

Name: Almedia Gardens LLC

Address: 501 East Club Drive G-1-A, G-1B

Case Number:

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 1. Length.** No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers.
- **Appendix C. Section III. Geometric Standards, C. Lots, 1. Size. b. Width.** The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance (R-1A, 60 ft.)

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

Almedia Gardens LLC, requests waivers on the following items in the subdivision application as submitted:

1. Square A Lots 1, 10, 11, 12, & 13; Square B Lot 10; Square C Lot 12; Square F Lots 13, 15, 16, 17, 18, 26, 27, 28, 49 & 51 do not meet the geometric standards. The lots are in excess of the minimum of 6,000 SF. They all are greater than 8,400 SF with some exceeding 13,500 SF. The frontage for these lots are greater than 42 feet with most generally over 50 feet.
2. Squares B and C do not meet the geometric standards of 500 feet between street centers. The property boundary configuration does offer a reasonable option of design that allows for the subsurface infrastructure to connect from East Club Drive into the neighborhood. Drainage, Water and Sanitary Sewer from the existing development presently traverses the property outside of any known servitudes. The development will improve these systems by incorporating them into the new development and provide the necessary maintenance servitudes or right of ways at no cost to St. Charles Parish.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Wayne Wardell

Date: 5/3/23