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MEMORANDUM

DATE: February 1, 2007

TO: Michael Henderson, Director of Planning & Zoning

FROM: Stephen Romano, Development Review Planner *SR*

SUBJECT: Block Length Street Requirements: Hidden Oaks Phase 2

Per your request, I have examined the possibilities regarding placement of cross streets separating blocks along the main street in Hidden Oaks Phase 2, Allie Lane.

A **Block**, as defined by the Subdivision Ordinance is an area of land bounded by a street or by a combination of streets, parks, cemeteries, railroads, exterior boundaries of a subdivision, drainage servitude, or waterway.

Block Lengths, as stipulated in the Ordinance is as follows: no block shall be longer than 1,500 feet nor less than 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.

The block separation between Hackberry Lane and where the first cross street is indicated on the approved Construction Approval plan is 1,473 feet. Any shifting of the location of the stub out can only extend 27 feet and still comply with the maximum 1,500 feet spelled out in the Ordinance.

If the stub out toward the Gassen property side of the subdivision were not constructed, there would be a block length separation of approximately 2,615 feet—over 1,000 feet longer than the maximum stipulated in the Subdivision Ordinance. This or any other reconfiguration resulting in less than 500 feet or more than 1,500 feet between block lengths would conflict with both the approved Preliminary and Construction Approval Plats. Therefore, the developers would need to submit a plat showing the modification for formal approval and request a waiver to the minimum and maximum block lengths. Regarding the latter, the Subdivision Ordinance spells out the process as follows:

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.

Timeframe would depend on submittal of the request at or before the Commission application deadline.

Planning & Zoning File

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