

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZS 2016-28

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** Application Date 6/7/16
Picciola & Associates, Inc.
P.O. Box 687
Cut Off LA 70345
985.632.5786; joe@picciola.com

Property Owner:
Ashton Plantation Estates LLC
P.O. Box 157
Harvey LA 70059
504.368.6355

- ◆ **Location of Site:**
West side of Ashton Plantation Boulevard between Ashton Assisted Living Center and the Union Pacific Railroad, Luling.
- ◆ **Requested Action**
Resubdivision of Parcel SCH-2 of Ashton Plantation into 2 parcels:
Parcel SCH-2A: 88,030.63 square feet, 305.34 feet of frontage
Parcel SCH-2B: 74,333.77 square feet, 132.44 feet of frontage

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**
95,364.40 sq. ft.
- ◆ **Zoning and Current Use**
The property is zoned C-3; it is vacant by cleared.
- ◆ **Surrounding Land Uses and Zoning**
To the west (rear) and north, property is zoned C-3; I-310 and the Union Pacific Railroad abut on these sides.
To the east, across Ashton Plantation Boulevard, property is zones R-1A; the land is currently vacant but recreational facilities are planned for the site.
To the south, property is zoned MS (medical Services) and developed with Ashton Assisted Living Center.
- ◆ **Traffic Access**
Both proposed lots exceed the width or frontage requirement on Ashton Plantation Boulevard, a collector street.
- ◆ **Plan 2030 Recommendations:**
Residential / Mixed Use: This land use designation applies in areas appropriate for large scale, creatively planned developments where the predominant use is residential, but where a variety of housing types at varying densities are encouraged, as well as compatible, local serving commercial and service uses. Development under this land use category is anticipated to take the form of Planned Developments (PD's) as well as Traditional Neighborhood Developments (TND's).

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure

C. Minor Resubdivisions: In instances where a net increase of more than five (5) lots is proposed by subdivision or resubdivision *and no 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. Approval requires certification by the Planning and Zoning Commission, determination and mitigation of impacts to public improvements, and certification by the Parish President.

Subdivision Ordinance, Section III. Geometric Standards. C. Lots.

2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.

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

1. Use Regulations:

a. A building or land shall be used for the following purposes.

- (1) All uses allowed in the C-2 District. (Ord. No. 88-5-5, 5-16-88)
- (2) Commercial auditoriums, coliseums or convention halls
- (3) Retail manufacturing
- (4) Motor vehicle sales and service
- (5) Wholesale uses
- (6) Warehouses (less than 10,000 sq. ft.)
- (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
- (8) Bottling works
- (9) Dog pound
- (10) Building supply
- (11) Heating and air conditioning service
- (12) Plumbing shops
- (13) Motor vehicle repair
- (14) Glass installation
- (15) Fabrication of gaskets and packing of soft metal material
- (16) Creameries
- (17) Parcel delivery service
- (18) Reserved. (Ord. No. 97-7-4, § VIII, 7-7-97)
- (19) Frozen food lockers
- (20) Public stables
- (21) Bulk dairy products (retail)
- (22) Animal hospitals
- (23) Gymnasiums
- (24) Sheet metal shops.
- (25) Upholstery
- (26) Other uses of similar intensity
- (27) Customary accessory uses incidental to the above uses when located on the same lot.

b. Special exception uses and structures:

- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director. (Ord. No. 88-9-9, 9-6-88)

c. Special permit uses and structures include the following:

- (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.)
- (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
- (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
- (4) Reserved. (Ord. No. 01-5-18, § II, 5-21-01)
- (5) Cellular installations and PCS (personal communication service) installations.
- (6) Reserved. (Ord. No. 01-5-18, § III, 5-21-01)
- (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
- (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
- (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
- (10) Outdoor storage, when accessory to an otherwise permitted use in the district.

2. Spatial Requirements:

- a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70)
- 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. (Ord. No. 08-8-9, § XII, 8-18-08)
3. Transportation System: Arterial, local industrial, rail, water.
4. Special Provisions:
- a. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater or lesser buffer strip.
- [V.] Prohibited use: Medical waste storage, treatment or disposal facilities.

ANALYSIS

The applicant requests subdivision of one lot in a C-3 zoning district into two lots where each proposed lot will exceed the minimum 6000 square foot area and 60 foot width.

Because the proposed dividing lot line is not perpendicular to the street the request does not meet the geometric standard: "All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission." The variation is minor and the large lots are on a curving boulevard. The lot line should not inhibit development of either lot, but approval of the variation requires a waiver from the Commission and a Supporting Resolution from the Council.

The Future Land Use recommendation for the area is *Residential / Mixed Use*, and the proposed resubdivision does create a conflict.

DEPARTMENT RECOMMENDATIONS

Approval, contingent on the waiver to the requirement that the proposed side lot line are perpendicular or radial to the street for Lots SCH-2A and SCH-2B.