

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS-2011-18

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:**
First Assembly of God of Des Allemands
16976 US Hwy 90
Des Allemands, LA 70047
985.758.7548
- ◆ **Date of application: 6/24/2011**
Des Allemands Volunteer Fire Dept
16960 US Hwy 90/PO Box 817
Des Allemands, LA 70047
985.758.7766
- ◆ **Location of Site:**
The property is 1.993 Acres, approximately 142' by 609' behind the Des Allemands Fire Department at 16960 Hwy 90.
- ◆ **Requested Action:**
Resubdivision of Lot 2B-1, the property of First Assembly of God of Des Allemands (approximately 16 acres) into two lots:
2B-1-A, approximately 14 acres
3A-1, approximately 1.993 Acres

SITE – SPECIFIC INFORMATION

- ◆ **Existing Zoning:**
The property is zoned R-1AM
- ◆ **Surrounding Land Uses and Zoning:**
Property to the northeast or right is zoned R-1A and developed with single-family residences. Property to the southeast, or across Hwy 90, is zoned OL and vacant/wooded. Property to the southwest and northwest is zoned R1-AM and developed with religious uses.
- ◆ **Utilities:**
Standard utilities can serve both sites. All necessary extensions and connections for water, sewer, and other utilities shall be made solely at the lot owner's expense.
- ◆ **Traffic Access:**
Proposed lot 2B-1-A exceeds the width/frontage requirement and has abundant access via US Hwy 90. Proposed Lot 3A-1 is landlocked. For that reason, the plat shows a 20' wide easement in favor of Lot 3A-1 through Lot 41-F (the lot the DA VFD sits on).

APPLICABLE REGULATIONS

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

AND

Zoning Ordinance: Section VI.B.[III] 2 Spatial Requirements for lots in R1AM zoning districts:

2. Spatial Requirements.
 - a. Min lot size: five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Min yard sizes:
 - (1) Front-fifteen (15) feet.
 - (2) Side-five (5) feet.
 - (3) Rear-five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line. (Ord. No. 99-8-6, 8-2-99)
 - (5) 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. (Ord. No. 08-8-9, § IV, 8-18-08)

ANALYSIS

First Assembly of God of Des Allemands requests resubdivision of one 16 acre lot into two lots (14 acres and two (2) acres) for the purpose of transferring the two acre lot. Both lots exceed the area and width requirements for R-1AM lots. However, the smaller lot is land-locked; that is, it does not have the required 50' width on a developed public street. In order to provide access to the lot, the Des Allemands Volunteer Fire Station requests a 20' easement through Lot 41-F, the lot the fire station sits on. Lot 41-F is owned by St. Charles Parish, who has no objection to the easement.

DEPARTMENTAL RECOMMENDATION

APPROVAL of the resubdivision with a waiver from the required 50' width on a developed public street for Lot 3A-1.