

WPM HOLDINGS, INC.

June 9,2020

St. Charles Parish Planning and Zoning Department
Attn: Marnie Stein & Chris Welker
14966 River Road
Hahnville, LA 70057

VIA EMAIL ONLY TO MSTEIN@STCHARLESGOV.NET AND CWELKER@STCHARLESGOV.NET

RE: REQUEST FOR RESUBDIVISION AND APPROVAL OF FLAG LOT CONFIGURATION IN AN EFFORT TO PREVENT FUTURE CODE ENFORCEMENT VIOLATIONS

Hello Mrs. Stein and Mr. Welker,

We are hereby requesting approval of the attached resubdivision plan in an effort to redevelop three parcels of land on Lauve Lane into six single family homesites. If the property were simply divided into sixty+ foot wide lots by the depth of the total parcel, it would produce lots that are in excess of 208' deep. It is anticipated that this will create potential code violation problems in the future because of the excess amount of property that would accompany the homes. The homes to be developed will be smaller, starter/downsizing homes and it is anticipated that those types of homeowners will be ill-equipped to properly manage such massive parcels of land. Poor maintenance will lead to potential storage of inoperable vehicles, trailers, boats and other unsightly debris. These scenarios further lead to infestation of rodents, snakes, mosquitos and other pests. Note that the property is in direct line of sight of the SCPSB Soccer Field, Ashton Manor, the Hale Boggs Bridge and Ashton Plantation subdivision.

Approval of the plat as submitted will solve these problems by creating five lots that meet or exceed all geometric standards as prescribed for in the St. Charles Parish Zoning Ordinance of 1981. The sixth lot will be a flag lot orientation, also described in the St. Charles Parish Zoning Ordinance of 1981, and will be paired with a driveway servitude on the north side of lot number five. Except for the flag driveway, it too will meet or exceed all geometric standards.

Thank you for your assistance in handling this matter and for endorsing this plan to the Planning and Zoning Commission and the Parish Council.

If you have any questions or concerns, feel free to contact me.



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