



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-16-MIN

APPLICATION INFORMATION

- **Submittal Date:** 10/3/24
- **Applicant / Property Owner**
Charles Haynes Kurzweg Jr.
Diamond Paper Co., Ltd.
100 Campus Drive East
Destrehan, LA 70047
504.913.2687; ckurzweg@diamondpaperltd.com
- **Request**
Resubdivision of a property designated Portion of Tract C of Plantation Business Campus “American Hospital Supply Site” into Lots C-1 and C-2
 - Waiver required from the *Appendix C. – Subdivision Regulations, Section III.B.3 Arrangement* for Lot C-1.

SITE INFORMATION

- **Location:** 100 Campus Drive East, Destrehan
- **Size of Proposed Lots**
 - Lot C-1: 4.11 acres; 382.75 ft. – 519.08 ft wide
 - Lot C-2: 8.64 acres; 341.51 ft. wide
- **Current Zoning:** M-1
- **Current Use**
A portion of the site is developed with the Diamond Paper Company office and warehouse/distribution facility, associated parking lot, and access road to Alpha Drive. These improvements will be located on Proposed Lot C-2.

The remainder of the site is undeveloped and wooded. This portion is located within the boundaries of proposed Lot C-1.
- **Surrounding Zoning**
The site is located in an area consisting primarily of industrial zoning, including M-1 and M-3. B-2 batture zoning is located to the River Road side. R-1A and C-2 zoning is located to the Campus Drive East side.
- **Surrounding Uses**
The site is within a developing industrial park consisting of various office, warehousing, and manufacturing facilities. The ADM grain elevator site is adjacent to the downriver side, and a single family home is at the corner of River Road and Campus Drive East.
- **Traffic Access**
Proposed Lot C-2:
 - 341.51 ft. of frontage on Campus Drive East. Access provided via a paved driveway. This frontage and access will be confined to Lot C-2.
 - 34.98 ft. of frontage on Alpha Drive. Access provided via a paved drive terminating at the rear loading docks of the Diamond Paper warehouse. This frontage and access will be confined to Lot C-2, but will act as the primary means of ingress/egress for Lot C-1.
 - 963.81 ft. of frontage on River Road. No driveway access exists from River Road.

Proposed Lot C-1:

- A landlocked lot without frontage on an improved public street, access is proposed via a servitude through Lot C-2, utilizing the drive providing ingress-egress from the Diamond Paper loading dock to the 34.98 ft. of frontage on Alpha Drive.

▪ **Utilities**

The Parish GIS shows water facilities along River Road, Campus Drive East, and Alpha Drive. Sewer facilities are located along Campus Drive East.

The representative from the Department of Waterworks stated a waterline runs along Campus Drive but water is not currently available to Lot C-1. The Department of Public Works offered no objection, and no comments were provided by the Department of Wastewater.

Any extensions or improvements necessary to provide utilities to landlocked Lot C-1 must be done at the property owner/developers expense and with coordination with the necessary departments.

▪ **Development History**

The current layout of this portion of Tract C is shown on a plat by Surveys Incorporated dated September 24, 1979, revised October 23, 1980.

Permitting history could not be located for the structure located at 100 Campus Drive East.

▪ **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X

2013 Digital Flood Insurance Rate Map: X

▪ **Coastal Program/EMU**

EMU-1 Eastbank Community (pages 6-4 through 6-9, St. Charles Parish Local Coastal Program, Ordinance 15-10-12; Appendix C to this agenda)

▪ **Plan 2030 Recommendation**

Business Park: This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[I.] *M-1 Light manufacturing and industry district:*

2. Spatial Requirements:

a. Minimum lot size: Ten thousand (10,000) square feet.

Minimum width: One hundred (100) feet.

b. Minimum yard sizes:

(1) Front - twenty-five (25) feet

(2) Side - fifteen (15) feet

(3) Rear - twenty-five (25) 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.

Appendix C. Section III. Geometric Standards

B. Blocks

3. 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.

Appendix C. Section V. Administrative

B. Variations and Exceptions.

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

The applicant requests resubdivision of a Portion of Tract C into Lots C-1 and C-2.

Each proposed lot meets the minimum area and width requirements for the zoning district. Improvements shown on proposed Lot C-2 meet setbacks.

Proposed Lot C-1 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 from the Arrangement requirement for the following reasons:

- This portion of the site is already isolated and surrounded by private development, including a long private drive looping around the rear and providing ingress-egress to the Diamond Paper loading-unloading facility.
- An arrangement establishing frontage for Lot C-1 at Alpha Drive would still require a waiver due to inadequate width (34.98 ft. vs 100 ft. required under M-1 zoning).

- Access is addressed through a servitude over the existing hard surface drive used by Diamond Paper for ingress-egress at Alpha Drive.

The “No Objection” from the Department is limited to this resubdivision and establishment of Lot C-1. Establishing access on a dedicated public right-of-way will be re-evaluated if a proposal further resubdividing Lot C-1 comes forward.

If the Commission does not support the waiver and finds it important for each lot to have direct access from a public right-of-way, an alternative layout accomplishes this by incorporating the access servitude portion of Lot C-2 into Lot C-1. Lot C-1 would have direct frontage and access from Alpha Drive while C-2 would maintain frontage and access from Campus Drive East and River Road. An access servitude could then be established through Lot C-1 in favor of maintaining the existing ingress-egress for the Diamond Paper loading-unloading dock.

DEPARTMENT RECOMMENDATION

Approval.

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