

PZO-2016-04 requested by Larry Cochran, Parish President for an ordinance to amend the undeveloped street ordinance, Appendix C, Subdivision Regulations, Section V.B, to strike the September 2, 1969 date requirement.

Mr. Albert stated that the stage for permitting is set here and this would fix the Blueberry Hill situation. In order to build a building in St. Charles Parish you have to have frontage on a dedicated improved street. There are a number of non-developed streets in the parish and a few years ago there was an ordinance put in place that provides a path for property owners to build on those properties so long as they pay into the system their fair share of the eventual cost of putting that road. They have to make some dedications as required and they have to put the aggregate drive up to their property at the time of development. There is a date in the ordinance that puts a dividing line of those who can and those who can't take advantage of this in the ordinance. The challenge has been for us in the terms of permitting is there will be like in the case of Blueberry Hill, one side of the street was platted before the date and the other was not. So there are residents on one side that will come in and say how come they can do this across the streets, I'm tapping into all the same services and the ordinance has a hard dividing line as to why they can't build or pay into the system. We've looked into ways around it, we have none so we're proposing to remove that date because we haven't found any back up to show why that date was relevant. Even if there was a reason at the time, it doesn't appear to be relevant today.

Barbara Matherne, 337 Catalba St., LaPlace asked that the Commission consider what they are proposing. Not here to speak about the area that Mr. Albert is talking about, she talking about the River Oaks area. Her husband purchased lots 40 years ago and he can't build on it. He was given a permit to run water. So we're asking you to support this and your consideration.

Jimmy Matherne, asking for your support.

Matthew Long, 400 St. Charles St., Norco. The property has sewer and water and the only thing that is stopping construction is the date.

Mr. Matherne stated that the date has to be before September 2, 1969, the folks that came tonight, their dedication date is September 17, 1969, they're 15 days from this. They were very close to not needing this help.

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

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

The ordinance will go the Parish Council with a positive recommendation.

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