

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2014-36

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

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Application Date: 7/7/14

◆ **Location of Site:**

14881 River Road, Hahnville.

◆ **Requested Action:**

Resubdivision of portion of lower half of Lot 23 Fashion Plantation (described as and assessed by St Charles Parish as Tract X) into lots 1X, 2X, and Tract Y, with a waiver of the minimum area for proposed Lot 1X.

SITE-SPECIFIC INFORMATION

◆ **Size of Parcel:**

72,723 sf, plus Tract Y.

◆ **Plan 2030 Recommendations:**

Manufactured Home/RV Park and Low Density Residential

◆ **Zoning and Land Use:**

R-1M (Mobile Home Park) and OL (Open Land); The site is developed with an existing RV park and two homes.

◆ **Surrounding Land Uses and Zoning:**

From River Road to a depth of approximately 500-feet: R-1A zoning on both sides, sparse residential and vacant land uses

From 500-feet to beyond: OL zoning and land uses.

Across River Road: Hahnville Volunteer Fire Station.

◆ **Utilities:**

Water service from meter at River Road.

◆ **Traffic Access:**

River Road.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure E. 4.

C. Minor Resubdivisions.

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. However, the presented plan of resubdivision shall conform to requirements outlined in section II.C.3. of this section. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. The proposal shall be in compliance with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein.

ANALYSIS

The site extends from River Road to the UP Railroad and to beyond LA 3127. The property is developed with a house fronting on River Road, an existing RV Park and a second house toward the rear, approximately 825 feet from River Road. Access to the site is from a connection to River Road by Sanders Lane, a private gravel road, to the rear house. The lot is vacant and undeveloped beyond the second home and extends to the UP Railroad and beyond LA 3127.

The applicants desire to resubdivide the site to separate ownership of individual lots. Proposed Lot 1X fronts on River Road with one the house situated on 10,304 sq. ft. The minimum lot area for R-1M zoning is 1 acre. Since the lot is below the minimum lot area, a waiver is required. Proposed lot 2X is the RV park and is approximately 1.4 acres in size. The remainder of the lot is identified as Tract Y which contains the second home.

Lots 1X and 2X and a portion of Tract Y are zoned R-1M (Ordinance 87-3-2). The Zoning Ordinance does not state minimum frontage for lots zoned R-1M therefore the lots comply. Lots in Open Land (OL) can be accessed by a private recorded servitude which is provided via Sanders Lane. The plat denotes the lane being situated within a 20-foot wide servitude for access and utilities. This ensures that access and location of future utilities will be preserved.

Approval of this resubdivision does nothing to increase land use density or any such negative impacts.

DEPARTMENTAL RECOMMENDATION

Approval, if waiver to the required 50-feet of hard surface frontage for Tract Y is granted.