

PZO 2016-04

Introduced by Larry Cochran, Parish President

To eliminate the date of September 2, 1969 from Appendix C. V. B. 4 (a). Residential development on sub-standard streets.

Background:

As many as 1500-2000 lots exist in subdivisions or portions of subdivisions that were platted in St. Charles Parish before the Subdivision Regulations of 1981 but never developed with streets and infrastructure. Staff estimate that about 300 such lots exist in developable areas.

In order to allow owners of these types of lots some ability to develop their property, the Parish Council adopted ordinance 08-4-11, which re-established procedures for developing lots for single-family use *if they were platted prior to September 2, 1969*.

Staff estimates 14 property owners have taken advantage of the provision since 2008. At least six property owners have been unable to take advantage of the provisions because their lots were platted after September 2, 1969. In one case, a property owner who was unable to build owns a lot directly across the street where another owner was able to build using the same provision.

The proposed ordinance change allows any owner of a lot in an undeveloped subdivision to apply for a building permit for a single family dwelling unit provided they can complete all procedures listed in Appendix C. Section V. B. 4. (a) 1-8.

Planning and Zoning context:

Zoning and permitted uses: The provisions are specifically limited to single-family development.

Permit process: The permit process includes the following:

1. Dedication of additional property to provide for a fifty (50) foot right-of-way where possible (should the existing right-of-way be less than fifty (50) feet) provided the remaining depth of the lot is not less than seventy (70) feet.
2. If property is less than one hundred and twenty (120) feet in depth, the dedication of any property for a right-of-way shall be determined by the Public Works Department. However, a minimum right-of-way of twenty (20) feet shall be provided which shall consist of a fifteen (15) wide road and a five (5) foot wide utility easement.
3. All utilities shall be installed by and at the expense of the property owner(s) in accordance with current parish specifications and shall be inspected and approved by the appropriate Parish department. Upon completion and acceptance, all improvements shall be dedicated to the parish.
4. The lot shall be provided access via an aggregate street. The street shall be constructed from the end of the nearest accessible existing paved street and shall extend across the entire lot frontage. The aggregate street shall be constructed by the Parish and paid for by the property owner(s) seeking the building permit. The Public Works Department shall determine the cost of the aggregate street. This payment shall be made prior to the issuance of a building permit.
5. The property owner(s) shall also pay a one-time fee of seventy-five (\$75.00) dollars per front foot of the lot toward a parish street maintenance program. The fees in this section shall be increased or decreased February first of each year by the change in CPI applicable to the U.S. Cities average group, all urban consumers, all items, published by the U.S. Department of Labor Statistics, for the preceding twelve-month period ending each November. The Department of Finance shall notify the Department of Planning and Zoning in writing annually of the revised fees.
6. The right-of-way for streets and utilities shall not exceed a length of seven hundred and fifty (750) feet per block. A sixty (60) foot long cross street shall be provided at the end of each block. An alternative turn-around may be approved by the Public Works Department.
7. Nothing in this section allows for the construction of roadways or utilities in subdivisions that are platted in wetland areas.
8. The use of this section shall be limited to single family development.

Potential outcomes:

Owners of lots on undeveloped Blueberry Hill and River Oaks Drive and possibly other undeveloped streets will apply to permit single-family use of lots according to the provisions.