

# Planning & Zoning Department

**Land Use Planning**

**Coastal Zone Management**

**Floodplain Management**

**Code Enforcement**

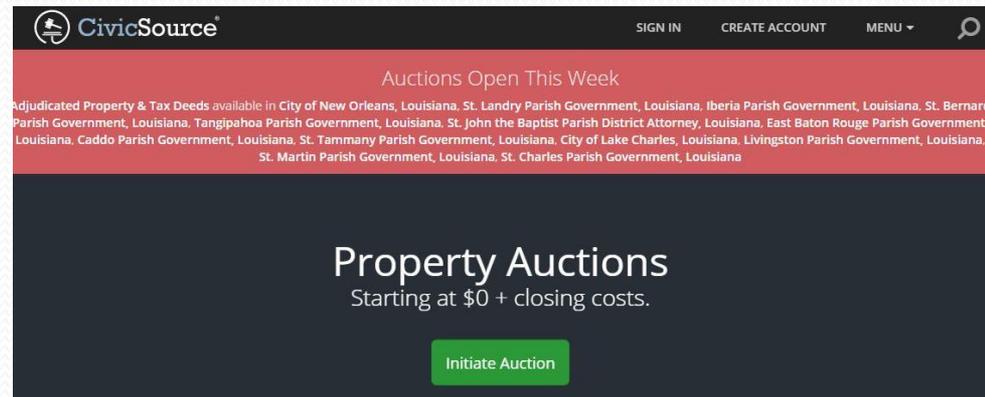
**Permitting**

*The Department of Planning and Zoning is committed to upholding Parish ordinances by providing fair and consistent service to all individuals while treating everyone with courtesy, dignity and respect. We shall provide the public with technical assistance, professional expertise and quality service needed to live, work and maintain a high quality of life in St. Charles Parish.*

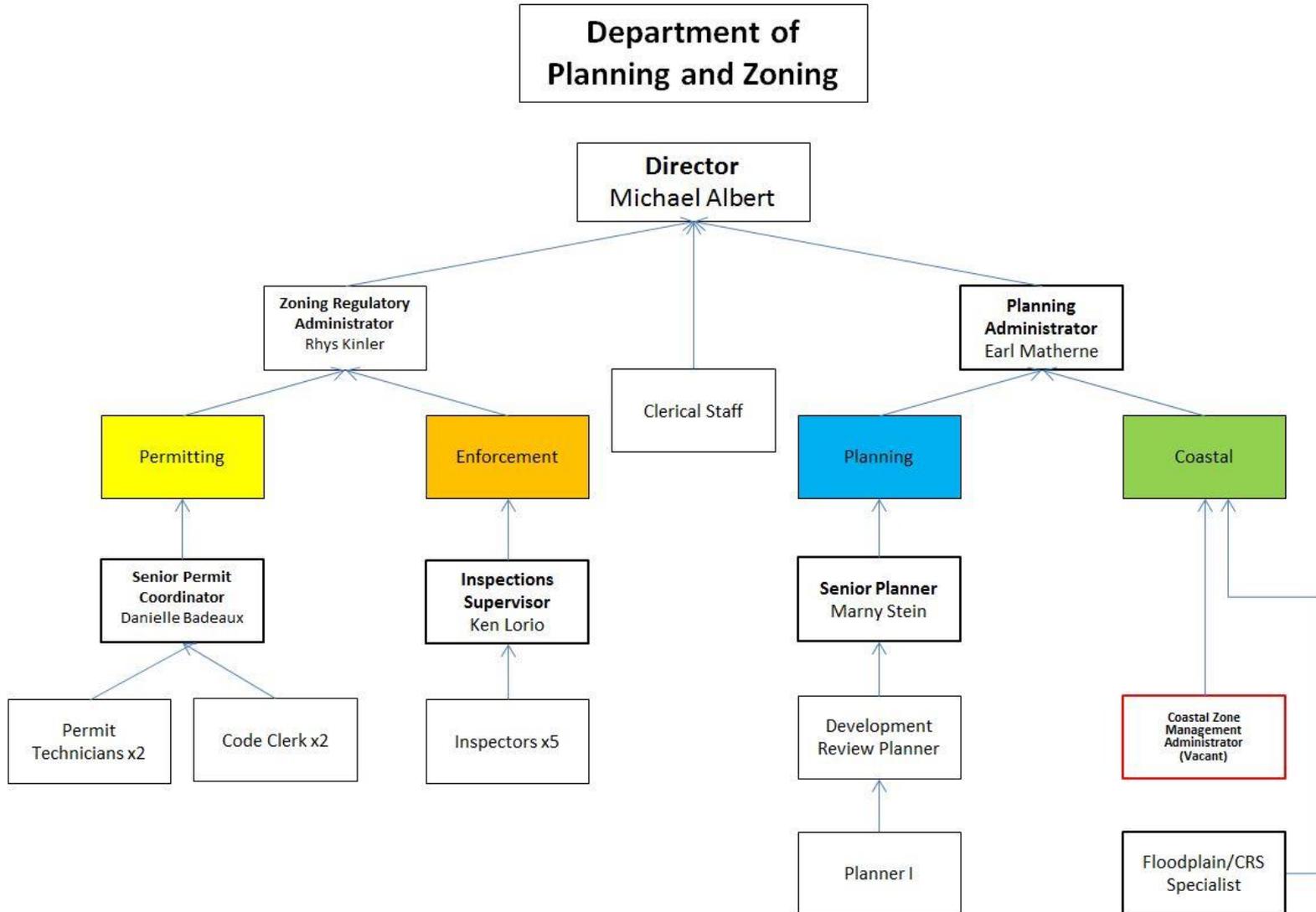


# 2017 Accomplishments

- The Department has implemented basic online permitting.
- Adjudicated property auctions – numerous sales to-date with significant returns to the Parish.
- Coordinated with the Public Information Office to issue the first draft of the Program for Public Information to the Flood Aware committee.
- Tech Upgrades: The Department is expanding its permitting software to all division functions allowing for cross-referencing of property information through GIS.



# P&Z Organization



# P&Z Software Upgrades

MyPermitNow.org

Plan review, inspections and alerts... Now!

Welcome, Michael Albert

Log Out | Change Password | My Account | HTML5 Enabled

Home Projects Plan Review Work Orders Reports Help

> Home

## Project Advanced Search

Add New Project



You can search by partial information to broaden your results.  
Searching for a partial Project Number like 8265 will find all Projects with that number in the Project Number field.  
Example Results: 8265A-2008, 8265B-2008, 138265-2008...

Search

Use Include Search

Jurisdiction

St. Charles

Project Types

Permit x Planning and Zoning x

Project Number

Project Number

[Go to the first match](#)

Project Name

Project Name

Address (Number, Street)

14996

City

City

Project Description

Project Description

Address Description

Address Description

Primary Contact

Business Name

Business Name

First Name

First Name

Last Name

Last Name

Advanced Search Options

Project Status

- All -

Subdivision

Subdivision

Site

- All Sites -

Lot Number

Lot Number

Parcel ID

Parcel ID

Citation Number

Citation Number

Assessment Number

Assessment Number

Created After

Created Before

Invoice Created After

Invoice Created Before

## Search Results

Time spent on query: 0.91 s

Setup Columns		Reset Columns		Number	Type	Designation	Specific Use	Work Type	Address	Address ...	Created
	^			30789	Permit	Commercial	Mechanical Trade Permit	Not Set	14996 River Rd		05/19/17 09:22
	^			30450	Permit	Commercial	Generator	Not Set	14996 River Road		02/08/17 11:16

# P&Z Building Renovations

© CAMPO DESIGNS ARCHITECTS 3/22/2018 10:24:57 AM



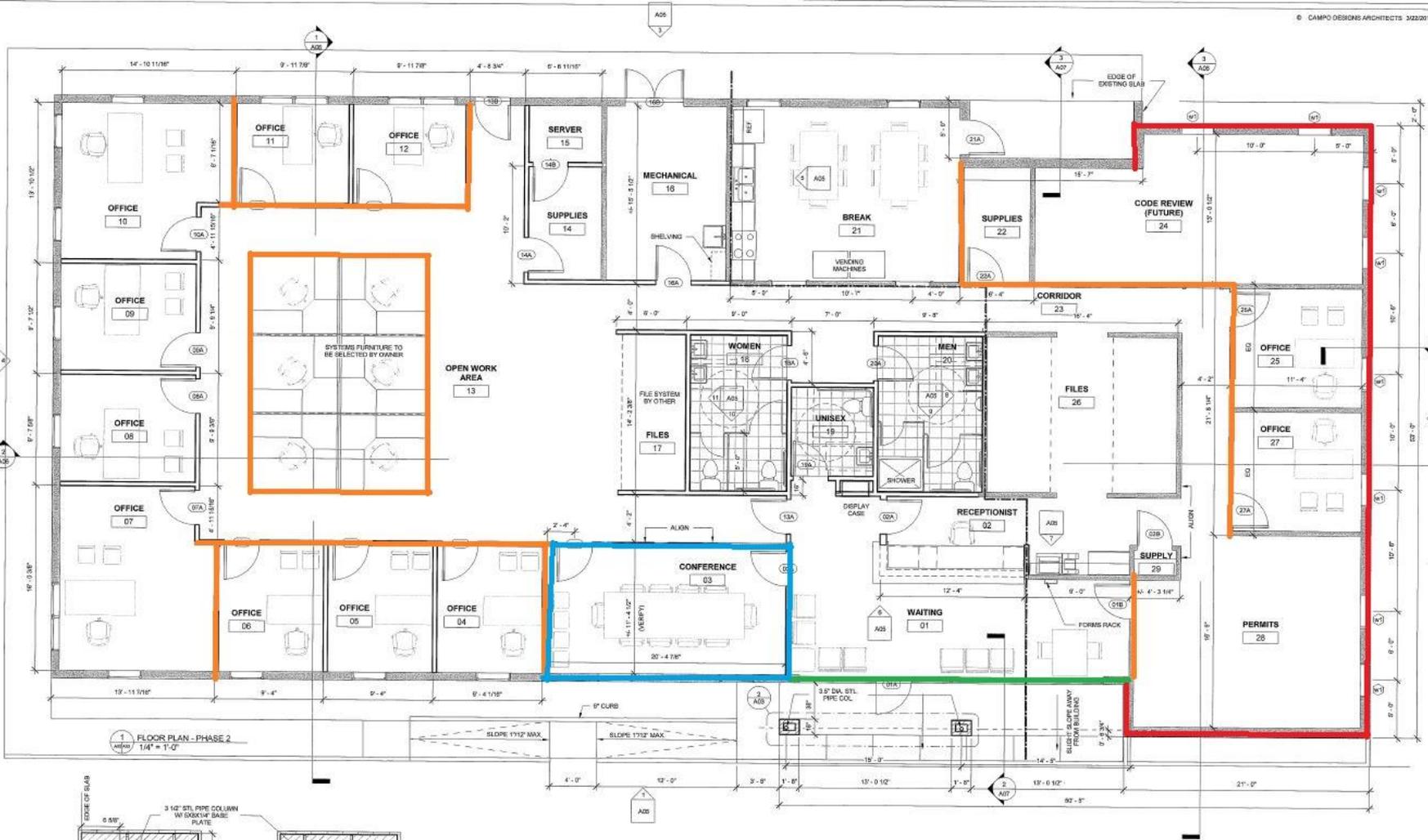
John E. Campo, Architect  
106 Duwaye Dr.  
Dennis, LA 70447  
(855) 706-6600

*Campo Designs*  
**ARCHITECTS**



Addition & Renovations to  
**Planning & Zoning Building**  
14998 River Road, Hammond, Louisiana

FLOOR PLAN - PHASE 2



AREA CALCULATIONS	
EXISTING	4,722 SQ.FT.
ADDITION	1,024 SQ.FT.
TOTAL AREA	5,746 SQ.FT.

# Adjudicated Property Program

Municipality	Address	Starting Price	Winning Bid	Number Of Bids
Ama	177 AMELIA	\$5,647.00	\$5,647.00	0
Boutte	139 MYRTLE	\$5,126.00	\$35,600.00	249
Boutte	519 WILLOW	\$5,304.00	\$8,100.00	75
Des Allemands	173 RIDGE RD	\$5,733.00	\$14,110.00	100
Des Allemands	201 BEAU PLACE BLVD	\$5,365.00	\$15,100.00	124
Destrehan	201 MODOC	\$5,474.00	\$5,474.00	0
Destrehan	116 AMELIA	\$5,542.00	\$21,767.00	75
Destrehan	0 GORDON	\$6,752.00	\$6,752.00	2
Destrehan	901 VANS	\$4,718.00	\$21,000.00	186
New Sarpy	517 W EASY	\$5,965.00	\$10,000.00	44
New Sarpy	823 E TERRACE	\$5,288.00	\$7,210.00	21
New Sarpy	175 CLEMENT	\$5,923.00	\$11,300.00	145
New Sarpy	242 TERRACE	\$6,384.00	\$13,000.00	129
St. Rose	280 SECOND	\$6,476.00	\$6,476.00	0

- \$92,427.50 Returned to St. Charles Parish residents to date
- 15 Properties Sold
- 3 Through Adjacent Lot Program
- Bids have exceeded starting price by approximately \$101,000
- The Parish is now set to receive tax revenue from these properties and is no longer incurring maintenance costs for them.

# Building Permit Numbers

**From April 1, 2017 to date, the Department has issued:**

- **1,420 Total Permits**
  - **155 New Homes**
  - **17 New Commercial Businesses**
  - **531 Trade Permits**
  - **76 New Occupancies**

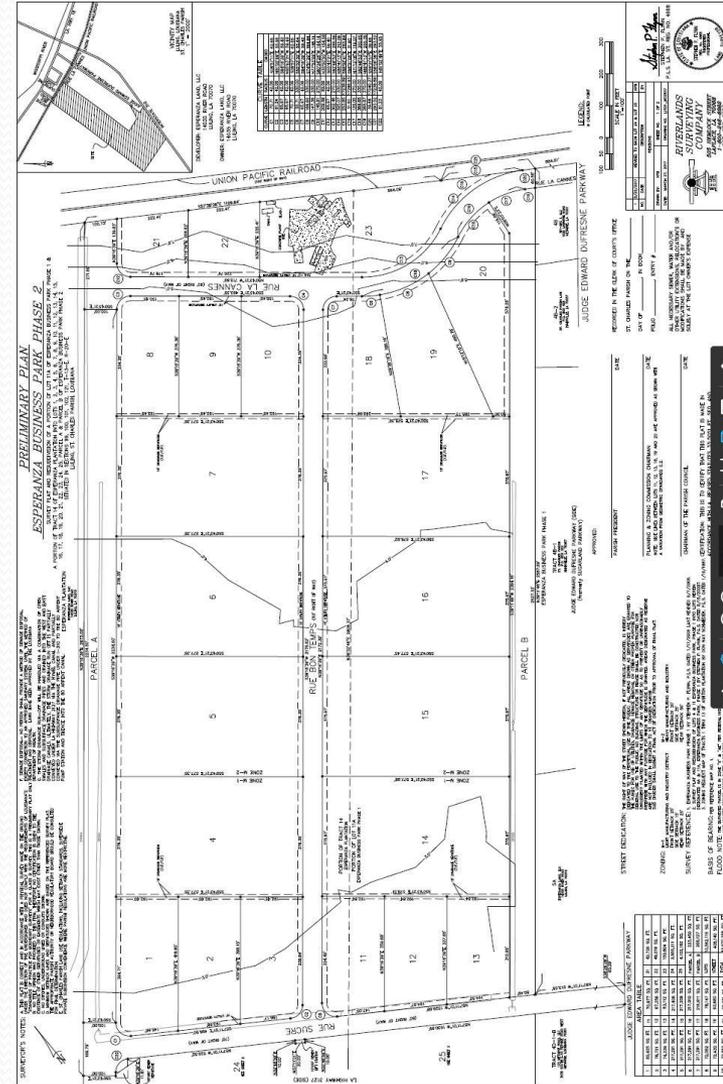
**For the past year, St. Charles Parish has held the Chairperson's seat on the Building Code Construction Council.**



# P&Z Development Update

## Active Major Subdivision Development

- Esperanza Business Park, Luling
  - 23 Commercial Lots
  - Preliminary Plat Approval Granted
- Audubon Place, Destrehan
  - 30 Residential Lots in Construction Phase
- Ashton Phase 2-A, Luling
  - 41 Residential Lots in Construction Phase
- River Road Estates, Hahnville
  - 101 Residential Lots in Construction Phase



# Land Use Applications

Applications	2013	2014	2015	2016	2017
Rezone	25	19	29	17	17
Resubdivision	45	56	43	57	65
Special Permit Use	18	13	23	6	11
Home Occupation	17	6	12	29	16
Ordinance Revision	15	14	10	11	11
Variances	43	33	32	31	32



# Code Enforcement

The Department's Objective is to uphold the Parish's community standards by working with residents to achieve compliance.

**Before**



**After**



# Code Enforcement Numbers

AREA	CODE COMPLAINTS	GRASS COMPLAINTS
Montz, New Sarpy, and Norco	<b>193</b>	<b>148</b>
Destrehan and St. Rose	<b>102</b>	<b>130</b>
Hahnville, Killona, Luling, Taft, and Boutte	<b>56</b>	<b>99</b>
Ama, South Boutte, and South Luling	<b>75</b>	<b>86</b>
Bayou Gauche, Des Allemands, and Paradis	<b>50</b>	<b>34</b>
<b><u>Totals</u></b>	<b>476</b>	<b>497</b>
<b><u>Case Load 973</u></b>		

# Planning and Zoning Serving St. Charles Parish

## **Public Service**

- Planning and Zoning is a regulatory agency.
- We serve the public by guiding them through complex and necessary regulations.

## **Modernization**

- The Department is working to update practices and reporting methods.
- We are actively addressing and fixing Zoning Regulations and technological issues.

## **Partnerships with the Community**

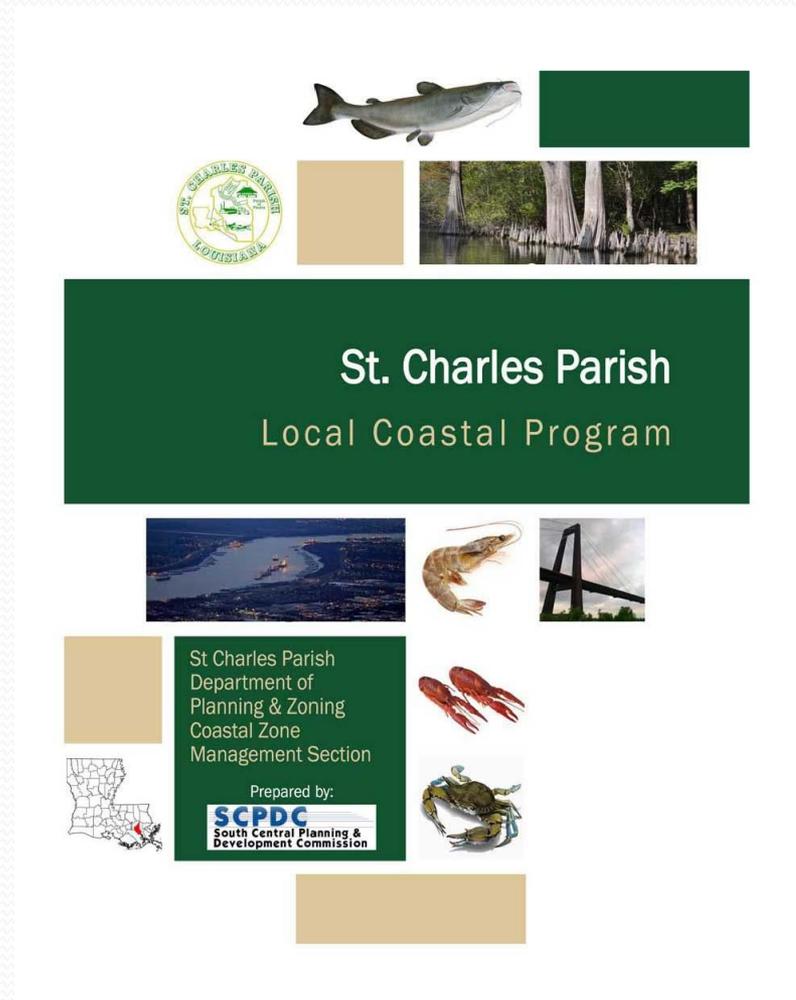
- The Department is strengthening its relationship with the development community.
- Pre-application meetings, permit coordinating, & direct contact with designers are our approach.

## **Fulfilling the Administration and Council's Vision for Growth**

- Focus on customer service & stewardship of the public process.
- Taking up the Comprehensive Plan, as approved by Council as our action plan for growth.

# Coastal Zone

- St. Charles's Local Coastal Program went into effect on July 1, 2017. Since then the Local Program has been considering permits of local concern under the supervision of LDNR.
- The contract with the State of Louisiana will be up for renewal before July 2018.



A collage of images and text related to the St. Charles Parish Local Coastal Program. The central text reads "St. Charles Parish Local Coastal Program". Surrounding the text are various icons: a catfish, a bayou with cypresses, a shrimp, a bridge, a crab, a map of Louisiana, and the St. Charles Parish seal. The text "St Charles Parish Department of Planning & Zoning Coastal Zone Management Section" and "Prepared by: SCPDC South Central Planning & Development Commission" is also present.

St. Charles Parish  
Local Coastal Program

St Charles Parish  
Department of  
Planning & Zoning  
Coastal Zone  
Management Section

Prepared by:  
**SCPDC**  
South Central Planning &  
Development Commission

# Coastal Zone Floodplain Management

St. Charles Parish's modeling effort is coming to a close. According to the modelling contractor Lonnie G. Harper and Associates, they intend to present drafts flood maps to the Parish in May 2018.

NFIP 2017 Re Authorization has once again been delayed in Washington. The latest omnibus spending bill passed by congress extended the program until July 31, 2018.

While flood insurance premiums continue to rise in all categories, St. Charles Parish, with the change in the A99 premium, is currently enjoying the maximum number of homes paying the PRP rate. It is likely that ANY maps change will increase premiums on both the East and West Banks.

# Coastal Zone Floodplain Management

- The CZM Section in Cooperation with the Public Information Office and the Emergency Operation Center continue to develop the “Flood Aware” Program. The program document is in its draft stage and will be presented to the committee in the next few weeks.
- As part of the project, some activities have started, for example signs warning motorists not to drive through flooded areas have been installed.



FLOOD AWARE COMMITTEE

