



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2026-10-MIN

APPLICATION INFORMATION

- **Submittal Date:** 7/2/2026
- **Applicant / Property Owner**
Paul Hogan
PDJ Enterprises, LLC
P.O. Box 250
Des Allemands, LA 70030
- **Request**
Resubdivision of Lot 9B, St. Gertrude Catholic Church Campus, into Lots 9B-1, 9B-2, and 9B-3, with waiver from Appendix C, Section III. Geometric Standards, C. Lots, item 1. Size. b. Width.

SITE INFORMATION

- **Location**
17292 LA 631, Des Allemands
- **Size of Proposed Lots**
 - Lot 9B-1: 10,701 sq. ft.; 60.01 ft. wide
 - Lot 9B-2: 41,370 sq. ft.; 69.48 ft. wide
 - Lot 9B-3: 36,044 sq. ft.; 25.63 ft. wide at LA 631
- **Current Zoning:** R-1A(M)
- **Current Use:** The site contains the former rectory for St. Gertrude Church, multiple concrete slabs, and an aggregate driveway listed as St. Gertrude Lane.
- **Surrounding Zoning:** R-1A(M) and R-3
- **Surrounding Uses**
The site is surrounded by single-family residential homes and unoccupied structures of the former St. Gertrude Church Campus.
- **Flood Zone and Elevation:**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE5
- **Plan 2030 Recommendation:**
Neighborhood Mixed Use: This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.
- **Traffic Access**
The site has 155.12 ft. of frontage along LA 631 (Old Spanish Trail).

Lot 9B-1 and 9B-2 will have sufficient frontage on LA 631, but the development of individual driveway access will require approval from DOTD.

Lot 9B-3 will have 25 ft. of frontage on LA 631, where a private aggregate drive (St. Gertrude Lane) provides access to adjacent separately owned home sites and the former rectory. A 25' servitude of passage is shown on the plat as established under

Instrument No. 496516, providing access to those adjacent, separately owned home sites and the cemetery site, also separately owned.

▪ **Utilities**

The Department of Public Works, Waterworks, and Wastewater have no objections to this resubdivision request, but the following comments were provided:

- Parish water facilities are available on LA 631 but a representative for Waterworks stated that proposed Lot 9B-3 will not have access to parish water unless it is tied in through proposed Lot 9B-2.
- A representative for Wastewater stated sewer is not available and the property owner must install a private sewage station to tie into or develop to parish standards for public sewage access.

▪ **Development History**

The subject area is depicted as parts of Lots 7 & 9 of the Ranson Tract, situated on the Couteau de France on a map by H.E. Landry, CE dated October 20, 1952.

There is an existing rectory that would be located on proposed Lot 9B-3. Permit history could not be found for this structure besides a reroof permit after Hurricane Ida (Permit No. 41660).

St. Gertrude Lane became a designated 25’ servitude of passage on October 3, 1995 as depicted on a survey (Drawing No. EE-2263B) by J.F. Ruello, PLS, dated December 4, 1990.

Through an array of boundary agreements and quit claims the subject site has been changed over the years.

Existing Lot 9B was created by resubdivision as shown on a map by Stephen P. Flynn, PLS, dated May 28, 2026.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

- 2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; **minimum width-fifty (50) feet.**
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) 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.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.

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.
- l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

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.

Appendix C. Section V. Administrative

B. Variations and Exceptions.

- 1. The regulations contained herein may be varied or modified where 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. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

The applicant requests resubdivision of Lot 9B, St. Gertrude Catholic Church Campus, into Lots 9B-1, 9B-2, and 9B-3.

Proposed Lots 9B-1 and 9B-2 meet the minimum zoning district requirements for area, width, and setbacks along with Geometric Standards.

Proposed Lot 9B-3 meets the minimum area, and the existing structure meets applicable setbacks. But at only 25.63 feet wide up to its LA 631 frontage, it does not comply with Geometric Standards, specifically Appendix C., Section III.C.1.b., which states:

- *Width: The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.*

Under R-1A(M) zoning the minimum width is 50 feet.

The applicant has requested a waiver from the width requirement, with the justification detailed on the submitted waiver request form.

The Department does not object to the waiver request.

It should be noted that if approved, development potential does increase due to the R-1A(M) district allowing, as a Special Exception Use (i.e. P&Z Director approval), “additional residences for family and relatives on unsubdivided property on a non-rental basis.” Currently, Lot 9-B can accommodate up to four (4) dwellings, the maximum allowed under this Special Exception. With a division into three lots, this increases to a total of nine (9) dwellings (1 on 9B-1, and up to 4 on 9B-2 and 9B-3).

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.