

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS 2016-25

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date 6/2/16**
JCJR Enterprises, LLC
13726 River Road
Destrehan LA 70047
985.764.9911; joelchaisson@aol.com
- ◆ **Location of Site:**
Abuts the western side of Hidden Oaks Subdivision, between the Boutte Canal and for a distance to the north of approximately 2,204.67 feet to the LP&L 150-foot wide right-of-way.
- ◆ **Requested Action**
Approval of a preliminary plat for Ashton Oaks Subdivision (a resubdivision of the Robert, Elmore and Ella Gassen Tract, and the Irby Baudoin) Tract into 66 lots fronting on a 50 foot wide right of way.

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**
596,053 sq. ft. (13.68 acres).
- ◆ **Zoning and Current Use:**
The property is vacant and zoned R-1A(M).
- ◆ **Surrounding Land Uses and Zoning**
To the north: a 150-foot wide LP&L right-of-way is zoned R-1A; across the right-of-way, the south end of the Gassen Subdivision is vacant but graded on the west side of the street; the east side of Gassen Street is developed with houses including a two-unit town house zoned R-3.

To the east: Hidden Oaks Subdivision is a zoned R-1A and developed with single-family site-built houses.

To the south: Boutte Canal abuts the site on the south; Kings Estates Subdivision beyond, zoned R-1A is developing across the canal.

To the west: Property is vacant but graded and zoned R-1a; this land is expected to develop with a phase of Ashton Plantation Estates Subdivision.
- ◆ **Traffic Access**
The 66 lots are shown fronting on Ashton Oaks Lane, a 50 wide right of way that is accessed only by Caesar Court and Meg Lane, two 200' long streets connecting to Allie Lane.
- ◆ **Plan 2030 Recommendations:**
Mixed Use Corridor: St. Charles Parish has several corridors which have become, or have the potential to become, mixed use corridor activity centers. The following corridors have been identified in this Comprehensive Plan as warranting this designation. Others may be identified in future updates. Mixed Use Corridors will be implemented through the adoption of “special character” overlay zoning districts, and may include particular use mixes and densities (consistent with the FLUM), and distinct standards or guidelines for private development, public realm / urban design, and/or architectural design.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. 4. Preliminary Plat Procedure

c. Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if 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. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.

e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

Subdivision Ordinance, Section III. Geometric Standards B. Blocks:

Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.

Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Subdivision Ordinance, Section III. Geometric Standards. C. Lots.

2. **Lot Lines.** All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.

ANALYSIS

The applicant requests approval of a Preliminary Plat for Ashton Oaks Subdivision, 66-single-family residential lots in an R-1A(M) zoning district. The property lies between Hidden Oaks Subdivision and property that is vacant, but cleared, and expected to be developed with Ashton Plantation Estates Phase 2. All proposed lots exceed the required 5,000 square foot area and 50 foot width for the R-1AM zoning district. The property owner has indicated an interest in changing the land use zone on the property to R-1A; all lots meet or exceed the required 6,000 square foot area and 60 foot width for the R-1A zoning district.

The applicant has submitted the required drainage impact study and documents for MS4 (Storm Water Pollution Prevention Plan) compliance. Approval of these reports is not required for Preliminary Plat Approval.

Sole access to the subdivision is indicated on the plat as Meg Lane and Caesar Court, which are stub outs extending east to west across Allie Lane in Hidden Oaks Subdivision. Allie Lane is the sole access to Hidden Oaks and originates at Hackberry Lane. The subdivision has 81 single-family residential lots. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012), each residential lot generates and an average of nearly 10 vehicular trips per day. This means as many as 810 vehicles traverse Allie Lane, all of which crosses the intersection of Hackberry Lane. With 66 lots planned for Ashton Oaks, this adds 660 vehicular trips per day to Allie Lane and the Hackberry Lane intersection. Total trip generation for this intersection will be 1,470.

Without street stubs to the west from Ashton Oaks, the Geometric Standards in the Subdivision Ordinance will not be met. Block lengths between 500–1,500 feet with a minimum of two (2) access points for accommodation of future access are required. The applicants have submitted a letter requesting a waiver from the required street stub to the west. The applicant has not stated a hardship for this request. Based on the potential added pressure to Allie Lane and the intersection with Hackberry Lane, the Department recommends that a minimum of one street stub to the west be required.

Per the Subdivision Ordinance, a cul-du-sac is also required at the end of dead end streets that exceeds the width of two (2) lots. There is a cul-du-sac indicated between Lots 32 and 33 on the northern side of the development but not at the southern end between Lots 1 and 66. The applicant has requested for a waiver to this requirement. The waiver request has not stated a hardship related to the proposed design. The Department recommends that this cul-du-sac be required because no alternative for vehicular turning movements, particularly with consideration to school buses, garbage trucks, and other large vehicles, is being proposed.

The Subdivision Ordinance requires side lot lines to be perpendicular to front lot lines, including cul-du-sacs. The side lot lines between Lots 33 & 34, and 31 & 32 are not perpendicular. The applicants have requested a waiver to this requirement through email. The waiver request has not stated a hardship related to the proposed design. If the applicant can demonstrate a practical reason for this configuration, the Department has no objection to the waiver request.

A typical roadway plan (composite road plan with graphic alignment and street lights) has not been included on the Preliminary Plat submission and must be added prior to approval.

Without the approval of the three waiver requests put forth by the applicant, the plat will need to be revised to meet the geometric standards for subdivisions. Without waivers, the plan does not currently meet the requirements of the Subdivision Ordinance. The following items are dependent upon waiver requests:

- Cul du sacs at both ends of the street (the southern end of the roadway is shown as a flat dead end terminating at the Boutte Canal).
- Additional street “stubs” to create blocks that are 500 - 1500 feet long (the east side of the street complies with two street segments designed to extend Meg Lane and Caesar Court. The west side of the subdivision, abutting Ashton Plantation, **does not** comply. That block is 2,204.67 feet long.
- Perpendicular or radial side lines for all lots (Lots 32 and 33).

DEPARTMENT RECOMMENDATIONS

Approval of the Preliminary Plat should be contingent upon approval of the requested waivers OR corrections on the plat that would bring the proposed development into compliance with the Subdivision Ordinance.

If the Commission determines any of the waiver requests are not suitable for the proposed development, the Department recommends Tabling the application in order for the developer to have time to correct the plat and meet the Subdivision Ordinance requirements.