

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2014-39

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** Metro Investments
10557 Airline Dr
St Rose, LA 70087
504.737.1600
gsmithatty@yahoo.com
- ◆ **Location of Site:**
14694 Airline Drive, approximately 1,750 feet west of East Harding intersection.
- ◆ **Requested Action:**
Resubdivision of portion of ground in Crevasse, Good Hope, and Prospect Plantations into Lots 1-A, 1-B, and 1-C.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
29 acres
- ◆ **Plan 2030 Recommendations:**
Light Industrial
- ◆ **Zoning and Land Use:**
M-1 zoning and land uses.
- ◆ **Surrounding Land Uses and Zoning:**
M-1 zoning and land uses on site and directly across Airline Drive. Site backs up to East Bank Protection Levee and wetlands abut the site,
- ◆ **Utilities:**
Water service only.
- ◆ **Traffic Access:**
Airline Drive.

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 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

This is a request to subdivide an existing large parcel into 3 smaller ones for light-industrial development. The site fronts on US 61 and extends past the East Bank Protection Levee and into the LaBranche Wetlands. On the Norco side of the site a light industrial business is in operation. This is proposed Lot 1-B. The Destrehan side of the site is vacant and is proposed Lot 1-A. Both lots are accessed via a crossing of the borrow canal next to US 61 and back up to the remaining portion of the site, which is proposed Lot 1-C. Its edge is actually the beginning of the 415 foot right-of-way for the Levee and thus, could not be developed upon. It extends through the right-of-way, beyond the floodwall and into LaBranche but has no direct access through Lots 1-A or Lot 1-B. So access would require passage from a neighboring property owner having access through a gate in the floodwall and development would require obtaining an access agreement as well as mitigation of the wetlands that would be lost, the cost of which would be significant. Nevertheless, because this lot is land-locked, it does not meet the hard-surface requirements approval and thus approval of this application /will require a waiver to the hard-surface frontage requirements from the Commission and Supporting Resolution from the Parish Council.

Otherwise, the submitted plat meets all requirements of the Subdivision Ordinance and the plan meets the St Charles Plan 2030 Future Land Use recommendations for Light-Industrial.

DEPARTMENTAL RECOMMENDATION

Approval if a recommendation for a waiver to the hard surface frontage requirements for Lot 1-C is granted.