

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2019-20-MIN

GENERAL INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 10/8/19**
Kenneth and Diandray Martin Jr.
P.O. Box 11
Kenner, LA 70063
(504)-610-5000; missd@deluxebuilders.com
- ◆ **Location of Site**
Lot L1-A, Riverview Estates Subdivision; 10990 River Road, St. Rose
- ◆ **Requested Action**
Resubdivision of Lot L1-A, Riverview Estates Subdivision, into three (3) lots, L1-A-1, L1-A-2, and L1-A-3, with a waiver from the spatial requirements for lots in the CR-1 zoning district.

SITE INFORMATION

- ◆ **Size of Parcel(s)**
 - Lot L1-A consists of 18,094 square feet
 - Proposed Lot L1-A-1: 7,799.65 square feet, 110 feet wide
 - Proposed Lot L1-A-2: 5,255.31 square feet, 50.72 feet wide
 - Proposed Lot L1-A-3: 5,039.63 square feet, 52.7 feet wide
- ◆ **Current Zoning and Land Use**
CR-1, Residential/Commercial Transitional

Lot L1-A is cleared but undeveloped. A site-built single family house was demolished in 2017 (project 29312)
- ◆ **Surrounding Zoning and Land Use**
CR-1 zoning is adjacent to the Riverview Drive and railroad sides; C-2 zoning is adjacent to the Charlestowne Blvd. side; B1 zoning is adjacent to the River Road side.

Site-built single family houses are adjacent to the front, across Riverview Drive, and north side; a dollar store abuts on the northeast or downriver side and River Road and the levee abut on the southeast.
- ◆ **Plan 2030 Recommendation**
Low Density Residential: (from 4 up to 8 dwellings per gross acre) this category includes the Parish's predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.
- ◆ **Traffic Access**
Proposed Lot L1-A-1 is shown as a corner lot with both River Road and Riverview Drive frontage. Lots L1-A-2 and L1-A-3 will have 50 feet and 52 feet of frontage on Riverview Drive respectively.

◆ **Utilities**

Representatives from the Departments of Waterworks and Public Works & Wastewater stated water and sewer facilities are available to service development on each new lot.

APPLICABLE REGULATIONS

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.
3. 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.

Appendix C. III. Geometric standards.

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - 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.
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.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[I.] CR-1 Residential/commercial transitional (Commercial in Residential Neighborhood):

1. Use Regulations:
 - c. Special permit uses and structures:
 - (1) All uses allowed in an R-1A Zoning District, upon review by the Planning Commission.
 - (2) Multifamily dwellings, including duplexes, apartments, apartment houses, townhouses, condominiums, boarding, and lodging houses, upon review by the Planning Commission and supporting resolution of the Council.
 - (3) Nonresidential accessory buildings.
 - (4) Mobile homes in accordance with the provisions set forth in the R-1A(M) zoning district upon review and approval by the Planning and Zoning Commission and supporting resolution of the Parish Council.
2. Spatial Requirements: See respective uses under C-1a.
 - a. Minimum lot sizes: Six thousand (6,000) square feet; minimum width - sixty (60) feet. (Ord. No. 86-9-25, 9-22-86)
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet

- (3) Rear - ten (10) feet
 - (4) 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.
- 3. Transportation System Requirement: None.
 - 4. Special Provisions:
 - a. Where any commercial use in a CR-1 zoning district (CR-1) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

ANALYSIS

The applicant requests resubdivision of Lot L-1A to create three new vacant lots on Riverview Drive, St. Rose.

Proposed lot L1-A-1 meets the width and area requirements for the zoning district. Lots L1-A-2 and L1-A-3 are below the area and width requirements for the zoning district. The applicant has requested a waiver to these requirements for lots L1-A-2 and L1-A-3.

The department has no objection to the waiver. Lots L1-A-2 and L1-A-3 would be compatible with the majority of the lots in the Riverview Estates Subdivision, (platted in 1983). Of the 132 lots in Riverview Estates:

- 130 lots are 55 feet wide or less
- 113 (85%) are 50 feet wide
- 10 lots (7.5%) meet the 6,000 square foot requirement of their zoning district
- 66 lots (50%) are under 5,100 square feet

DEPARTMENT RECOMMENDATION

Approval, contingent on the granting of the waiver by Council Resolution.