

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT

**CASE NUMBER: PZS-2014-01**

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date:** 12/6/13  
Ormond Center One LLC  
13760 River Rd.  
Destrehan LA 70047  
985.764.7275  
joey@murrayarchitects.net
- ◆ **Location of Site:**  
Ormond Center Retail Complex
- ◆ **Requested Action:**  
Resubdivision of 3 lots into 8 lots and 1 private access tract.

### SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:** 3.198 acres **Plan 2030 Recommendations:**  
General Commercial
- ◆ **Zoning and Land Use:**  
C-2, retail uses.
- ◆ **Surrounding Land Uses and Zoning:**  
West: C-3 zoning, wetlands;  
North (across Airline Dr): W zoning and wetlands;  
East (across Ormond Blvd): C-2 zoning, retail uses;  
South (across KCS Railroad): R-1A zoning and land uses.
- ◆ **Utilities:** Existing **Traffic Access:**  
Ormond Blvd and Airline Dr.

### APPLICABLE REGULATIONS

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

C. Minor Resubdivisions.

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. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. 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. (and)

Subdivision Ordinance Section V(B)(1) *Variations and Exceptions*. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

### ANALYSIS

The applicant requests a subdivision of 3 lots into 8 with the creation of an access tract within Ormond Center. Ormond Center is developed commercially with the exception of Lot 6 which is vacant. The subdivision, if approved, will create lot lines around individual development sites to enable the sale of property. The proposed "Tract OCL" is Ormond Center Loop, the existing interior access street in the

development. The roadway is shown on the plat as servitude of access and utilities. The applicant will be required to submit a servitude agreement outlining ownership and maintenance for the Tract to be recorded with the subdivision. The agreement and shall clarify the responsibility among owners for the maintenance and upkeep of the private access tract. .

Only 3 of the proposed lots meet the subdivision standards for development on a paved public street. Therefore, the lots that front on Tract OCL, (4B-2, 4B-3, 5 and 7), will require a waiver to this requirement. Additionally, Lots 4A-1 and 6 do not meet the requirement that all side lot lines be at right angles to straight street lines; therefore a waiver to this requirement is also needed. All lots otherwise meet area and width requirements for the zoning district.

The applicant is also required to submit a parking analysis to the department to ensure that all parking requirements are met for each new lot created. Should any shared parking between lots be necessary, appropriate notes should be placed on the plat. The parking analysis should be reviewed and approved prior to council approval of the subdivision.

## **DEPARTMENTAL RECOMMENDATION**

**Approval with the following waivers and stipulations:**

**Waivers:**

- 1. the required 60' width on a developed public street for proposed Lots 4B-2, 4B-3, 5 and 7**
- 2. to the requirements that all side lot lines be at right angles to straight street lines for Lots 4A-1 and 6**

**Stipulations:**

- 1. The applicant shall submit for review, approval and recordation a servitude agreement that clearly outlines ownership and maintenance for Tract OCL. Said agreement shall be recorded in conjunction with the subdivision.**
- 2. The applicant shall submit for review and approval a parking analysis showing all proposed lots meet or exceed parking requirements. Should shared parking be required, it shall be noted on the subdivision map and/or recorded in a Parking Agreement in conjunction with the subdivision filing.**