

2025-0079

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 6822

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1.b. Width, as requested by Raven Land, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots to conform with minimum width, depth, area, and setbacks as per the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the applicant has requested a waiver from the width requirement for Parcel VL as shown on a survey by Stephen P. Flynn, PLS dated January 2, 2025, revised February 13, 2025; and,

WHEREAS, granting the waiver will allow Parcel VL to have a width of 50.47 ft., below the 70 ft. required under C-3 zoning; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on March 6, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the width requirement to allow Parcel VL as shown on a survey by Stephen P. Flynn, PLS dated January 2, 2025, revised February 13, 2025, as requested by Raven Land, LLC.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: COMARDELLE

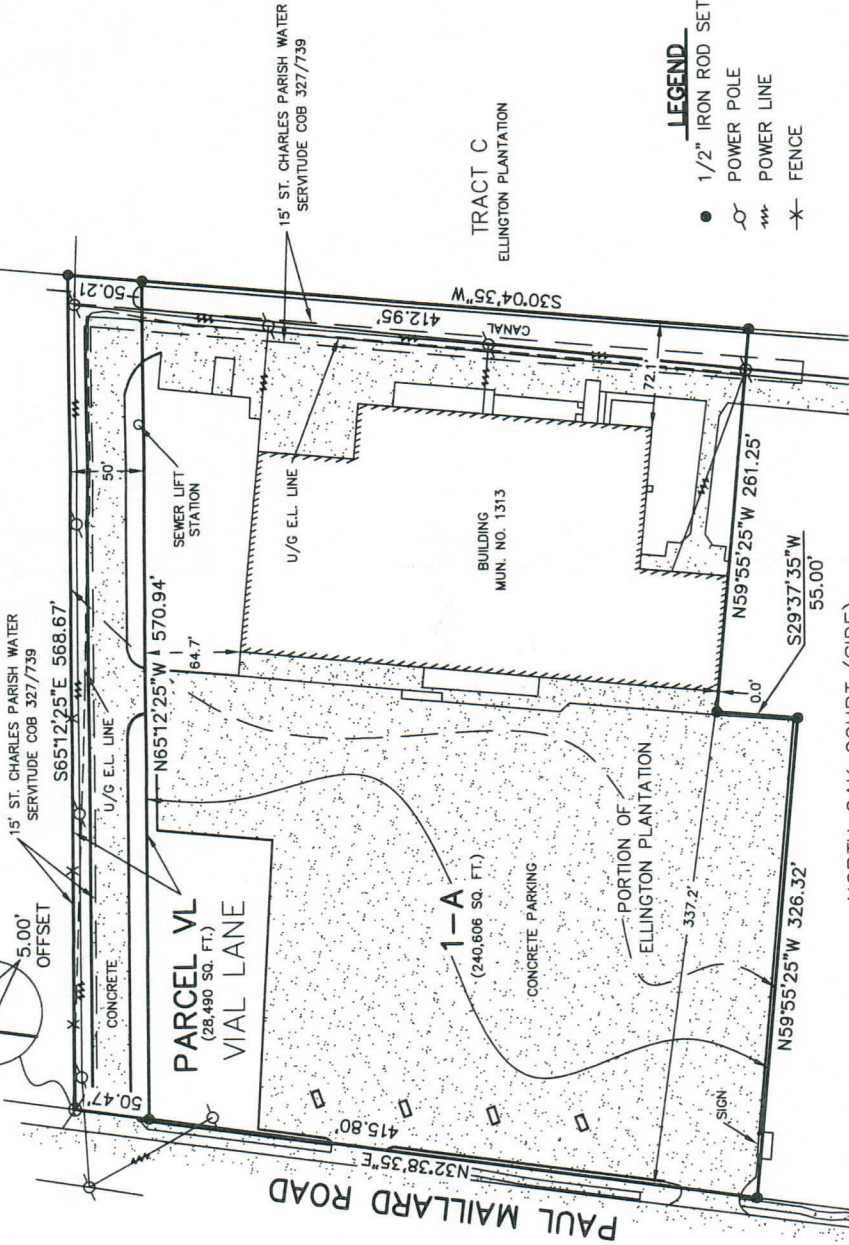
And the resolution was declared adopted this 24th day of March, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Forrester
SECRETARY: Michelle Spadato
DLVD/PARISH PRESIDENT: March 25, 2025
APPROVED: [checkmark] DISAPPROVED:

PARISH PRESIDENT: Matt Jewell
RETD/SECRETARY: March 25, 2025
AT: 11:35am RECD BY: [signature]

OWNER: RAVEN LAND, L.L.C.
P.O. BOX 47
LULING, LA 70070

NORTH OAK COURT (SIDE)
N.O. ARCHDIOCESAN CEMETERY



PARCEL VL
(28,490 SQ. FT.)
VIAL LANE

15' ST. CHARLES PARISH WATER
SERVITUDE COB 3277739

SEWER LIFT STATION

U/G E.L. LINE

64.7'

570.94'

1-A
(240,606 SQ. FT.)

CONCRETE PARKING

PORTION OF
ELLINGTON PLANTATION

337.2'

55.00'

S29°37'35"W

55.00'

N59°55'25"W

326.32'

N59°55'25"W

261.25'

412.95'

S30°04'35"W

412.95'

50.21'

50.47'

5.00' OFFSET

5.00' OFFSET

50.47'

50.21'

50.00' OFFSET

5.00' OFFSET

50.47'

50.21'

50.00' OFFSET

5.00' OFFSET

50.47'

50.21'

50.00' OFFSET

5.00' OFFSET

TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF
ELLINGTON PLANTATION INTO LOTS HEREIN DESIGNATED
AS LOT 1-A OF WINWOOD CENTER AND PARCEL VL OF ELLINGTON PLANTATION
SITUATED IN SECTION 13, T-13-S, R-21-E,
LULING, ST. CHARLES PARISH, LOUISIANA.

DATE: JANUARY 2, 2025, REVISED SIGNATURE LINE 2/13/2025
SURVEY REFERENCE: 1. SURVEY OF A PORTION OF PROPERTY IN SECTIONS 13, 14 & 15, T-13-S, R-21-E
BY LUCEN C. GASSEN, R.L.S. DATED JULY 25, 1984, BERNARD, R.L.S. DATED JULY 2, 1971.
2. A PORTION OF ELLINGTON PLANTATION BY R.P. BERNARD, R.L.S. DATED JULY 2, 1971.
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702,
NORTH AMERICAN DATUM OF 1983 (NAZ2011), USING A LEICA SMARTNET GNSS SOLUTION DATED 12/16/2024.
SURVEYOR'S NOTES: A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND
UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S
"STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE
EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. ADJOINING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.
E. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED
FOR FINAL DETERMINATION.
F. 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.

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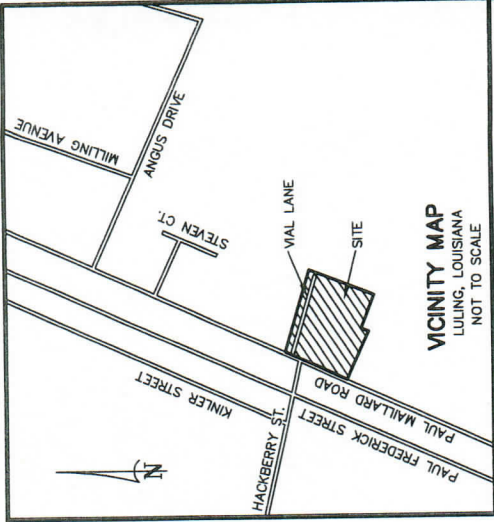
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VICINITY MAP
LULING, LOUISIANA
NOT TO SCALE

APPROVED: *Stephen P. Flynn* 3/25/25

PARISH PRESIDENT DATE

Stephen P. Flynn 3/24/25

PARISH COUNCIL CHAIR DATE

Stephen P. Flynn 3/17/25

PLANNING COMMISSION CHAIR DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN
ACCORDANCE WITH LA. REVISED STATUTES 13:5051 ET. SEQ. AND
CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE
SUBDIVISION OF LAND.

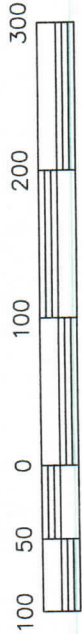
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH, LOUISIANA

ON THE 31ST DAY OF March, 2025

INSTRUMENT NUMBER 487747

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



SCALE IN FEET

1"=100'

DRAWING NO. MM3357

DRAWN BY: KPB

P.L.S. LA. ST. REG. NO. 4568

STEPHEN P. FLYNN

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