

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2012-32

GENERAL APPLICATION INFORMATION

◆ **Date of application:** 10/2/12

◆ **Name/Address of Applicants:**

Willowridge Estates LLC
PO Box 157
Harvey LA 70059
985.785.8481

Ryan & Ashley Brown
301 Gregory Dr
Luling LA 70070
985.785.9999

Rona Harris
210 Santa Cruz Ct
Luling LA 70070
985.785.6616

Rena Harris
117 Gregory Dr
Luling LA 70070
985.785.9898

Reve Inc
325 Belle Terre Blvd, Suite 2
LaPlace LA 70068
985.652.2815

◆ **Location of Site:**

Lakewood Ridge Subdivision, Luling

◆ **Requested Action:**

Resubdivision of Lots 1 thru 4, 13 thru 25, 30 thru 49 into Lots 1A thru 4A, 13A thru 25A, and 30A thru 49A, and the Dedication of an additional portion of Lakewood Drive.

SITE-SPECIFIC INFORMATION

◆ **Existing Land Use and Zoning:**

A single-family residential subdivision, zoned R-1A, primarily vacant but a few homes are built within.

◆ **Surrounding Land Uses and Zoning:**

To the north are two residential subdivisions. Zoned R-1A;

To the south is Rathborne Park. Lakewood Drive terminates there. Zoned R-1A;

To the east and west, land is wooded and undeveloped. Zoned R-1A.

◆ **St. Charles Parish 2030 Comprehensive Plan Future Land Use Map Compatibility:**

Consistent with the Future Land Use Map designation which indicates Low Density Residential.

◆ **Utilities:**

All are in place.

◆ **Traffic Access:**

Lakewood Drive.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure E. 4.

C. Minor Resubdivisions.

2. In instances where a net increase of more than five (5) lots is proposed by subdivision or resubdivision and no public improvements are required, no formal preliminary plat shall be required. However, the presented plan of resubdivision shall conform to requirements outlined in Section II.C.3 of this section. Approval requires certification by the Planning and Zoning Commission, determination and mitigation of impacts to public improvements, ordinance by the Council, and certification by the Parish President.

ANALYSIS

This application is being presented to correct an error in the placement of the survey monuments denoting the subdivision boundaries of Lakewood Ridge Subdivision. These improper placements resulted in the footprint of the subdivision being skewed a few degrees southwest and northeast from where it should be situated. This results in the rears of some lots within the subdivision encroaching the rears of lots within Lakewood Estates to the north and the northern boundary of Rathborne Park to the south. It also means that a gap exists where some lots abut South Lakewood and Rathborne Park.

The skew also impacts where Lakewood Drive and Gregory Drive were dedicated at Final Plat Approval of Lakewood Ridge. To the north, Lakewood Drive actually overlaps a portion of the street previously dedicated for Lakewood Estates Subdivision. And where Lakewood Drive connects to Rathborne Park, it actually legally stops just short of the Park. So technically, access to the Park goes across private property. This situation also exists at the western terminus of Gregory Drive where it stops just shy of Cousins Canal Road. Formal connection of these two termini will require approval of an Act of Dedication by the Council and the Parish President. It should be noted that the layout and configuration of the interior streets will remain the same as they are properly staked and placed.

Adjusting the subdivision boundary also means the square footage for 37 lots within Lakewood Ridge will increase or decrease due to the rear lot lines of each lot shifting. This is the reason the lots are given new lot numbers. But with the exception of Lots 4A, 24A, and 47A, the total square feet for each lot will increase or decrease by less than 1,000 square feet. Lot 4A will be reduced over 1,000 square feet and Lots 24A, and 47A will increase by more than 1,000 square feet. The square footage for Lot 30A will be unchanged. None of the lot side lines will be affected or changed and all lots will still exceed the minimum requirements for R-1A zoning.

The following lots will **increase** in square footage than what was originally approved:
62A, 18A through 25A, and 31A through 49A.

The following lots will **decrease** in square footage than what was originally approved:
1A, and 3A through 17A.

At present, only 2 of the lots have been built upon and 2 more have houses under construction [existing Lots: 23 and 30 (houses built); and 34 and 37 (under construction)]. But in no case will setback encroachments result from this resubdivision. The surveyor has also indicated to the Department that after approval of the corrected subdivision plat each lot will be resurveyed and the new lot dimensions will be denoted individually.

If approved, the boundary of Lakewood Ridge will match the boundaries for Lakewood Estates and South Lakewood to the north and Rathborne Park to the south. The resubdivision will comply with the Future Land Use Map designation of the site for Low Density Residential. Approval of an Act of Dedication for the extension of a section of Lakewood Drive bordering Rathborne Park and a section of Gregory Drive bordering Cousins Canal Road will be required upon approval of resubdivision.

DEPARTMENTAL RECOMMENDATION

Approval.