

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2015-17

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicants:** **Application Date:** 4/6/15
Sergio Morales
Morales Consulting Group LLC
4041 Arizona Ave
Kenner, LA 70065
504.400.8881
sergio-mcg@consultant.com
- ◆ **Location of Site:**
133 Lakewood Dr, Luling
- ◆ **Requested Action:**
Resubdivision of Lot 102A Lakewood West Subdivision into Lots 102A-1, 102A-2, 102A-3.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
9,827.17 sq. ft.
- ◆ **Plan 2030 Recommendation:**
Consistent with the Future Land Use Map designation which indicates Moderate Density Residential.
- ◆ **Zoning and Land Use:**
R-3, triplex under construction
- ◆ **Surrounding Land Uses and Zoning:**
Surrounding Zoning:
R-1A & C-2 across street; R-3 rear and sides;
Surrounding Land Uses:
Church across street; Townhomes on south side;
C-1 use on north side; wetlands to rear.
- ◆ **Utilities:**
All utilities serve site
- ◆ **Traffic Access:**
Lakewood Drive

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.

Zoning Ordinance Section VIII. R-3. Multi-family residential:

1. Use Regulations:

- a. A building or land shall be used only for the following purposes:
 - (1) All uses allowed in the R-2 district. (Ord. No. 88-5-5, 5-16-88)
 - (2) Multi-family dwellings including duplexes, apartments, apartment houses, townhouses, and condominiums.
 - (3) Boarding and lodging houses.
- b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
- c. Special permit uses and structures:
 - (1) Supplemental C-1 and C-2 uses. (Ord. No. 88-5-6, 5-16-88)
 - (2) Reserved. (Ord. No. 88-5-6, 5-16-88; Ord. No. 95-4-8, § IV, 4-3-95)
 - (3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § VI, 10-5-92)

2. Spatial Requirements:

- a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
- b. Minimum yard requirements:
 - (1) Front - twenty (20) feet
 - (2) Side - ten (10) feet
 - (3) Rear - twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999 (Ord. No. 08-8-9, § VIII, 8-18-08).
- c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
- d. Accessory buildings:
 - (1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
 - (2) Accessory buildings shall be located on the same parcel of land as the main structure.
 - (3) Nonresidential accessory buildings shall not be permitted.(Ord. No. 82-3-3, § II, 3-1-82; Ord. No. 12-7-4, § IX, 7-2-12)
- e. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.(Ord. No. 82-3-3, § II, 3-1-82)

3. Transportation System: Servitude of access, local, or collector street.

4. Special Provisions:

- a. Where any multi-family residential district (R-3) abuts any residential zoning district or use, a six-foot-high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
(Ord. No. 82-6-9, § III, 6-7-82)
- b. 1. Townhouses: Single-family attached dwellings on individual lots for sale served by servitudes of access or fronting a public street.
 - (a) Location: In R-3 districts, townhousing shall be allowed.
 - (b) Procedure: Applicants wishing to subdivide existing multi-family lots into townhouse lots shall file for subdivision as per section II, subsection B.4., of St. Charles Parish Subdivision Regulations (Appendix C).
2. Site Plan and Design Criteria, Details:
 - (a) Minimum width for the portion of the lot on which the townhouse is to be constructed shall be twelve (12) feet.
 - (b) Minimum yard requirements:
 - (1) Front—twenty (20) feet.
 - (2) Side—ten (10) feet.
 - (3) Rear—twenty (20) feet.
 - (4) Area—twenty-five hundred (2500) square feet.
 - (c) Each townhouse shall have its own rear yard of at least one hundred twenty (120) square feet. When rear parking is provided it shall be reasonably secluded from view from a street, parking area or from neighboring property. Such yard shall not be used for any accessory building.
 - (1) Grouped parking facilities: Insofar as practical, off-street parking facilities shall be grouped in bays, either adjacent to access drive or in the interior of blocks. Adequate drainage shall be provided by developers in connection with common parking facilities, and all such facilities shall be improved to parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units.

(2) Courts, Open Space, and Recreational Areas: A minimum of two hundred (200) square feet per dwelling unit of recreation space must be provided. At the discretion of the director, recreation space may not be required provided that the developer pay a two hundred dollar (\$200.00) recreation fee per unit to the parish for the development of recreational facilities.

3. Utilities and Landscaping: Design and construction of drives, drainage, and location of utilities shall be subject to review and approval by the Planning and Zoning Department. A minimum of twenty (20) percent of the site must be appropriately landscaped.

(1)[a] Interior access drives shall be at least twenty-two (22) feet wide for two-direction drives or twelve feet with one-direction drive and must be properly drained.

(2)[b] Parking areas shall conform to section VIII of the St. Charles Parish Zoning Ordinance.

(3)[c] Before approval of the final subdivision plat, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open spaces, with provision for perpetual maintenance of all improvements, including pavements, landscaping, utilities and servitudes. The above items will be filed with the resubdivision of the R-3 parcel.

(4) Buffer zone: There shall be a six-foot solid wood or masonry fence along the sides and rear of the property wherever it adjoins any single-family residential zoning district.

(Ord. No. 88-3-9, 3-7-88)

(Ord. No. 82-6-9, § III, 6-7-82)

ANALYSIS

This request seeks to subdivide an existing lot zoned R-3 into 3 separate lots so that each townhome unit currently being constructed will be situated on individual lots.

All lots exceed the minimum 2,500 square foot area requirements:

Lot 102A-1 is 3,637.34 square feet;

Lot 102A-2 is 2,522.50 square feet;

Lot 102A-3 is 3,667.33 square feet;

All lots exceed the minimum 20-foot width requirements:

Lot 102A-1 is 30.11 feet wide;

Lot 102A-2 is 21.50 feet wide;

Lot 102A-3 is 32.11 feet wide.

Rear yard of at least 120 square feet:

Lot 102A-1 rear yard is approximately 687 square feet;

Lot 102A-2 rear yard is approximately 536 square feet;

Lot 102A-3 rear yard is approximately 689 square feet;

All lots exceed the minimum 2.5 parking spaces per unit:

Each has at least 3 parking spaces.

As a 3-unit townhome site, the land use will not conflict with the Future Land Use Map indication of the vicinity as moderate density residential. The land use is consistent with some of the neighboring uses as well. In fact, it abuts a 4-plex on the south side lot line. There is also a significant gap between demand for and the availability of townhome units. Thus, approving this request would add a few more units to the housing stock.

DEPARTMENTAL RECOMMENDATION

Approval.