

Name: 310 Development, LLC

Address: 1208 Bert Street, LaPlace, LA 70068

Case Number: 2023-4-MAJ

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 1. Length.** *No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.*

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

Regarding Appendix C. Section III Geometric Standards Blocks, 1. Length we Submit for consideration that an inline Cul de Sac is equivalent to a cross street.

To further this request, we are of the opinion that cross streets provide the public with the ability to reverse their direction without driving onto private property.

Cross streets as required, also allow connection to other streets (proposed or existing).

This inline Cul de Sac general configuration was the subject of previous meeting(s) of the Planning Commission, but the minutes and record of the Commission didn't outright approve the elements that are subject to this waiver request.

In this case the location of the existing cul-de-sac and the end of street cul-de-sac, in our opinion meet the spirit of the parish's regulations; however, we seek a specific waiver to this regulation.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: _____

Date: 6-25-2024