

Res.

2017-0098

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6274

A resolution in support of the resubdivision of Parcel D-2A of Fairview Plantation with side lot lines that are not perpendicular to the Airline Drive, the street frontage.

WHEREAS, the St. Charles Parish Subdivision Regulations require that "All lot side lines shall be at right angles to straight street lines or radial to curved street lines" (Subdivision Regulations. III. C. 2.); and,

WHEREAS, the minor resubdivision requested by Bruce Bourgeois for BMB Real Estate creating Parcel D-2A-1 proposes a side lot line that is not at a right angle to the straight street line of Airline Drive; and,

WHEREAS, this proposed lot side line follows a pattern established decades ago in Fairview Plantation where few side lot lines are perpendicular to or right angles to Airline Drive; and,

WHEREAS, the Planning and Zoning Commission, at their meeting of March 2, 2017, recommended approval of the resubdivision with a waiver from the requirement that lot side lines be at a right angle to the street.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting resolution endorsing the resubdivision of Parcel D-2A into Parcels D-2A-1 and D-2A-2 as shown on the survey by Richard B. Edwards, PLS dated March 1, 2017, with a waiver from the geometric standard for lot side lines, as requested by Bruce Bourgeois for BMB Real Estate, LLC.

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

YEAS: BENEDETTO, HOGAN, WILSON, OLULEE, GIBBS, WOODRUFF,
BELLOCK, FLETCHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

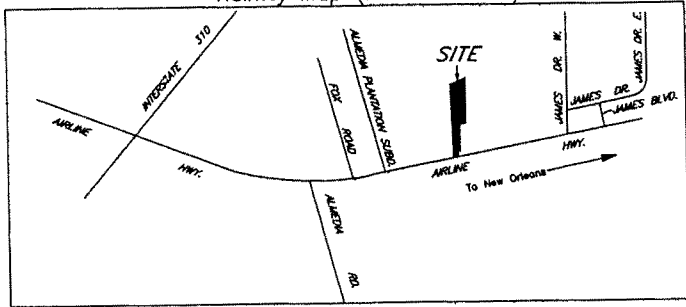
And the resolution was declared adopted this 20th day of March, 2017, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Tennell D. Wilson
SECRETARY: Tiffany K. Clark
DLVD/PARISH PRESIDENT: 3/22/17
APPROVED: ✓ **DISAPPROVED:**

PARISH PRESIDENT: [Signature]
RETD/SECRETARY: 3/23/17
AT: 10:15am **RECD BY:** JKC^{vb}

FAIRVIEW PLANTATION
 SEC. 39, T 12 S, R 9 E, S.E. DIST.
 OF LA. EAST OF THE MISSISSIPPI RIVER
 ST. CHARLES PARISH, LA.

Vicinity Map (Not To Scale)



Approval

3/20/17 *Terrill D. Wilson*
 Date Council Chair
 3/20/17 *Billy B. Smith*
 Date Chairman Planning & Zoning Commission
 3/23/17 *[Signature]*
 Date Parish President

Resubdivision of Parcel D-2A, into Parcels D-2AA & D-2A-1, Fairview Plantation, Section 39, T 12 S, R 9 E, S.E. District of La. East of the Mississippi River, St. Charles Parish, La.

All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the owner's expense.

This resubdivision was prepared using survey of Lot D-2A made August 4, 1999. Parcel D-2A was not resurveyed. Improvements and any encroachments that may exist on Parcel D-2A are not shown.

SUBD.

PLANTATION

ALMEDIA



PARCEL D-2AA

PARCEL D-2A

N64°39'51"E
843.98'

2245.46'
S1°46'E

N3°39'15"W
3595.94'

300'
S72°51'35"W

1280.88'
S1°46'E

120'
285.51'
125.75'
252.53'
168.68'
S72°51'35"W

2038.29'

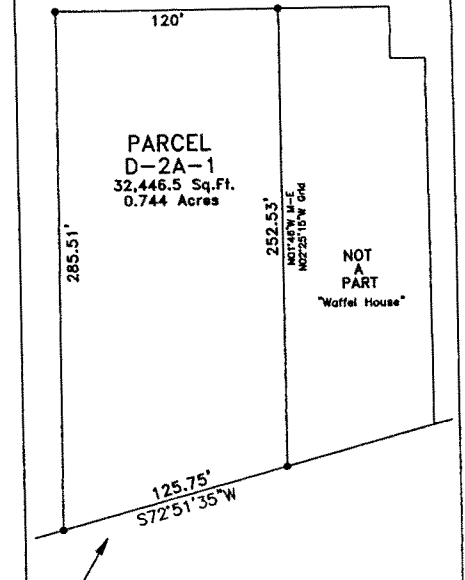
AIRLINE

38.00'
21.80'

"SEE
DETAIL"

HIGHWAY

"DETAIL"
NOT TO SCALE



0 400 800 1200

● Denotes 1/2" Iron Rod
 Bearings are based on survey by
 Mandle-Edwards Surveying, Inc. dated 8/4/99

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

March 1, 2017
 SURVEY CERTIFIED TO: BMB Real Estate, LLC

BY *[Signature]*

I certify that this plot represents an actual ground survey made by me or under my direct supervision; surveyed as per the written property description furnished us; in accordance with the Louisiana "Standards of Practice for property boundary surveys" for a class C survey.

MANDLE-EDWARDS SURVEYING, INC.
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