

ADDITIONAL DATA – FILE NO. 2015-0263

St. Charles Parish

Planning Board of Commissioners
Minutes

August 6, 2015

PZS-2015-29 requested by Josie & Terry Authement for 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, 200 Ruth St. and 102 Angel Drive, Mosella. Zoning District R-1A. Council District 4. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. You all have this illustration? Please refer to that to clear up any potential confusion. 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. The Department recommends approval.

Mr. Booth: Thank you Sir. This is a public hearing for PZS-2015-29. Is anyone here to speak on this application.

Terry Authement, 102 Angel Drive. One of the applicants. I'll offer answers to any questions.

Mr. Booth: Any questions for the applicant? Thank you Sir.

Mr. Authement: I would just say the language, the write-up, seems a more complicated than the map does.

Mr. Booth: The map seems to explain it very well.

Mr. Authement: The Department did help us immensely and I appreciate their help.

Mr. Booth: Great. Thank you. Is there anyone else to speak on this particular matter? Any comments or questions? Call for the vote.

YEAS: Pierre, Loupe, Foster, Booth, Frangella, Galliano
NAYS: None
ABSENT: Gibbs

Mr. Booth: That's unanimous with Mr. Gibbs being absent. You have to go before the Council on September 8th.

Mr. Matherne: That's actually an error that would be August 17th.

Mr. Authement: We requested hopefully knowing that we would get your support, it was introduced at the Monday night Council meeting.

Mr. Matherne: So it would be August 17th.