



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2025-8-MIN

APPLICATION INFORMATION

- **Submittal Date:** 5/6/25
- **Applicant / Property Owner**
Lawrence Perry
104 Arlington Park Drive
Montz, LA 70068
- **Request**
Resubdivision of Lots B-7-1, 6B, 7B, 8B, 9B, 10B, 11B, and 12B, Meadowlands Subdivision, into Lots B-7-2 and 12B-1.
 - Waiver required from the *Appendix C. – Subdivision Regulations, Section III.B.3 Arrangement* for Lot 12B-1.

SITE INFORMATION

- **Location:** 102 and 104 Arlington Park Drive, Montz
- **Size of Proposed Lots**
 - Lot B-7-2: 15,222 sq. ft.
 - Lot 12B-1: 14,069 sq. ft.
- **Current Zoning:** R-1A(M)
- **Current Use**
The site has historically been occupied by two manufactured homes. The proposed lot consolidation confines one home to proposed Lot B-7-2 and another to Lot 12B-1.

An accessory structure is shown crossing the new lot line separating B-7-2 from 12B-1, but a note states it will be removed.
- **Surrounding Zoning:** R-1A(M)
- **Surrounding Uses**
The site is in a developed residential area on the edge of the Parish primarily consisting of manufactured homes.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation**
High-Density Residential – Appropriately located semi-attached and attached multifamily dwelling units, townhomes, duplexes and small lot detached houses. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections.
- **Traffic Access**
Proposed Lot B-7-1 maintains its current frontage along Arlington Park Drive, where paved driveway access is currently available.

Proposed Lot 12B-1 is landlocked. The above-mentioned driveway currently extends into Lot 12B-1, providing access to Arlington Park Drive. This arrangement is formalized with an Access & Utility Servitude through Lot B-7-2 in favor of Lot 12B-1.

▪ **Utilities**

The Parish GIS shows water and gravity sewer on Arlington Park Drive, as well as Hollywood Park Drive. Drainage facilities are located along River Road.

Department Representatives from Waterworks and Public Works provided no objections. Wastewater stated sewage must be provided to Lot 12B-1 via the Access & Utility Servitude through Lot B-7-2 if gravity can be maintained, or by installation of a Simplex Basin Pump.

▪ **Development History**

Lot B-7-1 was created through resubdivision of Lots B-7 and 5-B as per the map by Dading, Marques, & Associates, Inc., dated September 9, 1996. The most recent permit issued was in 1996 (Permit #11697) for a manufactured home.

Lots 6B-12B were shown on a survey entitled “The Meadowlands, Phase 1,” by Landry Engineering Co., Inc., dated April 23, 1984. A manufactured home occupied lots 7B and 8B but was demolished following Hurricane Ida.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

- 2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions.*

- 1. 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. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
- 2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
- 3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
- 4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

- I. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards

B. Blocks

3. 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.

Appendix C. Section V. Administrative

B. Variations and Exceptions.

1. 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.

FINDINGS

The applicant requests resubdivision of Lots B-7-1, 6B, 7B, 8B, 9B, 10B, 11B, and 12B, Meadowlands Subdivision, into Lots B-7-2 and 12B-1.

Each proposed lot meets the minimum area and width requirements for the zoning district. Aside from a shed marked “to be removed”, improvements meet setbacks. Lot B-7-2 also meets the geometric standards.

Proposed Lot 12B-1 does not have direct access from a street and is landlocked, failing to meet the requirement as detailed in Appendix C., Section III.B.3. Arrangement, which states:

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.

The applicants have submitted a waiver request form the Arrangement requirement.

The Department does not object to the waiver. The consolidation eliminates multiple substantially non-conforming lots, both in regard to minimum lot area and street frontage.

If the Commission does not support the waiver, the site must be consolidated into a single lot with street frontage. Two manufactured home could still occupy the site in R-1A(M) zoning, under “Additional residences for family and relatives on unsubdivided property on a non-rental basis” upon approval by the Planning Director as a Special Exception Use.

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.