

Ord.

2016-0212

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)

ORDINANCE NO. 16-6-3

An ordinance to amend the undeveloped street ordinance, Appendix C. Subdivision Regulations, Section V.B, to strike the September 2, 1969 date requirement.

WHEREAS, Ordinance 08-4-11 established procedures for residential development on undeveloped streets where substandard or no public improvements exist, but *only* in subdivisions platted prior to September 2, 1969; and,

WHEREAS, these procedures require that people who own lots on undeveloped streets pay fees to offset the cost of future improvements and may also require dedication of land; and,

WHEREAS, Ordinance 08-4-11 was meant to provide a process for people to improve these undeveloped subdivisions and build houses; and,

WHEREAS, several subdivisions were platted, but not developed, between September 2, 1969 and the adoption of the St. Charles Parish Subdivision Regulations of 1981; and,

WHEREAS, property owners in these subdivisions do not benefit from the provisions of Ordinance 08-4-11 and have no procedure for improving their subdivisions or permitting houses; and,

WHEREAS, the date of September 2, 1969 has had the unforeseen effect that some property owners can take advantage of the provisions, but others cannot on the same street; and,

WHEREAS, removing the date restriction would allow construction of homes on streets with sub-standard or no improvements regardless of the date dedicated, provided the developer follow the procedures.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the St. Charles Parish Code, Appendix C, Subdivision Regulations, Section V.B is amended as follows:

4. Residential development on sub-standard streets.

a) The following items shall be required from an applicant prior to the issuance of a building permit on lots that are part of a **platted** subdivision ~~platted prior to September 2, 1969~~ and where substandard or no public improvements exist.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: BENEDETTO, HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF,
BELLOCK, FLETCHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 6th day of June, 2016, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: 6/7/16
APPROVED: DISAPPROVED:
PARISH PRESIDENT: [Signature]
RETD/SECRETARY: 6/8/16
AT: 30p RECD BY: [Signature]