



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY


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*Reso. 6795
2024-0349
2024-7-SPU*

COUNCIL OFFICE MEMORANDUM

DATE: NOVEMBER 7, 2024

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO 
COUNCIL SECRETARY

RE: ACCESSORY DWELLING UNIT IN R-1A ZONING
LOT 164, SOUTH LAKEWOOD SUBDIVISION
121 LAKE CATHERINE DRIVE, LULING

On November 4, 2024, the St. Charles Parish Council adopted Resolution No. 6795 in support of the Planning and Zoning Commission's approval of 2024-7-SPU for an accessory dwelling unit in an R-1A zoning district on Lot 164, South Lakewood Subdivision, 121 Lake Catherine Drive, Luling, with a waiver from Appendix C., Section VI., item B.[I.]2.b.(5) as requested by Brad and Anna Keller.

A copy of the resolution is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2024-0349

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 6795

A resolution in support of the Planning and Zoning Commission's approval of 2024-7-SPU for an accessory dwelling unit in an R-1A zoning district on Lot 164, South Lakewood Subdivision, 121 Lake Catherine Drive, Luling, with a waiver from Appendix C., Section VI., item B.[I.]2.b.(5) as requested by Brad and Anna Keller.

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 requires a resolution of support from the Parish Council in order to permit an Accessory Dwelling Unit (ADU); and,

WHEREAS, Brad and Anna Keller request a special permit for an ADU on Lot 164, South Lakewood Subdivision, 121 Lake Catherine Drive, Luling; and,

WHEREAS, Brad and Anna Keller also request a waiver from Appendix C., Section VI., item B.[I.]2.b.(5) requiring a 10 ft. setback from the inner boundary of a major drainage canal servitude; and,

WHEREAS, the ADU is shown with a 5 ft. setback from the inner boundary of the 48 ft. servitude over the Peterson Canal; and,

WHEREAS, Appendix C., Section IV., item B.4 requires a resolution of support from the Parish Council for any special permit use requiring a waiver from zoning regulations; and,

WHEREAS, the Department of Public Works does not object to the reduced servitude setback given the amount of space remaining for maintenance within the 48 ft. servitude; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission approved the special permit for the ADU with the waiver at its regular meeting on October 10, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL hereby provides this resolution in support of the Planning and Zoning Commission's approval of a Special Permit Use for an accessory dwelling unit in an R-1A zoning district and with support of a waiver to reduce the setback from a major drainage canal servitude from 10 ft. to 5 ft. on Lot 164, South Lakewood Subdivision, 121 Lake Catherine Drive, Luling, as requested by Brad and Anna Keller.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, DEBRULER

NAYS: NONE

ABSENT: FISHER

And the resolution was declared adopted this 4th day of November, 2024, to become effective five (5) days after publication in the Official Journal.

ACTING CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT: November 5, 2024

APPROVED: ☒ DISAPPROVED: ☐

PARISH PRESIDENT:

RETD/SECRETARY: November 5, 2024

AT: 3:02 pm RECD BY: [Signature]