commercial retail)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE4

▪ **Traffic Access**

Lots 1B-1 is a corner lot with 207.73 ft. of frontage on Milling Avenue and 147.50 ft. of frontage on Angus Drive. It does not have a dedicated, paved driveway.

Lot 1B-2 has 171.65 ft. of frontage on Angus Drive and is developed with a 20 ft. wide driveway leading to parking on the repurposed tennis courts.

▪ **Utilities**

Per the Parish GIS Angus Drive is improved with sewer and water facilities. Milling Avenue is improved with water facilities.

No objections have been received from representatives of Public Works, Wastewater or Waterworks.

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 is in an area designated *Town Center*, which primarily anticipates a walkable neighborhood with a mix of higher density residential and commercial uses focused around employment centers. This type of development pattern could be achieved through the recommended R-2, R-3, CR-1, C-1, and C-2 zoning districts. C-3 is excluded from the list of recommended districts as it does not permit the type of uses that may foster a walkable, mixed use development pattern. The request can also be considered a spot zone as it is limited to two lots totaling 1.8 acres, does not expand on an existing C-3 district or add to C-3 zoning in the immediate vicinity, and would be incompatible with the neighborhood and the goals of the Comprehensive Plan. **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 C-2 zoning district was established through a rezoning from R-1A in 2016 (PZR-2016-04; Ord. 16-4-7), and allows for reasonable use of the subject site. A wide range of uses may be permitted under C-2 zoning. A variety of commercial uses are permitted by right (shops, restaurants, personal service, offices, etc.), and residential or higher intensity commercial uses may be permitted upon approval as Special Permit Uses (SPU). Reviewing those higher intensity commercial uses typically found

under C-3 zoning as SPUs is also an advantage of the C-2 district. The impacts from those uses on the surrounding area can be mitigated and monitored with stipulations attached to an SPU approval. **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.*

C-3 uses, which includes wholesale, warehousing, manufacturing/fabrication, and various trades are not compatible with the existing neighborhood, which is developed with an elementary school, religious institution, and various medical facilities. Additionally, the transportation requirements detailed under the C-3 district calls for arterial streets (highways). Angus Drive and Milling Avenue are considered collector and local streets respectively and are not appropriate for the type of traffic generated by C-3 uses. **The request does not meet the third guideline.**

DEPARTMENT RECOMMENDATION

Denial, due to not meeting any of the rezoning criteria.

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



St. Charles Parish
 Department of Planning & Zoning
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	9/8/24
Received By	[Signature]
Receipt #	13223444
Case #	2024-13-R

APPLICANT INFORMATION

Applicant: WHITNEY PROPERTIES VII, LLC
 Mailing Address: 14471 RIVER ROAD, HAHNVILLE, LA 70057
 Phone: 504.430.3600 Email: RDW2@WPM.HOLDINGS

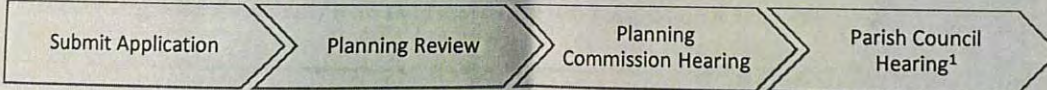
PROPERTY INFORMATION

Municipal Address (if assigned): 207 & 211 ANGUS, LULING, LA 70070
 Lot, Block, Subdivision: 1B-1 & 1B-2, SECTIONS 13,14,& 15, 713S - R21 E LOT1B, BLOCK J ELLINGTON GARDENS
 Current Zoning: C2 Proposed Zoning: C3
 Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)
 *If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 3. Survey of property showing area to be rezoned
- 4. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

<u>[Signature]</u> (Signature)	<u>Richard D. Whitney Jr.</u> (Print)
_____ (Signature)	_____ (Print)
_____ (Signature)	_____ (Print)
<u>[Notary Signature & Seal]</u> Notary signature & seal	<u>5.7.24</u> (Date)



Case # 2024-13-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?

MORE APPROPRIATE USES AVAILABLE TO THE PROPERTY

How is your proposed use compatible with the neighborhood?

THE AREA IS ALL HOSPITAL, SCHOOL, CHURCH AND VACANT LAND PROPERTIES.
THE PROPERTY HAS HEAVY EQUIPMENT, LARGE TRUCKS AND HIGH TRAFFIC
USES AT ALL TIMES CURRENTLY.

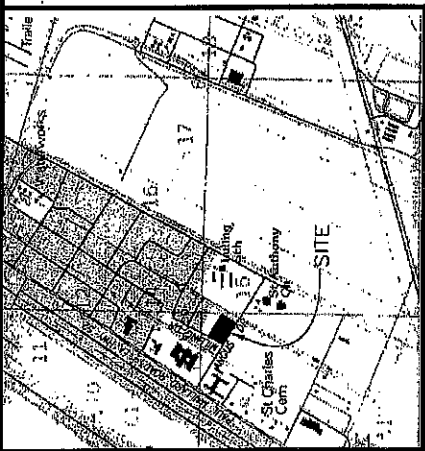
Are there peculiar site or neighborhood conditions that make the rezoning necessary?

THE SITE WOULD BE BEST SERVED AT C3, AND MAYBE EVENTUALLY A MEDICAL ZONING
DESIGNATION.

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

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

THERE IS NO NEIGHBORHOOD, AS STATED ABOVE.



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS

St. Charles Parish Planning and Zoning
Commissioner Chairman _____ Date _____

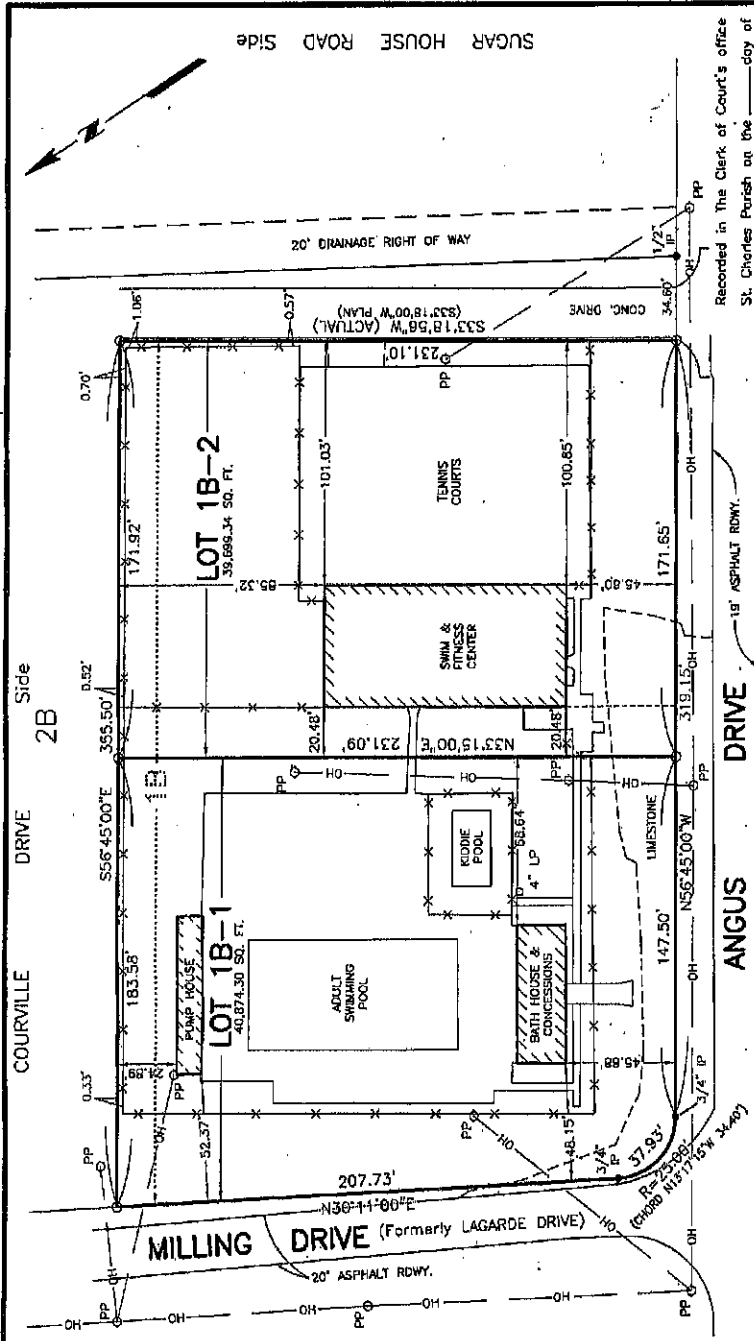
St. Charles Parish Council Chairman _____ Date _____

St. Charles Parish President _____ Date _____

REFERENCE PLAN:
RECORD PLAT AND RESUBDIVISION OF LOTS 1A, BLOCK J
AND 2A, BLOCK E, ELLINGTON GARDENS INTO LOTS
HEREIN DESIGNATED AS LOTS 1B, BLOCK J AND 2B,
BLOCK E BY RIVERLANDS SURVEYING COMPANY, STEPHEN
P. FLYNN, SURVEYOR, DATED SEPTEMBER, 2000

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.



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

RESUBDIVISION OF LOT 1B, BLOCK J
ELLINGTON GARDENS
INTO LOTS 1B-1 & 1B-2
IN SECTIONS 13, 14 & 15, T13S - R21E
ST. CHARLES PARISH, LOUISIANA
DECEMBER 18, 2015
SCALE: 1" = 60'

- LEGEND
- = FOUND
 - = 1/2" IRON ROD SET
 - IP = IRON PIPE
 - IR = IRON ROD
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OH = OVERHEAD POWER LINES
 - = FENCE
 - = BEARINGS ARE BASED ON REFERENCE PLAN

I certify that this plat represents an actual ground survey performed by a Licensed Professional Surveyor in accordance with the standards of practice for a Class C survey.

Signature _____ Title _____

Folio _____ Entry # _____ in Book _____

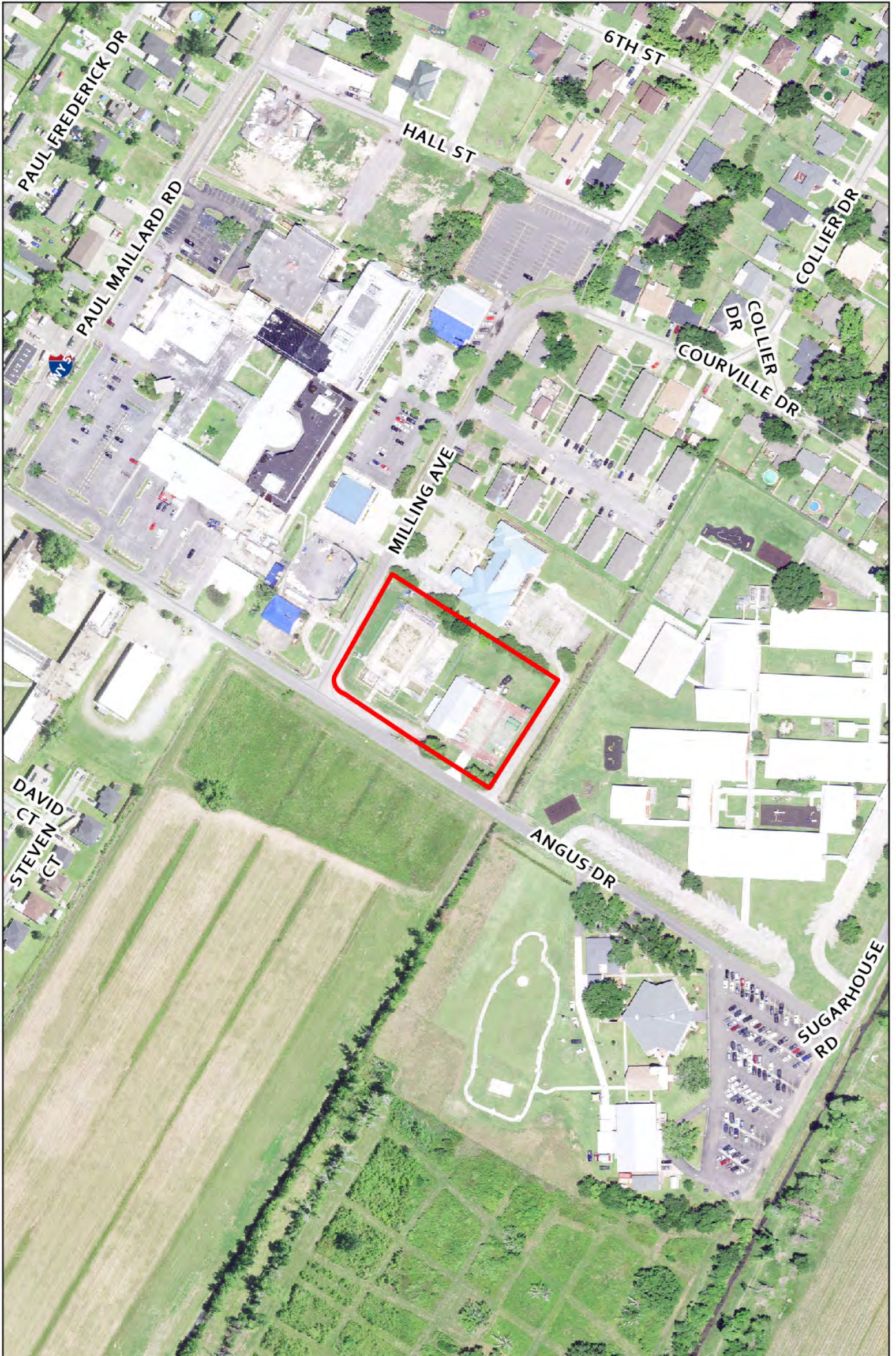
Recorded in The Clerk of Court's office of St. Charles Parish on the _____ day of _____

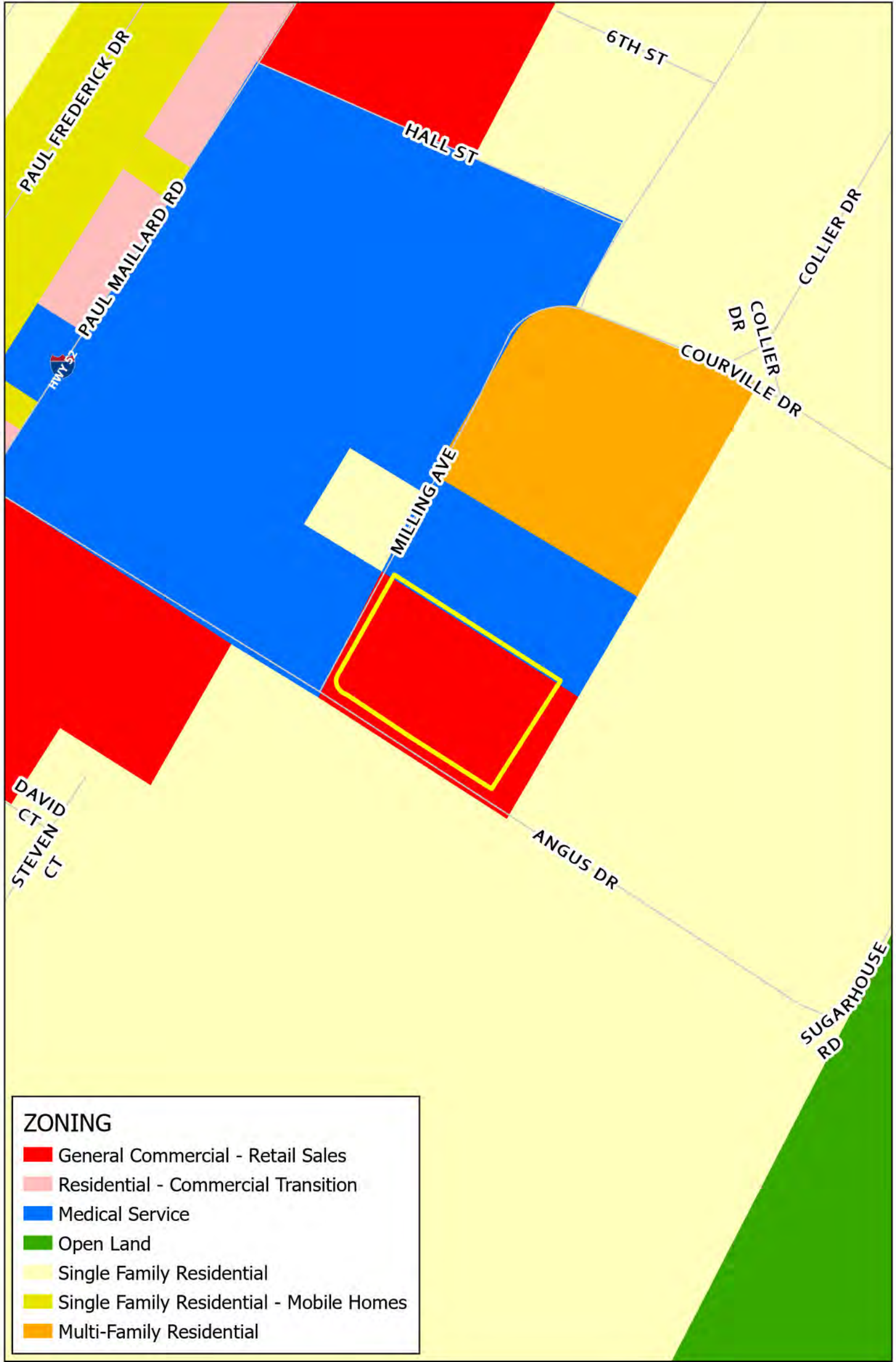
LUCIEN C. GASSEN, PLS
Registration No. 353
(985) 785-0745
1026 Gossen Street
Luling, Louisiana 70070

2024-13-R
C-2 to C-3

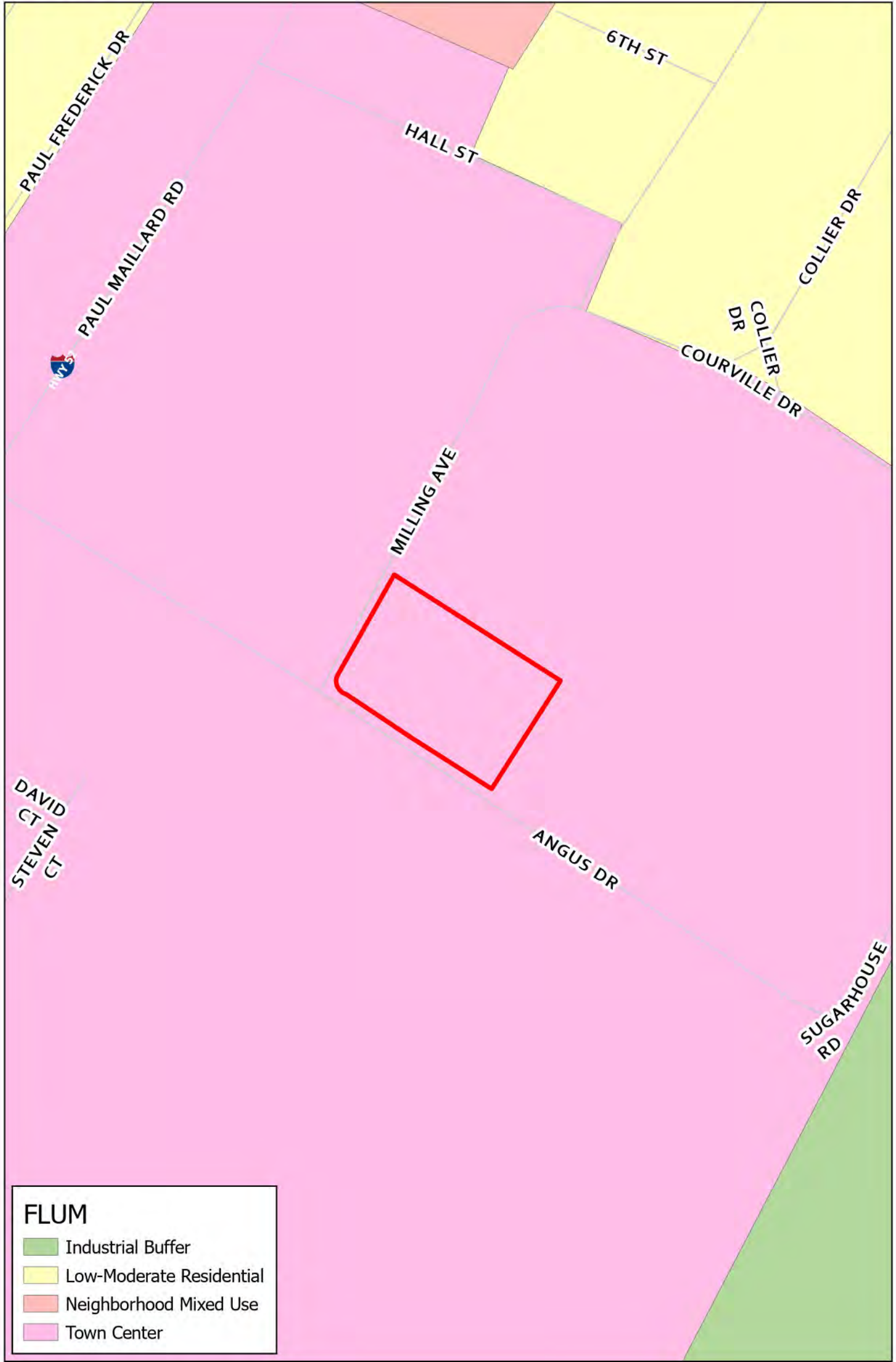
1" = 200'

N





ZONING	
	General Commercial - Retail Sales
	Residential - Commercial Transition
	Medical Service
	Open Land
	Single Family Residential
	Single Family Residential - Mobile Homes
	Multi-Family Residential



FLUM

- Industrial Buffer
- Low-Moderate Residential
- Neighborhood Mixed Use
- Town Center



**Department of Planning & Zoning
Staff Report – Major Subdivision
Case No. 2023-2-MAJ, Patio Homes, Ashton**

APPLICATION INFORMATION

- **Submittal Date:** 8/7/23
- **Property Owner / Developer**
Louis M. Andolsek, Jr.
Ashton Plantation Estates, LLC
P.O. Box 157
Harvey, LA 70059
504.368.6355; landolsek@levert.net
- **Project Engineering**
Picciola & Associates, Inc.
P.O. Box 687
Cut Off, LA 70345
- **Request**
Preliminary Plat Approval for Patio Homes Subdivision Ashton Plantation

SITE INFORMATION

- **Location**
Between Ashton Plantation Boulevard and the I-310 Off-Ramp, adjacent to the senior living center at 270 Ashton Plantation Boulevard, Luling.
- **Size of Site:** 16.45 acres
- **Number of Lots**
42 residential lots; 1 remaining portion of the parent tract; 3 “Reserve” lots (L, P, Q)
- **Zoning:** R-1A
- **Current Use:** vacant but cleared
- **Surrounding Zoning**
R-1A zoning is located to the Ashton Plantation Boulevard side; C-3 zoning is to the I-310 and Lac Calcasieu Drive sides; MS-Medical Service District zoning is adjacent to the Luling Avenue side.
- **Surrounding Uses**
The site is within Ashton Plantation, which has undergone phased development as a single family subdivision since 1999. Specifically, Ashton Plantation Phase 1-C is located across Ashton Plantation Boulevard; a senior living center is adjacent to the Luling Avenue side; the I-310 off-ramp is adjacent to the rear; the portion of property adjacent to the Lac Calcasieu Drive side is vacant but cleared.
- **Flood Zone, Minimum Building Elevation, and Flood Insurance**
1992 Flood Insurance Rate Map: X zone
2013 Digital Flood Insurance Rate Map: AE4 & 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**

The site fronts Ashton Plantation Boulevard. The subdivision plan shows development of the following rights-of-way:

- Lac Calcasieu Drive – 404.86 ft. extension of the right-of-way originally developed and dedicated with Ashton Plantation Phase 1-C. Will be the lone ingress/egress point for the subdivision from Ashton Plantation Blvd. Shown as a 100 ft. wide right-of-way with two travel lanes separated by a 30 ft. median, a design consistent with similar access points along Ashton Plantation Blvd.
- N. Cataouatche Circle – the primary right-of-way of the subdivision totaling 2,103 ft., it provides access to all but one lot in the subdivision. Shown with a stub extension along Lot 42 for connection to future phases and accommodation of a second means of ingress/egress.
- Couba Island Drive – 258.06 ft. cross street connecting the two main portions of N. Cataouatche Circle.

The layout of this phase allows for the eventual accommodation of a second means of ingress/egress through extension of N. Cataouatche Circle. But that requirement is only met if the expanded street network within future phases connects to another ingress/egress point on Ashton Plantation Blvd. If future phasing does not allow for connection of this subdivision to a second ingress/egress point at Ashton Plantation Blvd. a waiver would be required.

▪ **Utilities**

As per the Subdivision Regulations the Department of Public Works (DPW) reviewed the Drainage Impact Analysis and Traffic Impact Analysis submitted with this request. As detailed in their memo dated May 15, 2024, DPW issued approval for both documents and authorized the preliminary plat for Commission consideration.

The Department of Wastewater also reviewed the DIA and a Sewer Impact Analysis, and issued an approval as detailed in their memo dated May 15, 2024.

▪ **Development History**

The site is part of Ashton Plantation, which has been developed across five primary phases starting with completion of 1-A & 1-B in 2006, and most recently with completion of Ashton Plantation Phase 2-B in 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) ingresses 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 for approval of the Preliminary Plat of Patio Homes Subdivision Ashton Plantation, Luling.

Notable features shown on the preliminary plat include:

- 42 new residential lots
- 3 “reserve” lots consistent with previous phases within Ashton Plantation and accommodating various servitudes.
- A new “lake” shown within Reserve Q.
- An extension of Lac Calcasieu Drive acting as the lone ingress/egress point.
- A primary right-of-way shown as N. Cataouatche Circle.
- An additional right-of-way shown as Couba Island Drive connecting two portions of N. Cataouatche Circle.
- 20 ft. drainage servitudes through Lots 22/23, 32/33, and 37/38 connecting to drainage servitudes within Reserve Lots L and P.
- Street extension/stub-out where N. Cataouatche Circle dead-ends by Lot 42 to accommodate connection to future phases on adjacent property.

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)

As detailed in their memo dated May 15, 2024 the Department of Public Works reviewed and approved the DIA by Picciola & Associates, Inc. dated July 2023 and TIA by Urban Systems Inc. dated June 2023. Additionally, DPW cited a letter from LA DOTD dated June 14, 2023 which approved the TIA with conditions.

While not required as part of the preliminary plat process, the Department of Wastewater reviewed the submitted Sewer Impact Analysis and issued comments and an approval as per their memo dated May 15, 2024.

The Preliminary Plat by Joseph C. Picciola, II, PLS, Picciola & Associates, Inc. dated July 25, 2023, revised September 11, 2023, October 30, 2023, and May 16, 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. There are deficiencies with the following:

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

The proposed subdivision is deficient with the above referenced requirements as follows:

- The points where the separate centerlines of N. Cataouatche Circle intersect are outside the range established under item A.5. Specifically, the centerlines to the I-310 side intersect at 72/108 degrees and those to the Ashton Plantation Blvd. side intersect at approximately 65/115 degrees.
- The blocks created with the Couba Island Drive cross-street, containing Lots 1-6 and Reserve Q, are under the 500 ft. minimum block length as established with item B.1.
- The common lot lines separating Lots 25/26 and 27/28 are along curved portions of the right-of-way and do not angle radially.

The applicant requests a waiver from items A.5 and B.1. as detailed on the waiver request form dated November 16, 2023 (item C.2. does not require a formal waiver and may be approved as a variation by the Planning Commission).

P&Z does not object to the waiver from item A. Streets, 5. Intersections for the following reasons:

- The site is oddly shaped, with established bounding lines at varying angles/curves.
- The current street angles allow for more consistent lot size/shape.
- Curvature around the intersections mitigates potential issues with visual clearance.
- Vehicles enter the intersection from two directions instead of four.
- N. Cataouatche Circle would be a local street with limited access/no through traffic.

P&Z does not object to the waiver from item B. Blocks, 1. Length for the following reasons:

- Creating an interior block at least 500 ft. wide within the current subdivision configuration would require removal of the Couba Island Drive right-of-way and reduction of Reserve Q by more than half, diminishing traffic circulation and drainage capacities.

P&Z does not object to a variation to item C. Lots, 2. Lot Lines for the following reasons:

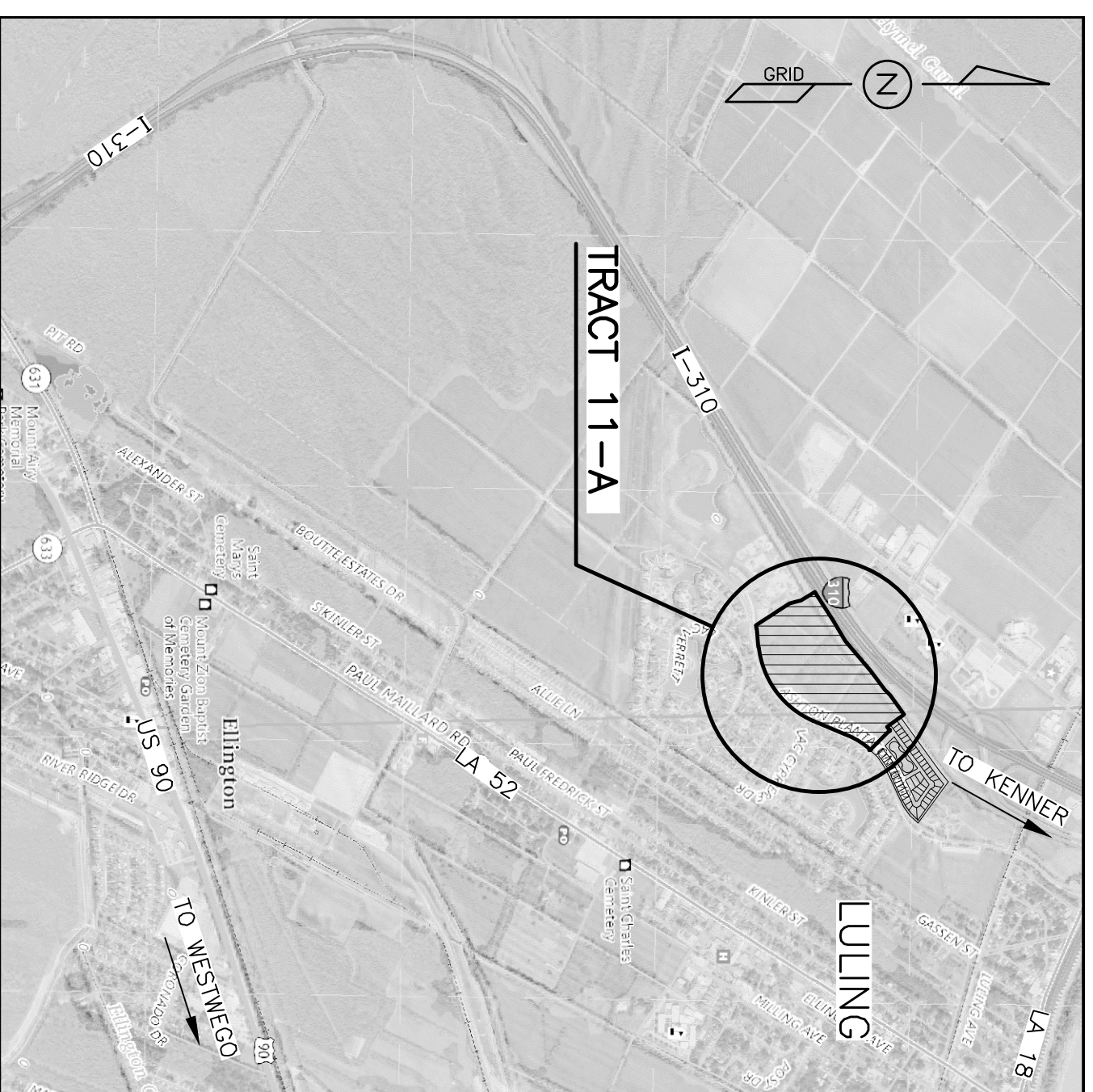
- The current angles allow lots 25-28 to maintain a more consistent shape and developable area.

As referenced under the Traffic Access section of this report, the proposed street layout provides for extension into future phases on the remaining vacant property. This is key to meeting the Geometric Standard requiring a second means of ingress/egress to a subdivision. If a future phase is submitted but fails to provide connection from this subdivision to an additional ingress/egress point further down Ashton Plantation Blvd., a waiver from that requirement will be needed.

DEPARTMENT RECOMMENDATION

Approval, inclusive of the required Intersection and Block Length waivers 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.



LOCAL VICINITY MAP
SCALE: 1" = 2000'

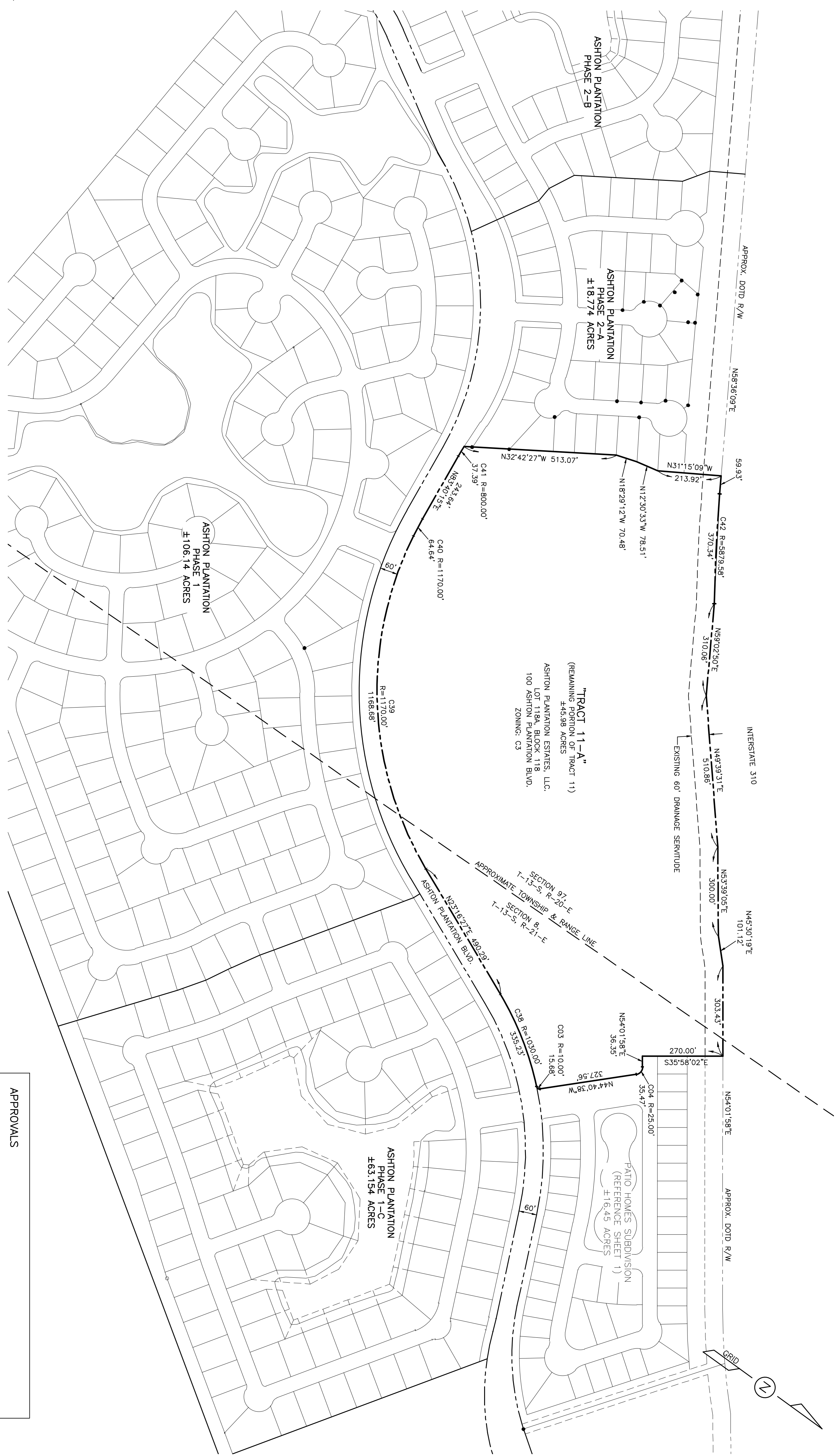
GENERAL NOTES:
1. ALL DIMENSIONS ARE REQUESTED TO BE FOR THE INTERSECTION OF ANY RIGHT-OF-WAY OR SERVICE LINE WITH ANY EFFECTIVE PROPERTY BEING SURVEYED. THEREFORE, EXISTING RIGHT-OF-WAYS OR SERVICE LINES MAY NOT SHOWN (IF ANY).

REFERENCE MAPS:
1. SET OF DRAWINGS PREPARED BY ARBERS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED JULY 12, 1989 WITH A LATEST REVISION DATE OF APRIL 10, 2000 AND TITLED "ASHTON PLANTATION, PHASE 1" BEING PARTIALLY IN SECTION 87 AND 97, T-13-S, R-20-E, AND SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA.
2. SET OF DRAWINGS PREPARED BY DANNY J. HERBERT, P.E. DATED MARCH 15, 2000 AND TITLED "ASHTON PLANTATION SPRING ROAD, SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
3. SHEET 02 OF A SET OF DRAWINGS PREPARED BY ARBERS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED FEBRUARY 11, 2010 AND TITLED "ASHTON PLANTATION, PHASE 1-5, SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
4. PLAT PREPARED BY ARBERS, LASALLE, LEMUEUX CONSULTANTS, INC. DATED JANUARY 24, 2010 AND TITLED "ASHTON PLANTATION, SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
5. PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED MAY 12, 2016 AND TITLED "ASHTON PLANTATION, SECTION 8, T-13-S, R-21-E, ST. CHARLES PARISH, LOUISIANA."
6. SET OF DRAWINGS PREPARED BY DANNY J. HERBERT, P.E. DATED MARCH 24, 2017 AND TITLED "ASHTON PLANTATION PHASE 2A," ST. CHARLES PARISH, LOUISIANA.
7. PLAT PREPARED BY LUCIER C. GOSSEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION PHASE 2A," ST. CHARLES PARISH, LOUISIANA.
8. SET OF DRAWINGS PREPARED BY LUCIER C. GOSSEN SURVEYING SERVICES DATED JUNE 4, 2018 AND TITLED "ASHTON PLANTATION PHASE 2B," ST. CHARLES PARISH, LOUISIANA.
9. PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED SEPTEMBER 28, 2022 WITH A LATEST REVISION DATE OF APRIL 10, 2023 AND TITLED "ASHTON PLANTATION PHASE 2B," ST. CHARLES PARISH, LOUISIANA.
10. PLAT PREPARED BY PICCIOLA & ASSOCIATES, INC. DATED SEPTEMBER 28, 2022 WITH A LATEST REVISION DATE OF APRIL 10, 2023 AND TITLED "ASHTON PLANTATION PHASE 2B," ST. CHARLES PARISH, LOUISIANA.
11. TRACT 11-A, TRACT 9-1, TRACT 9-2 AND TRACT 9-2.

OWNERS:
ASHTON PLANTATION ESTATES, LLC
P.O. BOX 157
HARVEY, LA 70059

SURVEY DATA:
HORIZONTAL CONTROL: LOUISIANA STATE PLANE,
1702 LOUISIANA SOUTH ZONE, (NAD 83 (2011))
PROJECTION: UTM,
EPOCH: 2011.00,
UNIT: US SURVEY FEET
VERTICAL CONTROL:
NAD 83 (2011) EPOCH 2010.00
VERTICAL CONTROL:
NAD 83 (2011) EPOCH 2010.00
NAD 83 (2011) EPOCH 2010.00

TRACT 11-A CURVE TABLE					
CURVE	RAIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD BEARING
C3	25.00'	35.47'	32.57'	N80°19'20"W	N00°11'10"E
C3	10.00'	15.68'	14.13'	N00°11'10"E	N00°11'10"E
C39	1030.00'	335.23'	333.76'	S32°35'54"W	S32°35'54"W
C39	1170.00'	1188.68'	1120.70'	S51°53'23"W	S51°53'23"W
C40	1170.00'	64.64'	64.63'	S87°05'17"W	S87°05'17"W
C41	800.00'	37.39'	37.39'	S87°05'16"W	S87°05'16"W
C42	5879.58'	370.34'	370.28'	N58°47'53"E	N58°47'53"E



(PRELIMINARY PLAT)
PATIO HOMES SUBDIVISION
ASHTON PLANTATION
IN SECTION 8, T-13-S, R-21-E
LULING, ST. CHARLES PARISH, LOUISIANA

APPROVALS

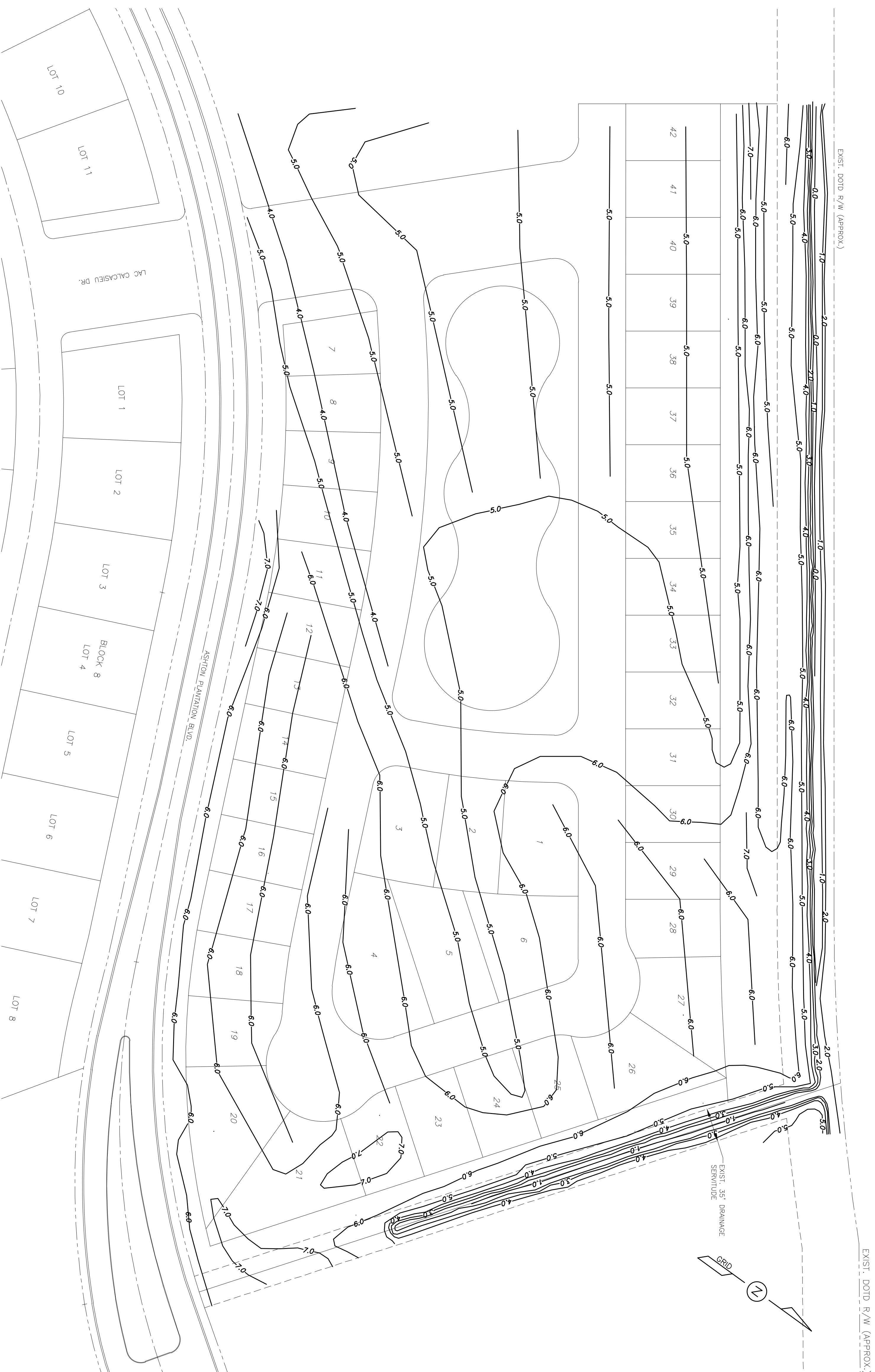
CHAIR, PLANNING AND ZONING COMMISSION	DATE
CHAIR, ST. CHARLES PARISH COUNCIL	DATE
PARISH PRESIDENT	DATE

REVISIONS:		STAMP:		DATE:		ASHTON PLANTATION ESTATES, LLC		SHEET NO.	
09-11-2023	REVIS: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.			07/25/2023		PATIO HOMES SUBDIVISION,		2 OF 4	
10-30-2023	REVIS: REVISIONS TO SUBDIVISION LAYOUT.			AS SHOWN		PLAT SHOWING REMAINING PORTION OF TRACT 11 TO BE DESIGNATED AS TRACT 11-A.		REV.D	
05-16-2024	REVIS: REVISED ZONING AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.								
						LULING, LOUISIANA			
						ST. CHARLES PARISH, LOUISIANA			

SURVEY
 HORIZONTAL CONTROL:
 LOUISIANA STATE PLANE
 1702 LOUISIANA SOUTH ZONE
 (NAD 83 (2011) EPOCH 2010.00),
 U.S. SURVEY FEET
 VRS PROVIDER IS C4G.

VERTICAL CONTROL:
 NAVD 88 (GEOD 18, REV. 11/26/19)

- SURVEY NOTES:**
1. PROJECT SITE CONTOURS DERIVED FROM TOPOGRAPHIC SURVEYS CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON AND DRONE AERIAL SURVEY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON JUNE 21, 2023.
 2. PROJECT SITE IMAGE DERIVED FROM DRONE AERIAL PHOTOGRAPHY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON NOVEMBER 11, 2022 AND JUNE 21, 2023.
 3. CURRENT EXISTING SITE CONDITIONS MAY VARY FROM TIME OF INITIAL SURVEYS.

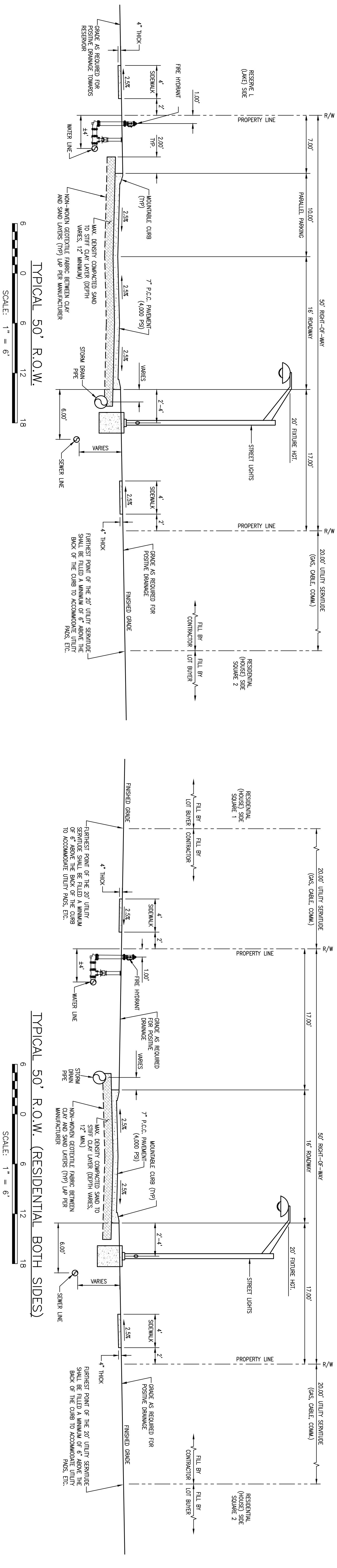


EXISTING CONTOUR MAP
 SCALE: 1" = 60'

(PRELIMINARY PLAT)
 PATIO HOMES SUBDIVISION
 ASHTON PLANTATION
 IN SECTION 8, T-13-S, R-21-E
 LULING, ST. CHARLES PARISH, LOUISIANA

ISSUED FOR REVIEW

REVISIONS: DATE: 09-11-2023 REVISIONS: REVER. MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS. DATE: 10-30-2023 REVISIONS: REV.C. REVISIONS TO SUBDIVISION LAYOUT. DATE: 05-16-2024 REVISIONS: REV.D. REVISED ZONING AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.		STAMP: 				DATE: 07/25/2023 SCALE: AS SHOWN		ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION EXISTING CONTOUR MAP		SHEET NO. 3 OF 4 REV.D	
DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.		SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET		J.N. 0705-2201							

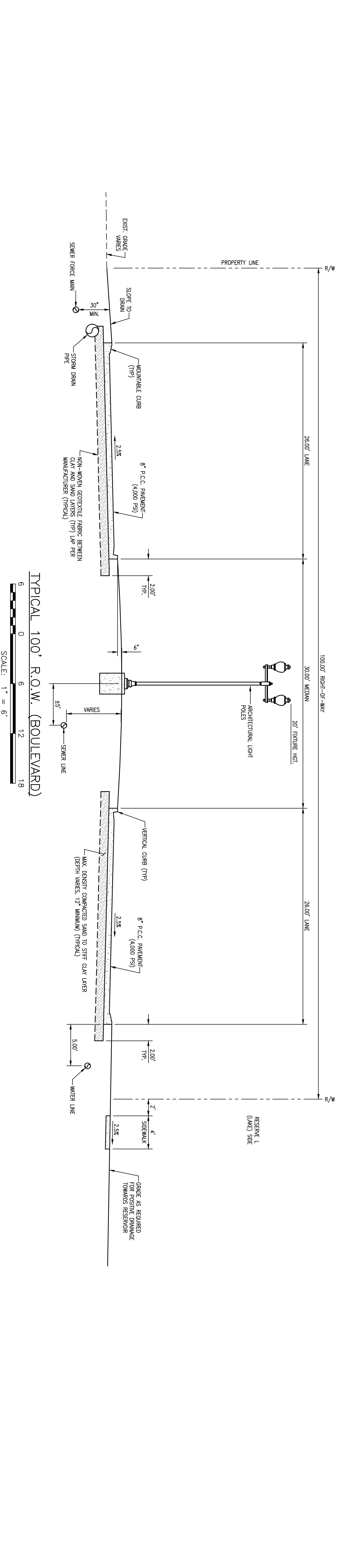


TYPICAL 50' R.O.W.

SCALE: 1" = 6'

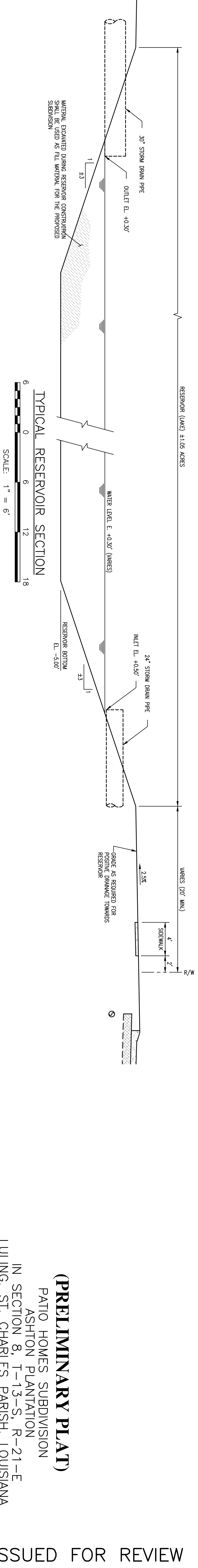
TYPICAL 50' R.O.W. (RESIDENTIAL BOTH SIDES)

SCALE: 1" = 6'



TYPICAL 100' R.O.W. (BOULEVARD)

SCALE: 1" = 6'



TYPICAL RESERVOIR SECTION

SCALE: 1" = 6'

(PRELIMINARY PLAN)
 PATIO HOMES SUBDIVISION
 ASHTON PLANTATION
 IN SECTION 8, T-13-S, R-21-E
 LULING, ST. CHARLES PARISH, LOUISIANA

ISSUED FOR REVIEW

REVISIONS: DATE: 08-03-2023 REV. A: MISCELLANEOUS REVISIONS AS PER OWNER'S COMMENTS. DATE: 09-11-2023 REV. B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS. DATE: 10-30-2023 REV. C: REVISIONS TO SUBDIVISION LAYOUT. DATE: 05-16-2024 REV. D: REVISED ZONING AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.		STAMP: 	
REMARKS: MATERIAL EXCAVATED DURING RESERVOIR CONSTRUCTION SHALL BE USED AS FILL MATERIAL FOR THE PROPOSED SUBDIVISION		DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.	
DATE: 07/25/2023 SCALE: AS SHOWN		ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION TYPICAL R.O.W. SECTIONS	
SCALES(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET		LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA	
SHEET NO. 4 OF 4		REV. D	

Name: Ashton Plantation Estates, LLC

Address: Tract 11 along Ashton Plantation Boulevard

Case Number: 2023-2-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, 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.*
- **Appendix C. Section III. Geometric Standards, A. Streets, 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.*

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:

There are two design waivers being requested which includes the block length and intersection angles on N Cataouatche Circle. The property boundary configuration does not offer a reasonable option to comply with the required geometric standards. The angle of the property lines along Ashton Plantation Boulevard and Summerhouse Ashton Manor causes issues with intersection angles along N Cataouatche Circle and the block length of Lots 1-6. The intersection angles are sufficient as N Cataouatche Circle is a one way street, where vehicle can make a wide left turn in the cul de sacs and have no upcoming traffic on the street. In order for the block of lots 1-6 to meet the required block length, the proposed retention pond would have to be decreased, which would not provide the proper amount of storage to comply with St. Charles Parish drainage regulations. Multiple layouts were submitted and reviewed to St. Charles Parish Planning and Zoning and decided the preliminary plat submitted to best comply with the St. Charles Parish Subdivision Regulations.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Date: 11/16/2023



ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

DATE: May 15, 2024

TO: Mr. Chris Welker, AICP
Senior Planner, Department of Planning and Zoning

FROM: Miles B. Bingham, P.E. 
Director of Public Works

RE: **Ashton Patio Homes**
Preliminary Plat Approval – DIA/TIA

The Department of Public Works (DPW) received a Drainage Impact Analysis (DIA), dated July 2023, and a Traffic Impact Analysis (TIA), dated June 2023. DPW has communicated directly with the engineer contracted by the developer in order to receive clarifications on the DIA as submitted. The engineer provided revised DIA information on April 24, 2024.

This review is for the approval of the Preliminary Plat for the above-mentioned development. The following are DPW's comments regarding the TIA and DIA. DPW offers approval of the Preliminary Plat as drafted with the understanding that the changes resulting from the comments described below will be reflected in the construction plans and sent to DPW for approval, prior to construction beginning on the proposed development.

Drainage Impact Analysis (DIA)

The developer evaluated the drainage based on Master Drainage Plan (MDP) outfall elevations for the 25- and 100-year storms as provided and requested by DPW.

DPW has requested that the following pipes be upgraded to the noted sizes, to provide more storage within the subdivision as well as slow down flows discharging into the existing outfall ditch. The engineer contracted by the developer has agreed to upgrade the sizes of the pipes as listed on May 15, 2024, and will show this change on the construction plans for approval.

Pipe Label	Existing Size	Proposed Size
2065/2067	30"	36" min.
2050/2052	30"	36" min.
2025/2027/2021	18"	24"
2033	24"	30"
2035/2037	30"	36" min.
3012	24"	36"

Per the Code, maximum catch basin spacing shall be 60 feet. Catch basins will need to be added in order to satisfy this requirement.

Pipes discharging into outfall ditches along the perimeter of the development, pipes labeled 2067, 2052, and 2037 will be permitted to discharge at the bottom invert of the ditch provided that the developer installs erosion protection during construction. A detail of this protection shall be provided with construction plans for approval by DPW.

Traffic Impact Analysis (TIA)

DPW reviewed the TIA dated June 2023, as well as the Letter of Compliance from DOTD dated June 14, 2023. DPW has no objections to the TIA or letter as DOTD has already approved the development. It shall be noted that the TIA covers this first phase of Patio Homes (43 lots) as well as a future phase labeled as 2-C (73 lots). If and when another phase of Patio Homes (another 43 lots) is sent for approval to DPW, a TIA showing the impact at the appropriate intersections will be required.

Note: The subdivision has only one entrance and exit which could be an issue during emergency events.

Conclusion

Final construction approval will be withheld until drainage comments are addressed in construction plans.

This list 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 Ms. Andre Ford, PE or myself at (985) 783-5102.

MBB/arf

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



ST. CHARLES PARISH

WASTEWATER

MATTHEW JEWELL
PARISH PRESIDENT

DAVID DEGENERES
DIRECTOR

MEMORANDUM

DATE: May 15, 2024

TO: Mr. Chris Welker, AICP
Senior Planner, Department of Planning and Zoning

FROM: David deGeneres *DdG*
Director of Wastewater

RE: **Ashton Patio Homes
Preliminary Plat Approval - Sewer**

The Department of Wastewater (DWW) received a Drainage Impact Analysis (DIA), dated July 2023 that included the layout for gravity sewer, lift station and force main. DWW received a Sewer Impact Analysis dated July 2023 from Planning & Zoning (PZ) on March 21, 2024, that provided calculations to support the intended sewer layout.

This memo will establish Sewer Fees for the above-mentioned development as well as provide any comments on the designed sewer system. DWW offers approval of the Preliminary Plat as submitted for sewer layout with the understanding that the changes resulting from the comments described herein will be reflected on the construction plans and sent to DWW for approval, prior to construction beginning on the proposal development.

Sewer Fee

Based on Sheet 2/18 of the drawings, also known as the Preliminary Plat, this development will have 43 new residential lots. Per the Code, each new lot requires an impact fee of \$1,000.00, equating to a \$43,000.00 sewer impact fee for the entire development. Refer to the Code or request from PZ on how to make this payment to St. Charles Parish. It shall be noted that this fee only covers Phase I of the Patio Home Development, and any future phases will require additional impact fees.

Sewer Design Comments

Based on Appendix C, Section IV., Item B.3., “no infiltration is allowed within the gravity sanitary sewer system (Manholes, Mains, and Service Connections)” and “the contractor shall perform cleaning and video inspections of all new sewer gravity lines (mains and service

connections) installed as part of final inspection.” Refer to the referenced section of the Code for more information regarding final acceptance of the installed sewer system.

The developer shall provide a detailed section view drawing of the sewer lift station showing the operating levels of the pumps. DWW understand that the intention of this sewer lift is to collect and pump the sewerage from both Phases I and II of this Patio Home Development, consisting of 43 homes each. The operating points for when only Phase I is online versus when both Phases are online shall be provided to DWW. Any other changes to the pump operation, such as switching out impellers for example, between phases shall be provided to DWW.

On May 2, 2024, a precast concrete lift station spec and pump curve were provided to DWW for review. DWW does not prefer the brand of pump that was submitted and will provide the preferred pump selection to the developer prior to construction.

DWW has requested a control panel drawing including a phase monitor along with a trough sealed from gases on the panel side, to allow for termination of the pumps and floats without disrupting the seal of the panel. DWW provided an example of a recent project that included this detail. The developer shall provide this drawing within the construction plan set for review and approval from DWW.

The 4” force main is shown to tie directly into the existing 6” sewer line along the boulevard. The developer shall provide a tie-in detail within the construction plan set for review and approval from DWW.

This list 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.

DWW has no other objections to the plans as submitted. Should you have any questions, please do not hesitate to call Ms. Andre Ford, PE or myself at (985) 783-5100.

DD/arf

CC: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence “Lee” Zeringue, PE, Senior Parish Engineer

Ashton Plantation Estates, L.L.C.

P. O. Box 518
Metairie, LA 70004-0518

3540 So. I-10 Service Road West, Suite 250
Metairie, LA 70001-1976
Telephone No. (504) 828-2950 Fax No. (504) 828-2955

June 19, 2023

Mr. Bao Long Q. Le, P.E.
District Traffic Operations Engineer
Louisiana Dept. of Transportation & Development
10 Veterans Blvd.
New Orleans, LA 70124

Re: Letter of Compliance – Ashton Plantation Expansion

Mr. Bao Le,

This letter (“Letter of Response”) has been issued to confirm acceptance by Ashton Plantation Estates, L.L.C. (as owner of the proposed 117 single family home development(s)) of the conditions outlined in the *Letter of Compliance – Ashton Plantation Expansion* (“Letter of Compliance”), dated June 14, 2023, issued by the Louisiana Dept. of Transportation & Development in response to the submitted Traffic Impact Analysis (TIA) completed by Urban Systems, Inc. dated June 2023 for the Ashton Plantation Expansion in Luling, St. Charles Parish.

Ashton Plantation Estates, L.L.C., as owner, is satisfied with the aforementioned conditions outlined in the Letter of Compliance, and will submit this Letter of Acceptance, the Letter of Compliance and any other required documentation upon the submission of any future application to the District Permit Office as it relates to any further construction by Ashton beyond what was approved in the above referenced Letter of Compliance.

Please advise if any additional information is required upon receipt of this Letter of Acceptance.

Sincerely,



Louis M. Andolsek, Jr.
President
J.B. Levert Land Company, LLC – Manager
Ashton Plantation Estates, LLC

attachment (1) - Letter of Compliance

cc: Urban Systems, Inc.



Office of Operations/District 02
10 Veterans Boulevard
New Orleans, LA 70124
ph: 504-484-0201 | fx: 504-484-0202

John Bel Edwards, Governor
Eric Kalivoda, Secretary

June 14, 2023

Ms. Nicole H. Stewart
Urban Systems, Inc.
2000 Tulane Avenue, Suite 200
New Orleans, LA 70112

RE: Letter of Compliance - Ashton Plantation Expansion

Ms. Stewart,

This letter is written in response to the submitted Traffic Impact Analysis (TIA) dated June 2023 for Ashton Plantation Expansion in Luling, St. Charles Parish. The expansion includes two (2) residential development phases. Phase I will include 44 single family homes while a future phase will include 73 single family homes. The District 02BC Traffic Operations Section has completed its review of the TIA and has agreed to approve it with the following comments/conditions:

1. The only access to this development is from LA 18 at Ashton Plantation Boulevard. Should site access change, further analysis may be required.
2. This Letter of Compliance is valid only for the proposed Ashton Plantation residential development of 117 single family homes. Any further construction within the entire site shall require a new Traffic Impact Study. This Impact Study shall exhibit proposed improvements reflecting planned construction.

If the owner is satisfied with these conditions, then a letter of response indicating acceptance of these conditions shall be furnished to the District Traffic Operations Engineer, Mr. Bao Le. That letter and a copy of this letter with its attachments must be submitted along with plans for any proposed roadway construction, striping modifications, traffic signal timing modifications, and any other required documentation upon application to the District Permit Office.

However, if the owner is not satisfied with these conditions, there are two possible courses of action as follows:

1. Make the necessary changes or modifications to the proposed development that would allow District 02 and the Traffic Engineering Development, Section 27, to drop or change the conditions that were unacceptable and submit for a new permit.

2. If the conditions cannot be satisfactorily negotiated between the owner and the District 02 Traffic Operations Section, the owner may file an appeal with the LADOTD Traffic Engineering Appeals Board. A copy of the appeal procedure may be found on the Department’s webpage at:

http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Traffic_Engineering/Access%20Connections%20Traffic%20Impact/Appeals%20FAQ.pdf

If our office may be of further assistance, please let us know.

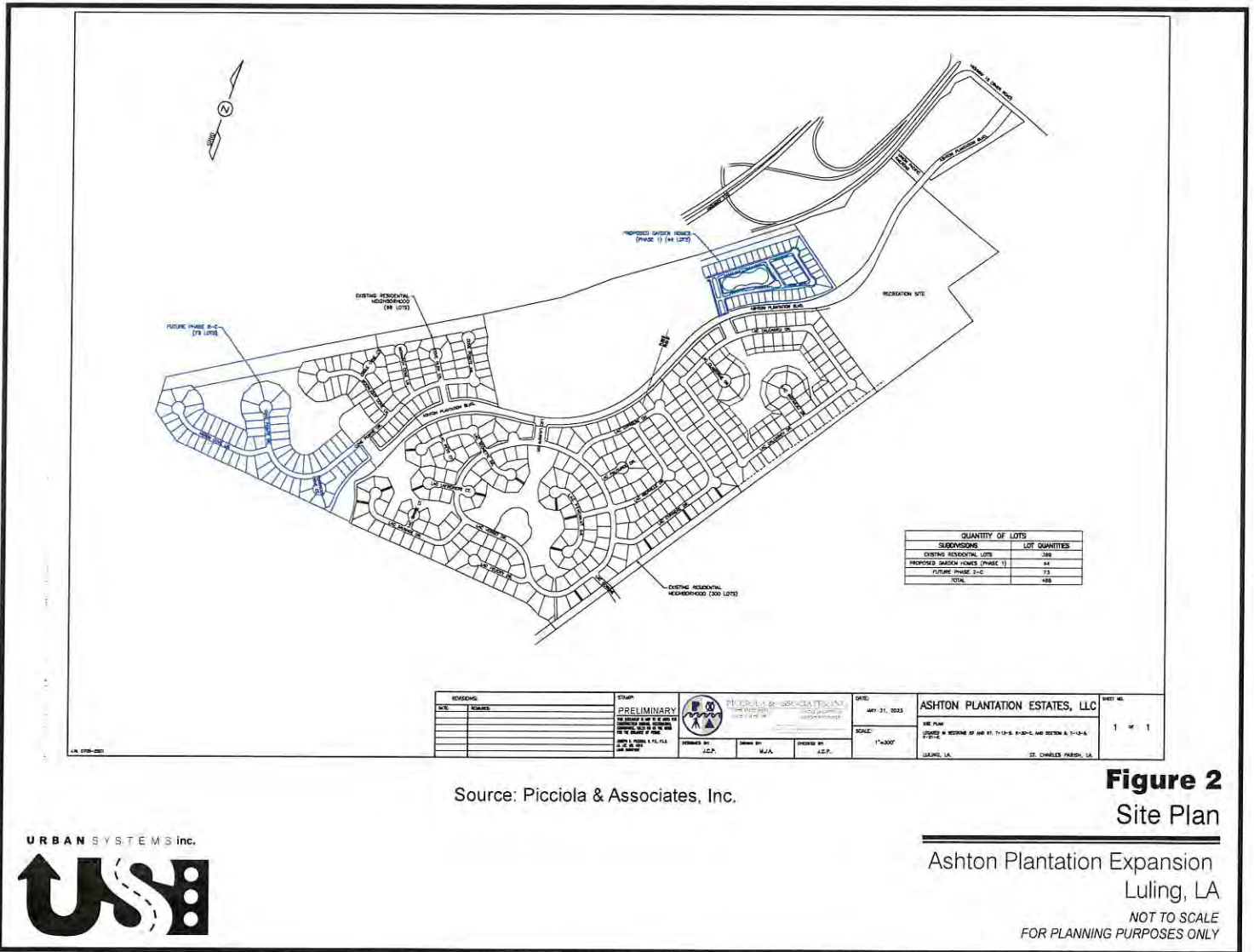
Sincerely,



Bao Long Q. Le, P.E.
District Traffic Operations Engineer
LADOTD – District 02

BQL

ec: Nelson Capote
Danielle J. Valledares
Hailey M. Roberts
Nicole K. Rizzo
Copy to File



Source: Picciola & Associates, Inc.

Figure 2
Site Plan

Ashton Plantation Expansion
Luling, LA
NOT TO SCALE
FOR PLANNING PURPOSES ONLY



Project # 22-065

Last revised May 2023

2023-2-MAJ
 PATIO HOMES SUBDIVISION

1" = 600'

N

