



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-11-MIN

APPLICATION INFORMATION

- **Submittal Date:** 6/13/2024
- **Applicant / Property Owner**
Johnny Dunn
Dunn Homes, LLC
3101 Highway 306
Des Allemands, LA 70030
504.615.2500; dunnhomes@yahoo.com
- **Request**
Resubdivision of a Portion of Lot 12, Lots 13 and 14, Good Hope Plantation Subdivision, into Lots 13A and 14A.
 - Waiver required from the *Appendix C. Subdivision Regulations, Section III.C.1. Size*
 - Waiver required from the *Appendix C. Subdivision Regulations, Section III.C.1.b. Width*

SITE INFORMATION

- **Location:** 59 West B Street, Norco
- **Size of Proposed Lots**
 - Lot 13A: 7,342.8 sq. ft.; 87 ft. wide
 - Lot 14A: 4,557.6 sq. ft.; 54 ft. wide
- **Current Zoning:** R-1A
- **Current Use**
Lot 14 is developed with a site built home. Portion of Lot 12 and 13 were previously occupied by a manufactured home but are now vacant.

The site built home at 59 West B Street will be located on Lot 14A while Lot 13A will be developable.
- **Surrounding Zoning:** R-1A
- **Surrounding Uses:** The site is located in a developed residential neighborhood.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices, and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (Over six dwellings per acre)
- **Traffic Access**
The site has frontage on West B Street. Lot 14 is improved with a concrete driveway which will remain on Lot 14A. A driveway provided access to a manufactured home on Portion of Lot 12 and 13, but a new driveway would be developed with any potential improvements on Lot 13A.

- **Utilities**

Per Parish GIS water and sewer facilities are located along West B Street. Open drainage runs across the front of the subject site.

No objections were received from the Departments of Public Works, Wastewater, and Waterworks.

- **Development History**

Lots 12, 13, and 14 are shown as far back as June 4, 1929 as part of “Map of Subdivision of West ½ Lot “B” Being a Subdivision of Good Hope Subdivision” by H.E. Landry, PLS.

Accurate permitting history could not be located as to the initial development of the structure on Lot 14 or the former manufactured home.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

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

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

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, not withstanding 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.

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.

2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.

3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.

4. 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.

- I. 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. 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.**

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

This request consolidates a lot designated “a Portion of Lot 12” and Lots 13 and 14 into two lots, 13A and 14A. The lot line separating 13 and 14 would shift south while the remainder of Lot 13 and Portion of Lot 12 are combined.

A resubdivision resulting in no net increase of lots can be processed administratively, but this request comes before the Planning Commission due to the need for waivers.

Proposed Lot 13A meets the minimum area and width requirements for the zoning district. At 54 ft. wide and 4,557.60 sq. ft. in area, proposed Lot 14A does not meet Subdivision Regulations, specifically:

- *III.C.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*
- *III.C.1.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*

The applicant requests a waiver from the above requirements.

The department does not object to the waivers for the following reasons:

- As noted by the applicant, the resubdivision improves nonconforming Lot 14 by increasing its width by 4 ft. and area by 337.6 sq. ft., and the existing home would meet the River Road side yard setback.
- The resubdivision would eliminate two nonconforming lots (Portion of 12 and 13) by consolidating them into a single lot exceeding the width and area requirements for the district.

Adjacent Lot 15 is not a part of the resubdivision but is a nonconforming lot under common ownership. By approving this request and granting the waivers necessary for the creation of Lot 14A, this in turn allows Lot 15 to remain as originally platted.

DEPARTMENT RECOMMENDATION

Approval.

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