

St. Charles Parish

Department of Planning & Zoning

Land Use Report

Case Number: 2019-10-ORD

Paul J. Hogan, PE, Councilman-At-Large, Division B

2019-10-ORD requested by **Paul J. Hogan, PE, Councilman-at-Large, Div. B** for an ordinance to amend the Code of Ordinances for the Parish of St. Charles, Appendix C, Subdivision Regulations of 1981, Section I. General. B. Definitions: Right-of-way, Section II. Subdivision procedure. E. Preliminary Plat Requirements. 2. Mandatory Plat Requirements t., F. Subdivision Construction. 2. Construction Plan Mandatory Submission Requirements a. Construction Plan. (11) Railroad Crossing(s). b. Recreation Impact Acknowledgement., G. Final Plat Requirements. 2. Mandatory Submission Requirements. h. and o., 3. Final Plat/Additional Submission Requirements. c. Act of Dedication., H. Acceptance of Improvements. 1. Procedure., 2. Maintenance Agreement/Surety Bond., 4. b. Streets., Section III. Geometric standards. A. Streets. 3. Street Names: a. (6) Road, Street, Drive, or Avenue: and c. Extension of Existing Street., and Section IV. Design standards. E. Miscellaneous: 2. Traffic Control Signs, Signals, and Devices.

Background

The Department commented on a draft ordinance establishing regulations for private subdivisions in early September. On September 16, the Councilman-At-Large requested the Planning Department forward an ordinance adding "I. Private Resubdivision" to the Planning Commission for a public hearing. The proposal was discussed at length during the Planning Commission's October 10 meeting. On October 17, the Councilman-At-Large submitted a new ordinance which is considered in this report. The work done to this point suggests that the proposed amendments are meant to provide standards for private subdivisions. However, the proposed ordinance is unclear and confusing. It appears to only provide standards and procedures for private rights of way within major subdivisions.

The Planning Commission had discussed that standards for private infrastructure may be beneficial because sometimes, residents request that the Parish accept their private infrastructure into the public system. Staff are researching how other communities manage private infrastructure within subdivisions.

The new ordinance contains seven sections and would amend no less than 12 sections of the Subdivision Regulations. The proposed ordinance does not state an intent or offer any "Whereas clauses" to help the public understand why the amendments are under consideration.

It's very difficult to ascertain the potential outcome of this many changes to the Subdivision Regulations at one time.

Potential outcomes

Adopting the ordinance may create conflicts within the subdivision procedures.

Recommendation

Denial

