

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2016-02

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** Ellington Swim Club
207 Angus Drive
Luling, La 70070
985.783.1275 **Application Date:** 12/10/15

- ◆ **Location of Site:**
Lot 1B of Block J, Ellington Gardens
207 Angus Drive, Luling (Ellington Swim and Fitness Club)

- ◆ **Requested Action:**
Resubdivision: dividing Lot 1B into Lots 1B-1 and 1B-2 where both would exceed required area and width for the R-1A zoning district

SITE-SPECIFIC INFORMATION

- ◆ **Plan 2030 Recommendations:**
Mixed use corridor



- ◆ **Zoning and Land Use:**
The site is zoned R-1A.

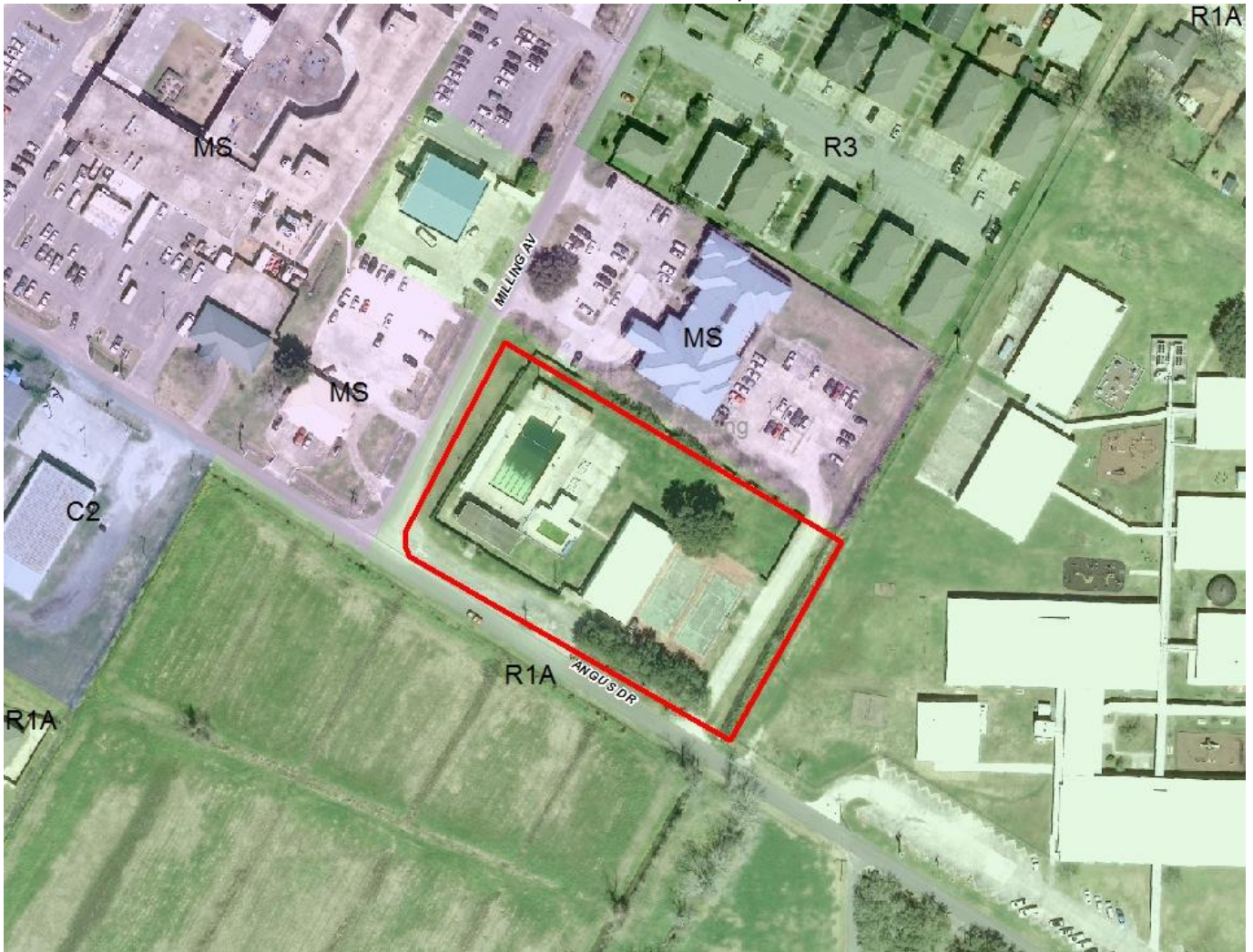
◆ **Surrounding Land Uses and Zoning:**

The site is in a neighborhood of institutional uses in MS and R-1A zoning.

To the north and west (rear and across Milling Ave) the St. Charles Parish Health Community Health Center and Matthew Huff Building are zoned MS.

To the east, Luling Elementary School is zoned R-1A.

To the south and southeast, are 10 vacant acres and St. Anthony's Church, zoned R-1A.



◆ **Utilities:**

Standard utilities are in place along both Milling Avenue and Angus Drive. Different water meters serving each proposed lot are in place, however, the entire site is served by one sewer connection. Installing a separate sewer tie-in is the responsibility of the subdivider/developer.

◆ **Traffic Access:**

Ellington Swim Club was built in the late 50s. Legally non-conforming parking exists around the site on Milling Avenue and Angus Drive. Likewise the fitness center is served by legally non-conforming parking along Angus Drive. The tennis court slab on the site also has served to provide parking.

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. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. 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.

And

Appendix A. Zoning Ordinance, B. *Residential districts*— [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.

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 customary accessory uses. (Ord. No. 15-1-10, § I, 1-26-15)
- (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. (Ord. No. 88-5-6, 5-16-88; Ord. No. 95-4-8, § II, 4-3-95)
- (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § I, 10-5-92; Ord. No. 92-12-9, §§ I, II, 12-7-92)

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. (Ord. No. 97-9-3; 9-8-97)
- (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. (Ord. No. 08-8-9, § III, 8-18-08)

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. (Ord. No. 82-2-3, § II, 3-1-82)
- (4) Nonresidential accessory buildings shall not be permitted. (Ord. No. 12-7-4, § III, 7-2-12)

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**.

And

Subdivision Regulations Section III. Geometric Standard 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.

ANALYSIS

The applicant requests resubdivision of one lot in an R-1A zoning district. Each proposed lot will exceed the minimum 60' width and 6,000 square foot area. Proposed lot 1B-1 will have 207' of frontage on Milling Avenue and approximately 150' of frontage or width on Angus Drive and will have over 40,000 square feet of area. Proposed Lot 1B-2 will have approximately 160' of frontage or width on Angus Drive and approximately 38,000 square feet of area. At the time of writing this report, the applicants are revising the survey to revise the dividing line (currently shown as parallel to Milling Avenue) to be perpendicular to Angus Drive (required by the geometric standards of, rather than parallel to Milling.

The site is developed with a swimming pool with a bath house/concession stand, a fitness club, and tennis courts into two lots such that the swimming pool is separated from fitness club and tennis courts.

The applicants have been advised that reuse of either of the lots will be limited due to the R-1A zoning. The applicants also have been advised that a separate sewer tie-in is likely required.

DEPARTMENTAL RECOMMENDATION

Approval.