



Department of Planning & Zoning
Staff Report – Major Subdivision
Case No. 2023-2-MAJ, Patio Homes, Ashton

APPLICATION INFORMATION

- **Submittal Date:** 8/7/23
- **Property Owner / Developer**
Louis M. Andolsek, Jr.
Ashton Plantation Estates, LLC
P.O. Box 157
Harvey, LA 70059
504.368.6355; landolsek@levert.net
- **Project Engineering**
Picciola & Associates, Inc.
P.O. Box 687
Cut Off, LA 70345
- **Request**
Preliminary Plat Approval for Patio Homes Subdivision Ashton Plantation

SITE INFORMATION

- **Location**
Between Ashton Plantation Boulevard and the I-310 Off-Ramp, adjacent to the senior living center at 270 Ashton Plantation Boulevard, Luling.
- **Size of Site:** 16.45 acres
- **Number of Lots**
42 residential lots; 1 remaining portion of the parent tract; 3 “Reserve” lots (L, P, Q)
- **Zoning:** R-1A
- **Current Use:** vacant but cleared
- **Surrounding Zoning**
R-1A zoning is located to the Ashton Plantation Boulevard side; C-3 zoning is to the I-310 and Lac Calcasieu Drive sides; MS-Medical Service District zoning is adjacent to the Luling Avenue side.
- **Surrounding Uses**
The site is within Ashton Plantation, which has undergone phased development as a single family subdivision since 1999. Specifically, Ashton Plantation Phase 1-C is located across Ashton Plantation Boulevard; a senior living center is adjacent to the Luling Avenue side; the I-310 off-ramp is adjacent to the rear; the portion of property adjacent to the Lac Calcasieu Drive side is vacant but cleared.
- **Flood Zone, Minimum Building Elevation, and Flood Insurance**
1992 Flood Insurance Rate Map: X zone
2013 Digital Flood Insurance Rate Map: AE4 & X
- **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)

▪ **Traffic Access**

The site fronts Ashton Plantation Boulevard. The subdivision plan shows development of the following rights-of-way:

- Lac Calcasieu Drive – 404.86 ft. extension of the right-of-way originally developed and dedicated with Ashton Plantation Phase 1-C. Will be the lone ingress/egress point for the subdivision from Ashton Plantation Blvd. Shown as a 100 ft. wide right-of-way with two travel lanes separated by a 30 ft. median, a design consistent with similar access points along Ashton Plantation Blvd.
- N. Cataouatche Circle – the primary right-of-way of the subdivision totaling 2,103 ft., it provides access to all but one lot in the subdivision. Shown with a stub extension along Lot 42 for connection to future phases and accommodation of a second means of ingress/egress.
- Couba Island Drive – 258.06 ft. cross street connecting the two main portions of N. Cataouatche Circle.

The layout of this phase allows for the eventual accommodation of a second means of ingress/egress through extension of N. Cataouatche Circle. But that requirement is only met if the expanded street network within future phases connects to another ingress/egress point on Ashton Plantation Blvd. If future phasing does not allow for connection of this subdivision to a second ingress/egress point at Ashton Plantation Blvd. a waiver would be required.

▪ **Utilities**

As per the Subdivision Regulations the Department of Public Works (DPW) reviewed the Drainage Impact Analysis and Traffic Impact Analysis submitted with this request. As detailed in their memo dated May 15, 2024, DPW issued approval for both documents and authorized the preliminary plat for Commission consideration.

The Department of Wastewater also reviewed the DIA and a Sewer Impact Analysis, and issued an approval as detailed in their memo dated May 15, 2024.

▪ **Development History**

The site is part of Ashton Plantation, which has been developed across five primary phases starting with completion of 1-A & 1-B in 2006, and most recently with completion of Ashton Plantation Phase 2-B in 2020.

APPLICABLE REGULATIONS

Appendix C. Section II. – Subdivision Procedure

- D. *Major Subdivisions.* For any major subdivision, approval shall consist of preliminary plat approval by the Planning and Zoning Commission, construction approval by the Director of Planning and Zoning, and final approval by the Parish Council.
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
 2. **Mandatory Submission Requirements.** The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
 - a. The name(s) and address(es) of the owner(s) and subdivider(s).
 - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
 - c. A title block containing the subdivision name, location of the property, a true north arrow, and scale, both written and graphic. The preliminary plat shall be drawn to a legible scale.
 - d. Existing property lines, including width and names of bounding streets.
 - e. Section and township lines.
 - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
 - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
 - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
 - i. Existing drainage ditches and canals and their respective servitudes.
 - j. Existing lakes and ponds.
 - k. Name(s) of adjoining property owner(s) as they appear on the tax assessor's roles.
 - l. Name(s) of adjoining subdivisions.
 - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
 - n. Layout and dimensions of existing and proposed servitudes and rights-of-way, including sidewalks.

- o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
 - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
 - q. Statement regarding proposed method and source of sewage disposal and/or treatment.
 - r. Statement regarding proposed method and plan for drainage.
 - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
 - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
 - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
 - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
 - w. Statement regarding proposed phases (if any).
3. Preliminary Plat/Additional Submission Requirements.
- a. Drainage Impact Analysis. A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
 - b. Traffic Impact Analysis. A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
 - c. Storm Water Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - d. Drainage Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage
 - e. Sewer Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan
 - f. Phasing document. When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.
4. Preliminary Plat Procedure.
- a. Submission Procedure. An application for subdivision approval, the Preliminary Plat, and additional submission requirements shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. A PDF file and five (5) original copies of the Preliminary Plat shall accompany the application. The Department of Planning and Zoning shall forward a copy of the plat and additional submission requirements to the appropriate Departments.
 - b. Departmental Reviews. The Director of the Department of Planning and Zoning shall review the Preliminary Plat for conformance with the relevant regulations. The Director of the Department of Public Works and Wastewater shall review the Drainage Impact Analysis and the Traffic Impact Analysis. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat and additional submissions, whether the application does or does not meet the standards and objectives of these subdivision regulations. If the application submitted does not meet the standards and objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, and the Drainage Impact Analysis and Traffic Impact Analysis are approved by the Director of Public Works and Wastewater; the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.
 - c. **Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if 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. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.**
 - (1) Waivers to Preliminary Plats of specific Subdivision or Zoning requirements as approved under the Special Permit procedure for Garden Home Developments may be approved on the Preliminary Plat by the Planning Commission with a supporting resolution of Council.
 - d. Public Hearing Notice. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning and at the building in which the public hearing shall be held. The public hearing shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearing. Notice of the time and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to the following parties:
 - (1) The subdivider and/or the owners.
 - (2) The owners of the land adjoining the platted land as their names appear on the tax assessor's records. If the subdivider owns the contiguous property, the next subsequent landowner shall be notified.
 - (3) The St. Charles Parish Council through the Council Secretary.

- e. Phased Subdivisions: A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.
- f. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. The Department of Planning and Zoning may make recommendations to the Planning Commission regarding the layout of lots, blocks, streets and general orientation of the design.

Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing. Conditional approvals may include any or none of the Planning Department's recommendations. Conditional approvals may be granted to ensure that the proposed subdivision conforms to the general safety and welfare of surrounding developments. Conditional approvals may be granted for all, some, or only one proposed phase(s) of a phased subdivision.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider. The reason(s) for disapproval shall be stated in writing to the subdivider.

The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval of a preliminary plat shall be valid for a period of six (6) months from the date of the Commission decision, unless specifically extended by the Commission. Preliminary Plat approval for phased subdivisions shall also expire if construction within the subdivision, according to the phasing document is interrupted for a period of six (6) months or more.

Appendix C. Section III. – Geometric Standards

- A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
 - 1. Classification. Streets shall be classified as one of the following:
 - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
 - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
 - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
 - 2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
 - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. (Ord. No. 00-10-20, § I, 10-23-00)
 - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet. (Ord. No. 00-10-20, § II, 10-23-00)
 - c. Alley. Twenty (20) feet.
 - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
 - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
 - f. Boulevards. One hundred (100) feet.
 - 3. Street Names:
 - a. All public or private thoroughfares dedicated or improved for general travel and used as means of primary access to the front of residential, business or other property shall be termed a "street," "avenue," "drive," "place," "parkway," "road," or "boulevard," with the following defined exceptions:
 - (1) Boulevard/Parkway. Thoroughfares which utilize center islands to separate opposing traffic through their entire length which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving thoroughfares; thoroughfares with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; thoroughfares over five hundred (500) feet in length ending with a temporary or permanent cul-de-sacs.
 - (2) Circle. A public or private street which aligns in a partial circle configuration and that intersects another road at two locations.
 - (3) Court/Place. A public or private street up to five hundred (500) feet in length with only one present or future means of entrance or exit.
 - (4) Lane. Streets which are private, irrespective of their configuration.
 - (5) Loop. A circular public or private street which begins and ends in the same street and at the same location (intersection).
 - (6) Road, Street, Drive, or Avenue: Streets which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving streets; streets with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; streets over five hundred (500) feet in lengths ending with a temporary or permanent cul-de-sacs.
 - b. All directional components of a street name shall precede the unique street name and shall be limited to the abbreviated form such as, N, S, NE or SW.
 - c. Extension of Existing Street. A new street shall bear the same name of any street which it is an extension of or which it is in alignment with.

- d. Duplication. Proposed street names shall not duplicate existing street names nor approximate such names in spelling or phonetics.
 - e. Street Name Designations. The Parish Council, by Ordinance, may name, rename, or create public or private streets.
 - f. The Director of Planning and Zoning shall be responsible for the enforcement of this Ordinance.
4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
- a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
 - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
5. **Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.**
6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks:*
- 1. **Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers.** Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.
 - 2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
 - 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.
- C. *Lots:*
- 1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
 - 2. **Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.**
 - 3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way:*
- 1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
 - 2. Drainage Servitude. A drainage servitude shall be provided for all existing and proposed watercourses including swales, ditches, canals, and ponds. The minimum width of a drainage servitude shall be 20 feet. For larger watercourses, the minimum width shall be the top of the bank width of the watercourse plus 10 feet on each side of the watercourse.
- E. *Building Lines.* Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.
- 1. All subdividers shall dedicate land or pay fees in lieu of dedication for the purpose of providing recreational facilities to residents of St. Charles Parish. Dedication of property or fees shall be based on the following:
 - a. Dedication. The amount of land dedicated shall equal five (5) percent of the net area of the subdivision (the total acreage excluding land in existing and proposed streets and street rights-of-way) in commercially and industrially zoned areas and in residentially zoned areas with densities of less than six (6) dwelling units per net acre. Land dedication shall equal ten (10) percent of the net area of the subdivision densities of six (6) to ten (10) dwelling units per net acre and fifteen (15) percent of the net area of the subdivision with residential densities exceeding ten (10) dwelling units per net acre. The Parish reserves the right to select those lands it considers best suited to meet the recreational needs of the Parish. Lands to be dedicated shall be cleared (unless a waiver is granted by the Council to save certain trees), shall have hard-surface dedicated public access to the site, and shall be free of wetlands issues which would negatively impact development at the time of dedication. The developer shall provide supporting documentation evidencing that the site has no outstanding wetland issues prior to the dedication. In order for property with wetlands to be dedicated, the developer shall be responsible for obtaining the proper permits needed for the developer to clear the site and for the Parish to subsequently fill the site to the same elevation as the hard-surface dedicated public access to the site. The permit documentation shall be transferred into the name of the Parish by the developer and shall be provided to the Parish prior to acceptance of the Act of Dedication. A deed shall be conveyed to the Parish concurrent with dedication of street

improvements. Supervision and maintenance of the park shall become the responsibility of St. Charles Parish upon dedication.

- b. Fees in Lieu of Dedication. At the sole discretion of St. Charles Parish, the Parish may require the developer to pay a fee in lieu of such dedication. The amount of the fee shall be three hundred dollars (\$300.00) for each six thousand (6,000) square feet of residential area, up to a maximum fee of one thousand, five hundred dollars (\$1,500.00) per individual lot. Minor residential subdivisions containing only five (5) lots or less, and those subdivisions which require no infrastructure improvements (i.e., streets, sewerlines, etc.) shall be exempt from the provisions of Section [III] F. of these regulations.
 - c. Use of Revenue. The Department of Finance shall establish a separate account for revenues derived from fees in lieu of dedication requirements. Monies shall only be expended for 1) the purchase of recreation property in the vicinity of the subdivision from which the fees were collected should none currently exist, and/or 2) capital improvements and equipment for new or existing park and recreational facilities. For new residential subdivisions which donate monies to the parish, the monies shall be expended on facilities which are reasonably accessible to residents of the area where the new residential subdivision is located. The Finance Department shall forward an annual report to the Planning Commission and Council on the amount of fees collected and the amount and use of monies expended.
 - d. Credit for Private Open Space. Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the dedication and fee requirements of this ordinance, provided the Planning Commission finds it is in the public interest to do so, and that the following standards are met:
 - (1) That yards, court areas, setbacks and other open space areas required by the zoning ordinance shall not be included in the computation of such private open space.
 - (2) That the private ownership and maintenance of the open space is adequately provided by covenants placed upon the subdivision.
 - (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants. The covenants shall run with the land in favor of the future owners of the property within the subdivision, and said covenants shall not be deleted or eliminated.
2. School Sites. When a subdivider proposes to develop a site in excess of net forty (40) acres or four hundred (400) dwelling units, the Planning Commission may require the subdivider to dedicate to the school district such lands the Planning Commission shall deem necessary for the purpose of constructing schools necessary to assure residents of the development of adequate school services. Location and confirmation of the school site shall be mutually agreed upon by the School Board and Planning Commission.
- G. *Construction Access Route.* Whenever subdivision of land and/or building construction relative to the subdivision of land will require construction equipment to use any public property maintained by the St. Charles Parish Department of Public Works, the subdivision shall submit to the parish his proposed "Route of Access" in map format to the Planning and Zoning Department and the Parish President for review and approval. Following approval, the Subdivider shall be required to maintain the access route during the subdivision construction period and shall be required to post a maintenance bond for repair of any damages to public property. The amount of the bond shall be set by the Planning and Zoning Department through the office of the Parish President.

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *R-1A. Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.

- (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
- a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively 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) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (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.

FINDINGS

This is a request for approval of the Preliminary Plat of Patio Homes Subdivision Ashton Plantation, Luling.

Notable features shown on the preliminary plat include:

- 42 new residential lots
- 3 “reserve” lots consistent with previous phases within Ashton Plantation and accommodating various servitudes.
- A new “lake” shown within Reserve Q.
- An extension of Lac Calcasieu Drive acting as the lone ingress/egress point.
- A primary right-of-way shown as N. Cataouatche Circle.
- An additional right-of-way shown as Couba Island Drive connecting two portions of N. Cataouatche Circle.
- 20 ft. drainage servitudes through Lots 22/23, 32/33, and 37/38 connecting to drainage servitudes within Reserve Lots L and P.
- Street extension/stub-out where N. Cataouatche Circle dead-ends by Lot 42 to accommodate connection to future phases on adjacent property.

The following items must be submitted, reviewed, and approved by the Department of Planning & Zoning (P&Z) and Department of Public Works (DPW) for a subdivision to be considered by the Planning Commission:

- Preliminary Plat
- Drainage Impact Analysis (DIA)
- Traffic Impact Analysis (TIA)

As detailed in their memo dated May 15, 2024 the Department of Public Works reviewed and approved the DIA by Picciola & Associates, Inc. dated July 2023 and TIA by Urban Systems Inc. dated June 2023. Additionally, DPW cited a letter from LA DOTD dated June 14, 2023 which approved the TIA with conditions.

While not required as part of the preliminary plat process, the Department of Wastewater reviewed the submitted Sewer Impact Analysis and issued comments and an approval as per their memo dated May 15, 2024.

The Preliminary Plat by Joseph C. Picciola, II, PLS, Picciola & Associates, Inc. dated July 25, 2023, revised September 11, 2023, October 30, 2023, and May 16, 2024 was reviewed by P&Z for compliance with the Subdivision Regulations. All information required for a preliminary plat as detailed under Appendix C., Section II., item E.2 is shown. All lots meet the minimum lot size and width for the R-1A zoning district.

The preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. There are deficiencies with the following:

- *A. Streets, 5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.*
- *B. Blocks, 1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers.*
- *C. Lots, 2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.*

The proposed subdivision is deficient with the above referenced requirements as follows:

- The points where the separate centerlines of N. Cataouatche Circle intersect are outside the range established under item A.5. Specifically, the centerlines to the I-310 side intersect at 72/108 degrees and those to the Ashton Plantation Blvd. side intersect at approximately 65/115 degrees.
- The blocks created with the Couba Island Drive cross-street, containing Lots 1-6 and Reserve Q, are under the 500 ft. minimum block length as established with item B.1.
- The common lot lines separating Lots 25/26 and 27/28 are along curved portions of the right-of-way and do not angle radially.

The applicant requests a waiver from items A.5 and B.1. as detailed on the waiver request form dated November 16, 2023 (item C.2. does not require a formal waiver and may be approved as a variation by the Planning Commission).

P&Z does not object to the waiver from item A. Streets, 5. Intersections for the following reasons:

- The site is oddly shaped, with established bounding lines at varying angles/curves.
- The current street angles allow for more consistent lot size/shape.
- Curvature around the intersections mitigates potential issues with visual clearance.
- Vehicles enter the intersection from two directions instead of four.
- N. Cataouatche Circle would be a local street with limited access/no through traffic.

P&Z does not object to the waiver from item B. Blocks, 1. Length for the following reasons:

- Creating an interior block at least 500 ft. wide within the current subdivision configuration would require removal of the Couba Island Drive right-of-way and reduction of Reserve Q by more than half, diminishing traffic circulation and drainage capacities.

P&Z does not object to a variation to item C. Lots, 2. Lot Lines for the following reasons:

- The current angles allow lots 25-28 to maintain a more consistent shape and developable area.

As referenced under the Traffic Access section of this report, the proposed street layout provides for extension into future phases on the remaining vacant property. This is key to meeting the Geometric Standard requiring a second means of ingress/egress to a subdivision. If a future phase is submitted but fails to provide connection from this subdivision to an additional ingress/egress point further down Ashton Plantation Blvd., a waiver from that requirement will be needed.

DEPARTMENT RECOMMENDATION

Approval, inclusive of the required Intersection and Block Length waivers as referenced under the Findings section of this report.

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