



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5000 • www.stcharlesparish.gov

*Reso. 6821
2025-0066
2025-1-MIN*

COUNCIL OFFICE MEMORANDUM

DATE: MARCH 14, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: WAIVER FROM THE SUBDIVISION REGULATIONS
APPENDIX C, SECTION III. GEOMETRIC STANDARDS, B. BLOCKS,
3. ARRANGEMENT

On March 10, 2025, the St. Charles Parish Council adopted Resolution No. 6821 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by RES Barataria, LLC.

A copy of the resolution and six (6) partially executed original plats are enclosed for further execution. Please forward one (1) fully executed original, recorded plat for our records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosures

cc: ¹Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

¹ Council Dept. will retain 1 original plat when forwarded for file

2025-0066

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6821

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by RES Barataria, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the applicant has requested a waiver from the arrangement requirement for Lot 1A as shown on a survey by Matthew J. Ledet, PLS dated February 7, 2025; and,

WHEREAS, granting the waiver will allow Lot 1A to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on February 6, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot 1A as shown on a survey by Matthew J. Ledet, PLS dated February 7, 2025, as requested by RES Barataria, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 10th day of March, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca

SECRETARY: Michelle Dupontato

DLVD/PARISH PRESIDENT: March 11, 2025

APPROVED: ✓ DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: March 13, 2025

AT: 10:15am RECD BY: [Signature]

ST. CHARLES

22.006

P220202

DESIGN

REVIEW

SERIES

M. LEDET

D. HYNEL

1 OF 2

PROJECT

PROJECT

PROJECT

ST. CHARLES

22.006

P220202

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M. LEDET

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22.006

P220202

SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S - R20E
SECTION 3

LEGEND

CONTROL POINT

IRON ROD

EXISTING RIGHT OF WAY LINE

APPARENT PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING SERVITUDE LINE

SECTION LINE

FENCE

EXISTING BUILDING

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ACCORDING TO THE RULES AND REGULATIONS OF THE MISSISSIPPI SURVEYING BOARD, AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE MISSISSIPPI SURVEYING BOARD.

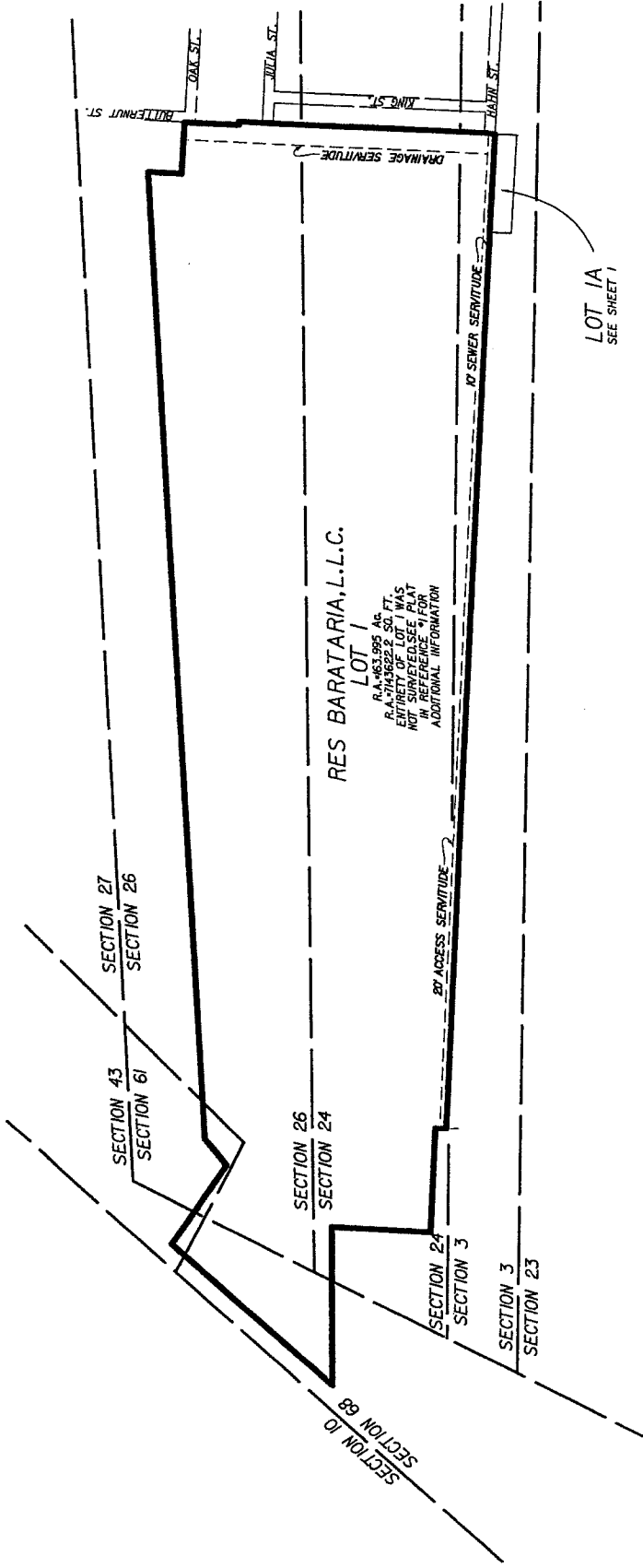
P:\2022\22.006 SCP King and Hahn St. Drainage\SUR\Drawings\Property RW Maps\RW maps\P220202 RW RBS Lot1.dgn 2/27/2023 13:3

SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S - R20E
SECTIONS 3, 24, 26, 61, AND 68

APPROVALS

CHAIR, PLANNING AND ZONING COMMISSION
DATE 3/10/25
HOLLY FOXWOOD
CHAIR, PARISH COUNCIL
DATE 3/12/25
M. H. Jurell
PARISH PRESIDENT

RECORDED IN THE CLERK OF COURT'S OFFICE,
ST. CHARLES PARISH, LOUISIANA
ON THE 20 DAY OF
INSTRUMENT NUMBER



- NOTES:
1. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY. SEE THE REFERENCE PLAT FOR CALLED VALUES.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) (2011 EPOCH 2000.00)
 3. THIS SURVEY DOES NOT SUPPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 4. ALL NECESSARY SEWER, WATER, AND/OR UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.
 5. 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.
 6. EVIDENCE OF RES PROPERTY NOT SURVEYED REMAINING AREA BASED ON PLAT IN REFERENCE 4.
 7. PORTIONS OF BUILDINGS ARE DOTTED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.

LEGEND

LOT LINE
APPARENT PROPERTY LINE
EXISTING SERVITUDE LINE
SECTION LINE

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE SURVEYING ACT OF 1967, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS, AND THAT THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS IN THE ABOVE STANDARDS.

REFERENCES:
1. "ULTRA" MAPS LAND TITLE SURVEY OF PARCEL 0530000000006 BY ACADIA LAND SURVEYING, LLC DATED MAY 21, 2022.
2. CASH SALE FROM R&PD PARTNERS, L.L.C. TO RES BARATARIA, L.L.C. RECORDED AS INSTRUMENT NUMBER 415559 ON MARCH 21, 2023.

LOT 1A
SEE SHEET 1

SUBDIVISION
OF LOT 1 AND LOT 1A
LOCATED IN
ST. CHARLES PARISH LA
KING & HAHN ST. DRAINAGE IMPROVEMENTS



NO.	DATE	REVISION OR CHANGE ORDER DESCRIPTION
1	1/27/23	REVISE LOT NAMES, ADD RA PAGE
2	12/16/24	ADD VICINITY & NOTATION



DESIGN	CHECK	DRAWN	PROJECT	PROJECT
M. LEDET	D. HYMEL	K. JONES	22.006	ST. CHARLES
REVIEW	D. HYMEL	2 OF 2	P220202	

