

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2014-40

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date:** 8/5/14
Edith C. Ferdon for John & June Luck
PO Box 173 2075 Lakeshore Dr., D-14
Norco LA 70079 Mandeville LA 70445
504.616.6944 **985.626.0062**
ecferdon@aol.com
- ◆ **Location of Site:**
Destrehan / St Rose
- ◆ **Requested Action:**
Resubdivision of Lot 20, Pecan Grove Subdivision into Lots 20-A and 20-B.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Approx. 30 acres
- ◆ **Plan 2030 Recommendations:**
Low Density Residential & Wetlands
- ◆ **Zoning and Land Use:**
OL & M-1
- ◆ **Surrounding Land Uses and Zoning:**
Upriver side between River Rd and RR: R-1A zoning, vacant land uses.
Downriver side between River Rd and RR: R-1M zoning and land uses and OL zoning and land uses.
From RR beyond: M-1 zoning, vacant wetlands.
- ◆ **Utilities:**
Water only.
- ◆ **Traffic Access:**
River Road.

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

The subject site is a pie-shaped lot fronting on River Road in St Rose and extending across the Canadian National Railroad to beyond I-310. The applicants are requesting to create Lot 20-A from the River Road to the Railroad and Lot 20-B from the remaining portion. However, only Lot 20-A is developable and meets all the requirements of the Subdivision Ordinance. There is no access across the RR for Lot 20-B and it would also be land-locked. Both of those shortcomings must be alleviated before the lot could be developed.

The submitted plats have several deficiencies that must be rectified in order to meet the minimum standards for minor subdivisions as spelled out in the Subdivision Ordinance:

- The vicinity map is incomplete as it only shows a portion of the lot
- Lot 20-B does not have a match line
- Lot 20-B has not been surveyed.

Because of these deficiencies, the application needs further revision.

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| DEPARTMENTAL RECOMMENDATION |
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The Department cannot recommend approval at present.