



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2025-3-MIN

APPLICATION INFORMATION

- **Submittal Date:** 1/30/25
- **Applicant / Property Owner**
Raven Land LLC
P.O. Box 47
Luling, LA 70070
504.451.6518; francescavial2@gmail.com
- **Request**
Resubdivision of a property designated Portion of Ellington Plantation into Lot 1-A and Parcel VL
 - Waiver required from the *Appendix C. – Subdivision Regulations, Section III.C.1.b. Width* for Parcel VL.

SITE INFORMATION

- **Location:** 1313 Paul Maillard Road, Luling
- **Size of Proposed Lots**
 - Lot 1-A: 240,606 sq ft.; 415.80 ft. wide
 - Parcel VL: 28,490 sq. ft.; 50.47 ft. wide
- **Current Zoning:** C-3
- **Current Use**
The site is developed with the Winnwood Center, a multi-tenant commercial building formerly occupied with a CVS and LSU AgCenter office. This development will be located on proposed Lot 1-A. Proposed Parcel VL encompasses a private concrete drive designated Vial Lane.
- **Surrounding Zoning**
C-1 zoning is located across Paul Maillard Road while C-2 and C-3 zoning are adjacent to each side. R-1A is adjacent to the rear. The site is also within the Paul Maillard Revitalization Overlay District (PMROD).
- **Surrounding Uses**
The St. Charles Cemetery and Luling Post Office are adjacent to each side. Various small commercial sites are located across Paul Maillard Road. A large residential parcel is adjacent to the rear.
- **Traffic Access**
Proposed Lot 1-A:
 - 415.80 ft. of frontage on Paul Maillard Road with established ingress and egress via two driveways
Proposed Parcel VL:
 - 50.47 ft. of frontage on Paul Maillard Road. Developed with Vial Lane, which connects to Paul Maillard Road.
- **Utilities**
Paul Maillard Road is developed with Parish water, gravity sewer, and drainage. A sewer force main and water facilities are shown in the Parish GIS along Vial Lane. These facilities then turn and run along the rear of the site, where a drainage canal is

also present. The resubdivision survey shows a 15 ft. servitude for the water line in favor of St. Charles Parish.

Representatives from the Department of Waterworks, Wastewater and Public Works offered no objections. It is understood this resubdivision would facilitate a transfer of Parcel VL (Vial Lane) to the Parish.

- **Development History**
Permit history could not be located for the construction of Winnwood Center, but recent occupational licenses show tenants including CVS Pharmacy and the LSU AgCenter.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: AE4
- **Plan 2030 Recommendation**
Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[IV.] C-3. Highway commercial district—Wholesale and retail sales:

- 2. Spatial Requirements:
 - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) 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.

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.

- I. The following note shall be added to resubdivision maps that result in a net 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

C. Lots

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. **Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.**

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

The applicant requests resubdivision of a lot designated Portion of Ellington Plantation into Lot 1-A and Parcel VL.

Each proposed lot meets the minimum area and setback requirements for the zoning district. Proposed Lot 1-A meets width requirements.

Proposed Parcel VL is 50.47 ft. wide when 70 ft. is required under C-3 zoning. It does not meet Appendix C., Section III.C.1.b. Width, which states:

Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.

The applicants have submitted a waiver request from the Width requirement.

The Department does not object to the waiver from the Width requirement as the creation of Parcel VL facilitates a future transfer of ownership of Vial Lane to the Parish.

DEPARTMENT RECOMMENDATION

Approval.

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