

2001-0296

INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)

ORDINANCE NO. 01-9-3

An ordinance to amend the Final Act of Dedication (Ordinance No. 97-9-7) and Final Plat for Magnolia Ridge Ranchettes (Lots 1 thru 17) to prohibit further resubdivision of existing lots, except where two or more owners desire to resubdivide a common lot between them in order to increase the size of their respective adjoining properties.

WHEREAS, the Final Act of Dedication and Final Plat for Magnolia Ridge Ranchettes was approved by the St. Charles Parish Council on 9/26/97; and,

WHEREAS, current lot sizes range from 2 to 5 acres; and,

WHEREAS, subdivision covenants prohibit the further resubdivision of existing lots, except where two or more owners desire to resubdivide a common lot between them in order to increase the size of their respective adjoining properties; and,

WHEREAS, amending the Final Act of Dedication and Final Plat to prohibit further resubdividing of existing lots will ensure that the wetland buffer zone will be maintained; and,

WHEREAS, issuance of the 404 Permit by the U.S. Army Corps of Engineers for the West Bank Hurricane Protection Levee is contingent upon this requirement being approved.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

NOW, THEREFORE BE IT ORDAINED, THAT WE, THE MEMBERS OF THE ST. CHARLES PARISH COUNCIL do hereby amend the Act of Dedication (Ordinance No. 97-9-7) and Final Plat for Magnolia Ridge Ranchettes.

SECTION I. That Ordinance No. 97-9-7 is amended by adding "SECTION II. All lots created herein shall not be resubdivided, except where two or more owners desire to resubdivide a common lot between them in order to increase the size of their respective adjoining properties."

SECTION II. That the Final Plat for Magnolia Ridge Ranchettes by Krebs LaSalle LeMieux Consultants Inc., dated July 1, 1997 is amended by adding the following phrase: "All lots created herein shall not be resubdivided, except where two or more owners desire to resubdivide a common lot between them in order to increase the size of their respective adjoining properties."

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

YEAS: RAMCHANDRAN, FAUCHEUX, FABRE, ABADIE, AUTHEMENT, BLACK, MARINO, MINNICH

NAYS: NONE

ABSENT: HILAIRE

And the ordinance was declared adopted this 4th day of September 2001, to become effective (5) days after publication in the Official Journal.

CHAIRMAN: Barry Minich
SECRETARY: Barbara J. Dant
DLVD/PARISH PRESIDENT: 9-05-01
APPROVED: ✓ DISAPPROVED:

PARISH PRESIDENT: Albert D. Laque
RETD/SECRETARY: 9-06-01
AT: 11:50 AM RECD BY: Bgg.

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 9-6-01
AS ENTRY NO. 258077
IN NOTED & INDEXED BOOK
NO. 810 PAGE 167