

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT CASE NUMBER: PZS 2016-50

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date 10/26/16**  
Ashton Plantation Estates, LLC  
P.O. Box 157  
Harvey LA 70059  
985.785.9512; [levertstcharles@bellsouth.net](mailto:levertstcharles@bellsouth.net)
- ◆ **Location of Site**  
West of the intersection of Ashton Plantation Blvd with Lac Laurier Dr. in Ashton Plantation Estates, Luling.
- ◆ **Requested Action**  
Preliminary Plat Approval for Ashton Plantation Estates, Phase 2-A, a 41 lot residential development.

### SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**  
Approximately 18.744 Acres
- ◆ **Current Zoning and Land Use**  
The property is zoned R-1A and is vacant, but cleared.
- ◆ **Surrounding Zoning and Land Uses**  
The site is surrounded by R-1 A zoning, low density residential uses (Ashton Phase 1). Across I-310 to the west, Esperanza Business Park is zoned M-1.
- ◆ **Plan 2030 Recommendations**  
*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**  
An extension of Ashton Plantation Boulevard for approximately 765 feet to proposed Cove Glen Lane.

### APPLICABLE REGULATIONS

#### **Subdivision Ordinance, Section II. Subdivision Procedure. E4.**

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.

- 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. C. Lots.**

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.

<b>ANALYSIS</b>
-----------------

The applicant is requesting Preliminary Plat Approval of a major subdivision of 41 residential lots and 3 “reserved lots” in Phase 2-A of Ashton Plantation Estates. The development site is west or upriver of the southern-most residential portion of Ashton Plantation Estates. The site was rezoned from C-3 to R-1A in 2007 (Ord 7-8-15).

The Subdivision Regulations require major subdivisions to obtain Planning and Zoning Commission approval in two phases. The first is the preliminary plat, or conceptual layout. If approved, the developer completes and submits construction design plans for review by parish departments. This is the second approval phase—construction plans approval. For the third phase, Parish Departments monitor the construction of the roadway, drainage, water, sewer, and utilities so that dedication of streets and infrastructure to the Parish through the Parish Council can be completed.

The regulations list 22 elements that must be shown on a Preliminary Plat and two additional documents, a drainage impact analysis (DIA) and a preliminary stormwater pollution prevention plan (MS4), to be submitted for the first Planning Commission approval. The applicant has submitted all three. The DIA and MS4 are under review by the Department of Public Works.

The Planning staff worked with the developer to complete a plat with all required elements and also reviewed the plat for compliance with the geometric standards for streets, blocks, lots, and servitudes & rights-of-way. All proposed right-of-ways meet the required 50’ width for a local street with sub-surface drainage and utilities (the category of street that provides direct access to lots). All proposed intersections are at right angles and within the minimum 500 to 1,500 foot block length.

All proposed lots meet or exceed the required 60-foot hard surface frontage width and 6,000 square foot lot area for lots zoned R-1A. But ***Lots 13, 16, and 20 do not meet the Geometric Standard requirement that all side lot lines be at right angles to street right-of-ways.*** The Department concludes that because the lot configuration will place undue challenges for building setbacks being met. Because these lots do not meet the Geometric Standards in the Subdivision Ordinance, approval of the Preliminary Plat will require a waiver to the requirement that the side lot lines for Lots 13, 16, and 20 shall be at right angles to straight street lines or radial to curved street lines.

The subdivision layout complies with the parish addressing standards. The proposed street names are not the same or similar other street names in St. Charles Parish. An address map of the entire subdivision phase was also compiled to confirm that all lots in Phase 2-A can be addressed with the required numeration sequences and can continue seamlessly as the subdivision is expanded.

**DEPARTMENT RECOMMENDATIONS**

Approval contingent upon approval of the requested waivers OR corrections on the plat that would bring the proposed development into compliance with the Subdivision Ordinance.