

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS-2015-24

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicants:** **Application Date:** 5/4/15
Justin & Heather Loupe
110 Rogers Lane
Des Allemands LA 70030
985.306.0193
Elaine Naranjo
702 S Fashion Blvd
Hahnville LA 70057
504.259.6870
- ◆ **Location of Site:**
700 & 702 S Fashion Blvd (Lots 307 & 308).
- ◆ **Requested Action:**
Revocation of 60-foot access to resubdivide Lots 307 & 308 into Lots 307A & 308A.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Lot 307: 9,300 sq. ft.
60-ft Row: 7,400 sq. ft.
Lot 308: approx. 12,000 sq. ft.
- ◆ **Zoning and Current Use:**
R-1A zoning, currently uses as single-family residential
- ◆ **Plan 2030 Recommendation:**
Mixed Residential—area appropriate for large scale, creatively planned developments where the predominant use is residential, but where a variety of housing types at varying densities are encouraged, as well as compatible, local serving commercial and service uses. Development under this land use category is anticipated to take the form of Planned Development (PD's) as well as Traditional Neighborhood Developments (TND's).
- ◆ **Surrounding Land Uses and Zoning:**
R-1A land uses and zoning; with a neighborhood park abutting rear of site.



- ◆ **Utilities:**
All utilities serve site

◆ **Traffic Access:**

S. Fashion Blvd fronts both lots and R.O.W.; Lot 307 also fronts on Gen. Lee Dr.

APPLICABLE REGULATIONS

St. Charles Parish Code of Ordinances. Chapter 2.

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.

(Code 1970, § 17-01; Ord. No. 93-12-4, § I, 12-6-93)

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 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 & 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.

ANALYSIS

The subject right-of-way (ROW) was donated by the developer of Fashion Plantation Estates Phase II for Lot 307 to have direct street access. Lot 307 was also set aside for the Hahnville Volunteer Fire Department (HVFD) as a site for a future fire station. The right-of-way extends north from South Fashion Blvd for 124-feet and also provides access to a neighborhood park. Since subdivision approval in 2002, the ROW has been used by residents for access to the neighborhood park and by the Parks and Recreation Department for accessing the park with mowing equipment since a drainage ditch fronts the park along General Lee Drive. The park extends from General Lee Drive west to the rear of Lots 307 thru 310 and fronts along an undeveloped 100-foot ROW for a future roadway. To date, the 100-foot ROW has been used very little for park access.

The HVFD did not accept Lot 307 and the developer subsequently sold it to one of the applicants. The lot is among the smallest in the subdivision but also has three frontages: 124-feet along General Lee Drive, 75-feet along South Fashion Boulevard and 124-feet along the subject right-of-way. Although it does exceed frontage and area requirements for R-1A zoning, the 3 front yards present a unique situation for meeting minimum setbacks. At minimum, any home built there would be out of scale with the other houses in the neighborhood because it would be among the smallest in the neighborhood. If the 60-foot right-of-way is revoked, 30-feet would be added to both Lots 307 and 308 as required, thus Lot 307 would increase from 75-feet to 105 feet and Lot 308 would increase from 90-feet to 120 feet. This will also add over 3,000 square feet to each lot.

Revocation of the ROW would not remove all direct access to the park. Pedestrian access from General Lee Drive would be preserved but an increased amount of on street parking could result along General Lee if provisions for future onsite parking are not provided.

The required correspondence of no objection letters from parish department directors have been received.

It should be noted that there is a 10-foot utility servitude along Lot 308, and determining if electric, gas, telephone, or other public utility lines exist both there and along the existing 60-foot ROW along Lot 307 is the responsibility of the applicants. The servitude and utilities, if they are present, will have to be addressed before a building permit will be issued over that servitude.

Both proposed lots will exceed the requirements of the Subdivision and Zoning Ordinances, including minimum frontage and lot sizes. The Department offers no objection to approval of this revocation and resubdivision.

DEPARTMENTAL RECOMMENDATION

Approval.