

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2014-21

GENERAL APPLICATION INFORMATION

- ◆ Name/Address of Applicant:

Russell Diggs, Sr.
PO Box 259
Boutte, LA 70039
985.785.8142; cell 504.905.3592

Karetta Taylor
PO Box 321
Boutte, LA 70039

Application Date: 5/6/14
Alton T. Houston
2220 South Bengal
River Ridge, LA 70123
- ◆ Location of Site:

438 & 430 S. Kinler Street, Boutte: Lots 12-A & 14-A Booker T. Washington Subdivision, respectively
- ◆ Requested Action:

Resubdivision: side lot line adjustment with a waiver from the 5,000 square foot area requirement for proposed lot 14-B to 4,170 square feet.

SITE-SPECIFIC INFORMATION

- ◆ Size of Parcel:

Lot 12-A = 6,305 square feet; proposed Lot 12-B = 8,390 square feet
Lot 14-A is 6,255; proposed Lot 14-B is 4,170 sq. ft.
- ◆ Plan 2030 Recommendations:

Paul Maillard Road Mixed Use Corridor
- ◆ Zoning and Land Use:

Lot 12- A is vacant. Lot 14-A has a residential mobile home. Both lots are zoned R-1A(M).
- ◆ Surrounding Land Uses and Zoning:

R-1A(M) zoning and uses to the north, east, and south. To the west, or rear, property is zoned R-1A(M) but vacant and wooded.
- ◆ Utilities:

Existing
- ◆ Traffic Access:

Proposed Lot 14-B has 50 feet of frontage on South Kinler Street. Proposed Lot 12-B has 100 feet of frontage on South Kinler, and 83.4 feet of frontage on curved Park Avenue to the south and 100 feet of frontage on Park Ave to the west.

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. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. 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. (and)

Subdivision Ordinance Section V(B)(1) *Variations and Exceptions*. The regulations contained herein may be varied or modified where 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. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

ANALYSIS

The applicants request a side lot line re-subdivision of two lots in an R-1A(M) zoning district in Booker T. Washington Subdivision. Proposed Lot 12-B, which is currently vacant, but graded, is located on the northwest corner of South Kinler Street at Park Avenue. Proposed Lot 12B measures 8,390 square feet and exceeds both the area and width requirements. Proposed Lot 14-B is currently developed with a mobile home. While it meets the required 50’ width for the R-1A(M) zoning district, it is 4,170 square feet, which does not meet the 5,000 square foot area requirement.

The Booker T. Washington Subdivision was developed prior to the 1981 Zoning Ordinance. Lots were originally platted 50 feet wide by 83.4 feet deep. The original Lot 14 was 4,170 square feet (the same as this request). While the request to recreate the lot at its original lot area does not meet current requirements for the R-1A(M) zoning district, it is the same as many adjacent and nearby lots in the neighborhood.

DEPARTMENTAL RECOMMENDATION

Approval of the resubdivision with a waiver to the minimum area requirement for Proposed Lot 14-B.