

# St. Charles Parish Department of Planning & Zoning

## SUBDIVISION ORDINANCE AMENDMENT REPORT

### CASE NUMBER: PZO 2015-02

#### Introduced by Paul Hogan, PE, Councilman, District IV

To amend the subdivision regulations to correct the definition of “Planned Industrial Park” and revise subdivision application fees.

#### Planning and Zoning context:

- The Department has provided additional markup as shown below to clarify and simplify some of the language.
- The Department recognizes the need for the revised definition which will correct a noticeably deficient aspect of the Zoning Ordinance.
- The Department has a neutral position on the revisions to the fee structure.
  - Typically we would survey surrounding communities and consult with other local governments to determine appropriate fee structures. The Ordinance as proposed essentially sets fees equally across the various subdivision actions. We note that the process for subdividing residential, commercial, or industrial land is effectively the same in regards to review time. However, there is standing practice both here and across the Country for variations in fee structure depending upon the land use associated with Planning applications. This variation is usually justified by the potential impact of land use actions on more intense zonings.

#### Potential outcomes:

1. **The proposed definition closes a potential loophole in the Zoning Ordinance.**
2. **The proposed fee changes will reduce department revenue and affect budgeting.**
3. **The ongoing UNO update of the Zoning Ordinance, which intends to provide recommendations on our fee structure, may significantly differ from what is proposed here. A higher proportional increase to the Subdivision fees could require consideration by Council at a later date.**