

**St. Charles Parish
Department of Planning & Zoning**

LAND USE REPORT
CASE NUMBER: 2019-21-MIN

GENERAL INFORMATION

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| <p>◆ Name/Address of Applicant
 Highway 18, LLC
 13386 Highway 90
 Boutte, LA 70039
 (985)-785-8411; brandtd@fnbusa.com</p> | <p>Application Date: 11/05/19</p> |
| <p>◆ Location of Site
 Portions of Lots 19 and 20, Fashion Plantation
 Between 14796 & 14844 River Road, Hahnville.</p> | |
| <p>◆ Requested Action
 Resubdivision of a Portion of Lot 19 and Lot 20, Fashion Plantation, into four (4) lots.</p> | |

SITE INFORMATION

- ◆ **Size of Parcel(s)**
 - The Portions of Lot 19 and Lot 20 consists of 705,654 square feet
 - Proposed Lot 1-FP: 37,939 square feet, 133.85 feet wide
 - Proposed Lot 2-FP: 29,701 square feet, 112.65 feet wide
 - Proposed Lot 3-FP: 26,979 square feet, 111.80 feet wide
 - Proposed Lot 4-FP: 611,035 square feet, 35.48 feet wide
- ◆ **Current Zoning and Land Use**

The site is split zoned R-1A and B-1

The R-1A portion is located between River Road and the Mississippi River Levee, an area that is vacant but cleared. Proposed Lots 1-FP, 2-FP, and 3-FP are entirely within this area.

The B-1 portion consists of the Mississippi River Levee and the batture. The majority of proposed Lot 4-FP will be within this area.
- ◆ **Surrounding Zoning and Land Use**

R-1A zoning is adjacent to each side; O-L zoning is located to the front across River Road. Single family houses are located on each side. The property across River Road is in agricultural use.
- ◆ **Plan 2030 Recommendation**

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.

Riverfront Commercial: This designation applies to areas generally zoned B-1, Non-industrial Batture zoning district, and allows commercial uses that are water-dependent (such as riverboat docks and barge tie-ups), or water-related (such as riverfront restaurants, fishing camps, etc.) Boardwalks, esplanades, piers, street ends, and other public open spaces that offer vistas and waterfront views are also allowed in this district, with the intent to enhance access to the river at appropriate locations.

◆ **Traffic Access**

Proposed Lots 1-FP, 2-FP, and 3-FP exceed the required width on River Road. Proposed Lot 4-FP is shown with access to River Road through a 35 foot wide portion extending from the remainder of the lot.

◆ **Utilities**

Representatives from the Departments of Public Works & Wastewater and Waterworks have no objection to the proposed subdivision.

APPLICABLE REGULATIONS

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.

Appendix C. Section III. - Geometric standards.

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.

Appendix A. [I.] R-1A. Single family residential detached conventional homes—Medium density.

2. Spatial Requirements:

- a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet
- b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet
 - (2) Side—Five (5) feet
 - (3) Rear—Twenty (20) feet
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively 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) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

ANALYSIS

The property owner requests a minor resubdivision to create four (4) lots on the river side of River Road in Hahnville. The property is two portions of long tracts, Lots 19 and 20 of Fashion Plantation, that extend from the Mississippi River to the 40 Arpent Canal, all the way across LA Hwy 3127. .

Three (3) of the proposed lots, 1-FP, 2-FP, and 3-FP, are completely within the R-1A zoning district and all three exceed the spatial requirements for R-1A lots. The fourth proposed lot, 4-FP, a flag-shaped lot, has 35 feet of width on River Road in the R-1A zoning district and approximately 13 acres in the B-1 zoning district. There are no spatial requirements for lots in the B-1 zoning district.

The developer has requested a waiver from the required R-1A width for Lot 4-FP. The department does not object to the waiver as the bulk of the lot is located in B-1 zoning, but does note that this is 35' strip is in place to provide batture access.

The side lots lines are not perpendicular or radial to River Road because it is impractical to divide these parcels with lot lines that are perpendicular to River Road. Few lots on the river side of River Road have side lines that are perpendicular to River Road because parcels 40 arpent tracts were originally cut with river frontage and River Road run and the levee were cut across these tracts later—and the levee and River Road are not parallel with each other. The proposed dividing lines are roughly parallel to the existing side lot of Lots 19 and 20 that were established generations ago, so the Department does not object to a variation from the requirement for side lines to be perpendicular to the street.

DEPARTMENT RECOMMENDATION

Approval, contingent upon approval of a waiver from the required R-1A width for Lot 4-FP.