

St. Charles Parish Department of Planning & Zoning

CASE NUMBER: PZS-2017-19

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 3/3/17**
Lloyd J. Frickey
152 Bayou Estates Drive
Des Allemands, LA 70030
985.758.2936
- ◆ **Location of Site**
282 Schoolhouse Road, Killona; Lot 52 of the P. R. Vicknair Subdivision
approximately 425 feet north of Railroad Drive.
- ◆ **Requested Action**
Resubdivision of one lot into two in the R-1A(M) zoning district with a waiver from 50' required width to 48' for both lots (48' x 212').

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**
Lot 52 is 20,252 square feet and 96' feet wide; each proposed lot is 10,176 square feet and 48' wide.
- ◆ **Current Zoning and Land Use**
The entire site is zoned R-1AM. A tractor trailer is parked on the site, and a brick structure and a smaller slab remain from previous uses.
- ◆ **Surrounding Zoning and Land Uses**
R-1A(M) zoning surrounds site; land uses are single-family residences—site-built and mobile homes or mobile home residential. Across Schoolhouse Road, the land uses are undeveloped or agricultural.
- ◆ **Plan 2030 Recommendation**
Moderate density residential: (8 dwellings per gross acre and greater). This category includes single family detached dwellings developed consistent with the R-1AM zoning district; attached dwellings such as duplexes, patio / zero-lot line homes and townhomes consistent with the R-2 zoning district; multifamily housing developed consistent with the R-2 zoning district; and accessory units. Neighborhood-serving uses such as parks, churches, easements and ancillary neighborhood commercial uses permitted under the CR-1 zoning district or permitted subject to special exceptions or special permits.
- ◆ **Traffic Access**
Both proposed lots will have frontage on Schoolhouse Road, a local street that connects to River Road, an arterial, and Railroad Drive. Killona is served by a street system with good access to River Road and LA 3127 and reasonably good connectivity.

APPLICABLE REGULATIONS

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

2. In instances where a net increase of more than five (5) lots is proposed by subdivision or resubdivision and no 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. Approval requires certification by the planning and zoning commission, determination and mitigation of impacts to public improvements, ordinance by the Council, and certification by the Parish President.

[II.] R-1A(M). Single Family Residential Detached Conventional, Manufactured, and Mobile Homes—Medium density.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built, single-family detached dwellings.
 - (2) Manufactured homes.
 - (3) Mobile homes.
 - (4) Accessory uses.
 - (5) Private recreational uses.
 - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
 - b. Special exception uses and structures include the following:
 - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
 - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (6) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements.
 - a. Minimum lot size: five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum 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.
 - (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.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.
3. Special Provisions:
 - a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.

- b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Home Installation in Flood Hazard Areas.
- c. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator in accordance with the manufacturer's installation instructions to ensure aesthetic compatibility with the residential character of the neighborhood. The entire underfloor of the home shall be completely enclosed, except for the required openings.
- d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

ANALYSIS

The applicant requests resubdivision of Lot 52 of the P. R. Vicknair Subdivision into two lots. Each proposed lot exceeds the required 5,000 square foot area but falls two feet (2') short of the required 50 foot width. The proposed lots meet all other geometric standards for lots and the plat meets requirements for a minor resubdivision. The area is developed and standard infrastructure and utilities available.

Lot 52 is 96 feet wide. Dividing it into two equal lots makes the frontage or width of the proposed lots 48 feet which is two feet (2') short of the required width. The applicant formally requested a waiver from the required width. The Department finds that the proposed lots will not be out of character with other properties in the neighborhood.

In order to approve the resubdivision, the Planning Commission must recommend approval with a waiver to from the required width and Parish Council must endorse the waiver with a Supporting Resolution.

DEPARTMENT RECOMMENDATIONS

Approval of the resubdivision with a waiver from the required 50' width to 48' for both lots.