

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS-2014-50

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Jack Cali, III	Andree and Todd Roberts
36475 Rue La Monte Ct	115 Valcour Lane
Prairieville, LA 70769	Destrehan, La 70047

◆ **Location of Site:**

Southwest of Valcour Lane

◆ **Requested Action:**

Resubdivision Lot H-1 into four lots:

Lot 1-H-1= 33,897 sf

Lot 2-H-1= 34,981 sf

Lot 3-H-1= 41,196 sf

Lot 4-H-1= 17,402 sf

Remainder 5-H-1= approx. 12,442 sf

SITE – SPECIFIC INFORMATION

◆ **Size of Parcel:**

Lot H-1 is shown on a plan by HE Landry dated August 26, 1952; in 1984, a 42' wide strip adjacent to the railroad was transferred from it. Staff is unable to find a resubdivision action creating the strip.

◆ **Existing Land Use:**

Vacant/ wooded

◆ **Existing Zoning:**

R-3

◆ **Surrounding Land Uses and Zoning:**

To the northwest, property is zoned R-3, but developed with single family residences

To the west and southwest, property is zoned R-1A and developed with single-family residences across the Canadian National railroad.

To the south and southeast, property is zoned C2 and developed with a religious institution and Parish splash park.

To the east and northeast, property is zoned R3, but vacant and wooded.

◆ **Future Land Use Designation:**

Moderate density residential (8 dwelling units per acre)

◆ **Utilities:**

Standard utilities (water, sewer, and drainage) serve Valcour Lane and would have to be extended to serve any lots created at the developer's expense.

◆ **Traffic Access:**

The project proposes accessing the lots via a 20' wide "Road Parcel." The developer has been advised that the proposed road parcel does not meet standards for an R3 lot and that it must be shown as "servitude of access" *through* any lots it provides access for. Such a private driveway is an acceptable form of access for R3 lots; however, the land must be

owned and maintained by one or more of the lot owners at all times. The Parish will not take dedication of the driveway or any infrastructure along it.

APPLICABLE REGULATIONS

Appendix A, Zoning Ordinance. Section VI.

[VIII.] R-3. Multi-family residential:

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) All uses allowed in the R-2 district. (Ord. No. 88-5-5, 5-16-88)
 - (2) Multi-family dwellings including duplexes, apartments, apartment houses, townhouses, and condominiums.
 - (3) Boarding and lodging houses.
 - b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
 - c. Special permit uses and structures:
 - (1) Supplemental C-1 and C-2 uses.
 - (2) Reserved.
 - (3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
 - b. Minimum yard requirements:
 - (1) Front - twenty (20) feet
 - (2) Side - ten (10) feet
 - (3) Rear - twenty (20) feet.
 - c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
 - d. Accessory buildings:
 - (1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
 - (2) Accessory buildings shall be located on the same parcel of land as the main structure.
 - e. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System: Servitude of access, local, or collector street.
4. Special Provisions:
 - a. Where any multi-family residential district (R-3) abuts any residential zoning district or use, a six-foot-high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
 - b. 1. Townhouses: Single-family attached dwellings on individual lots for sale served by servitudes of access or fronting a public street.
 - (a) Location: In R-3 districts, townhousing shall be allowed.
 - (b) Procedure: Applicants wishing to subdivide existing multi-family lots into townhouse lots shall file for subdivision as per section II, subsection B.4., of St. Charles Parish Subdivision Regulations (Appendix C).
2. Site Plan and Design Criteria, Details:
 - (a) Minimum width for the portion of the lot on which the townhouse is to be constructed shall be twelve (12) feet.
 - (b) Minimum yard requirements:
 - (1) Front--twenty (20) feet.
 - (2) Side--ten (10) feet.
 - (3) Rear--twenty (20) feet.
 - (4) Area--twenty-five hundred (2500) square feet.
 - (c) Each townhouse shall have its own rear yard of at least one hundred twenty (120) square feet. When rear parking is provided it shall be reasonably secluded from view

from a street, parking area or from neighboring property. Such yard shall not be used for any accessory building.

(1) Grouped parking facilities: Insofar as practical, off-street parking facilities shall be grouped in bays, either adjacent to access drive or in the interior of blocks. Adequate drainage shall be provided by developers in connection with common parking facilities, and all such facilities shall be improved to parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units.

(2) Courts, Open Space, and Recreational Areas: A minimum of two hundred (200) square feet per dwelling unit of recreation space must be provided. At the discretion of the director, recreation space may not be required provided that the developer pay a two hundred dollar (\$200.00) recreation fee per unit to the parish for the development of recreational facilities.

3. Utilities and Landscaping: Design and construction of drives, drainage, and location of utilities shall be subject to review and approval by the Planning and Zoning Department. A minimum of twenty (20) percent of the site must be appropriately landscaped.

(1)[a] Interior access drives shall be at least twenty-two (22) feet wide for two-direction drives or twelve (12) feet with one-direction drive and must be properly drained.

(2)[b] Parking areas shall conform to section VIII of the St. Charles Parish Zoning Ordinance.

(3)[c] Before approval of the final subdivision plat, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open spaces, with provision for perpetual maintenance of all improvements, including pavements, landscaping, utilities and servitudes. The above items will be filed with the resubdivision of the R-3 parcel.

(4) Buffer zone: There shall be a six-foot solid wood or masonry fence along the sides and rear of the property wherever it adjoins any single-family residential zoning district.

ANALYSIS

The applicant submitted an application for resubdivision on November 26. Since that time, he has submitted the required drainage impact analysis (review comments from the Parish Engineer) and has indicated that he is obtaining the notarized endorsements of all property owners which include heirs and also additional property owners who purchased an interest in Lot H-1 in 1984. As staff does not find record of a resubdivision action creating a lot of record that corresponds to the area of ground described in the act of sale, we consider the owners to have an interest in the whole of Lot H-1.

The property is zoned R3, multi-family residential. The total square footage to be divided is approximately 150,000 square feet. R3 zoning permits lots to be created without street frontage, and it also permits residential development at a density of one unit per 2,500 square feet.

Using the R3 development restrictions (80% lot coverage and 2,500 sq. ft. area per family) up to 43 residential units could be permitted on the site. This would be apartment-style development. R-3 zoning also permits townhouse-style development. The maximum number of townhouses would not exceed 43.

The applicant and surveyor have been advised of the required revisions to the plat. At the time of writing this report, the applicant appears to be considering a different lot configuration to address some concerns of neighbors.

DEPARTMENTAL RECOMMENDATION

The department cannot make a recommendation until all owners endorse the application and a revised plat is submitted.