

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2022-1-REV

GENERAL INFORMATION

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| ◆ Name/Address of Applicant
Dee and Karen Fedrick Jr.
421 Barton Avenue
Luling, LA 70070 | Application Date: 6/13/22
Michael and Samantha Fedrick
427 Barton Avenue
Luling, 70070 |
| ◆ Requested Action
Revocation of unimproved Wood Court, Luling , near 421 & 427 Barton Ave. | |

SITE INFORMATION

- ◆ **Right-of-Way Dimensions**
50 ft. wide; approximately 430 ft. long
- ◆ **Surrounding Zoning and Land Use**
R-1A zoning surrounds Wood Court. On the north and south sides of the intersection with Barton Avenue, each side is developed with a site-built, single-family house. On the west, across Barton Avenue is a church. Other surrounding land is vacant.
- ◆ **Utilities**
The directors of Public Works & Wastewater and Waterworks indicate that there are no public utilities through the right-of-way.

APPLICABLE REGULATIONS

St. Charles Parish Code of Ordinances Sec. 2-4. - Procedure to dedicate, or revoke dedication of street, canal, etc.

- (a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
 - (1) The act shall state the name of the person dedicating the street or drainage.
 - (2) The act shall contain a description of the property in which the street or drainage is located.
 - (3) The act shall state the name of the street, the width and length to be accepted.
 - (4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.
 - (5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.
- (b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.
- (c) Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan which shall be executed through the local subdivision process, formally incorporating revoked properties into adjacent parcels.

ANALYSIS

The applicant requests revocation of a right-of way 50 ft. wide and approximately 430 ft. long that was shown on the plan for Luling Heights Subdivision Section B by Adloe Orr, Jr., CE, dated September 13, 1956, but never built.

The Directors of Public Works/Wastewater and Waterworks indicate that there is no continuing public need for the right-of-way and offer no objection to the revocation.

The applicants submitted an Act of Revocation document which is currently under minor revision as requested by Parish Legal Services and Planning Staff. The applicants also submitted a resubdivision plan, as required by Parish Ordinance 93-12-4, that divides the land between the present owners of contiguous land as state law requires (LA RS 48:701). If the revocation is approved, the resubdivision can be completed through the administrative process.

DEPARTMENT RECOMMENDATION

Approval.