



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2025-1-MIN

APPLICATION INFORMATION

- **Submittal Date:** 1/15/25
- **Applicant / Property Owner**
RES Barataria, LLC
6575 West Loop South, Suite 300
Bellaire, Texas 77401
337.849.5602; bkidd@res.us
- **Request**
Resubdivision of an undesignated large tract into Lots 1 and 1A

SITE INFORMATION

- **Location:** 712 Hahn Street, Hahnville
- **Size of Proposed Lots**
 - Lot 1: +- 163.99 acres
 - Lot 1A: 1.06 acres
- **Current Zoning:** O-L
- **Current Use:** agricultural
- **Surrounding Zoning**
The surrounding area is comprised of O-L, R-1A, R-1A(M), and M-1 zoning.
- **Surrounding Uses**
Uses in the vicinity include residential neighborhoods to the River Road side and the St. Charles Industrial Complex to the Hwy 3160 side. The West Bank Sewer Treatment Plant is located near the rear of the site. Other large portions of land are undeveloped, both cleared or heavily wooded.
- **Traffic Access**
Proposed Lot 1:
 - Maintains the existing frontage at the termini of Hahn Street, Julia Street, and Oak Street.
Proposed Lot 1A:
 - A landlocked lot without frontage on an improved public street, access is proposed via a 20' access servitude through Lot 1, connecting to the terminus of Hahn Street.
- **Utilities**
The Parish GIS shows water facilities and both gravity and force main sewage running from Hahn Street onto the subject site. Drainage ditches are also present along the southern side of the subject site.

This request is to facilitate a major drainage project in Hahnville and is being done in conjunction with the Department of Public Works.
- **Development History**
Permitting is limited to the development of a barn in 2001 (Permit No. 15354) and various Electrical Trades.

- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X and AE 5
2013 Digital Flood Insurance Rate Map: X and AE 4
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

- [I.] *O-L. Open Land District:*
- 2. Spatial Requirements:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Thirty-five (35) feet.
 - (2) Side—Ten (10) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

Appendix C. Section II. Subdivision Procedure

- C. *Minor Resubdivisions.*
- 1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
 - 2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
 - 3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
 - 4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: 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.

FINDINGS

The applicant requests resubdivision of a tract of land into Lots 1 and 1A.

Each proposed lot meets the minimum area and width requirements for the zoning district. Improvements shown on proposed Lot 1 meet setbacks.

Proposed Lot 1A does not have direct access from a street and is landlocked, failing to meet the requirement as detailed in Appendix C., Section III.B.3. Arrangement, which states:

Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

The applicants have submitted a waiver request from the Arrangement requirement.

The Department does not object to the waiver. This resubdivision is being done in conjunction with the Department of Public Works to facilitate a major drainage project. It is also understood Lot 1A will be further incorporated into other adjacent property within the scope of this drainage project.

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.