

2025-5-ORD requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend Section VI.F.[I.].2. of the St. Charles Parish Zoning Ordinance of 1981, as amended, to update spatial requirements in W-1 zoning.

Ms. Stein – this ordinance is actually to kind to fill a gap that is exist in the zoning ordinance. Very few of our zoning districts do not have spatial requirements, um the gambling zoning districts does not have spatial requirements, the aviation does not have spatial requirements, very special zoning don't have spatial requirements. Wetland is also a special zoning district we find that a very large spatial requirement will benefit the parish in several ways. The map on page 24 shows the parcelization that currently exist in the wetlands zoning district up in like Lake Ponchatrain in the north those areas kind of look solid because they are currently paper subdivisions is what we call them. These lots were show on the map in the 50's 60's 70's and ultimately sold to individual property owners who when they get their tax bills you know these properties have been handed down, they've been inherited, when people get these tax bills around December they call our office and ask when is the street coming, when can we build. The streets not coming these are on very poor soils pretty much in the middle of know where. On the west bank you will see almost all of the parcels are well over 10 acres already we get um no request for building permits in Wetland zoning so the benefit to adding the spatial requirement earns us credit in the community rating system. It will probably earn us around 200 points which is pretty significant and it will have about zero impact on anybody's ability to develop land for the types of things that are actually happening in the wetland which is oil exploration will not be affected. So, we ask for your support.

Commissioner Price made a motion to approve, seconded by Commissioner Keen.

YEAS: KEEN, PRICE, FOLSE, PETIT, JAY, ROSS

NAYS: NONE

ABSENT: FRANGELLA

PASSED
