

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2014-48

GENERAL APPLICATION INFORMATION

- ◆ Name/Address of Applicants:

Ridgeland Properties LLC
PO Box 518
Metairie, LA 70004
985.785.9512
levertstcharles@bellsouth.net

Fahrig & Sons, LLC
1360 Magnolia Ridge Rd
Boutte LA 70039

Application Date: 6/9/14
- ◆ Location of Site:
Between 1070 and 1330 Magnolia Ridge Rd.
- ◆ Requested Action:
Resubdivision of Portion of Parcel A of Ridgeland Properties LLC, Portion of Property of Mrs. Henrietta Hines, & Lot 21-A of Magnolia Ridge Ranchettes Phase 2A into Lots 21-A-1, 21-A-2, & 21-A-3.

SITE-SPECIFIC INFORMATION

- ◆ Size of Parcel:
Hundreds to thousands of acres.
- ◆ Plan 2030 Recommendations:
Low Density Residential
- ◆ Zoning and Land Use:
OL. Large-lot residential at 1070, remainder is vacant and wooded, possibly wetlands as well.
- ◆ Surrounding Land Uses and Zoning:
OL zoning throughout.
Large lot residential abuts the sides of site;
Across Magnolia Ridge Rd: vacant presently, future large lot residential;
Rear of lot: wooded and possibly jurisdictional wetlands;
- ◆ Utilities:
Existing
- ◆ Traffic Access:
Magnolia Ridge Road.

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. 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.

ANALYSIS

These applicants are requesting to resubdivide 3 lots fronting the western side of the 1100 thru 1300 block of Magnolia Ridge Road into 5 lots. The site is located approximately 650 feet from a 200-foot LP&L Servitude that crosses Magnolia Ridge Road. All lots, **except the Remainder of Parcel A, Ridgeland Properties LLC**, will front on Magnolia Ridge Road. All lots will exceed the minimum frontage and square foot requirements for Open Land zoning. Grand Bayou meanders through a portion of the site and several gas pipelines and an LP&L right of way run through the site. A significant portion of 4 lots is wooded but the remaining cleared portions of all lots are developable.

The applicants have given no indication of what is intended for the lots identified on the plat as “The Remainder of Parcel A, Ridgeland Properties LLC” or “Remainder of Mrs. Henrietta Hines.” These lot portions have been identified on the plat as “not a part” and “not surveyed.” But any subsequent lots created from these remaining portions will also be subject to the minimum frontage and square foot requirements. Evidence of a wetlands determination may also be required for those potential future subdivided lots but not subject to this application.

DEPARTMENTAL RECOMMENDATION

Approval.