



Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2025-15-MIN

APPLICATION INFORMATION

- **Submittal Date:** 11/5/2025
- **Applicant**
Laurie DeLaune
113 Verdin Lane
Paradis, LA 70080
- **Request**
Resubdivision of Lot X into Lots X-1 and X-2, Estay Subdivision
 - Waiver required from the *Appendix C. Subdivision Regulations, Section III.B.3. Arrangement.*

SITE INFORMATION

- **Location:** 113 Verdin Lane, Paradis
- **Size of Proposed Lots**
 - Lot X-1: 5,850 sq. ft.; 50 ft. x 117 ft.
 - Lot X-2: 17,199 sq. ft.; 117 ft. x 147 ft.
- **Current Zoning:** R-1A(M)
- **Current Use**
The site is developed with a manufactured home and accessory shed, which would be located on proposed Lot X-1. Proposed Lot X-2 will be vacant.
- **Surrounding Zoning:** R-1A(M) and R-1M
- **Surrounding Uses:** The site is in a developed residential neighborhood.
- **Traffic Access**
Lot X does not front an improved public street and is considered landlocked. Access is provided from a private drive shown as Verdin Lane, which runs through adjacent Lot W and connects to the public Wisner Street.

This arrangement was created through a resubdivision in 2006 affecting the wider area on this side of Barber Road (see Development History section below). With the resulting landlocked lots and utilization of private drives, a note was included on the approved and recorded plat stating, “All access servitudes shall be in perpetuity”. The staff report for the 2006 resubdivision further elaborates stating this was included “for all private lanes that traverse through one or more lots and accesses other lots. This makes access for all lots legally enforceable”. This language applies to Verdin Lane.

- **Utilities**
Parish GIS shows water, gravity sewer, and drainage facilities along Wisner Street, and utility connections from Lot X tie in at its intersection with Verdin Lane.

A representative from Public Works stated there is no direct drainage outfall from these lots, and agreements may be necessary to drain through neighboring property and get water to the flux canal system.

- **Development History**
The site was platted as Lot X as shown on a map titled Estay Subdivision by David Cloud Sr., dated February 13, 2006 (PZS-2006-06).

The 2006 resubdivision formally parceled out land on this side of Barber Road based on how they were leased by individuals from Chevron. Many of these pieces, as shown on the survey, were already improved with homes.

Lot X is currently developed with a manufactured home addressed as 113 Verdin Lane (Permit No. 47543). A shed is also shown on the submitted survey but no permit information can be located. Much like the previous resubdivision, the intent of this request is to formalize a parcel which can then be owned by the occupant of the manufactured home.

- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X Zone

2013 Digital Flood Insurance Rate Map: AE5

- **Plan 2030 Recommendation**

Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

2. Spatial Requirements.

- a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
- b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) 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.
- c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
- d. 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 yard.

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions.*

1. 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. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.

- e. Proposed property lines and revised numbers of proposed lots.
- f. Location and dimensions of existing buildings.
- g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
- h. Existing lakes and ponds.
- i. North arrow and scale.
- j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
- k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
- l. The following note shall be added to resubdivision maps that result in a new increase of lots. No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards

B. Blocks

- 3. **Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.** When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Appendix C. Section V. Administrative

B. Variations and Exceptions.

- 1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

This request was previously denied by the Planning Commission on August 7, 2025 (2025-11-MIN). This is a resubmittal of the same request with the occupant of the existing manufactured home and prospective buyer of Lot X-1 acting as the applicant.

The request itself is unchanged, with the applicant seeking resubdivision of Lot X into two lots, X-1 and X-2.

Both lots meet the minimum 5,000 sq. ft. area and 50 ft. width required under R-1A(M) zoning. Improvements shown on proposed Lot X-1 would also meet required setbacks.

Geometric Standards are not met, specifically item III.B.3. Arrangement, which states:

- **Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.** When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

Lot X is currently landlocked, a result of the 2006 resubdivision detailed further under the Traffic Access and Development History sections of this report. Resubdivision into Lots X-1 and X-2 creates an additional landlocked, increasing the extent of the existing deficiency. Verdin Lane is used for access to Lot X from Wisner Street, an arrangement established with the 2006 resubdivision. Verdin Lane is used for access but is considered a private drive and not a “street or roadway that meets the specifications of these [subdivision] regulations”.

The applicants submitted a request for a waiver from the Arrangement requirement.

The department cannot support the waiver and endorse the creation of an additional landlocked lot. Lot X, along with adjacent Lots W and Y are under common ownership, allowing for the possibility to reconfigure the existing arrangement and create multiple lots with legitimate street frontage.

DEPARTMENT RECOMMENDATION

Denial.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.

If approved the plat must be updated to show servitudes covering access and utilities from Lot X to Wisner Street.