

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2019-16-MIN

GENERAL INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 8/14/19**
Adam Bragdon
Good Hope Street Norco, LLC
530 Pine Street
Norco, LA 70079
(352)-563-8009; bragdon_adam@yahoo.com
- ◆ **Location of Site**
Portion of Lot E, 26 Apple Street, Norco
- ◆ **Requested Action**
Resubdivision of a portion of Lot E, Good Hope Plantation-Tract E Subdivision, into two (2) lots, 1-E & 2-E, with waivers from the required width and area for Lot 2-E.

SITE INFORMATION

- ◆ **Size of Parcel(s)**
- Proposed Lot 1-E: 8,330 square feet, 209.13 feet wide on Apple Street
 - Proposed Lot 2-E: 1,593 square feet, 40 feet wide on Apple Street
- ◆ **Current Zoning and Land Use**
C-2, General Commercial; the site is developed with a commercial building that appears to be vacant and a long parking surface.
- ◆ **Surrounding Zoning and Land Use**
C-2 zoning abuts to the rear and both sides; both C-2 and R-1A zoning are located across Apple Street. Commercial buildings are on each side. Single-family houses are located across Apple Street.
- ◆ **Plan 2030 Recommendation**
General Commercial: The General Commercial category includes sites for commercial uses that provide a mix of business activities and that serve the community as a whole. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. In general, this designation applies to most commercial uses that are permitted in the C-2 (General Commercial – Retail) and all of the uses permitted in the C-3 (Highway Commercial) zoning districts.
- ◆ **Traffic Access**
The site has long has 249 feet of frontage on Apple Street, with a long parking area open to the roadway. Proposed Lot 2-E will lack the required width to provide traffic access in the C-2 zoning district.
- ◆ **Utilities**
Representatives of Public Works & Wastewater and Waterworks indicate existing utilities in the area can accommodate additional development.

APPLICABLE REGULATIONS

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.

3. 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.

III. - Geometric standards.

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[III.] C-2 General commercial district— Retail sales

2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) 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.

ANALYSIS

The applicant requests resubdivision of one (1) lot into two (2) at 26 Apple Street, Norco in the C-2 zoning district. This side of Apple Street is comprised of lots that are only 39.83' deep.

Proposed Lot 1-E exceeds the required 60-foot width and 6,000 square foot area for the C-2 zoning district; like other lots on this side of Apple Street, it is only 39.83 feet deep. It is developed with a 2,145 square foot commercial building and 15 parking stalls. While the resubdivision will separate the furthest four (4) parking stalls from the site, four (4) parking stalls can be added along the line of parking stalls along the east property line--so proposed Lot 1-E can be designed with 15 parking stalls. This is important because the building has been vacant for at least 10 months. Permitting the same type of business, a restaurant, would require 15 parking stalls, office use would require 11, and a retail store would require nine (9) stalls.

Proposed Lot 2-E is 40-feet wide and 1,593 square feet, short of both requirements. The applicant is requesting waivers from the required width and area because the lot is intended for a community park, with improvements including benches, landscaping, and a flagpole.

The Department has no objection to the waivers considering Proposed Lot E-1 can be redesigned to meet parking requirements for most uses and the smaller lot is for public use.

DEPARTMENT RECOMMENDATION

Approval with waivers from the required width and area for proposed lot E-2.