

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT CASE NUMBER: 2019-8-MAJ

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 6/4/2019**  
310 Equity, LLC  
1208 Bert Street  
LaPlace, LA 70068  
(985)-618-1200; ttrosclair@allstar-electric.com
- ◆ **Location of Site**  
The site is directly to the rear of 13100 River Road, Destrehan, extending northeast towards the railroad tracks.
- ◆ **Requested Action**  
Preliminary Plat approval for 58 lot major subdivision

### SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**  
Approximately 75.61 acres
- ◆ **Current Zoning and Land Use**  
C-3 and M-1. The site does not have buildings or a permitted use, but it has some infrastructure from previous uses.
- ◆ **Surrounding Zoning and Land Uses**  
M-1 zoning is adjacent to the north, east, and west; M-1, R-1B, and M-S zoning is adjacent to the south.

The surrounding area consists of a variety of uses which include a rail yard to the north; a multi-tenant commercial/medical building, library, Destrehan Plantation, and Destrehan Plantation Estates Subdivision to the south; a cold storage warehouse to the east; and I-310 to the west.

- ◆ **Plan 2030 Recommendation**  
*Business Park:* Although office uses are permitted within the Light Industry land use category and the associated M-1 zoning district, this zoning classification also permits a variety of industrial uses that would be incompatible with the development of a quality, planned corporate office, research or technology park. Therefore, this new land use category (and the zoning district that should be developed to implement it) would provide for the development of planned business, office, technology and research activities, with uses limited to these and directly related ancillary uses, such as shipping offices, office supply, hotels and restaurants. Business parks should be planned to incorporate consistent standards of development quality. – St. Charles Parish 2030 Comprehensive Plan, 64.

*General Commercial:* The General Commercial category includes sites for commercial uses that provide a mix of business activities and that serve the community as a whole. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. In general, this designation applies to most commercial uses that are permitted in the C-2 (General Commercial – Retail) and all of the uses permitted in the C-3 (Highway Commercial) zoning districts.

- ◆ **Traffic Access**  
The plat shows access being provided by new streets which will have access to River Road by connecting to existing Campus Drive West. Except for Parcels A and B, each proposed lot would have the required frontage along the new roadway.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, Section II. Subdivision Procedure.**

#### ***E. Preliminary Plat Requirements.***

1. When Required. A formal preliminary plat shall be required for all subdivisions except where no street, drainage, or sewer improvements are required. (See Section II.C.).
2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
  - a. The name(s) and address(es) of the owner(s) and subdivider(s).
  - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
  - c. A title block containing the subdivision name, location of the property, a true north arrow, and the required scale for the preliminary plat, both written and graphic. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet for a subdivision of one hundred and sixty (160) acres and less. If the subdivision contains more than one hundred and sixty (160) acres, the preliminary plat may be drawn to a scale of one (1) inch equals two hundred (200) feet.
  - d. Existing property lines, including width and names of bounding streets.
  - e. Section and township lines.
  - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
  - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
  - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
  - i. Existing drainage ditches and canals and their respective servitudes.
  - j. Existing lakes and ponds.
  - k. Name(s) and address(es) of adjoining property owner(s) as they appear on the tax assessor's roles.
  - l. Name(s) of adjoining subdivisions.
  - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
  - n. Layout and dimensions of servitudes and rights-of-way, including sidewalks.
  - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
  - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
  - q. Proposed method and source of sewage disposal and/or treatment.
  - r. Proposed method and plan for drainage.
  - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
  - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
  - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
  - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
3. Preliminary Plat/Additional Submission Requirements.
  - a. Drainage Impact Analysis. A Drainage Impact Analysis shall be completed by a Civil Engineer registered with the State of Louisiana for all subdivisions of property of one (1) acre or greater. The said Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations. (Ord. No. 00-11-12, § III, 11-20-00)
  - b. Preliminary Subdivision Stormwater Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control, Section 25-14.
4. Preliminary Plat Procedure.
  - a. Submission Procedure. An application for subdivision approval and the Preliminary Plat shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. One (1) Mylar or film reproducible copy, five (5) original copies, and one (1) 11" × 17" Mylar or film reproducible copy of the Preliminary Plat shall accompany the application. Upon submission, the Preliminary Plat shall be stamped with the date of filing, and with an acknowledgment that the required filing fees have been paid.
  - b. Departmental Review. The Director of the Department of Planning and Zoning shall then review the Preliminary Plat for conformance with the relevant land use regulations. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat the data submitted does or does not meet the objectives of these subdivision regulations. If the data submitted does not meet the objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.

#### **Subdivision Ordinance, Section II. Subdivision Procedure. E. 4.**

- e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:
- (1) Approve the Preliminary Plat as submitted.
  - (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
  - (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

#### **Subdivision Ordinance, Section III. Geometric Standards**

##### **III. - Geometric standards.**

- A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
1. Classification. Streets shall be classified as one of the following:
    - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
    - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
    - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
  2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
    - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways.
    - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet.
    - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
    - f. Boulevards. One hundred (100) feet.
  4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
    - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
    - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
  5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
- 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. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved. (Ord. No. 06-1-23, § IV, 1-23-06)
  2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
  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.
- 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.
- D. *Servitudes and Rights-of-Way:*
1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
  2. Drainage Servitude. Whenever a drainage channel, stream, or water course exists or is provided for in a subdivision, a servitude or right-of-way shall be dedicated on each side of such facilities to provide for maintenance and construction. The minimum width shall be the top bank width of the drainage ditch plus twenty (20) feet on one (1) side and ten (10) feet on the opposite side.
- E. *Building Lines.* Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.

**Subdivision Ordinance, Section II. Subdivision Procedure. E. 4.**

- c. ***Waiver or Modification of Specific Subdivision Regulations.*** Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if 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. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.

<b>ANALYSIS</b>
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The applicant requests Preliminary Plat Approval for 58 lots in an area zoned both C-2, General Commercial and M-1, Light-Industrial. One (1) of the proposed lots, C-4-A1, is an irregularly-shaped remaining parcel. Representatives for the developer indicate that two non-conforming lots are intended for special uses: Parcel A, a lot with no frontage 50-foot is intended for drainage and Parcel B, a lot that does not meet area requirements for the zoning district, is intended for signage. The other 55 proposed lots meet the required width and area for the C-2 zoning district.

The subdivision is within the former Pan American Southern Refinery site. The refinery operated from the early 1900s until it was dismantled in 1958. Plantation Business Campus purchased the site in the early 1970s and redeveloped a portion of the refinery as Plantation Business Campus. The majority of the refinery site has been reviewed by LDEQ Remediation Services Division (RSD) and determined to be "Ready for Reuse" (LDEQ Agency Interest 4356). This subdivision is in Site AOI-2, which has no use limitations for non-industrial uses.

The developer submitted a Preliminary Plat on June 4, received comments, and submitted a revised Preliminary Plat on July 1. At the time of writing this report, staff are waiting from a determination from La DOTD whether a traffic study is required, and from Wastewater on if sewer capacity is available.

The following additional submission requirements remain outstanding:

- Corporate resolution authorizing signatories and/or agents
- Preliminary storm water pollution prevention plan (SWPPP)

The Preliminary Plat does not meet the following geometric standards:

- Parcels A and B, Lots 33, 34, 35, 36, 53, and 54 do not meet the required width for the zoning district. The Department has no object to waiving the geometric standards for these lot as they are not intended to be developed for C-2 or M-1 uses.
- Side 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. Dividing lines are not radial to the cul-du-sacs between lots 23/24, 25/26, 45/46.

- Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The terminus of St. Thomas Street, which is shown to be a dead end at this time, does not have a turning circle.

<b>DEPARTMENT RECOMMENDATIONS</b>
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**Approval contingent upon:**

- **Submission of a preliminary storm water pollution prevention plan**
- **Submission of a corporate resolution authorizing signatories and/or agents**
- **Compliance with DOTD requirements**
- **Revised plat that complies with geometric standards for lots and dead end streets or a waiver from the requirement**