

Commissioner Booth: Next item on the agenda is PZS-2016-50 requested by Ashton Plantation Estates, LLC for preliminary plat approval for Lots 7-47, Ashton Plantation Estates, Phase 2-A. Zoning District R-1A. Council District 7. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. The applicant is requesting Preliminary Plat Approval of a major subdivision of 41 residential lots and 3 “reserved lots” in Phase 2-A of Ashton Plantation Estates. The development site is west or upriver of the southern-most residential portion of Ashton Plantation Estates. The site was rezoned from C-3 to R-1A in 2007 (Ord 7-8-15).

The Subdivision Regulations require major subdivisions to obtain Planning and Zoning Commission approval in two phases. The first is the preliminary plat, or conceptual layout. If approved, the developer completes and submits construction design plans for review by parish departments. This is the second approval phase—construction plans approval. For the third phase, Parish Departments monitor the construction of the roadway, drainage, water, sewer, and utilities so that dedication of streets and infrastructure to the Parish through the Parish Council can be completed.

The regulations list 22 elements that must be shown on a Preliminary Plat and two additional documents, a drainage impact analysis (DIA) and a preliminary storm water pollution prevention plan (MS4), to be submitted for the first Planning Commission approval. The applicant has submitted all three. The DIA and MS4 are under review by the Department of Public Works.

The Planning staff worked with the developer to complete a plat with all required elements and also reviewed the plat for compliance with the geometric standards for streets, blocks, lots, and servitudes & rights-of-way. All proposed right-of-ways meet the required 50’ width for a local street with sub-surface drainage and utilities (the category of street that provides direct access to lots). All proposed intersections are at right angles and within the minimum 500 to 1,500 foot block length.

All proposed lots meet or exceed the required 60-foot hard surface frontage width and all exceed the 6,000 square foot lot area width but there are some lots that don’t meet the geometric standards in that all side lot lines shall be at right angles to street right-of-ways or in case of cul-du-sacs, the side lot lines have to be radial to the curves. Originally we had pointed out that lots 13, 16 and 20, but through further analysis by the applicant, they’ve uncovered that there are actually several more lots that don’t meet that criteria and therefore they will be requesting a waiver to that requirement. The lots are 10-13, 15-23, 29, 30, 33, 34 and 40-43.

The subdivision layout complies with the parish addressing standards. Knowing in the future that there will possibly be other phases to Phase 2, we actually have a conceptual layout of what the subdivision is going to look like at build out. I went ahead and gave preliminary addresses for all of them to make sure that there would be no problems or challenges with addressing the lots. The proposed street names are not the same or similar other street names in St. Charles Parish. An address map of the entire subdivision phase was also compiled to confirm that all lots in Phase 2-A can be addressed with the required numeration sequences and can continue seamlessly as the subdivision is expanded.

So as I said before, approval of preliminary plat would require approval of the waiver to the Geometric Standards in that side lot lines have to be 90 degrees to a straight street side or radial if the side lot line is located in a cul-du-sac. So our recommendation is contingent upon approval of the requested waivers OR corrections on the plat that would bring the proposed development into compliance with the Subdivision Ordinance.

Commissioner Booth: Thank you. This is a public hearing on PZS-2016-50, Phase 2-A of Ashton Plantation Estates. Yes ma’am state your name and address for the record please.

Julie Hebert, Coastal Permitting, 13919 River Road, Luling, La. Good evening Chairman Booth and Commissioners. We’re here tonight, I’m joined by the fellow members of our team. We have Mr. Greg Lier, Mr. Jim Hooper and Danny Hebert who is with Civil and Environmental Consulting Engineers. Greg Lier and Jim Hooper are part of the development team with Rathborne Land and Levert Land Company, they are here to answer any further technical questions that you might have. It has been quite a few years since we’ve done a subdivision in St.

Charles Parish and I think we just had one before us, so we're all refreshing our memories on what needs to happen to get a major subdivision through, this is the first step, the preliminary plat. We have to come before you again, but you should all have this in your packet that shows those non-conforming lot lines with the red lines and you can see on that, that it's not a 90 degree angle for those cul-du-sac lots and other lots because the designer, Vernon Henry, who has designed numerous subdivisions over the past 10, 15, 20 years, and the goal is to make the road much more curved, have small cul-du-sacs, not have thoroughfares, it keeps traffic speed down, it keeps communities much safer and it creates more intimate family environments in those cul-du-sacs with 10 or 12 homes there. Due to the curvature and the several cul-du-sacs that create pie shaped lots, it's not always beneficial to keep them radial or 90 degrees because it would neck down the throat of the lot and create a hardship for building and setbacks. So taking all of those things into consideration, that's clearly done where it can be and when it's not feasible or viable there are exceptions, we'll get a waiver for each of those lots. It has not proposed any problems in Phase 1 A, B, or C, that's all working like a charm, everybody is pretty happy back there and it's one of the premier subdivisions of our area. So we just ask for your approval and we're here to answer any questions. Thank you.

Commissioner Booth: Any questions? Anyone else to speak for or against this particular issue? Hearing none, this public hearing is closed. If we approve this, it's contingent of course, on the waivers that are being requested and this is only the phase where we get into engineering and drawing, there is no construction involved in this so we still have time to make adjustments if something comes up that doesn't fit with the community and the parish. Let's call for the vote.

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

YEAS: Loupe, Granier, Richard, Booth, Galliano
NAYS: None
ABSENT: Frangella

Commissioner Booth: That passes unanimously.