

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT CASE NUMBER: 2021-7-MIN

### GENERAL INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 5/4/2021**  
Wise Properties, LLC  
P.O. Box 1147  
Destrehan, LA 70047  
(504)-466-8700; dwgnots@gnotsreserve.com
- ◆ **Location of Site**  
12238 River Road, St. Rose
- ◆ **Requested Action**  
Resubdivision of the Lower Half of Lot 13 into Lots L13-A, L13-B, L13-C, and L13-D, Pecan Grove Plantation (one lot into four).

### SITE INFORMATION

- ◆ **Size of Lots (proposed)**  
Lot L13-A: 156,197.55 sq. ft. (3.5 acres), 133.13 ft. wide on River Road  
Lot L13-B: 286,986.11 sq. ft. (6.5 acres), 60.06 ft. wide on River Road  
Lot L13-C: 37,127.85 sq. ft. (0.85 acres), 193.94 ft. wide on River Road  
Lot L13-D: 861,709.06 sq. ft. (18.5 acres), 162.63 ft. wide along the railroad and reduces to a point. No frontage.
- ◆ **Current Zoning and Land Use**  
This approximately 13,500 ft. long tract spans multiple zoning districts, specifically:
  - B-2, Industrial Batture, proposed Lot L13-C will be located in this district.
  - R-1A, Single Family Residential, portions of proposed Lots L13-A and L13-B will be located in this district.
  - O-L, Open Land, portions of proposed Lots L13-A and L13-B will be located in this district.
  - M-1, Light Manufacturing and Industry, proposed Lot L13-D will be within this district.

The front of the tract off River Road is developed with a main structure and two accessory structures. The remainder of the property is vacant and wooded.

- ◆ **Surrounding Zoning and Land Use**  
B-2 zoning is located to the front; M-1 zoning is to the rear; the tracts adjacent to each side follow the same zoning pattern as the subject site, with B-2 zoning south of River Road, R-1A zoning north of River Road, O-L zoning to the railroad tracks, and M-1 zoning beyond the railroad tracks.

The tract to the Oaklawn Ridge side is vacant and mostly wooded. The tract to the Destrehan side is developed with a single family residence and accessory uses.

- ◆ **Plan 2030 Recommendation**  
*Rural Residential:* (less than 4 dwelling units per gross acre) This category includes low-density residential development that is consistent with the O-L, Open Land zoning district, and conservation subdivisions which retain large amounts of open space. The Rural Residential land use category is intended to help preserve the Parish's rural character, which residents, in the Vision Statement, expressed a desire to see retained. For this reason, this designation also allows for the continuation of agricultural activities and related uses, since agriculture is an important part of the community's rural heritage and identity.

*Low Density Residential:* (from 4 up to 8 dwellings per gross acre) this category includes the Parish's predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.

*Wetlands:* Although a natural wetland is not considered a human use of land, substantial portions of the Parish are designated as wetlands. Most are likely to remain as such due to existing regulatory limitations on their development. The wetlands land use designation, which applies to these area, acknowledges these limitations, but most importantly, highlight the value of wetlands to St. Charles Parish.

*Riverfront Industrial:* This category includes certain land areas extending generally from River Road to the Mississippi River, the use and development of which are intended to enhance the Parish's riverfront economy. Uses appropriate in this land use category include those permitted in the B-2 Ports / Maritime zoning district (including shipping material storage, on- and off-loading facilities and ship fueling).

◆ **Traffic Access**

Lots L13-A, L13-B and L13-C will each have adequate frontage and access to River Road. Lot L13-D will be located on the opposite side of the Canadian National Railroad and will be landlocked.

A 60 ft. wide access and utility servitude is shown running the length of Lot L13-B from River Road to the Canadian National Railroad as a means to providing access and utilities to Lot L13-D.

◆ **Utilities**

Parish water is available along River Road.

Sewer is not available along this portion of River Road, with the nearest gravity line located on Oaklawn Drive, approximately 383 ft. down River Road to the west. A sewer force main line is located along the north side of the Canadian National Railroad.

The representative from the Department of Public Works stated there are no concerns regarding drainage in relation to this resubdivision.

◆ **Development History**

Lot 13 is shown on a 1904 map of Pecan Grove Plantation which depicts several pie shaped arpent tracts along this portion of the Mississippi River in St. Rose.

The site is currently occupied with a barn and an accessory structure. Permit data shows the permitting of an addition to the barn in 2002 (Permit No. 15806). Documents from this permit file also indicate a mobile home was located on the site at this time, but has been removed.

A 2010 permit (No. 22383) suggests the placement of two portable accessory structures on the property, but it appears these have since been removed.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. Zoning District Criteria.**

**A.[I.] O-L. Open Land District:**

1. Use Regulations:

a. A building or land shall be used only for the following purposes:

- (1) Farming.
- (2) Animal husbandry.
- (3) Farm family dwellings.
- (4) Tenant dwellings.
- (5) Site-built, single-family detached dwellings.

- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
  - (7) Manufactured housing.
  - (8) Mobile homes.
  - (9) Accessory buildings.
  - (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
  - (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
  - (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent rite of passage to access the structure exists or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
- b. Special exception uses and structures include the following:
    - (1) Religious institutions.
    - (2) Golf courses and golf practice ranges.
    - (3) Public parks and recreational areas.
  - c. Special permit uses and structures include the following:
    - (1) Child care centers.
    - (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
    - (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
    - (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
    - (5) Public stables and kennels.
    - (6) Cellular installations and PCS (personal communication service) installations.
    - (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
    - (8) Reserved.
    - (9) Fire stations with or without firefighter training facilities.
    - (10) Nonresidential accessory buildings
    - (11) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
- a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
  - b. Minimum yard sizes:
    - (1) Front—thirty-five (35) feet.
    - (2) Side—ten (10) feet.
    - (3) Rear—twenty (20) feet.
    - (4) 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, not withstanding 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: Minimum rear and side setbacks shall be ten (10) feet.
  - 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 the required front or rear yard.
3. Special Provisions:
- a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsubdivided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
    - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
    - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
    - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
  - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Housing Installation in Flood Hazard Areas.
  - c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
  - d. Farmer's market
    - (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.

- (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
- e. Cemeteries and mausoleums:
  - (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
  - (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.
- 4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

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

- 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) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
    - (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.
- 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.

**[I.] M-1 Light manufacturing and industry district:**

- 1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
  - a. A building or land shall be used only for the following purposes:
    - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
    - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
    - (3) Agriculture and other general farming uses.

- (4) Warehousing and storage of nonhazardous material.
  - (5) Assembly plants.
  - (6) Bottled gas sales and/or service.
  - (7) Food processing plants.
  - (8) Cellophane products manufacturing.
  - (9) Cold storage or refrigerating plants.
  - (10) Electrical parts manufacturing and assembly.
  - (11) Fiber products manufacturing (previously prepared fiber).
  - (12) Garment manufacturing.
  - (13) Glass products manufacturing.
  - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
  - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
  - (16) Leather products manufacturing (previously prepared leather).
  - (17) Machinery equipment sales and service.
  - (18) Millwork.
  - (19) Paint mixing and treatment (not employing a boiling process).
  - (20) Paper products manufacturing (previously prepared material).
  - (21) Plastic products manufacturing (previously prepared material).
  - (22) Sheet metal products manufacturing (light).
  - (23) Sign manufacture.
  - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
  - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
  - (26) Television and radio broadcasting transmitters.
  - (27) Textile products manufacturing.
  - (28) Toy manufacturing.
  - (29) Well drilling services.
  - (30) Wood products manufacturing (assembling work and finishing).
- b. Special exception uses and structures (variation):
- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
  - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
  - (3) Cellular installations and PCS (personal communication service) installations.
  - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98). Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
    - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
    - (2) Minimum lot size of site shall be ten (10) acres.
    - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
      - a) A separate truckers' lounge
      - b) A full-service laundry facility located in a convenient area for truckers' use
      - c) Private showers for men and women and not located in an area open to general public restroom facilities
      - d) A travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
      - e) Truck scales
      - f) Separate truckers' telephones
      - g) Permanent storage facilities for fuel
    - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
    - (5) Towing yard. Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
      - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
        - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
        - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
        - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;

- d) All buildings and structures to be located on the site and the required off-street parking layout.
  - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
  - (3) Towing yards shall also adhere to state and local licensing requirements.
  - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
  - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
  - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
  - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
  - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
2. Spatial Requirements:
- a. Minimum lot size: Ten thousand (10,000) square feet. Minimum width: One hundred (100) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty-five (25) feet
    - (2) Side - fifteen (15) feet
    - (3) Rear - twenty-five (25) feet.
    - (4) 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.
3. Transportation System: Arterial, rail, water.
4. Special Provisions:
- a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
  - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
  - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

**[IV.] B-2 Industrial batture district:**

- 1. Use Regulations:
  - a. Land shall be used only for the following purposes:
    - (1) All uses in the B-2(M) Moderate Industrial batture district.
    - (2) Sand extraction pits.
    - (3) Industrial related port facilities and container/bulk cargo related port facilities.
    - (4) Shipyards capable of handling the repair, maintenance, and construction of vessels designed and equipped to travel on the open seas, offshore drilling rigs, offshore drilling platforms, and other similar objects.
    - (5) Electrical generating plants.
    - (6) Coal handling, transfer, and storage facilities.
    - (7) Petroleum and petroleum by-products and storage facilities.
    - (8) Ship breaking and similar type facilities.
    - (9) Milling facilities and support uses.

- (10) Any other similar manufacturing or industrial establishment, which shall adhere strictly to all state and federal mandates, and which, under normal operations, will not be injurious to employees and the general public from health or safety factors.

## **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.
3. 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.

## **ANALYSIS**

The applicant requests the resubdivision of one tract into four (4) lots. The tract is the Lower ½ of Lot 13 of Pecan Grove Plantation, an irregular tract approximately 250-ft wide on River Road attenuating to a point almost 10,000 feet north.

- Proposed Lots L13-A, L13-B, and L13-C meet the area and width requirements for their respective zoning district as well as geometric standards.
- Proposed Lot L13-D meets the area requirement for the M-1 zoning district and would possess the required width. But it does not meet the arrangement requirement of the geometric standards as it does not possess frontage on a public developed street. A waiver from the arrangement requirement is need for this lot (Appendix C., Section III.B.3).

Proposed lots L13-A, L13-B, and L13-C are located between River Road and the Canadian Nation Railroad and meet requirements for frontage and access. Proposed Lot L13-D is located entirely on the north side of the railroad. The sub divider proposes access for Lot L13-D from River Road via a 60 ft. access & utility servitude through proposed Lot L13-B.

The department has no objection to the arrangement of Lot L13-D or to a waiver from the requirement for frontage for that lot (Appendix C., Section III.B.3). The railroad was developed in such a way that long portions of all the lots of Pecan Grove Plantation were separated from and became less useful. This is a hardship.

If the subdivision is approved, the area could not be divided further, even by different owners, two (2) years from the date of approval unless special consideration by the Planning Commission is granted.

## **DEPARTMENT RECOMMENDATION**

**Approval. With a waiver from the required arrangement on a a developed public street.**