

# St. Charles Parish Department of Planning & Zoning

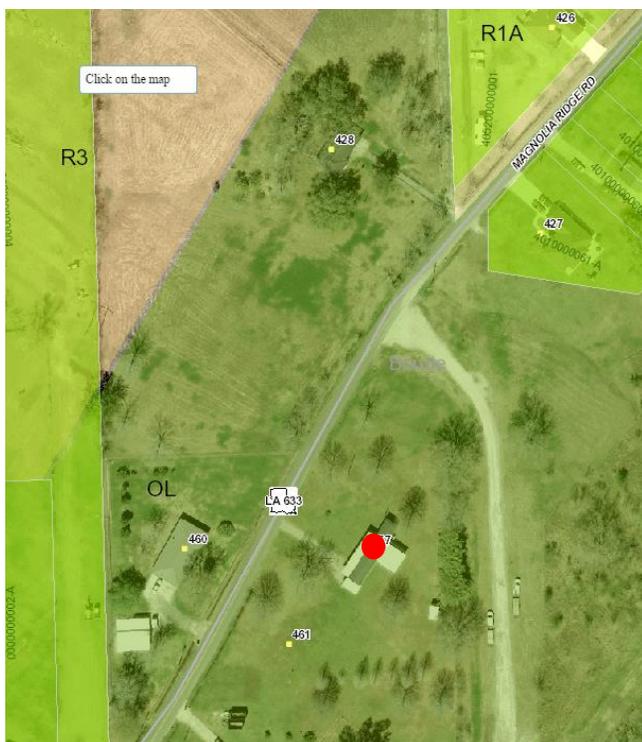
## LAND USE REPORT CASE NUMBER: PZS-2015-25

### GENERAL APPLICATION INFORMATION

- ◆ **Application Date:** 5/28/2015
- ◆ **Name/Address of Applicant:**  
Michael A. Gassen  
P.O. Box 1372  
Boutte, LA 70039  
985-785-8481
- ◆ **Location of Site:** 457 Magnolia Ridge Road, Boutte, LA 70039, Lot FE-4
- ◆ **Requested Action:** Resubdivision of Lot FE-4 (76,845 sq ft) into Lots FE-4A (46,480 sq ft) and FE-4B (30,365 sq ft)

### SITE-SPECIFIC INFORMATION

- ◆ **Lot Size:** Approximately 1.764 acres or 76,845 sq. ft.
- ◆ **Existing Land Use and Zoning:** The lot is zoned O-L and is occupied by a mobile home
- ◆ **Surrounding Land Uses and Zoning:** The lot is surrounded by OL zoning used as open land, mobile homes, and single-family homes. R1-A and R3 zoning districts exist nearby. See map below (subject property indicated by red dot).



- ◆ **2030 Comprehensive Plan Recommendations:** Low density residential (from 4-8 dwellings per gross acre)
- ◆ **Traffic Access:** The lot is accessible via Magnolia Ridge Rd.
- ◆ **Utilities:** Standard utilities (water, sewer, drainage, electricity, gas, and telecommunications) are available to the subject site.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, 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. 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.

### **Zoning Ordinance, Section VI. A. I.**

2. Spatial Requirements:
  - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet. (Ord. No. 07-1-6, § II, 1-8-07)
  - 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. (Ord. No. 08-8-9, § II, 8-18-08)
  - 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.

## **ANALYSIS**

The subject site is situated across from 460 Magnolia Ridge Road and between an access driveway to the Westbank Protection Levee and 473 Magnolia Ridge Road. The applicant requests a resubdivision of Lot FE-4 into Lots FE-4A and FE-4B. Lot FE-4 is approximately 76,845 sq. ft. The requested resubdivision would result in the creation of two lots sized at 46,480 sq. ft. (Lot FE-4A) and 30,365 sq. ft. (Lot FE-4B). Each of these lots conforms to the O-L zoning district required minimum lot size of 20,000 sq. ft.

The resubdivision would locate the mobile home existing on Lot FE-4 to Lot FE-4A. This mobile home would continue to meet the minimum required yard sizes per the Zoning Ordinance.

Based on these assessments, the proposed resubdivision conforms to Parish subdivision and zoning regulations. The proposed resubdivision also supports the 2030 FLUM recommendation of low density residential.

## **DEPARTMENTAL RECOMMENDATION**

### **Approval**