

# St. Charles Parish

## Department of Planning & Zoning

### LAND USE REPORT

**CASE NUMBER: PZS-2014-41**

#### GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Lloyd Frickey  
152 Bayou Estates Dr.  
Des Allemands LA 70030  
**985.758.2936**  
**Lfrickey2@cox.net**

**Application Date:** 8/12/14

◆ **Location of Site:**

14345 Old Spanish Trail, Boutte.

◆ **Requested Action:**

Resubdivision of east half of Lot 13 of the addition to Mosella Subdivision into Lots 13-A & 13-B.

#### SITE-SPECIFIC INFORMATION

◆ **Size of Parcel:**

20,587 sq. ft.

◆ **Plan 2030 Recommendations:**

Moderate Density Residential.

◆ **Zoning and Land Use:**

R-1AM. *Single-Family Residential Detached Conventional Homes, Manufactured Homes & Mobile Homes*—Medium Density.

◆ **Surrounding Land Uses and Zoning:**

R-1AM zoning surrounds site; R-1AM & R-1A land uses surrounds site.

◆ **Utilities:**

Utilities available on Old Spanish Trail, none on US 90.

◆ **Traffic Access:**

Old Spanish Trail and US 90.

#### 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 and shall have spaces provided for the signature of the Council Chairman and the Parish President. Approval requires a recommendation to the Council by the Planning & Zoning Commission, an ordinance by the Council, and certification by the Parish President. 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

This application was tabled at the October 2014 Commission meeting due to concerns raised by the Department pertaining to frontage width of proposed Lot 13-A and sewer connection accessibility for proposed Lot 13-B. Both issues have been resolved.

The site fronts on both Old Spanish Trail and US 90 in Boutte approximately 1748 feet west of Fourth Street and approximately 530 feet east of Hills Street. A house fronts on Old Spanish Trail and other than a small shed, the remainder of the lot is vacant.

With public sewer and water lines along Old Spanish Trail but only a water line fronting US 90, the need for sewer connection for Lot 13-B was evident. But because this lot does not meet the minimum area required to install individual sewer treatment, the only option available for sewer connection would be from Old Spanish Trail through Lot 13-A. The Department recommended that a private 10-foot utility servitude through Lot 13-A be denoted on the plat for the purpose of installing sewer service. The revised plat includes this.

Pertaining to the frontage width of Lot 13-A, the revised plat denotes both a “measured” width and “actual” width. The Department finds this to be sufficient.

Therefore, all issues mentioned about the plat at the October 2014 meeting have been resolved and the plat meets all requirements for approval.

<b>DEPARTMENTAL RECOMMENDATION</b>
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**Approval.**