

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: PZS-2015-23

GENERAL APPLICATION INFORMATION

- ◆ Name/Address of Applicants

Terry & Josie Authement
102 Angel Dr
Boutte LA 70039
985.758.2509
- Property Owner

Salvador A Puglise
213 Short St
Boutte LA 70039
985.758.7015
spuglise@bellsouth.net
- Application Date: 7/7/15
- ◆ Location of Site:

200 Ruth St & 102 Angel Dr., Mosella
- ◆ Requested Action:

Resubdivision of Parcel A (which includes original Lots 1, 2, 3, & 4, Blk. 11 and original Lots 10, 11 & 12, Blk. 14) Angel Park addition to Mosella Townsite Subdivision and original Lot 9, Blk. 14 into Lots A1, A2, 3A, 4A & 9B,.

SITE-SPECIFIC INFORMATION

- ◆ Size of Parcel:

Approx. 147,946.8 square feet (Approx. 3.4 acres).
- ◆ Plan 2030 Recommendation:

Consistent with the Future Land Use Map designation:
Commercial for proposed Lots A1 & A2,
Low Density Residential for Lots 3A, 4A, & 9B.
- ◆ Zoning and Land Use:

Lots A1 & A2: C-3 zoning, agricultural land use;
Lots 3A, 4A, & 9B: R-1A zoning & land use.
- ◆ Surrounding Land Uses and Zoning:

C-3 zoning and land uses abut the Hwy 90 (north) and west sides of site;
R-1A zoning & land uses abut east side of site;
OL zoning and land uses abut the south side of site.
- ◆ Utilities:

All utilities serve site
- ◆ Traffic Access:

Ruth Street

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.

Subdivision Ordinance, Section II. Subdivision Procedure, C. Minor Resubdivisions.

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ANALYSIS

The applicants seek to subdivide 5 lots in family ownership into 5 lots, with a waiver to the minimum 60-foot frontage width for proposed Lots A1 and A2. Because of the waiver requirement, approval of this application is not administrative, but requires a positive recommendation from the Planning Commission and Supporting Resolution from the Parish Council. The condition resulting in the impracticality for meeting this Subdivision Ordinance requirement stems from a previous council action to revoke the original undeveloped street right-of-way on which these two lots would front if not for the earlier revocation. Each lot will have 31.98 feet of hard surface frontage on Ruth Street. The applicants concluded instead of having a single servitude for passage and utilities that placing a property line down the middle of the right of way would likely avoid potential conflicts between future owners of each lot and that each can install their own private infrastructure. This also ensures that all parties will have equal access to and from interior lots through the entire right of way.

The other 3 lots meet or exceed the minimum frontage and all 5 lots well exceed the minimum area requirements and approval of this request is consistent with the Future Land Use Map designations of for *Commercial* for Lots A1 and A2, and *Low-density Residential* for Lots 3A, 4A and 9B.

Although approval of this application requires a waiver for Lots A1 and A2, the fact that a servitude for passage and utilities extending from Ruth Street is indicated on the plat ensures that these lots will always have access from Ruth Street. Approval also eliminates split-zoning of the site as each lot will be situated in single zoning designations.

DEPARTMENTAL RECOMMENDATION

Approval.