

Name: Ashton Plantation Estates, LLC

Address: Tract 11 along Ashton Plantation Boulevard

Case Number: 2023-2-MAJ

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 1. Length.** *No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers.*
- **Appendix C. Section III. Geometric Standards, A. Streets, 5. Intersections.** *Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.*

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

There are two design waivers being requested which includes the block length and intersection angles on N Cataouatche Circle. The property boundary configuration does not offer a reasonable option to comply with the required geometric standards. The angle of the property lines along Ashton Plantation Boulevard and Summerhouse Ashton Manor causes issues with intersection angles along N Cataouatche Circle and the block length of Lots 1-6. The intersection angles are sufficient as N Cataouatche Circle is a one way street, where vehicle can make a wide left turn in the cul de sacs and have no upcoming traffic on the street. In order for the block of lots 1-6 to meet the required block length, the proposed retention pond would have to be decreased, which would not provide the proper amount of storage to comply with St. Charles Parish drainage regulations. Multiple layouts were submitted and reviewed to St. Charles Parish Planning and Zoning and decided the preliminary plat submitted to best comply with the St. Charles Parish Subdivision Regulations.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Date: 11/16/2023