



## Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2026-3-MIN

### APPLICATION INFORMATION

- **Submittal Date:** 3/18/2026
- **Applicant**  
Glendon Nelson Jr.  
12246 River Road  
Saint Rose, LA 70087
- **Request**  
Resubdivision of Lot L13-A into Lots L13A-1, L13A-2, L13A-3, and L13A-4, Pecan Grove Plantation with a waiver from the following:
  - Appendix C. Section III. Geometric Standards, B. Blocks, item 3. Arrangement.

### SITE INFORMATION

- **Location:** 12238 River Road, St. Rose
- **Size of Proposed Lots**
  - Lot L13A-1: 78,125.8 sq. ft. (1.79 acres), 133.21 ft. wide at River Road
  - Lot L13A-2: 26,704 sq. ft. (0.61 acres), 219.96 ft. wide
  - Lot L13A-3: 25,760 sq. ft. (0.59 acres), 215.11 ft. wide
  - Lot L13A-4: 25,671 sq. ft. (0.59 acres), 224.80 ft. wide
- **Current Zoning:** R-1A and O-L
- **Current Use:** None
- **Surrounding Zoning:** R-1A and O-L
- **Surrounding Uses**  
Single family homes are adjacent to the upriver side. Undeveloped arpent tracts are adjacent to the downriver side. Oaklawn Ridge Subdivision and the IMTT industrial site are located just down River Road.
- **Flood Zone**  
1992 Flood Insurance Rate Map: X Zone  
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation:** Low-to-Moderate Residential
- **Traffic Access**  
Driveway access is available from River Road to Lot L13A-1.

Access from River Road to Lots L13A-2, L13A-3, and L13A-4 is shown via a 60 ft. wide Access & Utility Servitude through adjacent Lot L13-B.

Use of this servitude in favor of the subject site was established under a 2021 Act of Exchange (Recordation No. 462427) between Wise Properties, LLC and the Nelsons. With this exchange, the 60 ft. servitude previously established by Wise Properties, LLC through L13-B (resubdivision 2021-7-MIN) was granted for use by the Nelsons and their heirs for its entire length along L13-A.

▪ **Utilities**

Parish GIS shows water and drainage facilities along River Road. Sewer is not available along this portion of River Road, with the nearest gravity line located on Oaklawn Drive.

The Departments of Waterworks, Wastewater, and Public Works do not object to the resubdivision request.

▪ **Development History**

The subject site was originally platted on a survey titled Pecan Grove Plantation by Frank Payne dated December 31, 1904.

Subject Lot L13-A and adjacent L13-B were created by Wise Properties, LLC through resubdivision 2021-7-MIN, as shown on the plat by Cody DiMarco dated January 14, 2021. This established an access and utility servitude through Lot L13-B in favor of remaining landlocked portions on the north side of the railroad tracks. This same servitude is granted in favor of the Nelsons and their use of the subject site as detailed under the Traffic Access section of this report.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. Zoning District Criteria**

A. Open Land District

[I.] O-L. Open Land District:

1. Use Regulations:

a. A building or land shall be used only for the following purposes:

- (1) Farming.
- (2) Animal husbandry.
- (3) Farm family dwellings.
- (4) Tenant dwellings.
- (5) Site-built, single-family detached dwellings.
- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (7) Manufactured housing.
- (8) Mobile homes.
- (9) Accessory buildings.
- (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
- (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
- (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.**
- (13) Lawn Care Service subject to the requirements of Section VII.
- (14) Historic Home Site Bed and Breakfast.

b. Special exception uses and structures include the following:

- (1) Religious institutions.
- (2) Golf courses and golf practice ranges.
- (3) Public parks and recreational areas.

c. Special permit uses and structures include the following:

- (1) Child care centers.
- (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
- (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
- (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
- (5) Public stables and kennels.
- (6) Cellular installations and PCS (personal communication service) installations.
- (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
- (8) *Reserved.*
- (9) Fire stations with or without firefighter training facilities.
- (10) Nonresidential accessory buildings.
- (11) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.

2. Spatial Requirements:

a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.

b. Minimum yard sizes:

- (1) Front—Thirty-five (35) feet.
- (2) Side—Ten (10) feet.
- (3) Rear—Twenty (20) feet.
- (4) 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: Minimum rear and side setbacks shall be ten (10) feet.
  - 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 the required front or rear yard.
3. Special Provisions:
- a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsub-divided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
    - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
    - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
    - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
- B. Residential districts
- [1.] *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.

### **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.
- l. The following note shall be added to resubdivision maps that result in a new 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**

B. *Blocks*

- 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.

**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 minor resubdivision proposes dividing Lot L13-A into Lots L13A-1, L13A-2, L13A-3, and L13A-4.

Each proposed lot meets the minimum area and width requirements for the zoning district.

Proposed Lot L13A-1 has frontage on River Road, but the other three do not have direct access from a public street and are considered landlocked, failing to meet the requirement as detailed in Appendix C., Section III., item B.3. Arrangement, which states:

***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.***

A waiver request has been submitted by the applicant.

Access for the three landlocked lots is provided via a 60 ft. servitude through adjacent Lot L13-B. This arrangement goes back to a 2021 resubdivision and subsequent property transfer as detailed further under the Traffic Access and Development History sections of this report.

The Department does not object to the waiver request.

**DEPARTMENT RECOMMENDATION**

**Approval.**

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