

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS-2015-38

GENERAL APPLICATION INFORMATION

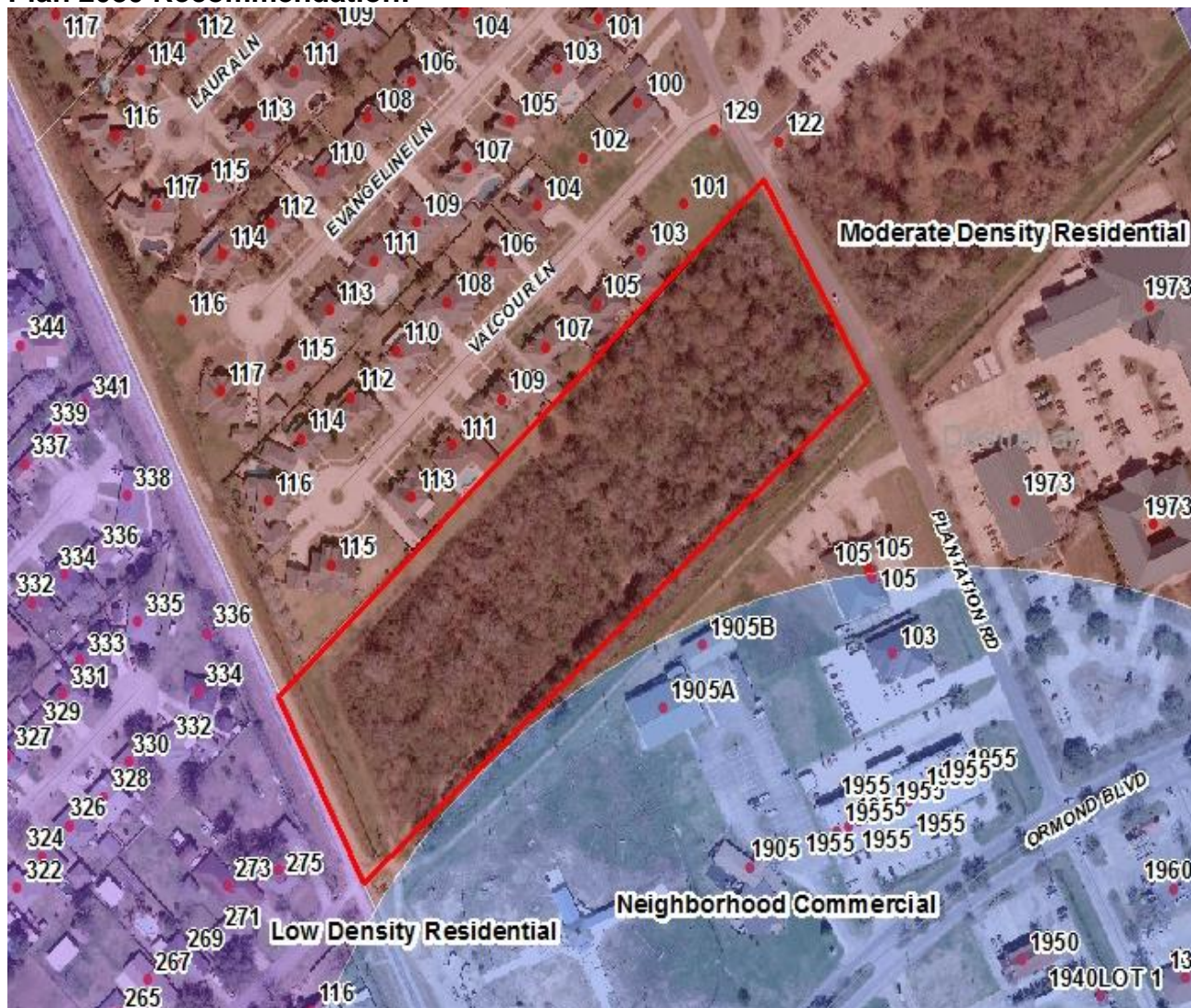
- ◆ **Name/Address of Applicants**
 Jack Cali III et al
 60 Elmwood Dr
 Destrehan LA 70047
 504.606.4243
icjc5555@gmail.com

Application Date:
10/6/15

- ◆ **Location of Site:**
NE of Plantation Road, SW of Valcour Lane
- ◆ **Requested Action:**
Resubdivision of Parcel H-1, Lots 1-6, A Portion of Lot 8 of Parcel G-1 of a subdivision of a Portion of Tract No. 1 of Ormond Plantation into Lots 1-H, 2-H, 3-H, 4-H, 1-G, 2-G, 3-G & 4-G.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
260,000 square feet
- ◆ **Traffic Access:**
Plantation Road
- ◆ **Utilities:**
All in place.
- ◆ **Plan 2030 Recommendation:**



Moderate-Density Residential

◆ **Zoning and Land Use of the property:**



OL and small portion W.

◆ **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

APPLICABLE REGULATIONS

Zoning Ordinance, Section VI.—Zoning district criteria and regulations

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

3. Transportation System: Servitude of access, local, or collector street.

Subdivision Ordinance, Section II. Subdivision Procedure, C. Minor Resubdivisions.

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. However, the presented plan of resubdivision shall conform to requirements outlined in section II.C.3. of this section and shall have spaces provided for the signature of the Council Chairman and the Parish President. Approval requires a recommendation to the Council by the Planning and Zoning Commission, an ordinance by the Council, and certification by the Parish President. The proposal shall be in compliance with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein. (Ord. No. 14-8-3, § I, 8-4-14)
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. (Ord. No. 12-10-7, § I, 10-15-12)
- 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.
(Ord. No. 13-12-15, § I, 12-16-13)
- 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.

ANALYSIS

This is a request to subdivide 9 lots denoted on the submitted survey as two portions of Parcel H-1, Lots 1, 2, 3, 4, 5, 6, a portion of Lot 7, a portion of Lot 8 of Parcel G-1 of a subdivision of a portion of Tract No. 1 of Ormond Plantation Subdivision into 8 lots: 1-H, 2-H, 3-H, 4-H, 1-G, 2-G, 3-G & 4-G. Because the resulting lot configuration is less than it began with and no public infrastructure is required for this request, it has been reviewed as a minor subdivision.

The dimensions of the current lots are:

Portion of H-1: 175,632 sq. ft. (4.03 acres);

Lots 1 through a portion of Lot 8: approximately 16,533 sq. ft.

Plantation Road and its right-of-way lay within approximately 8,300 sq. ft. of Lot 7 and nearly all of Lot 8.

Approval of this resubdivision will result in the following lots and dimensions:

Lot 1-H: 48,803 sq. ft. Lot 2-H: 38,222 sq. ft. Lot 3-H: 38,318 sq. ft.

Lot 4-H: 38,413 sq. ft. Lot 1-G: 43,669 sq. ft. Lot 2-G: 16,807 sq. ft.

Lot 3-G: 16,807 sq. ft. Lot 4-G: 16,807 sq. ft.

The site is zoned R-3 and no public improvements or infrastructure are required for its development, including hard-surface access or frontage. Access to each proposed lot is indicated on the submitted plat through a 30-foot access and servitude extending from Plantation Road to Lot 1-H. Lots 2-G, 3-G, and 4-G have hard-surface access on Plantation Road.

The site exceeds 1 acre. The Subdivision Ordinance states that proof of compliance with the MS-4 (Municipal Separate Storm Sewer System) is required. The site will be reviewed for MS-4 compliance during its development.

Each proposed lot will exceed the required area and width for its current R-3 zoning district. The resulting land use from this resubdivision will not conflict with the Future Land Use Map recommendation for *moderate-density residential*.

DEPARTMENTAL RECOMMENDATION

Approval.