



Department of Planning & Zoning Staff Report – Major Subdivision Case No. 2022-1-MAJ, Almedia Gardens

APPLICATION INFORMATION

- **Submittal Date:** June 13, 2022
- **Property Owner / Developer**
Wayne Wandell
Almedia Gardens, LLC
2237 N. Hullen Street, Suite 201
Metairie, LA 70001
504-831-6666; frstdraw@aol.com
- **Project Engineer**
Matt Falati & Allison Froeba
Specialized Engineering, LLC
401 St. Joseph Street, Suite 2A
New Orleans, LA 70130
504-400-6238; matt@specializedengineeringllc.com
- **Request**
Preliminary Plat Approval for Almedia Gardens Subdivision

SITE INFORMATION

- **Location**
The development site is located in St. Rose and bounded by the CN Railroad to the north, Charlestown Subdivision to the south, Almedia Drive to the east, and Riverview Drive to the west.
- **Size of Site:** approximately 47 acres
- **Number of Lots:** 188
- **Zoning:** R-1A and C-2 (approximately 1 acre)
- **Current Use:** the site is vacant and partially wooded
- **Surrounding Zoning**
R-3 zoning is located to the south (Charlestown); R-1A(M) and M-1 zoning is located to the north (CN Railroad); R-3, C-2, and M-1 zoning is located to the east (Almedia Rd.); R-1A zoning is located to the west (Riverview Dr.).
- **Surrounding Uses**
Multi-family apartment buildings are adjacent to the south and east; the CN Railroad is adjacent to the north; undeveloped, wooded tracts and industrial uses fronting Almedia Road are located to the east; Riverview Subdivision is adjacent to the west.
- **Flood Zone and Minimum Building Elevation**
A99/DFIRM AE+5; developers/buildings will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 Datum], whichever is higher.
- **Plan 2030 Recommendation**
Low-to-Moderate Residential (approx. 46.08 acres) - 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)

Commercial (approx. 0.42 acres) - This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

Business Park (approx. 0.5 acres) - This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.

▪ **Traffic Access**

This site currently has frontage on East Club Drive and Almedia Road.

The subdivision plan shows utilization of both frontages for access. East Campus Drive will be extended into the subdivision and a new street right-of-way will provide ingress/egress from Almedia Road. This satisfies the street extension and minimum two (2) access point requirements of the Subdivision Regulations.

The Department addressed the possibility of a right-of-way connection to adjacent Riverview Subdivision with the project engineer. Incorporating this connection into the subdivision's roadway network would maintain the potential for a secondary means of access to Almedia Road for multiple existing and potential subdivisions via a complete east-west right-of-way along the CN Railroad. Completing this street right-of-way would take demand off River Road and potentially create more efficient routes for mail/package delivery, garbage, emergency, bus, and other services.

Practical difficulties that could prevent or discourage the completion of this secondary east-west right-of-way:

- It would require the Parish developing a portion of its own property at the rear of Riverview Subdivision as a new right-of-way with all necessary utilities.
- It would require the development of additional residential subdivisions across multiple individual properties held in separate ownership.
- Consideration for the impact of increased traffic at the proposed subdivision entrance/exit at Almedia Road given its proximity to an elevated railroad crossing.
- Consideration for what could be a significant amount of through traffic on Almedia Gardens Drive.

▪ **Utilities**

The Parish's GIS shows water, sewer, and drainage facilities through portions of the subject site and the preliminary plat shows a private AT&T servitude.

The subdivision will involve the development new public utility lines serving the 188 residential lots, along with private electric, cable, telephone, and gas lines as shown on the typical roadway section on sheet 4 of the subdivision plan.

In a memorandum dated May 9, 2023 the Parish's Director of Wastewater (DWW) states that the Parish is not currently able to receive wastewater from this development. DWW is working with the developer and engineer on the development of a new force main that would provide service for this development. While not a requirement during the preliminary plat phase of the major subdivision process, the Director of DWW did endorse the approval of the preliminary plat provided the developer constructs the necessary force main. Construction plans showing the development of this force main would have to be approved by the Director of DWW prior to any construction of this subdivision.

▪ **Development History**

The bulk of the development site was once Lot G, which was resubdivided into Lots G-1-A and G-1-B as per the plat by John F. Marshall, PLS dated November 1989.

An oxidation pond was planned on Lot G-1-A but never developed. No other improvements have been made to this site and a significant portion remains wooded.

APPLICABLE REGULATIONS

Appendix C. Section II. – Subdivision Procedure

- D. *Major Subdivisions.* For any major subdivision, approval shall consist of preliminary plat approval by the Planning and Zoning Commission, construction approval by the Director of Planning and Zoning, and final approval by the Parish Council.
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
2. **Mandatory Submission Requirements.** The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
- a. The name(s) and address(es) of the owner(s) and subdivider(s).
 - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
 - c. A title block containing the subdivision name, location of the property, a true north arrow, and scale, both written and graphic. The preliminary plat shall be drawn to a legible scale.
 - d. Existing property lines, including width and names of bounding streets.
 - e. Section and township lines.
 - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
 - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
 - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
 - i. Existing drainage ditches and canals and their respective servitudes.
 - j. Existing lakes and ponds.
 - k. Name(s) of adjoining property owner(s) as they appear on the tax assessor's roles.
 - l. Name(s) of adjoining subdivisions.
 - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
 - n. Layout and dimensions of existing and proposed servitudes and rights-of-way, including sidewalks.
 - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
 - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
 - q. Statement regarding proposed method and source of sewage disposal and/or treatment.
 - r. Statement regarding proposed method and plan for drainage.
 - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
 - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
 - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
 - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," Indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
 - w. Statement regarding proposed phases (if any).
3. **Preliminary Plat/Additional Submission Requirements.**
- a. **Drainage Impact Analysis.** A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
 - b. **Traffic Impact Analysis.** A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
 - c. **Storm Water Pollution Prevention Plan.** A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - d. **Drainage Impact Report.** A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage
 - e. **Sewer Impact Report.** A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan
 - f. **Phasing document.** When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.
4. **Preliminary Plat Procedure.**
- a. **Submission Procedure.** An application for subdivision approval, the Preliminary Plat, and additional submission requirements shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be

submitted. A PDF file and five (5) original copies of the Preliminary Plat shall accompany the application. The Department of Planning and Zoning shall forward a copy of the plat and additional submission requirements to the appropriate Departments.

- b. Departmental Reviews. The Director of the Department of Planning and Zoning shall review the Preliminary Plat for conformance with the relevant regulations. The Director of the Department of Public Works and Wastewater shall review the Drainage Impact Analysis and the Traffic Impact Analysis. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat and additional submissions, whether the application does or does not meet the standards and objectives of these subdivision regulations. If the application submitted does not meet the standards and objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, and the Drainage Impact Analysis and Traffic Impact Analysis are approved by the Director of Public Works and Wastewater; the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.
- c. Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if 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. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.
 - (1) Waivers to Preliminary Plats of specific Subdivision or Zoning requirements as approved under the Special Permit procedure for Garden Home Developments may be approved on the Preliminary Plat by the Planning Commission with a supporting resolution of Council.
- d. Public Hearing Notice. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning and at the building in which the public hearing shall be held. The public hearing shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearing. Notice of the time and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to the following parties:
 - (1) The subdivider and/or the owners.
 - (2) The owners of the land adjoining the platted land as their names appear on the tax assessor's records. If the subdivider owns the contiguous property, the next subsequent landowner shall be notified.
 - (3) The St. Charles Parish Council through the Council Secretary.
- e. Phased Subdivisions: A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.
- f. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. The Department of Planning and Zoning may make recommendations to the Planning Commission regarding the layout of lots, blocks, streets and general orientation of the design.

Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing. Conditional approvals may include any or none of the Planning Department's recommendations. Conditional approvals may be granted to ensure that the proposed subdivision conforms to the general safety and welfare of surrounding developments. Conditional approvals may be granted for all, some, or only one proposed phase(s) of a phased subdivision.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider. The reason(s) for disapproval shall be stated in writing to the subdivider.

The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval of a preliminary plat shall be valid for a period of six (6) months from the date of the Commission decision, unless specifically extended by the Commission. Preliminary Plat approval for phased subdivisions shall also expire if construction within the subdivision, according to the phasing document is interrupted for a period of six (6) months or more.

Appendix C. Section III. – Geometric Standards

- A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
 - 1. Classification. Streets shall be classified as one of the following:
 - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
 - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
 - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
 - 2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.

- a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. (Ord. No. 00-10-20, § I, 10-23-00)
 - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet. (Ord. No. 00-10-20, § II, 10-23-00)
 - c. Alley. Twenty (20) feet.
 - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half ($\frac{1}{2}$) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
 - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
 - f. Boulevards. One hundred (100) feet.
 3. Street Names:
 - a. All public or private thoroughfares dedicated or improved for general travel and used as means of primary access to the front of residential, business or other property shall be termed a "street," "avenue," "drive," "place," "parkway," "road," or "boulevard," with the following defined exceptions:
 - (1) Boulevard/Parkway. Thoroughfares which utilize center islands to separate opposing traffic through their entire length which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving thoroughfares; thoroughfares with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; thoroughfares over five hundred (500) feet in length ending with a temporary or permanent cul-de-sacs.
 - (2) Circle. A public or private street which aligns in a partial circle configuration and that intersects another road at two locations.
 - (3) Court/Place. A public or private street up to five hundred (500) feet in length with only one present or future means of entrance or exit.
 - (4) Lane. Streets which are private, irrespective of their configuration.
 - (5) Loop. A circular public or private street which begins and ends in the same street and at the same location (intersection).
 - (6) Road, Street, Drive, or Avenue: Streets which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving streets; streets with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; streets over five hundred (500) feet in lengths ending with a temporary or permanent cul-de-sacs.
 - b. All directional components of a street name shall precede the unique street name and shall be limited to the abbreviated form such as, N, S, NE or SW.
 - c. Extension of Existing Street. A new street shall bear the same name of any street which it is an extension of or which it is in alignment with.
 - d. Duplication. Proposed street names shall not duplicate existing street names nor approximate such names in spelling or phonetics.
 - e. Street Name Designations. The Parish Council, by Ordinance, may name, rename, or create public or private streets.
 - f. The Director of Planning and Zoning shall be responsible for the enforcement of this Ordinance.
 4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
 - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
 - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
 5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
 6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks:*
1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.
 2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.
- C. *Lots:*
1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.

- 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.
 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.
 3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way*:
 1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
 2. Drainage Servitude. A drainage servitude shall be provided for all existing and proposed watercourses including swales, ditches, canals, and ponds. The minimum width of a drainage servitude shall be 20 feet. For larger watercourses, the minimum width shall be the top of the bank width of the watercourse plus 10 feet on each side of the watercourse.
- E. *Building Lines*. Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.
 1. All subdividers shall dedicate land or pay fees in lieu of dedication for the purpose of providing recreational facilities to residents of St. Charles Parish. Dedication of property or fees shall be based on the following:
 - a. Dedication. The amount of land dedicated shall equal five (5) percent of the net area of the subdivision (the total acreage excluding land in existing and proposed streets and street rights-of-way) in commercially and industrially zoned areas and in residentially zoned areas with densities of less than six (6) dwelling units per net acre. Land dedication shall equal ten (10) percent of the net area of the subdivision densities of six (6) to ten (10) dwelling units per net acre and fifteen (15) percent of the net area of the subdivision with residential densities exceeding ten (10) dwelling units per net acre. The Parish reserves the right to select those lands it considers best suited to meet the recreational needs of the Parish. Lands to be dedicated shall be cleared (unless a waiver is granted by the Council to save certain trees), shall have hard-surface dedicated public access to the site, and shall be free of wetlands issues which would negatively impact development at the time of dedication. The developer shall provide supporting documentation evidencing that the site has no outstanding wetland issues prior to the dedication. In order for property with wetlands to be dedicated, the developer shall be responsible for obtaining the proper permits needed for the developer to clear the site and for the Parish to subsequently fill the site to the same elevation as the hard-surface dedicated public access to the site. The permit documentation shall be transferred into the name of the Parish by the developer and shall be provided to the Parish prior to acceptance of the Act of Dedication. A deed shall be conveyed to the Parish concurrent with dedication of street improvements. Supervision and maintenance of the park shall become the responsibility of St. Charles Parish upon dedication.
 - b. Fees in Lieu of Dedication. At the sole discretion of St. Charles Parish, the Parish may require the developer to pay a fee in lieu of such dedication. The amount of the fee shall be three hundred dollars (\$300.00) for each six thousand (6,000) square feet of residential area, up to a maximum fee of one thousand, five hundred dollars (\$1,500.00) per individual lot. Minor residential subdivisions containing only five (5) lots or less, and those subdivisions which require no infrastructure improvements (i.e., streets, sewerlines, etc.) shall be exempt from the provisions of Section [VIII] F. of these regulations.
 - c. Use of Revenue. The Department of Finance shall establish a separate account for revenues derived from fees in lieu of dedication requirements. Monies shall only be expended for 1) the purchase of recreation property in the vicinity of the subdivision from which the fees were collected should none currently exist, and/or 2) capital improvements and equipment for new or existing park and recreational facilities. For new residential subdivisions which donate monies to the parish, the monies shall be expended on facilities which are reasonably accessible to residents of the area where the new residential subdivision is located. The Finance Department shall forward an annual report to the Planning Commission and Council on the amount of fees collected and the amount and use of monies expended.
 - d. Credit for Private Open Space. Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the dedication and fee requirements of this ordinance, provided the Planning Commission finds it is in the public interest to do so, and that the following standards are met:
 - (1) That yards, court areas, setbacks and other open space areas required by the zoning ordinance shall not be included in the computation of such private open space.
 - (2) That the private ownership and maintenance of the open space is adequately provided by covenants placed upon the subdivision.
 - (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants. The covenants shall run with the land in favor of the future owners of the property within the subdivision, and said covenants shall not be deleted or eliminated.
 2. School Sites. When a subdivider proposes to develop a site in excess of net forty (40) acres or four hundred (400) dwelling units, the Planning Commission may require the subdivider to dedicate to the school district such lands the Planning Commission shall deem necessary for the purpose of constructing schools necessary to assure residents of the development of adequate school services. Location and confirmation of the school site shall be mutually agreed upon by the School Board and Planning Commission.
- G. *Construction Access Route*. Whenever subdivision of land and/or building construction relative to the subdivision of land will require construction equipment to use any public property maintained by the St. Charles Parish Department of Public Works, the subdivision shall submit to the parish his proposed "Route of Access" in map format to the Planning and Zoning Department and the Parish President for review and approval.

Following approval, the Subdivider shall be required to maintain the access route during the subdivision construction period and shall be required to post a maintenance bond for repair of any damages to public property. The amount of the bond shall be set by the Planning and Zoning Department through the office of the Parish President.

Appendix A. Section VI. – Zoning District Criteria and Regulations

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

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
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.

FINDINGS

This is a request for approval of the Preliminary Plat of Almedia Gardens, a proposed 188 lot residential subdivision on approximately 47 acres in St. Rose.

Notable features shown on the preliminary plat include:

- An extension of East Club Drive and eight (8) new rights-of-way within the subdivision, one of which provides another means of ingress/egress at Almedia Road.
- A 40 ft. to 50 ft. drainage servitude around approximately 3,610 ft. of Squares A and F. This servitude is shown as its own separate property with defined boundaries and not as part of any of the proposed residential lots. Water would be directed to this servitude via four (4) 20 ft. drainage servitudes through Lot 6, Sq. A and Lots 22, 39, and 50, Sq. F.
- A site for a new sewer lift station is shown within Lot 44, Sq. D.
- A sewer servitude is shown within the rear yards of Lots 50-54, Sq. F.
- Development of the subdivision is shown in four (4) phases as per sheet 3 and detailed further in the letter from Matt Falati, P.E. of Specialized Engineering dated March 24, 2023. Regarding phased subdivisions the Subdivision Regulations state:
 - *A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.*

The following items must be submitted, reviewed, and approved for consideration by the Planning Commission by the Department of Planning & Zoning (P&Z) and Department of Public Works (DPW):

- Preliminary Plat
- Drainage Impact Analysis (DIA)
- Traffic Impact Analysis (TIA)

The DIA by Specialized Engineering, LLC dated May 1, 2019, revised February 28, 2023 received conditional approval from DPW as per their memorandum dated April 25, 2023, with any outstanding items needing to be addressed during construction plans review.

The TIA by Specialized Engineering, LLC dated February 2020 received no objection from DPW as per their memorandum dated May 10, 2023. Prior to any construction approvals being granted DPW highlighted the need to address the recommendations made by DOTD as detailed in their letter dated November 17, 2020.

The Preliminary Plat by Jens Lorenz, PLS, KLS Group Inc. dated November 2, 2022 and revised April 25, 2023 was reviewed by P&Z for compliance with the Subdivision Regulations. The submitted plat shows most of the information required on a preliminary plat as detailed under Appendix C., Section II., item E.2., but further revisions are necessary as per an email to Matt Falati, P.E. dated May 12, 2023. These revisions include:

- Providing an accurate graphic scale
- Accurately showing the rear property line dimensions of some lots
- Showing the correct right-of-way width for the E. Club Drive extension

At the time of this writing P&Z is awaiting the requested revisions.

In addition to the required preliminary plat information detailed under Section II.E.2, the preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. The plat shows the subdivision is deficient with the following requirements:

- *B. Blocks, 1. Length. No block shall be longer than one thousand five hundred (1,500) feet **nor less than five hundred (500) feet between street centers.** Block separation, including stub outs, shall be paved to provide a minimum of*

two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.

- *C. Lots, 1. Size. The **width**, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.*
 - a. *Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.*
 - 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.*

Regarding the block length requirement Squares B and C are below the 500 ft. minimum, measuring approximately 384 ft. and 408 ft. respectively.

Regarding the lot size requirements, the following are deficient as to the required standard and corner lot width in the R-1A zoning district:

- Lots 10, 11, 12 Sq. A and Lots 13, 15, 16, 17, 18, 26, 27, 28, 29, 49, 51 Sq. F do not provide the required 60 ft. width by the 20 ft. front setback line.
- Lots 13, Sq. A does not provide the required 80 ft. width for corner lots.

**Revised from previous report. Lots 1, Sq. A, 10 Sq. B, and 12 Sq. C found in compliance with the required corner lot width.*

The property owner/developer has requested a waiver from these requirements as detailed on the waiver request form dated May 3, 2023.

P&Z does not object to the waiver from the required minimum block length. The site is oddly shaped and squares B and C are located in an area of the subdivision where the design is trying to accommodate an extension of E. Club Drive and a roadway alignment providing adequate ingress/egress from Almedia Road. There are design alternatives within the existing layout that allows for squares B and C to meet the minimum block length requirement, including elimination of a portion of Hooges Street in favor of extending Briarwood and Garvan Streets further west. However, this subdivision is better served by more north-south roadways connecting to Almedia Gardens Drive. By increasing the length of two east-west roadways and eliminating the Hooges Street intersection with Almedia Gardens Drive, more traffic is directed to the Butchart Street-Almedia Gardens Drive intersection and the subdivision is left with a less efficient overall street network.

P&Z cannot support a waiver from lot area requirements in a new subdivision. The plat should be revised to ensure each standard lot meets the minimum 60 ft. width at the 20 ft. setback line, and each corner lot meets the required 80 ft. width.

DEPARTMENT RECOMMENDATION

The Department of Planning & Zoning has no objection to the minimum block-length waiver request.

The Department cannot recommend approval of a waiver from required lot width in a new development absent a practical hardship. A minor reduction of lots would allow for compliance.

The Department recommends approval of the requested block-length waiver request. The Department recommends a conditional approval of the Preliminary Plat that brings the lot-width deficient lots into compliance.

The Planning Commission, at their discretion, may approve the plat as presented with both waiver requests should they find the applicant has provided sufficient cause for the requests. If the Planning Commission approves this request with any of the requested waivers, it will be forwarded to the Parish Council for consideration of a supporting resolution.