

St. Charles Parish

Department of Planning & Zoning

Land Use Report

Case Number: 2020-06-ORD

Introduced by Matthew Jewell, Parish President/Dept. of Planning and Zoning

An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, as amended, to do the following:

- Discourage consecutive minor resubdivisions from creating major subdivisions
- Make construction approval an administrative decision
- Describe what phased subdivision construction is
- Require developers to submit a TIA, drainage impact report, sewer impact report, and documentation regarding phases along with an application for Preliminary Plat
- Clarify conditional approvals at Preliminary Plat
- Change Planning Commission approval for construction plans to an administrative approval with an appeal process to the Planning Commission
- Change the language regarding drainage servitudes as requested by the Department of Public Works and Wastewater
- Clarify that the Parish may, at its sole discretion, require fee in lieu of dedication for a recreation obligation
- Change the language in the design standards for drainage, as requested by the Department of Public Works and Wastewater, to require drainage and impact analyses to be based on the 25-year, 24-hour return frequency storm.

Background

The Subdivision regulations lack clarity about when approval of engineering studies must be completed for major subdivisions. The proposed ordinance would require more analysis to be completed at the Preliminary Plat phase and would change the design storm for drainage studies from a 10-year storm to a 25-year storm.

The changes would require a Preliminary Plat as well as a Drainage Impact Analysis, a Transportation Impact Analysis, a drainage impact report, and a sewer impact report to pass Departmental Reviews before the Planning and Zoning Commission is asked to consider a Preliminary Plat for a Major Subdivision.

The changes would also allow a major subdivision to go to construction with the Planning and Zoning Director's approval rather than the Planning and Zoning Commission's Approval, which requires a public hearing. If a major subdivision is ever denied approval by the Planning Director, the developer would have the right to appeal the denial to the Planning and Zoning Commission.

Potential outcomes

- Better analysis and mitigation of potential impacts of major subdivisions earlier in the Major Subdivision process
- More informed decision-making for the Planning Commission
- Streamlined construction approval process

Recommendation

Approval

SUBDIVISION REGULATIONS OUTLINE with summary of edits proposed in bold

- I. General
 - A. Authority.
 - B. Definitions.
 - C. Responsibilities:
 - D. Jurisdiction.
- II. Subdivision procedure.
 - A. Pre-Application Orientation.
 - B. Administrative Resubdivisions.
 - C. **Minor Resubdivisions.** **** Consecutive minors; note re: consecutive minors**
 - D. **Major Resubdivisions.** ****Strike "Re" to make "major subdivision"; make construction approval administrative/Director rather than Planning Commission; add language re: Phases; require TIA, DIReport, SIReport, Phasing Document at Preliminary Plat; indicate which departments are responsible for reviews; describe phased subdivisions; clarify conditional approvals at Preliminary Plat; change Planning Commission approval to Planning director approval for Construction Plans; create an appeal process—if a construction approval is DENIED by Planning Director, Developer may appeal to Commission.**
 - E. Preliminary Plat Requirements.
 - F. Subdivision Construction.
 - G. Final Plat.
 - H. Acceptance of Improvements.
- III. Geometric standards.
 - A. Streets.
 - B. Blocks:
 - C. Lots:
 - D. **Servitudes and Rights-of-Way: change language as requested by DPW**
 - E. Building Lines.
 - F. **Parks, Playgrounds, School Sites, Etc. Clarify that "Parish" may, at its sole discretion, require fee-in-lieu of land for rec obligation**
 - G. Construction Access Route.
- IV. Design Standards.
 - A. Streets.
 - B. Sewage Systems.
 - C. Water System.
 - D. **Drainage. Change language as requested by DPW to require drainage and impact analysis to be based on the 25-year, 24-hour return frequency**
 - E. Miscellaneous:
 - 1. Sidewalks.
 - 2. Traffic Control Signs, Signals, and Devices.
 - 3. Electrical Service/Street Lights.
 - 4. Reserved
 - 5. Monuments.
- V. Administrative
 - A. Fees.
 - B. Variations and Exceptions.
 - C. Violation and Penalties.
 - D. Conflicting Provisions.
 - E. Effective Date.
 - F. Separability.