

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT

**CASE NUMBER: PZS-2015-08**

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicants:**  
Madere's Garage, Inc.  
15042 River Road  
Hahnville, LA 70057
- ◆ **Application Date:** 02/09/15
- ◆ **St. Charles Parish**  
PO Box 302  
Hahnville, LA 70057
- ◆ **Location of Site:**  
15042 River Road, Hahnville
- ◆ **Requested Action:**  
Resubdivision of a tract of ground known as the L. Preston Madere Lot in Hahnville into 1-LPM and 2-LPM, at 15042 River Road.

### SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**  
1-LPM 55,097 square feet
- ◆ **Plan 2030 Recommendations:**  
Commercial
- ◆ **Zoning and Land Use:**  
Proposed 1-LPM Zoned C-2 contain former vehicle dealership and auto repair  
Proposed 2-LPM Zoned B-1, located on batture and is vacant
- ◆ **Surrounding Land Uses and Zoning:**  
Surrounded by C-2 and B-1 zoning. Mostly surrounded by government offices and 1 residence.
- ◆ **Utilities:**  
All utilities serve site
- ◆ **Traffic Access:**  
River Road.

### APPLICABLE REGULATIONS

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

C. Minor Resubdivisions.

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. However, the presented plan of resubdivision shall conform to requirements outlined in section II.C.3. of this section. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. The proposal shall be in compliance with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein.

### ANALYSIS

This is a request to subdivide an existing tract into 2 lots in order to complete the sale of one of those lots to the St. Charles Parish Government. The proposed lots are to split the existing tract at the toe of the Mississippi River Levee where the property is naturally split already. The proposal meets all applicable land use regulations and complies with the Future Land Use Map.

### DEPARTMENTAL RECOMMENDATION

**Approval.**