



## Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2026-1-MIN

### APPLICATION INFORMATION

- **Submittal Date:** 12/29/2025
- **Applicant / Property Owner**

Sonya Johnson & Theron Henderson	Blake Lorio
ICG Investing, LLC	315 River Ridge Drive
P.O. Box 15	Boutte, LA 70039
Laporte, TX 77572	
- **Request**

Resubdivision of Lots 25A and 26A, River Ridge West Phase III into Lots 25A-1 and 26A-1.

  - Waiver required from the *Appendix C. Subdivision Regulations, Section III.C.1.b. Width.*

### SITE INFORMATION

- **Location:** 313 and 315 River Ridge Drive, Boutte
- **Size of Proposed Lots**
  - Lot 25A-1: 7,533.28 sq. ft., 58.74 ft. wide at the River Ridge Drive frontage
  - Lot 26A-1: 8,894.82 sq. ft., 71.26 ft. wide
- **Current Zoning:** R-1A
- **Current Use**

Lot 26A is developed with a single-family house which will remain within proposed Lot 26A-1. Lot 25A is undeveloped and will remain so as Lot 25A-1.
- **Surrounding Zoning:** R-1A
- **Surrounding Uses:** The site is in a developed residential neighborhood.
- **Traffic Access**

Each lot has frontage along River Ridge Drive. 26A-1 will maintain the existing driveway providing access to the house.
- **Utilities**

As per Parish GIS, water and gravity sewer are available along River Ridge Drive. Drainage facilities are focused along the rear of each lot.

Representatives from the Department of Waterworks, Wastewater and Public Works offered no objections.

- **Development History**

From 1978 to 1984 the subject area is shown across different maps reflecting changes in development plans for the neighborhood. A map titled Addition to Holder Estates dated April 16, 1978 initially shows lots suitable for single-family development. But subsequent plats by Lucien C. Gassen dated April 15, 1981 and December 4, 1984 show lots suitable for multi-family/townhome development, which was further supported by a rezoning to R-3T (R-3) as per Ordinance 83-8-12.

Most of Holder Estates as shown on the above-mentioned maps has not developed, and a shift to single-family development began with a 1991 rezone from R-3T to the current R-1A (PZR-91-15; Ord. 91-9-1). A reconfiguration into single-family lots

(including 25A and 26A) was completed as per the map by Lucien C. Gassen dated August 5, 1991.

- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: AE4

2013 Digital Flood Insurance Rate Map: DFIRM AE6

- **Plan 2030 Recommendation**

*Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).*

## APPLICABLE REGULATIONS

### Appendix A. Section VI. Zoning District Criteria

[I.] R-1A. *Single family residential detached conventional homes*—Medium density.

2. Spatial Requirements:

- a. Minimum lot size: Six thousand (6,000) square feet per family; **minimum width—sixty (60) feet.**
- b. Minimum yard sizes:
  - (1) Front—Twenty (20) feet.
  - (2) Side—Five (5) feet.
  - (3) Rear—Twenty (20) feet.
  - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
  - (5) 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.
- c. Accessory buildings:
  - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
  - (2) The accessory building shall not exceed two-story construction.
  - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
  - (4) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
  - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
  - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

### 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 new 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*

- 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 the resubdivision of Lots 25A and 26A into Lots 25A-1 and 26A-1

Proposed Lot 26A-1 meets the requirements for the R-1A zoning district and geometric standards.

Proposed Lot 25A-1 is shown at 58.74 ft. wide, which does not meet Geometric Standards, specifically item 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 minimum width per the R-1A zoning district is 60 ft., making 25A-1 deficient by 1.26 ft.

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

The Department does not object to the waiver. The request corrects a substantially deficient side yard setback for the existing home on Lot 26A, and shifting the lot line clears the way for development on the adjacent separately owned lot (25A/25A-1).

**DEPARTMENT RECOMMENDATION**

**Approval.**

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