

St. Charles Parish

Department of Planning & Zoning

Land Use Report

Case Number: 2020-03-ORD

Introduced by Matthew Jewell, Parish President/Dept. of Public Works

To enact a MORATORIUM on the approval of major subdivisions (more than five lots) until lifted for any community, as defined by Ordinance No. 00-9-11, upon completion of parish drainage and sewage master plans for that community where the results have been accepted by resolution of the Parish Council or eighteen (18) months, whichever occurs first.

Background

The Parish President, through the Department of Public Works, requests a moratorium on new major subdivisions of up to 18 months to allow time to complete master drainage and sewerage plans for the east and west banks of the Parish.

The Parish Council discussed the ordinance at both their Legislative Committee meeting and regular Council meeting on July 6, 2020 and referred it to the Planning and Zoning Commission to make a recommendation to the Council.

The Parish Council approved contracts with several consultant firms to study and plan for management and improvements to the Parish's drainage and sewerage systems.

Potential outcomes

The moratorium would prevent any applications for Preliminary Plats for major subdivisions from being heard by the Planning and Zoning Commission for up to 18 months while the studies are being complete.

The following subdivisions, which have approved preliminary plats, will not be affected:

- Heather Oaks
- Pecan Bayou
- River Place Estates Phase 1
- River Road Estates
- Esperanza Business Park Phase II (revision under consideration)

If the recommendations for any community defined by ordinance 00-9-11 are complete before the 18 month timeframe, the Parish Council may take the community out of the moratorium. If a community is taken out of the moratorium, developers would be able to request preliminary plat in the community. The Parish's defined communities are: Montz, Norco, New Sarpy, Destrehan, St. Rose, Ama, Luling, Hahnville, Taft, Killona, Boutte, Paradis, Bayou Gauche, and Des Allemands.

Recommendation

Approval of the revised version of the ordinance which corrects a reference to ordinance 00-9-11 in that last "Whereas" or recital clause. The reference should have been to Ord. 81-8-2, The St. Charles Parish Subdivision Regulations of 1981, as amended.