



## **Department of Planning & Zoning Staff Report – Text Amendment Case No. 2025-9-ORD**

**Introduced by Matthew Jewell  
Parish President**

An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix C – St. Charles Parish Subdivision Regulations of 1981, Section II. – Subdivision procedure, E. Preliminary Plat Requirements, item 3.e. and Section IV. – Design standards, B. Sewerage Systems, 1. Design Criteria, to establish a waiver process for use of private sewer facilities.

### **BACKGROUND**

The initial Preliminary Plat phase of the major subdivision process requires submittal of a Sewer Impact Report for review by the Department of Wastewater. This report details how the sewer plan for a major subdivision will integrate into the Parish's Master Sewerage Plan.

The Subdivision Regulations do not directly address utilization of private sewer facilities, which may be proposed for major subdivisions when Parish facilities are not in reasonable proximity or lack capacity. This ordinance seeks to clarify that proposals for private sewer facilities require a waiver.

### **POTENTIAL OUTCOMES**

- Private sewer facilities may be considered for major subdivisions.
- Information concerning private sewer facilities must be detailed in the Sewer Impact Report submitted for preliminary plat review.
- Private sewer facilities must undergo review and receive approval from the Director of Wastewater.
- A waiver specific to the use of private sewer facilities must be approved by the Planning Commission and Parish Council when a preliminary plat is up for consideration.

In doing the above, the Parish ensures any sewer system proposed for a major subdivision is designed to connect to Parish facilities, while clarifying the flexibility to consider private systems if appropriate.

### **DEPARTMENT RECOMMENDATION**

**Approval**