

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT

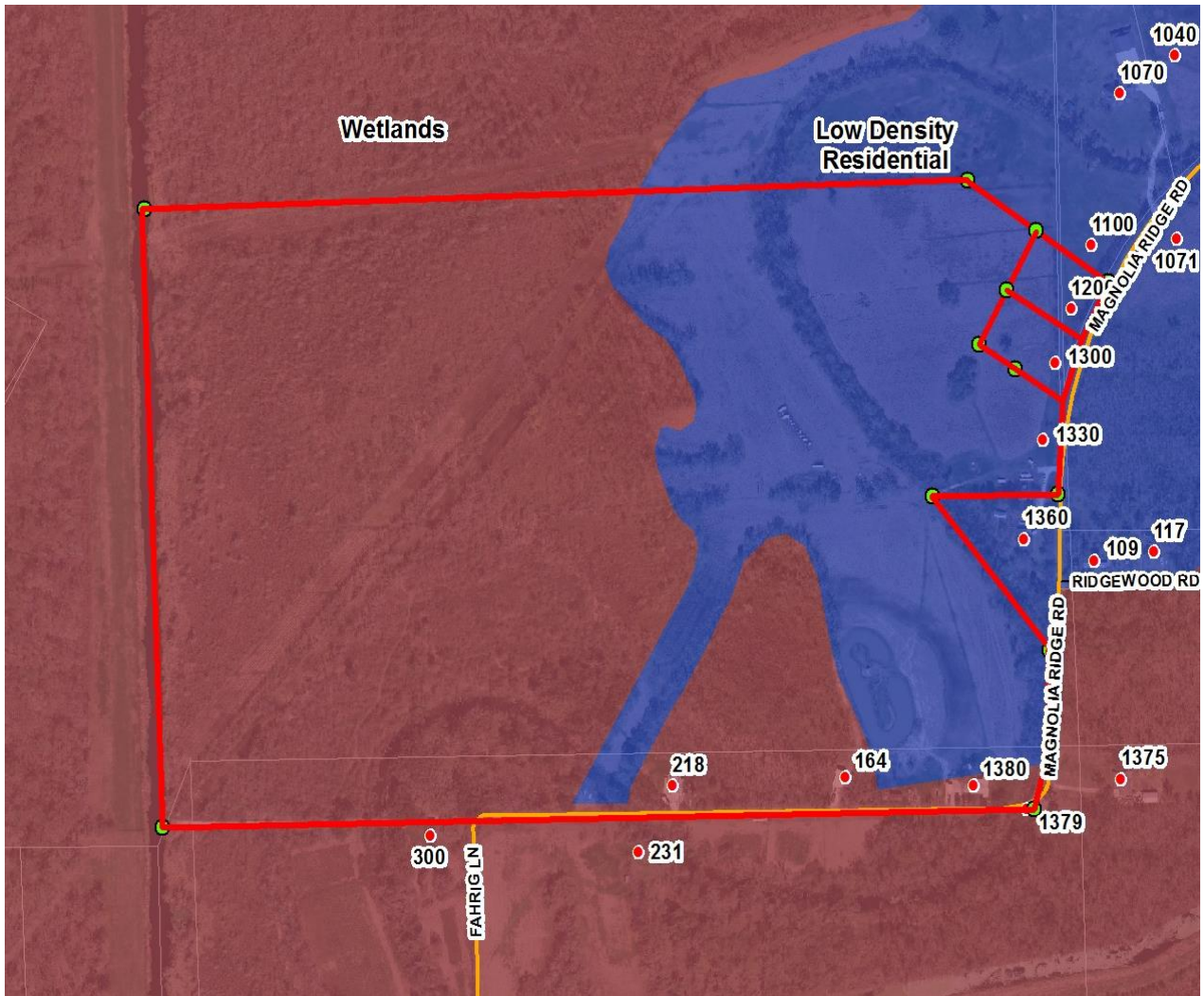
CASE NUMBER: PZS-2015-35

### GENERAL APPLICATION INFORMATION

- |   |  |                                    |
|---|--|------------------------------------|
| ◆ <b>Name/Address of Applicants</b><br>Jody Fahrig<br>1380 Magnolia Ridge Rd<br>Boutte LA 70039<br>504.234.7380<br><a href="mailto:jody.fahrig@gmail.com">jody.fahrig@gmail.com</a> | <b>Property Owner</b><br>Fahrig Sons, LLC<br>1380 Magnolia Ridge Rd<br>Boutte LA 70039<br>985.785.2703 | <b>Application Date:</b><br>9/8/15 |
|---|--|------------------------------------|
- ◆ **Location of Site:**  
1300 & 1330 Magnolia Ridge Rd
  - ◆ **Requested Action:**  
Resubdivision of the T.C. Dufrene Estate & Lot 21-A-3 into Lot 21-A-4, Lot 21-A-5 and Lot 1-TCDE of the T.C. Dufrene Estate.

### SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**  
99 Acres + / --
- ◆ **Traffic Access:**  
Magnolia Ridge Rd
- ◆ **Utilities:**  
Water.
- ◆ **Plan 2030 Recommendation:**



Low-Density Residential—predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and

individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.

Wetlands—land uses limited to low impact uses, such as eco-tourism and recreation (e.g. boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture, managed timber harvest, and other uses that may be permitted by special exception or special permit.

◆ **Zoning and Land Use of the property:**

OL and small portion W.

◆ **Surrounding Land Uses and Zoning:**

OL zoning and land uses to north, east, and west of site. To south and portion of east of site, Wetlands zoning, primarily vacant land uses.



**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 and shall have spaces provided for the signature of the Council Chairman and the Parish President. Approval requires a recommendation to the Council by the Planning & Zoning Commission, an ordinance by the Council, and certification by the Parish President. 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.

**Subdivision Ordinance, Section II. Subdivision Procedure, C. Minor Resubdivisions.**

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Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein. (Ord. No. 14-8-3, § I, 8-4-14)

#### **ANALYSIS**

This is a request to subdivide a lot denoted on the submitted survey as the TC Dufrene Estate and Lot 21-A-4 into Lot 1-TCDE, Lot 21-A-4 and Lot 21-A-5.

The dimensions of the current lots are:

The TC Dufrene Estate lot: 99+ / - acres "(not surveyed);"

Lot 21-A-3: 0.5574 acres

Approval of this resubdivision will result in the following lots and dimensions:

Lot 1-TCDE: 99 acres + / - again "(not surveyed)"

Lot 21-A-4: 1 acre

Lot 21-A-5: 1.0728 acres.

Each proposed lot exceeds the required area and width for its current OL zoning district. The resulting land use from this resubdivision will not conflict with the Future Land Use Map recommendation for *low-density residential*.

#### **DEPARTMENTAL RECOMMENDATION**

**Approval.**