

- (a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
 - (1) The act shall state the name of the person dedicating the street or drainage.
 - (2) The act shall contain a description of the property in which the street or drainage is located.
 - (3) The act shall state the name of the street, the width and length to be accepted.
 - (4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.
 - (5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.
- (b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.
- (c) Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan

which shall be executed through the local subdivision process, formally incorporating revoked properties into adjacent parcels.

St. Charles Parish Subdivision Regulations of 1981. Section III. 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.

ANALYSIS

The applicant is requesting the revocation of an unimproved street stub extending off of the upriver side of S. Fashion Boulevard.

The Directors of Public Works/Wastewater, Waterworks, and the Contract Monitor have indicated there is no continuing public need for the right-of-way.

This is one of three unimproved street stubs dedicated to the Parish in 2002 as part of the development of Fashion Plantation Estates Phase II (Ord. 02-10-11). Two of the street stubs that were located were revoked in 2006 as part of the act of dedication for Fashion Plantation Estates Phase III (Ord. 06-8-8). The plat for that phase of the Fashion Subdivision revoked two street stubs, but preserved 100-foot wide street right-of-way about 400 feet southwest of General Lee Drive. This street right-of-way is also unimproved, but owned by the Parish.

Developers use street stubs to meet geometric standards for lots and blocks. The maximum length allowed for a block, or row of lots, is 1,500 feet; and, subdivisions must be designed to have a minimum of two ingresses/egresses. At present, S Fashion Boulevard connects only to LA 3127 and Fashion Boulevard connects only to River Road. The two portions of the street are separate as they have never been upgraded to cross the Union Pacific Railroad. The and provide additional ingress/egress to a subdivision or access to future development.

When a revocation occurs, state law requires the land area to be divided evenly between adjacent properties. In this case, the entire land area of the stub is within Parcel F. The Parish revocation process requires a conveyance of the land and a survey showing the land incorporated into adjacent property. If the revocation is approved, the property owner has prepared a plan for an administrative resubdivision that will divide the revoked area between two new Parcels F-1 and G-1, as shown on a subdivision plat dated 5/22/19 by Louis J. Gassen Jr., PLS.

DEPARTMENT RECOMMENDATION

Approval.