

**ST. CHARLES PARISH  
PLANNING BOARD OF COMMISSIONERS  
June 1, 2023  
6:00 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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- 1     **2023-13-HOP** requested by **Jamie Doster** for a home occupation – “JDK Construction, LLC” – at **402 Honeysuckle Drive, Norco.** Council District 6. **Requires Commission approval.**
  
- 6     **2023-14-HOP** requested by **Jamie Dimaggio** for a home occupation – “Bayou Firearms, LLC” – at **422 Monsanto Avenue, Luling.** Council District 7. **Requires Commission approval.**
  
- 10    **2023-15-HOP** requested by **Norma Francois** for a home occupation – “Ma Lo’s Soul Food Kitchen & Catering, LLC” – at **536 Turtle Creek Lane, St. Rose.** Council District 5. **Requires Commission approval.**
  
- 20    **2023-1-SPU** requested by **Leonard Hafford** for a nonresidential accessory building in an O-L zoning district at **741 Grand Bayou Road, Bayou Gauche.** Council District 4. **Requires Commission approval.**
  
- 29    **2023-2-SPU** requested by **Conrad Frey for Southern Trucking & Transportation** for Automobile Fleet Services in a C-3 zoning district at **275 I-310 Service Road, St. Rose.** Council District 5. **Requires Commission approval.**
  
- 44    **2023-7-R** requested by **Joshua Reynolds & Joshua Carcabasis** for a change of zoning from R-1A to R-1A(M) on Lots 24 & 25, Square 24, New Sarpy Subdivision, **SE corner of W. Hoover Street and Sixth Street, New Sarpy.** Council District 6. **Requires Commission consideration and Council approval.**
  
- 53    **2023-4-MIN** requested by **Karla & Jose Carbajal** for a resubdivision of one lot into five with a waiver, **312 Canal Street, Luling.** Zoning District R-1A(M). Council District 7. **Requires Commission approval and Council approval.**
  
- 62    **2023-5-MIN** requested by **Dawn Dufrene et al** for a resubdivision of two lots into two with a waiver, **123 Dugas Lane & 131 Easy Street, Des Allemands.** Zoning District R-1A(M). Council District 4. **Requires Commission approval and Council approval.**
  
- 74    **2023-6-MIN** requested by **Geraldine Sanders & Ruth A. Tassin** for a resubdivision of one lot into two with a waiver, **185 Sanders Lane, Hahnville.** Zoning District O-L. Council District 1. **Requires Commission approval and Council approval.**

**84**     **2022-1-MAJ** requested by **Almedia Gardens, LLC** for Preliminary Plat approval of Almedia Gardens, a 188-lot residential subdivision proposed at the terminus of East Club Drive, St. Rose. Zoning District R-1A & C-2. Council District 5.  
**Requires Planning Commission approval and Council approval.**

**2022-10-SPU** requested by **Tim Prosser for Elizabeth Tranchant** for a waiver from the minimum building elevation to no lower than one ft. above the centerline of the street at **226 St. Anthony St., Luling**. Zoning District R-1A. Council District 7. **Requires Planning Commission approval.**

**UNFINISHED BUSINESS-  
NEW BUSINESS-  
MINUTES – (May 4, 2023)  
ADJOURN-**



## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-13-HOP

### APPLICATION INFORMATION

- **Applicant & Business Location**  
Jamie Doster  
402 Honeysuckle Drive  
Norco, LA 70079  
504.210.7663; jdoster@jdkconstruction.net

### BUSINESS INFORMATION

- **Name & Description**  
JDK Construction, LLC – Construction Contractor
- **Licensing & Permits**  
Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment**  
Ford F-150 Truck. Any materials and equipment are kept at job sites.

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**  
The house is developed with driveway access to Honeysuckle Drive. There are no business specific vehicles or equipment that would inhibit available parking.
- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

#### Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
  1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
  2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
  3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
  4. Public Notice and Comment:
    - a. Once the Planning Director has determined that the proposed use meets the general parameters of this

code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.

- b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
- a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
  - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
  - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
  2. There shall be no signs posted which indicate the existence of the home occupation.
  3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
  4. There shall be no outdoor storage of materials or products on the premises.
  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
  6. The home occupation shall not eliminate or impede required off-street parking.
  7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
  8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
  9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
  10. Home occupation permits are not transferrable as to person or location.
  11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
  2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
  3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

## **FINDINGS**

This request comes before the Planning Commission due to requiring licensing with the Louisiana State Licensing Board for Contractors.

JDK Construction, LLC was registered with the Louisiana Secretary of State on May 11, 2011. As per the application the home is primarily utilized as an office while materials and equipment are stored at job sites.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

## **DEPARTMENT RECOMMENDATION**

**Approval.**



**St. Charles Parish  
Department of Planning & Zoning**

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
Phone (985) 783-5060 • Fax (985) 783-6447  
www.stcharlesparish-la.gov

Permit/Case #:	2023-13-1408
Receipt #:	
Application Date:	4/11/23
Zoning District:	R-1A
FLUM Designation:	
Date Posted:	

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: \$25  
State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Jamie Doster  
Home address: 402 Honey Suckle Dr. Norco, LA. 70079  
Mailing address (if different): \_\_\_\_\_  
Phone: (504) 210-7663 Email: JDoster@JDKConstruction.net  
Property owner: Jamie Doster  
Name of proposed business: JDK Construction LLC

Are state or federal permits/licenses required for your proposed business?  YES  NO

If yes, please list the agency/office involved: State Licensing Board of Contractors

Description of proposed business/business-related activities: Construction

How many people will be employed by the proposed business? 1

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

2016 Ford F-150 parked in driveway.

What materials and equipment will be used in the proposed business? Where will these items be stored?

Materials & equipment will be stored at Job sites

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

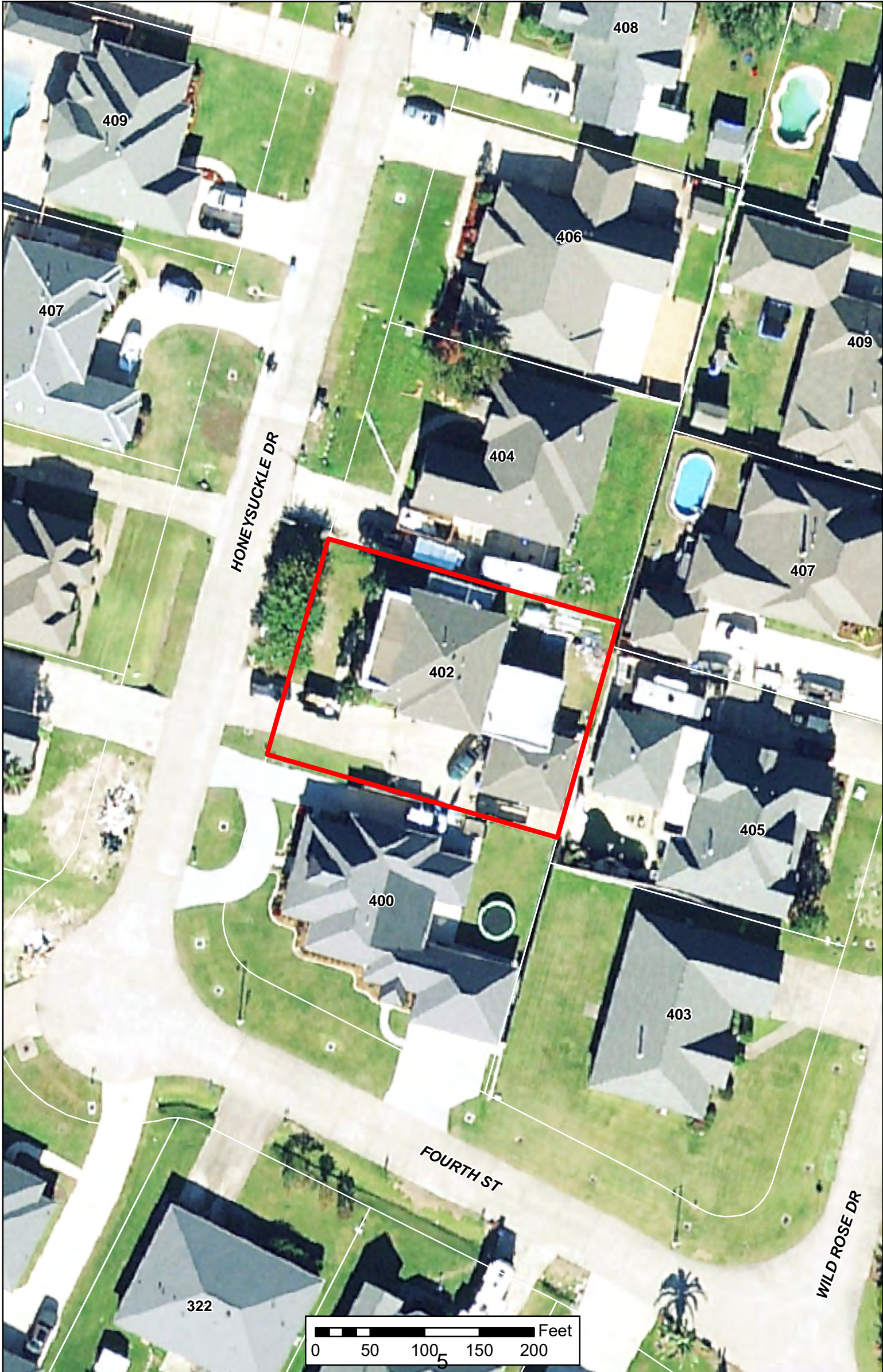
Jamie Doster  
(Property owner - Signature)  
Jamie Doster  
(Property owner - Print Name)

4-11-23  
(Date)

\_\_\_\_\_  
(Notary signature & seal)

\_\_\_\_\_  
(Date)







## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-14-HOP

### APPLICATION INFORMATION

- **Applicant / Business Location**  
Jamie Paul Dimaggio  
422 Monsanto Avenue  
Luling, LA 70070  
504.258.3009; kfd358.jd@gmail.com

### BUSINESS INFORMATION

- **Name & Description**  
Bayou Firearms, LLC – sale and transfer of firearms
- **Licensing & Permits**  
Federal Firearms License (FFL) from the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)
- **Vehicles & Equipment**  
No vehicles are listed for the operation of this business. Equipment includes a safe for storage of firearms.

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**  
The house is developed with driveway access to Monsanto Avenue. The driveway and an attached garage provide enough off-street parking to accommodate the required two (2) spaces for the house plus any visiting customers.
- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

#### Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
  1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
  2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
  3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed



- use complies with the operational regulations of this section.
4. Public Notice and Comment:
    - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
    - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
  5. Determination: The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
    - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
    - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
    - c. Deny the application.
- C. Operational Regulations:
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
  2. There shall be no signs posted which indicate the existence of the home occupation.
  3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
  4. There shall be no outdoor storage of materials or products on the premises.
  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
  6. The home occupation shall not eliminate or impede required off-street parking.
  7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
  8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
  9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
  10. Home occupation permits are not transferrable as to person or location.
  11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. Revocation of Home Occupation Permit:
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
  2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
  3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. Appeal: Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

## FINDINGS

This request comes before the Planning Commission due to requiring a Federal Firearms License (FFL) from the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF).

Business activities include the transfer of firearms at the residence, which is not prohibited under the FFL nor the operational regulations for home occupations.

Firearms kept at the residence will be stored in a safe.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

## DEPARTMENT RECOMMENDATION

**Approval.**

**A copy of the Federal Firearms License (FFL) must be provided to the Department of Planning and Zoning for issuing of the certificate of occupancy.**

May 2nd - deadline  
June 1st - meeting



**St. Charles Parish**  
**Department of Planning & Zoning**  
14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
Phone (985) 783-5060 • Fax (985) 783-6447  
www.stcharlesparish-la.gov

Permit/Case #:	<u>2023-14-HOP</u>
Receipt #:	_____
Application Date:	<u>4/21/23</u>
Zoning District:	<u>R-1A</u>
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: \$25  
State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Jamie Paul Dimaggio

Home address: 422 Monsanto ave Luling LA 70070

Mailing address (if different): \_\_\_\_\_

Phone: 504 258-3009 Email: KFD358.JD@gmail.com

Property owner: Jamie Paul Dimaggio

Name of proposed business: Bayou Firearms LLC

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: Registered with State for LLC  
ATF - FFL Permit

Description of proposed business/business-related activities: Purchasing / transferring firearms

How many people will be employed by the proposed business? \_\_\_\_\_

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. \_\_\_\_\_

N/A

What materials and equipment will be used in the proposed business? Where will these items be stored? \_\_\_\_\_

when firearms arrived at my location they will be stored in a safe. firearms will be stored for a short period of time before transfer is made

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

[Signature]  
(Property owner - Signature)

4/20/2023  
(Date)

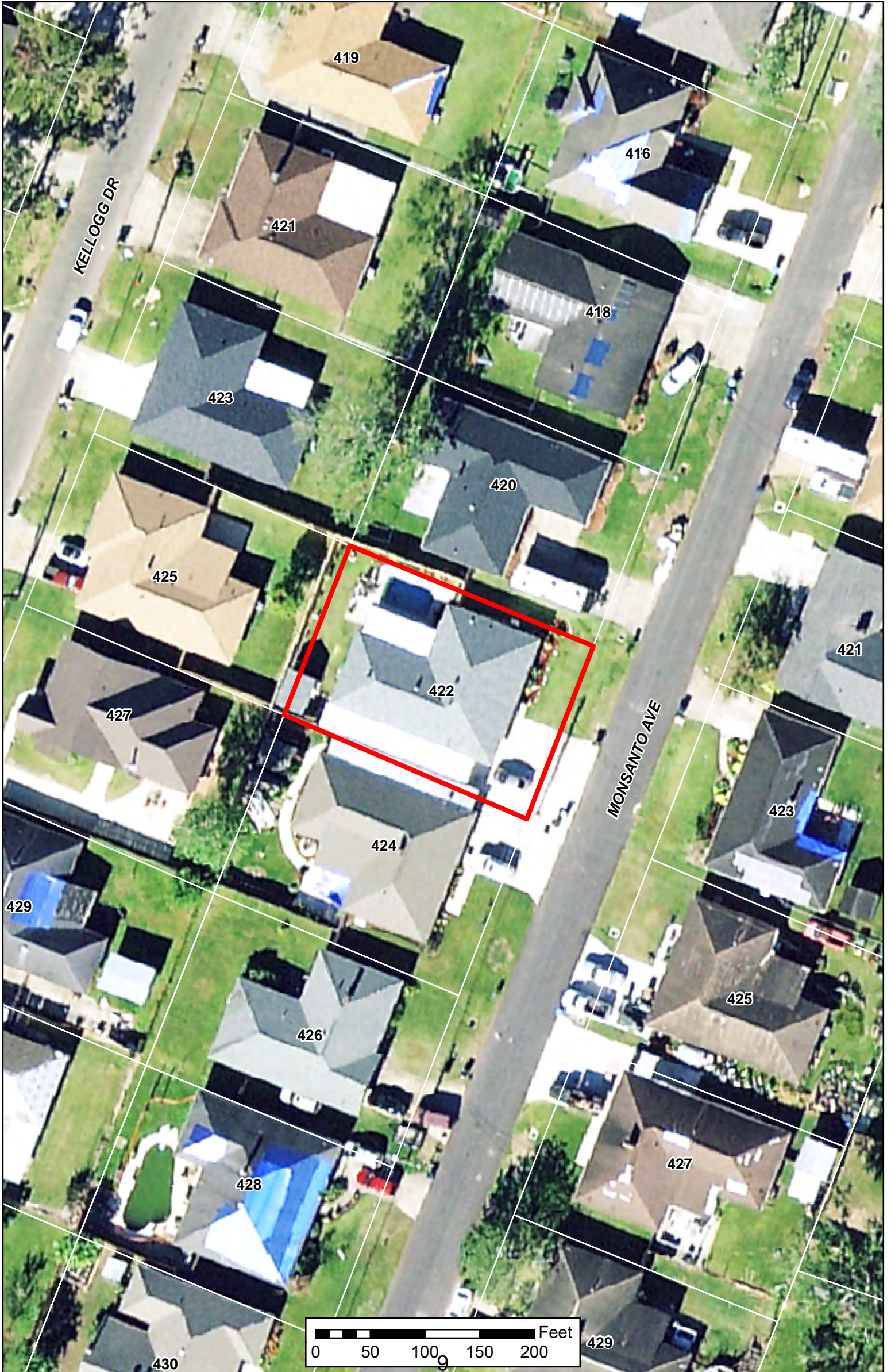
(Property owner - Print Name)

(Notary signature & seal)

(Date)

Permit/Case #: 2023-14-HOP

2023-14-HOP  
Bayou Firearms, LLC





## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-15-HOP

### APPLICATION INFORMATION

- **Applicant / Business Location**  
Norma Francois  
536 Turtle Creek Lane  
St. Rose, LA 70087  
504.214.1606; malosoulfoodkitchen58@gmail.com

### BUSINESS INFORMATION

- **Name & Description**  
Ma Lo's Soul Food Kitchen & Catering, LLC; mobile food unit/trailer
- **Licensing & Permits**  
Permit to operate a Mobile Food Establishment from the Louisiana Department of Health (LDH)
- **Vehicles & Equipment**  
The applicant uses a standard pick-up truck to pull a 20 ft. FUD Trailer. Supplies will be stored at the commissary located at 107 St. Rose Avenue.

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
R-1A; the house is located in a developed single-family residential neighborhood.
- **Traffic Access & Parking**  
The house is developed with driveway access to Turtle Creek Lane. The driveway occupies a portion of the front yard and runs along the side of the house, with space to accommodate at least three (3) vehicles.

The applicant intends to store the 20 ft. trailer at the residence. The driveway arrangement does allow for the parking of the trailer out of site while still providing the required two (2) parking spaces for a single family dwelling. But the applicant runs a second business, A Lady's Touch Lawncare, LLC, that has been domiciled at this address as a home based business since 2016 (Permit No. 30177-16). This business utilizes a commercial box truck for business purposes that is parked at the residence (at the time that permit was processed only a 6 ft. x 12 ft. Lark trailer was listed for business purposes).

The residence does not have adequate parking facilities to accommodate the required two (2) parking spaces for a single family dwelling while keeping the two business specific commercial vehicles out-of-sight.

- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

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  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
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1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
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- E. *Appeal:* Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

## **FINDINGS**

This request comes before the Planning Commission due to requiring a permit to operate a Mobile Food Establishment (MFE) from the Louisiana Department of Health (LDH).

The operation utilizes a 20 ft. FUD trailer as the MFE which will be stored at the residence when not in use.

LDH requires the use of a commissary to store product and clean the MFE. The owner has arranged the use of a commissary at 107 St. Rose Avenue, St. Rose.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner.

The residence is the domicile of a second home based business permitted in 2016, A Lady's Touch Lawncare, LLC (Permit No. 30177-16). This business utilizes a box truck for business purposes that has been observed at the residence. At the time that home occupation request was reviewed and approved only a 6 ft. x 12 ft. Lark trailer was listed for business purposes.

The residence is developed with a driveway with room to accommodate at least three (3) passenger vehicles. There does not appear to be space to accommodate the required two (2) parking spaces for a single family dwelling while also storing the vehicles associated with both businesses out-of-sight, in a zoning compliant manner.

The box truck has also been observed parked in the nearby Normandy Drive street stub.

A home based business is meant to be "*clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof*", and the intent of the home occupation regulations is to "*preserve the character of the neighborhood*" and "*to limit activities that may adversely impact the area.*" In keeping with the regulations for home occupations the Department has put an emphasis on limiting the parking of clearly identifiable commercial vehicles at the domicile of a home based business.

While there is no record of complaints regarding the existing business or the storage of any commercial vehicles at the residence, the box truck cannot be stored at the residence. It was not included during the initial review and approval of the home occupation for A Lady's Touch Lawncare and the storage of this type of business vehicle at the residence is not in keeping with the intent of the Parish's home occupation regulations.

#### **DEPARTMENT RECOMMENDATION**

**If the request is approved, the department recommends the following stipulations:**

- **Food preparation shall not take place at the residence.**
- **Food sales shall not take place at the residence.**
- **Restrict the storage of the box truck or any other clearly identifiable commercial vehicle associated with A Lady's Touch Lawncare, LLC from being stored at the residence.**

**A copy of the Louisiana Department of Health permit must be provided to the Department of Planning and Zoning for issuing of the certificate of occupancy.**



**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
 Phone (985) 783-5060 • Fax (985) 783-6447  
 www.stcharlesparish-la.gov

Permit/Case #:	_____
Receipt #:	_____
Application Date:	5/2/23
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: \$25  
 State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: NORMAN V. FRANCOIS  
 Home address: 536 Turtle Creek Saint Rose LA 70087  
 Mailing address (if different): P.O. Box 583 Saint Rose LA 70087  
 Phone: 504 214-1606 Email: malasoulfoodkitchen58@gmail.com  
 Property owner: NORMAN V. FRANCOIS  
 Name of proposed business: Ma La's Soul Food Kitchen & Catering LLC

Are state or federal permits/licenses required for your proposed business?  YES  NO

If yes, please list the agency/office involved: St. Charles Planning & Zoning Commission.

Description of proposed business/business-related activities: Primary business Mobile food service that will serve metro New Orleans area and river parishes

How many people will be employed by the proposed business? Approximately 1 Full time 3 part time base upon events

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

2023 20' T&E FUD Trailer  
2016 Chev Silverado

What materials and equipment will be used in the proposed business? Where will these items be stored?

20' Mobile trailer with range, refrigerator, with sanitize area that meet all requirements according to Saint Charles Planning & Zoning Commission

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

\_\_\_\_\_  
 (Property owner - Signature)

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Property owner - Print Name)

\_\_\_\_\_  
 (Notary signature & seal)

\_\_\_\_\_  
 (Date)

Permit/Case #: \_\_\_\_\_

**Please read each of the following Home Occupation Operational Regulations. Please initial after each regulation to indicate your understanding.**

1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process. NF (initial)
2. There shall be no signs posted which indicate the existence of the home occupation. NF (initial)
3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to, picking up work assignments, materials, or payment. NF (initial)
4. There shall be no outdoor storage of materials or products on the premises. NF (initial)
5. Indoor storage of materials/products shall not exceed 20 percent of the gross floor area of the dwelling. NF (initial)
6. The home occupation shall not eliminate or impede required off-street parking. NF (initial)
7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code. NF (initial)
8. The resident(s) engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License and other state or federal permits or licenses. NF (initial)
9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with a home occupation. NF (initial)
10. Home occupation permits are not transferable as to person or location. NF (initial)
11. Home occupation activities which include the manufacture/sale/repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. NF (initial)

**Home Occupation Application Process:**

- The Planning Department will review the application for completion and for compliance with operational regulations.
- If some aspect of the business requires licensure by a state or federal entity, the fee shall be \$200 and the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- The property will be posted with a sign describing the home occupation.
- If objections to the proposed home occupation are submitted to the Planning Director (within the 10 day posting period), the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- Applications that are not forwarded to the Planning and Zoning Commission may be approved, approved with conditions, or denied by the Planning Director.
- A Certificate of Zoning Compliance will be issued upon approval of the Home Occupation.
- Approval does not allow operation of a home occupation in violation of any law.
- Zoning compliance for a home occupation is not transferrable to another person or another location.

**Application Checklist:**

1. Completed application
2. Act of Sale or deed to the property (recorded Act of Sale available at Clerk of Courts Office)
3. Photographs of vehicles/trailers used in the home occupation
4. Notarized endorsement of property owner (if applicant is not the property owner)
5. Fee (\$25 or \$200 check or money order payable to St. Charles Parish Department of Finance)

**Acknowledgement of Regulations:**

I have read a copy of the Home Occupation Ordinance including the Operational Regulations (Section XXII of the St. Charles Parish Zoning Ordinance). I will comply with the Home Occupation Ordinance and also with any special provisions required by the Planning and Zoning Director.

I acknowledge that violation of any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

Theresa B. Sanchez  
(Applicant signature)

5/21/2023  
(Date)

Conditions: N/A

**Planner Certification of Completed Application:**

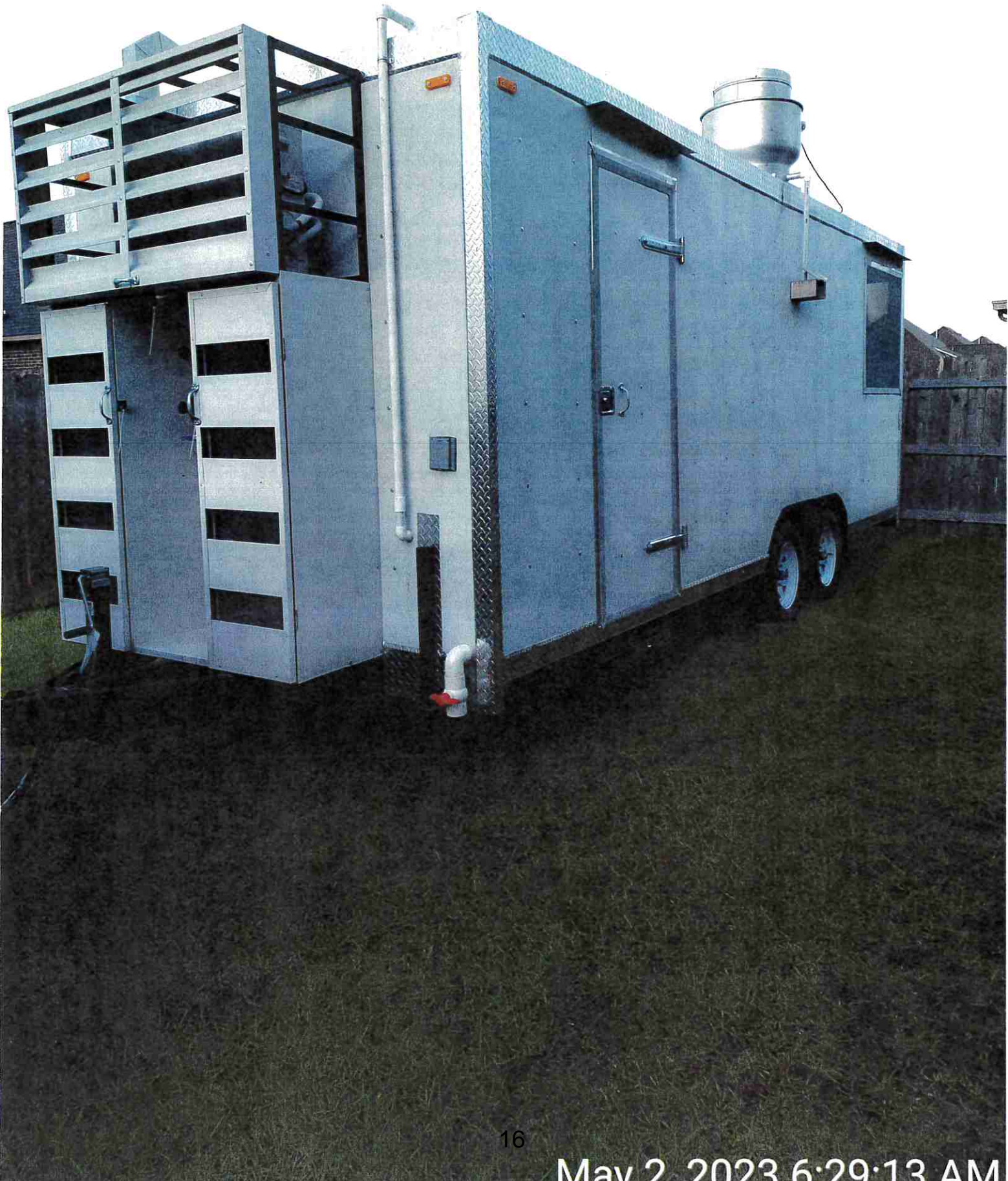
[Signature]  
(Planner signature)

5/5/23  
(Date)

Permit/Case #: \_\_\_\_\_









**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
 Phone (985) 783-5060 • Fax (985) 783-6447  
 www.stcharlesparish-la.gov

Permit/Case #:	<u>3077-10</u>
Receipt #:	<u>1137780</u>
Application Date:	<u>10/18/14</u>
Zoning District:	<u>R-1A</u>
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: \$25  
 State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Norma V. Francois

Home address: 536 Turtle Creek St. Rose La 70087

Mailing address (if different): P.O. Box 583 St. Rose La 70087

Phone: 504 214-1606 Email: nfrancois43@gmail.com

Property owner: Norma Francois

Name of proposed business: A Lady's Touch Landcare

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: State of Louisiana

Description of proposed business/business-related activities: Landcare Service Cutting grass, blowing edges, weed exten.

How many people will be employed by the proposed business? NONE

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.  
2003 Toyota Pickup Truck 6x12 2012 Lark Trailer.

What materials and equipment will be used in the proposed business? Where will these items be stored? Just the preloaded trailer with 12' zero riding mower, 3 echo weed eater & echo blower

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

\_\_\_\_\_  
 (Property owner) (Date)

\_\_\_\_\_  
 (Notary signature & seal) (Date)

Permit/Case #: \_\_\_\_\_

Please read each of the following Home Occupation Operational Regulations. Please Initial after each regulation to indicate your understanding.

1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process. NF (initial)
2. There shall be no signs posted which indicate the existence of the home occupation. NF (initial)
3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to, picking up work assignments, materials, or payment. NF (initial)
4. There shall be no outdoor storage of materials or products on the premises. NF (initial)
5. Indoor storage of materials/products shall not exceed 20 percent of the gross floor area of the dwelling. NF (initial)
6. The home occupation shall not eliminate or impede required off-street parking. NF (initial)
7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code. NF (initial)
8. The resident(s) engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License and other state or federal permits or licenses. NF (initial)
9. No alcoholic beverages shall be sold/offered/provided in connection with a home occupation. NF (initial)
10. Home occupation permits are not transferrable as to person or location. NF (initial)
11. Home occupation activities which include the manufacture/sale/repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. NF (initial)

**Home Occupation Application Process:**

- The Planning Department will review the application for completion and for compliance with operational regulations.
- A site inspection may be required by parish or state offices.
- A public notice describing the proposed business will be posted on the property and must remain for 10 days.
- If objections to the proposed activity are submitted to the Planning Director (within the 10 day posting period), the application will be forwarded to the Planning Commission for public hearing.
- The Department may approve, approve with conditions, or deny the application based upon review.
- The applicant shall be issued a Certificate of Zoning Compliance from the Planning Department upon approval of the Home Occupation.
- Approval does not allow operation of a home occupation in violation of any law.
- Zoning compliance for a home occupation is not transferrable to another person or another location.

**Application Checklist:**

- 1. Completed application
- 2. Act of Sale to Property/Deed (Recorded Act of Sale available at Clerk of Courts Office)
- 3. Photographs of vehicles/trailers used in the home occupation
- N/A 4. Notarized endorsement of property owner (if applicant is not the property owner)
- 5. Fee (\$25 or \$200 check or money order payable to St. Charles Parish Department of Finance)

**Acknowledgement of Regulations:**

I have read a copy of the Home Occupation Ordinance including the Operational Regulations (Section XXII of the St. Charles Parish Zoning Ordinance). I will comply with the Home Occupation Ordinance and also with any special provisions required by the Planning and Zoning Director.

I acknowledge that violation of any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

Alanna S. Gonzales  
(Applicant signature)

10/11/16  
(Date)

Conditions: \_\_\_\_\_  
\_\_\_\_\_

Approved, with any conditions stated above:

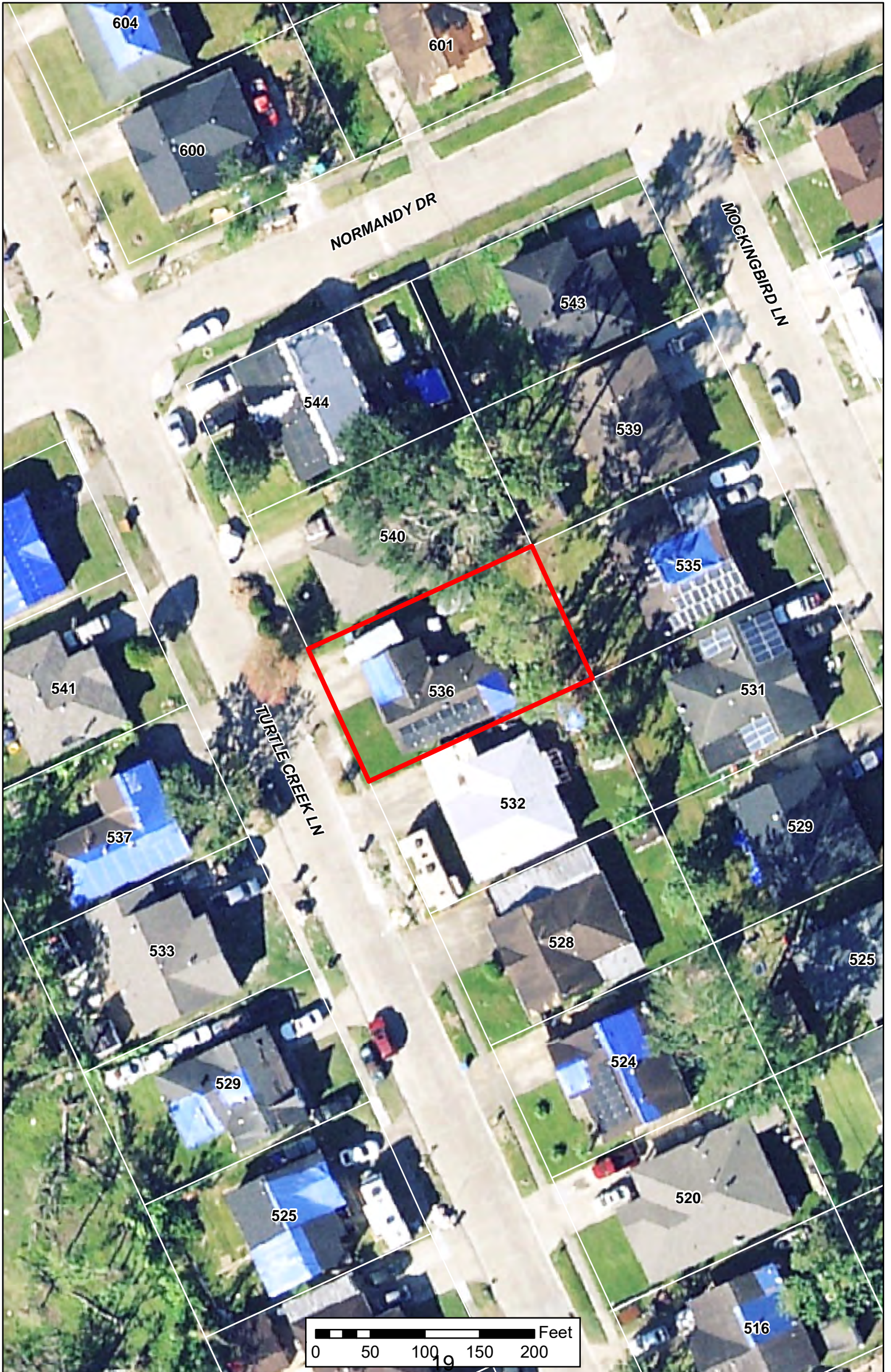
Michael J. Albert  
(Planning and Zoning Director signature)

11-4-16  
(Date)

Permit/Case #: \_\_\_\_\_

2023-15-HOP

Ma Lo's Soul Food Kitchen and Catering, LLC





## Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2023-1-SPU

### APPLICATION INFORMATION

- **Applicant / Property Owner**  
Leonard Hafford  
741 Grand Bayou Road  
Des Allemands, LA 70030  
504-214-4139; lennyhafford0126@gmail.com
- **Request**  
Nonresidential accessory building in O-L zoning

### SITE INFORMATION

- **Location**  
743 Grand Bayou Road, Bayou Gauche; Lot 852-Y, Sunset Drainage District
- **Size of Site**  
114,288.55 sq. ft. (2.8 acres); 381.62 ft. wide along Grand Bayou Road
- **Current Land Use**  
Lot 852-Y is developed with the subject garage and a pond.
- **Surrounding Zoning and Land Use**  
O-L zoning is adjacent to each side. The site is located in a residential area with lots of varying size developed with site built or manufactured homes.
- **Future Land Use 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).*
- **Flood Zone & Minimum Building Elevation**  
X-zone/DFIRM AE+7; the developer of any improvements will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 7 ft. above mean sea level [NAVD 88 Datum] whichever is higher.
- **Traffic Access**  
Lot 852-Y has 381.62 ft. of frontage on Grand Bayou Road. Access is provided via an existing culvert and limestone driveway.
- **Utilities**  
Parish water and drainage facilities are available on Grand Bayou Road. Sewer is not available.

### APPLICABLE REGULATIONS

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

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

*Policy statement:* This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

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 right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
    - (13) Lawn Care Service subject to the requirements of Section VII.
    - (14) Historic Home Site Bed and Breakfast.
  - 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. (Ord. No. 07-1-6, § II, 1-8-07)
    - 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, 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: 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 unsub- divided 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.

**Appendix A. Section IV.**

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

- 1. Compliance with the current St. Charles Parish Comprehensive Plan.
- 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
- 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
- 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
  - a. Required yards and open space
  - b. Ingress and egress to property
  - c. Parking and loading areas
  - d. Location of garbage facilities
  - e. Landscaping, buffering, and screening
  - f. Signage
  - g. Height and bulk of structures
  - h. Location and direction of site lighting

<b>SPU CRITERIA COMPLIANCE</b>
--------------------------------

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The site is designated *Low-to-Moderate Residential* on the Parish’s Future Land Use Map. The permitting of a nonresidential accessory building through the special permit process is specific to the O-L zoning district and does not align with the type of development anticipated under this FLUM designation. **Does Not Comply**
- 2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* The site is located in an area of Bayou Gauche where property sizes vary from smaller lots to large tracts and are developed with site-built or manufactured homes. The subject garage is a metal building with a roll-up door facing the street and located towards the rear of Lot 852-Y. This is a typical location for accessory structures in residential areas and the building style/construction is found amongst other detached garages in the immediate area. The surrounding area is also zoned O-L, Open Land which permits uses such as farming and animal husbandry that may utilize such structures to store equipment, supplies, and livestock. **Complies**
- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The existing garage is currently used for personal storage and no other use permitted within the O-L district is being considered that would cause the need for a formal parking and loading area. **N/A**
- 4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* The garage is currently used for personal storage. Allowing Lot 852-Y to remain developed with an accessory structure absent a primary should not exceed the impact of those uses permitted by right in the O-L zoning district, which includes farming, animal husbandry, unsubdivided lots with multiple residential dwellings, farmer’s markets, and historic bed and breakfasts. **Complies**



5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The site is already developed and no other improvements are proposed as part of this request. Additional hazards and impacts are not expected. **Complies**
6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*
  - a. *Required yards and open space.* The existing garage is shown 12.42 ft. from the side lot line separating Lots 852-X and 852-Y as per the resubdivision map by Louis J. Gassen Jr., PLS dated March 7, 2023, meeting the side yard setback for both primary and accessory structures in the O-L zoning district. No improvements are proposed as part of this request. **Complies**
  - b. *Ingress and egress to property.* Lot 852-Y has 381.62 ft. of frontage on Grand Bayou Road where access is provided via an existing culvert and limestone driveway. **Complies**
  - c. *Parking and loading areas.* The existing garage is currently used for storage, and no other use permitted within the O-L district is being considered that would cause the need for a formal parking and loading area. **N/A**
  - d. *Location of garbage facilities.* The existing garage is currently used for storage, and no other use permitted within the O-L district is being considered that would cause a change in the use and location of garbage facilities. **N/A**
  - e. *Landscaping, buffering, and screening.* No additional landscaping required or proposed. **N/A**
  - f. *Signage.* Signage is not proposed as part of this request. Any new signage would be reviewed as part of a sign permit application. **N/A**
  - g. *Height and bulk of structures.* The existing garage is shown 12.42 ft. from the side lot line separating Lots 852-X and 852-Y as per the resubdivision map by Louis J. Gassen Jr., PLS dated March 7, 2023, meeting the side yard setback for both primary and accessory structures in the O-L zoning district. No improvements are proposed as part of this request. **Complies**
  - h. *Location and direction of site lighting.* The site is developed and no changes to existing site lighting are proposed. **N/A**

<b>ANALYSIS</b>
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This request for a nonresidential accessory building at 743 Grand Bayou Road, Bayou Gauche meets the majority of the applicable review criteria as detailed in the previous section.

Specifically, it is found to be compatible with the character of the surrounding area and meets spatial requirements for both primary and accessory structures in the O-L zoning district.

Additionally, by granting this Special Permit Use the conditions placed on minor resubdivision 2023-3-MIN as approved by the Planning Commission at their May 4, 2023 meeting will be met.

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Approval.**



**St. Charles Parish  
Department of Planning & Zoning**

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
Phone (985) 783-5060 • Fax (985) 783-6447  
www.stcharlesparish-la.gov

Permit/Case #:	2023-1-SPU
Receipt #:	10257231
Application Date:	5/5/23
Zoning District:	
FLUM Designation:	
Date Posted:	

**APPLICATION FOR SPECIAL PERMIT USE**

Fee: \$50

**Special Permit Use:** Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

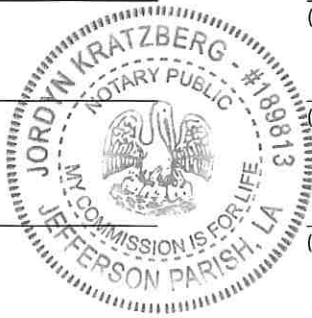
Applicant: Leonard D. Hafford  
Home address: 741 Grand Bayou Rd Des Allemands La 70030  
Mailing address (if different): \_\_\_\_\_  
Phone: 504-214-4139 Email: lennyhafford@icg-mail.com  
Property owner: Leonard D. Hafford  
Municipal address of property: 741 Grand Bayou Rd  
General location or legal description (if no address has been assigned): \_\_\_\_\_

Present use of property and existing structures: Store Christmas decorations for yard plus store vehicles in shed 55 pickup Chevy 55ford pickup plus my mother car who is deceased

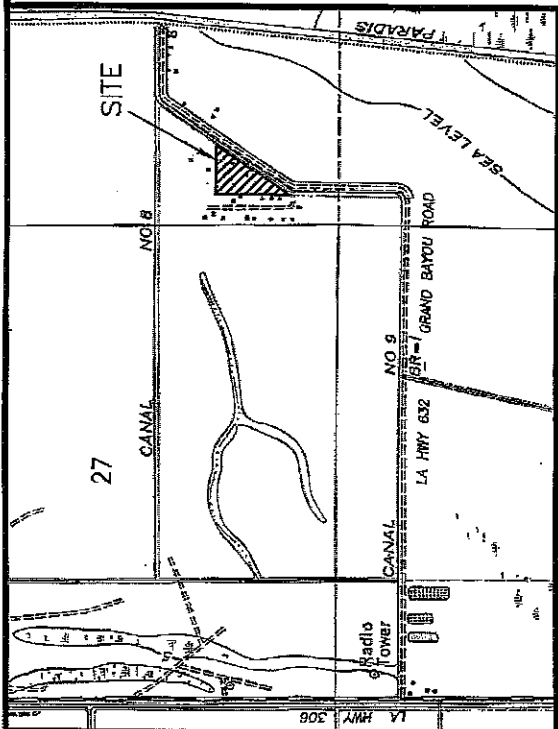
Contemplated use of property/reason for special permit use request: to keep shop on property since property is divided

I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use; I/we endorse this application:

Leonard D. Hafford (Property owner)      NIA (Property owner)  
NIA (Property owner)      NIA (Property owner)  
NIA (Property owner)      NIA (Property owner)  
[Signature] (Notary signature & seal)      5/5/23 (Date)



Permit/Case #: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 2000'

RECORDED IN THE CLERK OF COURT'S OFFICE,

ST. CHARLES PARISH, LOUISIANA

ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

INSTRUMENT NUMBER \_\_\_\_\_

APPROVALS:

St. Charles Parish Planning and Zoning  
Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

St. Charles Parish President \_\_\_\_\_ Date \_\_\_\_\_

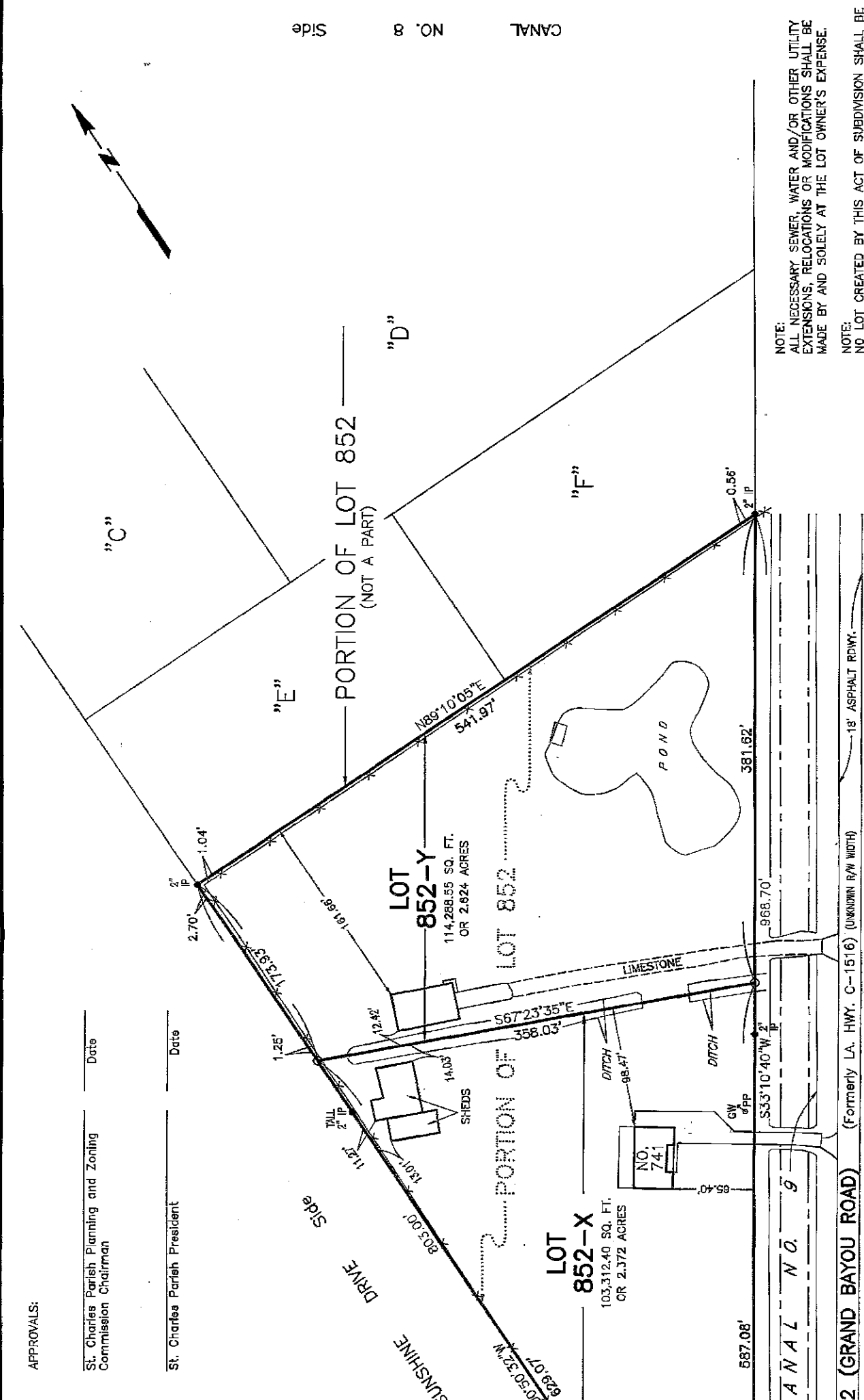
- REFERENCE PLANS:
- SURVEY OF LOTS 844, 845, 846, 847, 848, 849, 852 & 853 & PORTION OF 854 IN SUB-DRAINAGE DIST. NO. 3 OF "SUNSET DRAINAGE DISTRICT" BY E. M. COLLIER, DATED MAY, 1951
  - PLAN OF A PORTION OF LOT 852 IN SUB-DRAINAGE DISTRICT NO. 3 OF THE "SUNSET DRAINAGE DISTRICT" BY E. M. COLLIER, DATED NOV. 15, 1973
  - SUB-DIVISION OF A PORTION OF LOT 852 OF THE "SUNSET DRAINAGE DISTRICT" BY E. M. COLLIER, DATED OCT. 20, 1976

The reference plans shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.



GRAPHIC SCALE



NOTE:  
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

NOTE:  
NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

LOUIS J GASSEN JR, PLS  
Registration No. 4945  
(985) 785-0745  
1026 Gassen Street  
Luling, Louisiana 70070

GASSEN SURVEYING, LLC

RESUBDIVISION OF A PORTION LOT 852  
IN SUB-DRAINAGE DISTRICT NO. 3  
OF THE SUNSET DRAINAGE DISTRICT  
INTO LOTS 852-X AND 852-Y  
IN SECTIONS 26 & 35, T14S - R20E  
ST. CHARLES PARISH, LOUISIANA  
SCALE: 1" = 100'  
MARCH 7, 2023

CERTIFIED TO LEONARD HAFFORD

2023-1-SPU  
Nonresidential Accessory Building in O-L



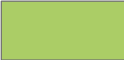
2023-1-SPU

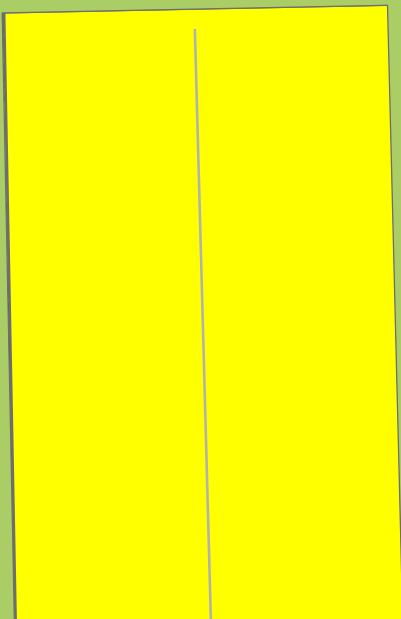
Nonresidential Accessory Building in O-L

N



**ZONING**

	OL		R1AM
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FAMILY ST

LABLANC LN

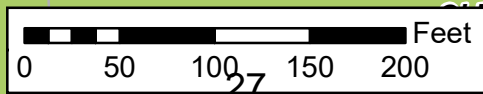
SUNSHINE DR



GIR S ST

GRAND BAYOU RD

OLD FARM LN







## Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2023-2-SPU

### APPLICATION INFORMATION

- **Applicant / Property Owner**  
Conrad Frey  
Southern Trucking & Transportation  
4717 Hessmer Avenue  
Metairie, LA 70002  
504-452-1337; cfrey@threecs.biz
- **Request**  
Automobile Fleet Services in C-3 zoning

### SITE INFORMATION

- **Location**  
275 I-310 Service Road, St. Rose
- **Size of Site**  
Approximately 89,107 sq. ft. (2.046 acres); approximately 470 ft. wide along I-310 Service Road
- **Current Land Use**  
Undeveloped but cleared
- **Surrounding Zoning and Land Use**  
C-3 zoning abuts to each side of the site. M-1 zoning is also located in the immediate vicinity, across Beltway Road and south of the railroad.
- **Future Land Use Recommendation**  
*Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.*  
  
*Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office) zoning, C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), B-1 (batture, non-industrial)*
- **Flood Zone & Minimum Building Elevation**  
AE+5/DFIRM X-zone; the developer will have to provide a grade certificate in order to determine the minimum building elevation on this property. 5 ft. above mean sea level [NGVD 29 Datum] OR 1 ft. above the centerline of the street, whichever is higher.
- **Traffic Access**  
Dedicated access is not currently available to the site, but can be provided via the I-310 Service Road or Beltway Road.
- **Utilities**  
The Parish GIS system shows public water facilities are available along both I-310 Service Road and Beltway Road. Public sewer is not available.

## APPLICABLE REGULATIONS

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

#### [IV.] C-3. Highway commercial district—Wholesale and retail sales:

1. Use Regulations:
  - a. A building or land shall be used for the following purposes.
    - (1) All uses allowed in the C-2 District.
    - (2) Commercial auditoriums, coliseums or convention halls
    - (3) Retail manufacturing
    - (4) Automobile sales and service
    - (5) Wholesale uses
    - (6) Warehouses (less than 10,000 sq. ft.)
    - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
    - (8) Bottling works
    - (9) Dog pound
    - (10) Building supply
    - (11) Heating and air conditioning service
    - (12) Plumbing shops
    - (13) Automotive repair, minor and major
    - (14) Glass installation
    - (15) Fabrication of gaskets and packing of soft metal material
    - (16) Creameries
    - (17) Parcel delivery service
    - (18) *Reserved.*
    - (19) Frozen food lockers
    - (20) Public stables
    - (21) Bulk dairy products (retail)
    - (22) Animal hospitals
    - (23) Gymnasiums
    - (24) Sheet metal shops.
    - (25) Upholstery
    - (26) Other uses of similar intensity
    - (27) Customary accessory uses incidental to the above uses when located on the same lot.
  - b. Special exception uses and structures:
    - (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) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
    - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (4) *Reserved.*
    - (5) Cellular installations and PCS (personal communication service) installations.
    - (6) *Reserved.*
    - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
    - (8) 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.
    - (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
    - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
    - (11) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.**
2. Spatial Requirements:
  - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty (20) feet
    - (2) Side - five (5) feet
    - (3) Rear - ten (10) 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, local industrial, rail, water.
4. Special Provisions:
  - a. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) 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 or lesser buffer strip.

[V.] *Prohibited use:* Medical waste storage, treatment or disposal facilities.



**Appendix A. Section IV.**

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
  - a. Required yards and open space
  - b. Ingress and egress to property
  - c. Parking and loading areas
  - d. Location of garbage facilities
  - e. Landscaping, buffering, and screening
  - f. Signage
  - g. Height and bulk of structures
  - h. Location and direction of site lighting

<b>SPU CRITERIA COMPLIANCE</b>
--------------------------------

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The site is designated *Commercial* on the Parish’s Future Land Use Map (FLUM), which takes into account all uses permitted in the commercial zoning districts. Uses involving Automobile Fleet Maintenance is permitted by right starting in the M-1 zoning district, making it more appropriate for areas designated *Industrial*. **Does Not Comply**
2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* The proposed use is primarily a maintenance facility for airport shuttle busses operated by SP+ Transportation. Vehicle maintenance will occur in an open shop area accessed by eight (8) roll up doors which is connected to a two-story office area fronting I-310 Service Road. The building will feature a metal façade. The site and landscaping plans show parking and open space areas will meet the Parish’s site design requirements for new commercial/industrial developments. This building design/layout, along with meeting the Parish’s site design requirements, will make this site compatible with similar developments in the area, specifically those located at 141, 161, and 171 I-310 Service Road. **Complies**
3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* Dedicated loading facilities are not required for this type of use, but the facility will feature a dedicated maintenance shop with eight (8) individual roll up doors for the loading and unloading of vehicles in for maintenance. The site plan shows standard parking spaces for employees along with 19 elongated parking spaces for buses in for maintenance. The parking and vehicle circulation facilities have been designed to meet the Parish’s site design requirements for new commercial parking areas. **Complies**
4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* Existing uses in the immediate area include an office-warehouse facility for a general contractor specializing in large construction projects and an office/warehouse/storage yard for a company providing mobile office trailers. The C-3 zoning district permits uses involving warehousing, automotive repair facilities, and small-scale manufacturing. The primary use of this site is an automotive repair/maintenance facility. Special Permit approval is required due to the maintenance being for a fleet of airport shuttle buses operated by SP+ Transportation. The operation of this facility is not expected to have any more of an unfavorable impact to those abutting uses as those which may be permitted under C-3 by right. **Complies**
5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* This development requires full review as a new commercial development, which includes approvals related to traffic, drainage, fire protection, and building code. The facility is located in a relatively isolated area at the end of the I-310 Service Road

near the I-310 off-ramp at Airline Drive. Significant noise impacts are not expected from this development, especially when considering its proximity to the I-310. **Complies**

6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*

- a. *Required yards and open space.* All setbacks for the C-3 zoning district are met as per the site plan by Michael Tabb, Sheet A.0.0, dated November 10, 2022. **Complies**
- b. *Ingress and egress to property.* A single ingress/egress point is shown extending into adjacent property owned by the LA State Department of Highways before connecting to the I-310 Service Road. This access arrangement was reviewed as part of the driveway permit required by DOTD. **Complies**
- c. *Parking and loading areas.* Dedicated loading facilities are not required for this type of use. Parking areas are designed to meet the Parish's site design requirements for parking lot design. **Complies**
- d. *Location of garbage facilities.* The facility will not have dedicated garbage facilities/dumpsters. With the primary use being a maintenance facility for vehicles the operation should be compliant with all state and federal regulations regarding the disposal of fluids, tires, etc. **N/A**
- e. *Landscaping, buffering, and screening.* All landscaping requirements are met as per what is shown on the Landscape Plan by Guy Grisson Design, LLC, Sheet No. LS-1, dated April 12, 2023. Additional buffering/screening is not required. **Complies**
- f. *Signage.* Signage is not proposed as part of this request. Any on-premises signage would be reviewed as part of a sign permit application. **N/A**
- g. *Height and bulk of structures.* The building will consist of two floors and measure 35 ft. in height. It is shown to meet all required setbacks for the C-3 zoning district. **Complies**
- h. *Location and direction of site lighting.* Any lighting will be standard for this type of development. Given the location and surrounding uses an adverse impact from site lighting is not expected. **Complies**

## ANALYSIS

This request for a business involving Automobile Fleet Services, specifically a bus/shuttle maintenance facility for SP+ Transportation at 275 I-310 Service Road, St. Rose, meets the majority of the applicable review criteria as detailed in the previous section.

Specifically, it is found to be compatible with the character of the surrounding area and meets spatial and site design requirements for new commercial developments.

## DEPARTMENT RECOMMENDATION

**Approval.**



**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 Hahnville, LA 70057  
 Phone (985) 783-5060 Fax (985) 783-6447  
 www.stcharlesparish-la.gov

Permit/ Case #:	2023-2-SPU
Receipt #:	10257284
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR SPECIAL PERMIT USE**

Fee: \$50

**Special Permit Use:** Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

Applicant: Conrad Frey / Southern Trucking & Transportation

Home address: 4717 Hessmer Ave. Metairie, LA 70002

Mailing address (if different): 141 I-310 Service Rd. St. Rose, LA 70087

Phone: (504) 452-1337 Email: cfrey@threecs.biz

Property owner: Conrad Frey / Souther Trucking & Transportation

Municipal address of property: 275 I-310 Service Rd. St. Rose, LA70087

General location or legal description (if no address has been assigned): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Present use of property and existing structures: \_\_\_\_\_  
 Currently this is a vacant fenced lot and there are no existing structures on the property.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Contemplated use of property/reason for special permit use request: \_\_\_\_\_  
Bus Service Maintenance Shop & Parking Spaces  
Company Owned Warehouse & Parking Spaces  
Auto mobile Fleet Services  
 \_\_\_\_\_  
 \_\_\_\_\_

**I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use; I/we endorse this application:**

Conrad Frey  
 \_\_\_\_\_  
 (Property owner)

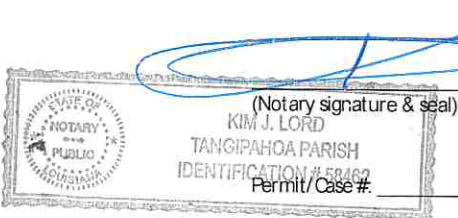
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 (Property owner)

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 (Property owner)

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 (Property owner)

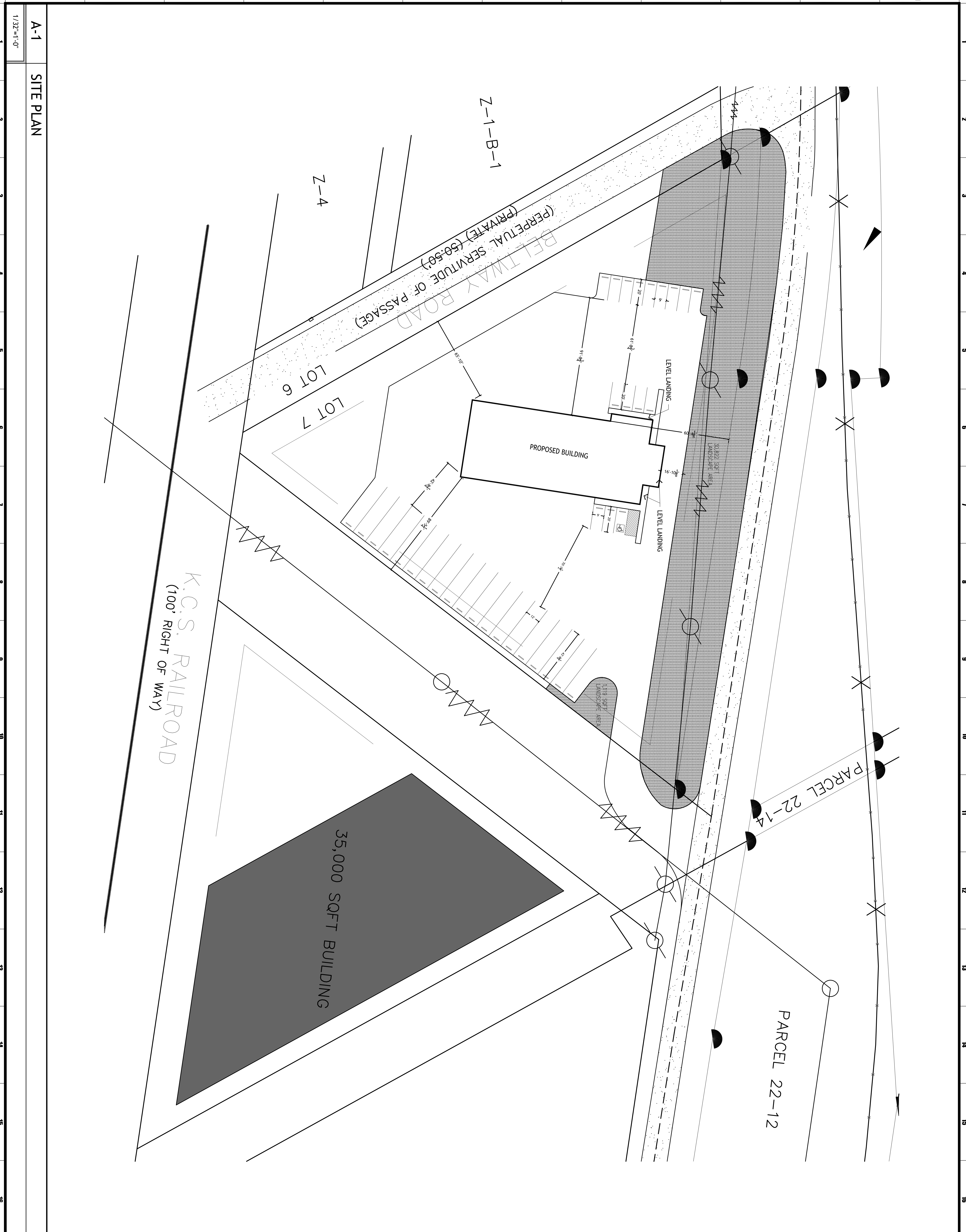
\_\_\_\_\_  
 (Property owner)

\_\_\_\_\_  
 (Property owner)



MAY 3, 2023  
 \_\_\_\_\_  
 (Date)

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**AREA CALCULATIONS**

1. SEE CIVIL DRAWINGS FOR SITE PAVING AND DRAINAGE
2. SEE MEP DRAWINGS FOR UTILITIES

**MURRAY ARCHITECTS**

13760 river road  
 destrehan, la 70047  
 (985) 764 - 7275  
 fax (985) 725 - 0182

NO.	REVISIONS	DATE
1		
2		
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6		

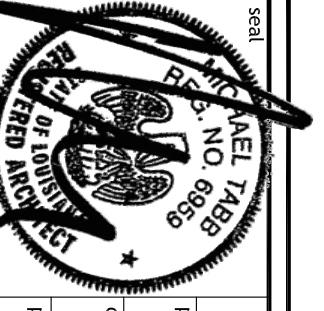
SP + TRANSPORTATION

141 I-310 SERVICE ROAD, ST. ROSE, LA 70087

**MURRAY ARCHITECTS**

PROJECT NUMBER: 2211  
 DATE: 11.10.2022  
 DRAWING NUMBER: A.0.0

1/32" = 1'-0"



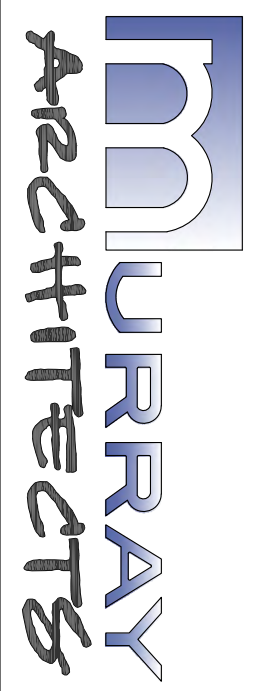
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### AREA CALCULATIONS

FIRST FLOOR OFFICE	2,931 SQFT
SHOP	4,891 SQFT
WASH BAY	1,154 SQFT
SECOND FLOOR OFFICE	3,022 SQFT
<b>Total</b>	<b>11,998 SQFT</b>

### WALL LEGEND

2 HOUR FIRE RATED WALLS - UL419



**MURRAY ARCHITECTS**

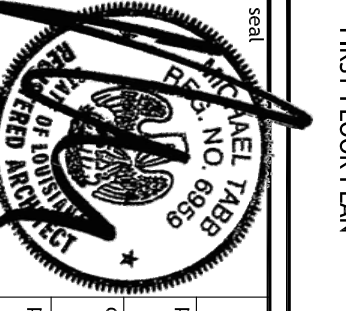
13760 river road  
 destrehan, la 70047  
 (985) 764 - 7275  
 fax (985) 725 - 0182

NO.	REVISIONS	DATE
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**SP + TRANSPORTATION**

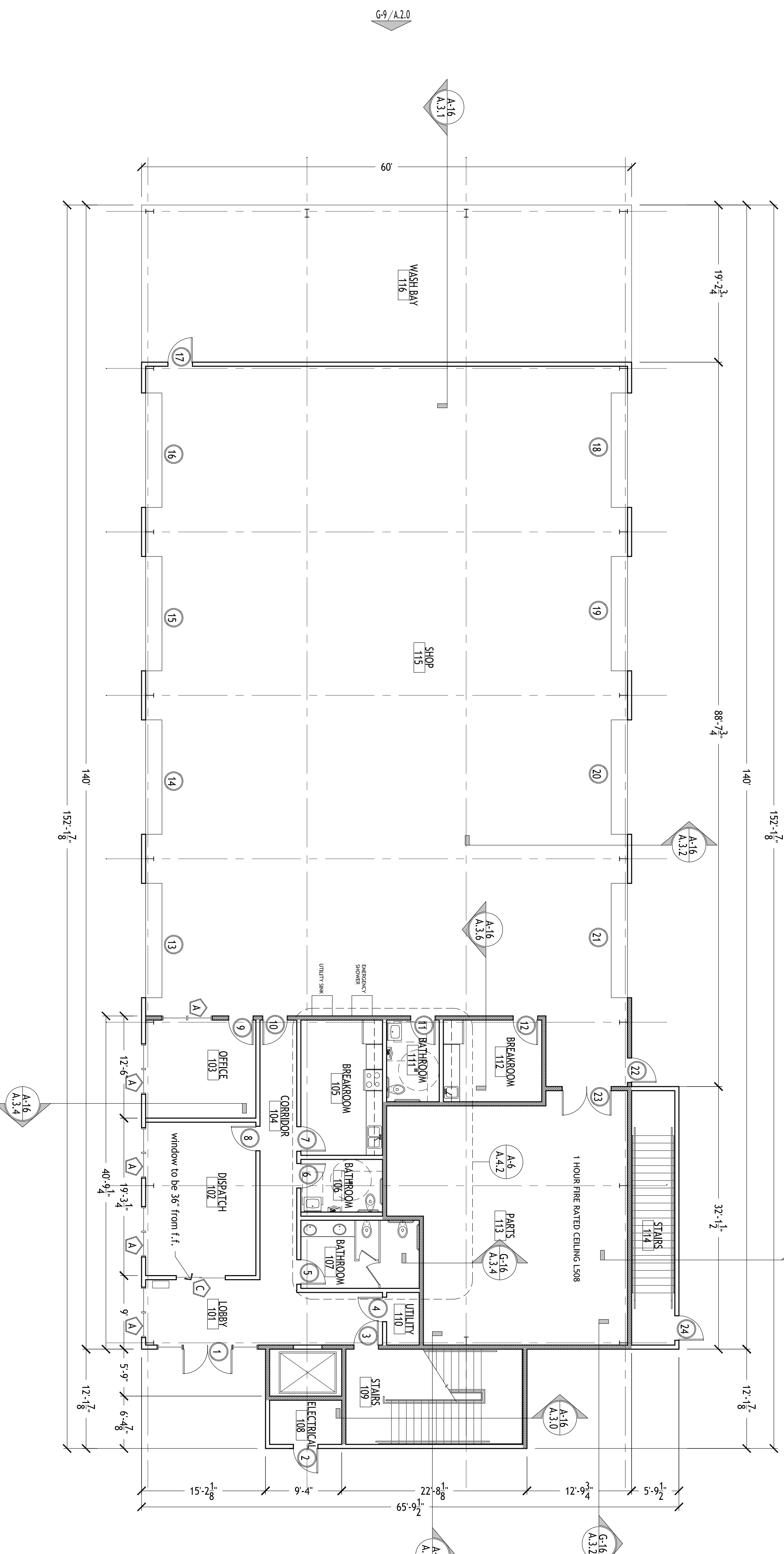
141 I-310 SERVICE ROAD, ST. ROSE, LA 70087

FIRST FLOOR PLAN



**MURRAY ARCHITECTS**

PROJECT NUMBER: 2211  
 DATE: 11.10.2022  
 DRAWING NUMBER: **A.1.0**



**A-1 FIRST FLOOR PLAN**

1/8" = 1'-0"

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A B C D E F G H I J K L M

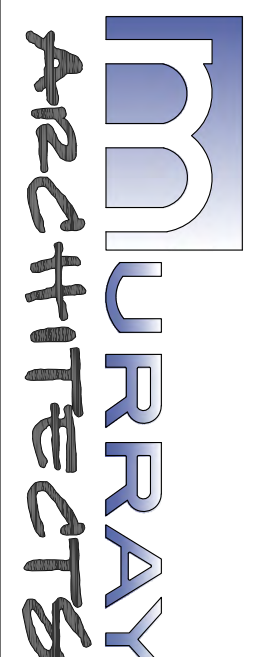
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### AREA CALCULATIONS

FIRST FLOOR OFFICE	2,931 SQFT
SHOP	4,891 SQFT
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SECOND FLOOR OFFICE	3,022 SQFT
<b>Total</b>	<b>11,998 SQFT</b>

### WALL LEGEND

2 HOUR FIRE RATED WALLS - UL419



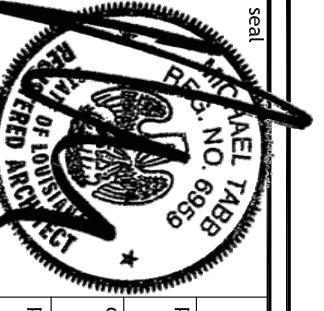
**MURRAY ARCHITECTS**

13760 river road  
 destrehan, la 70047  
 (985) 764 - 7275  
 fax (985) 725 - 0182

NO.	REVISIONS	DATE
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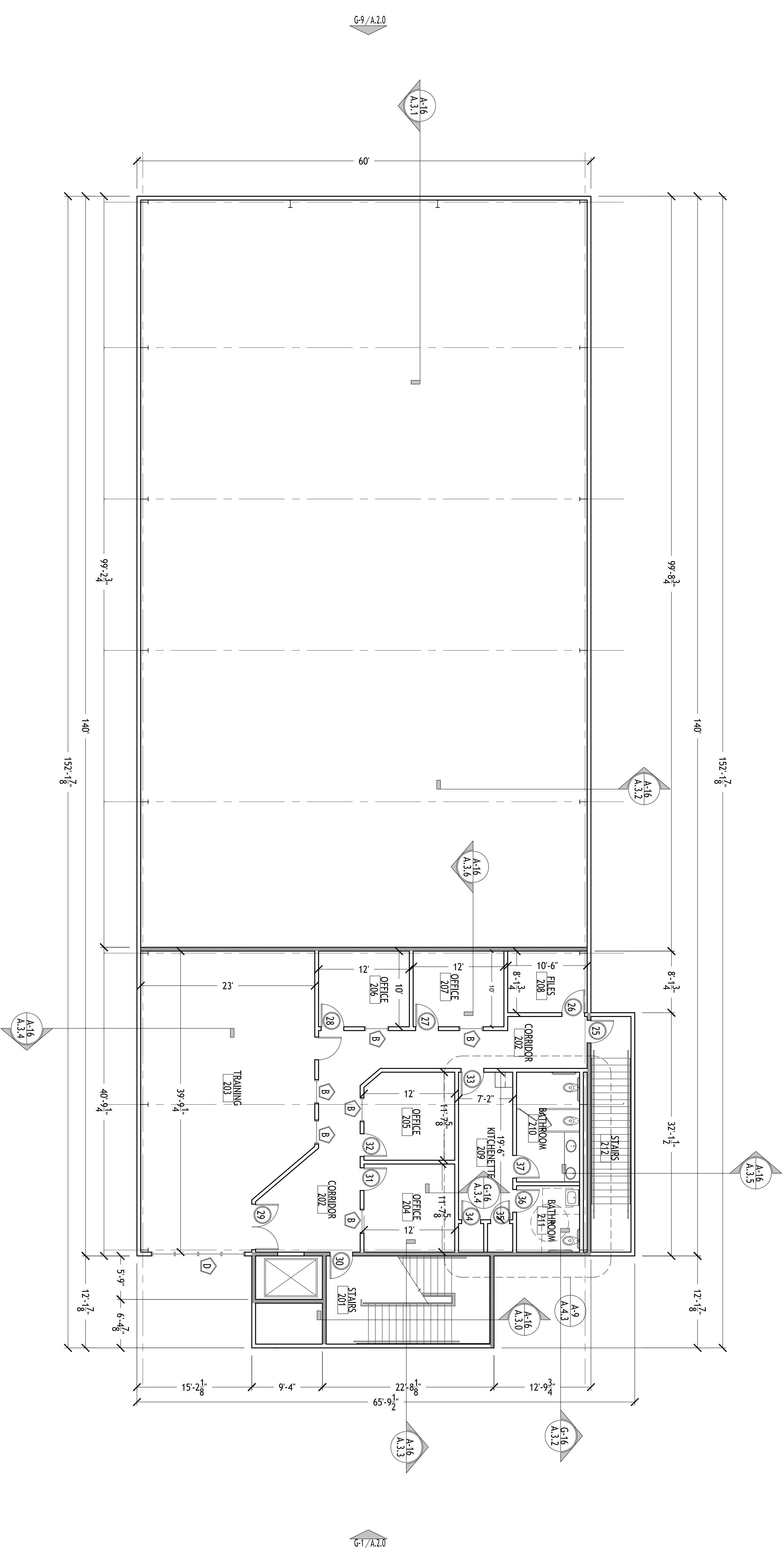
**SP + TRANSPORTATION**

SECOND FLOOR PLAN  
 1411-1310 SERVICE ROAD, ST. ROSE, LA 70087



**MURRAY ARCHITECTS**

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 DATE: 11.10.2022  
 DRAWING NUMBER: **A.1.1**

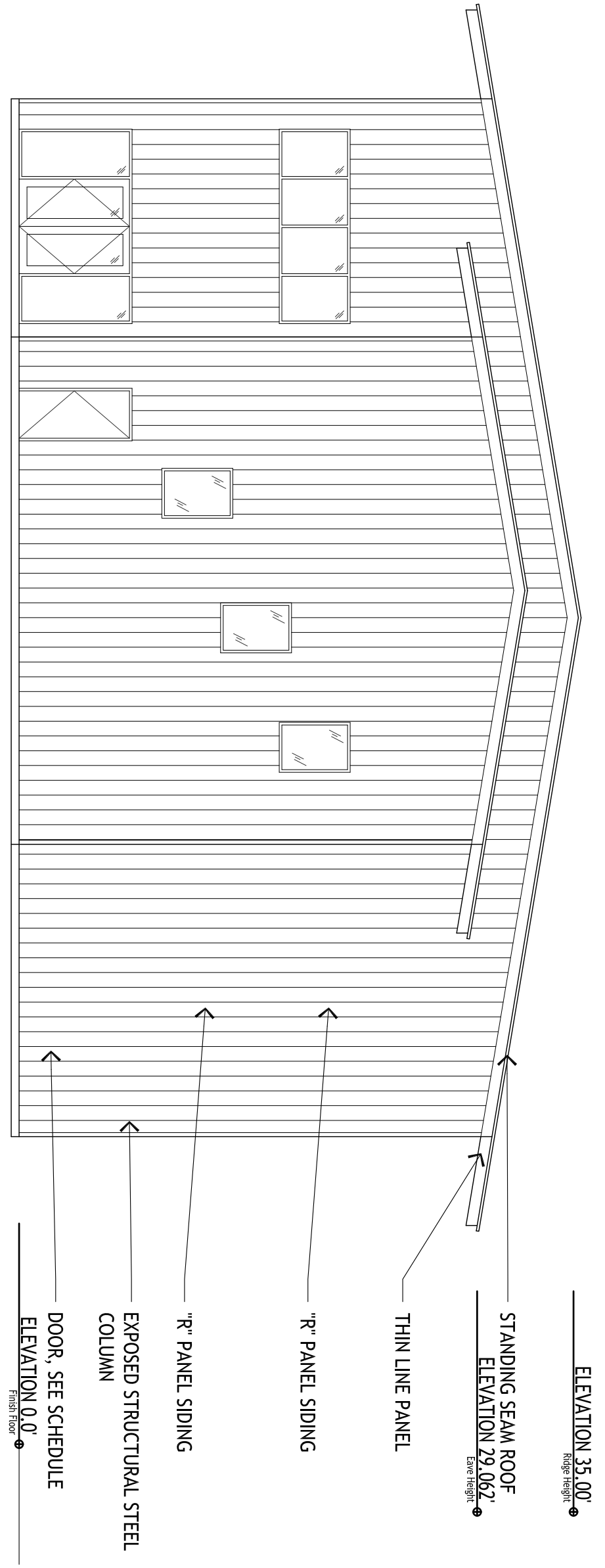


A-1  
 1/8"=1'-0"  
**SECOND FLOOR PLAN**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

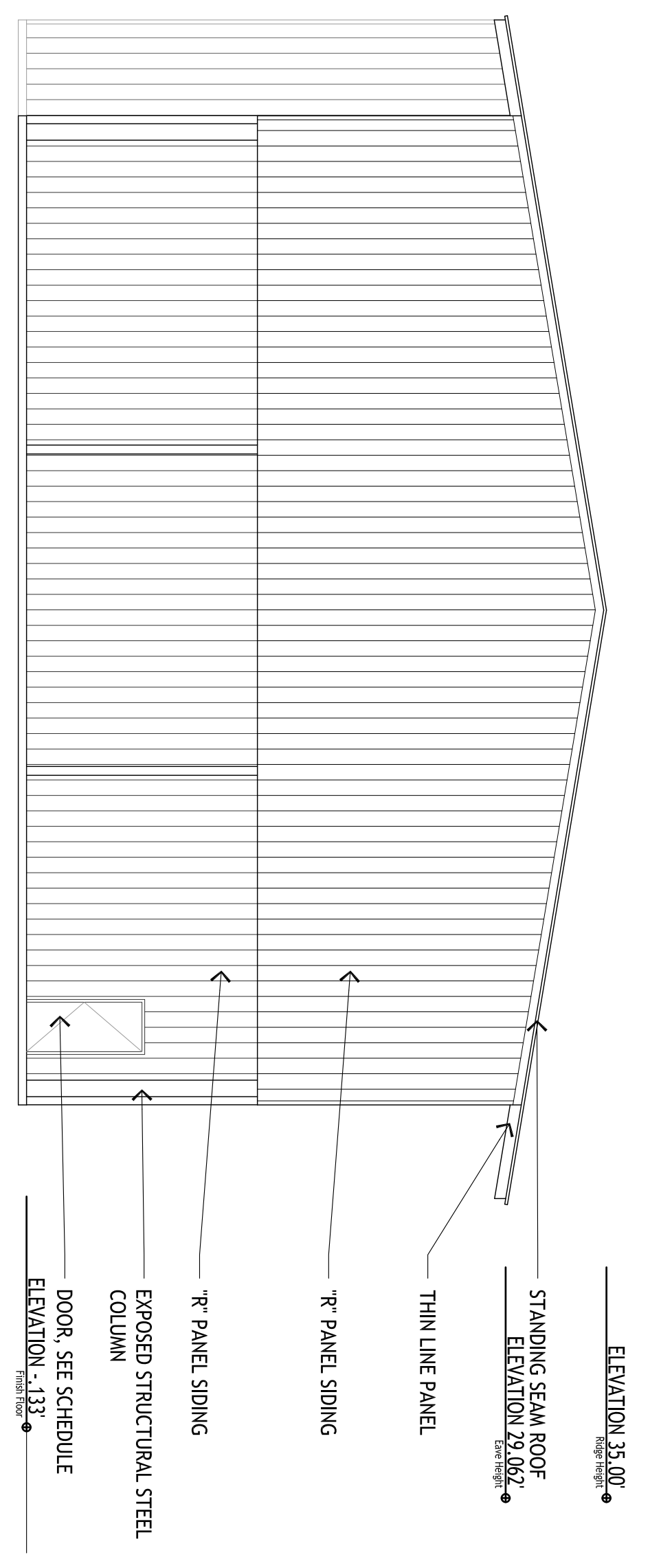
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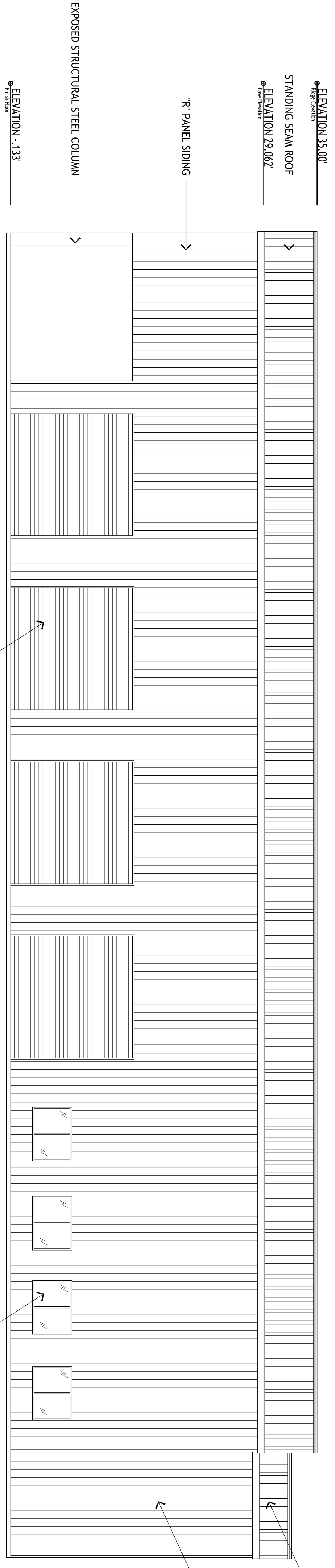
G-1 FRONT EXTERIOR ELEVATION

1/8"=1'-0"



G-9 REAR EXTERIOR ELEVATION

1/8"=1'-0"

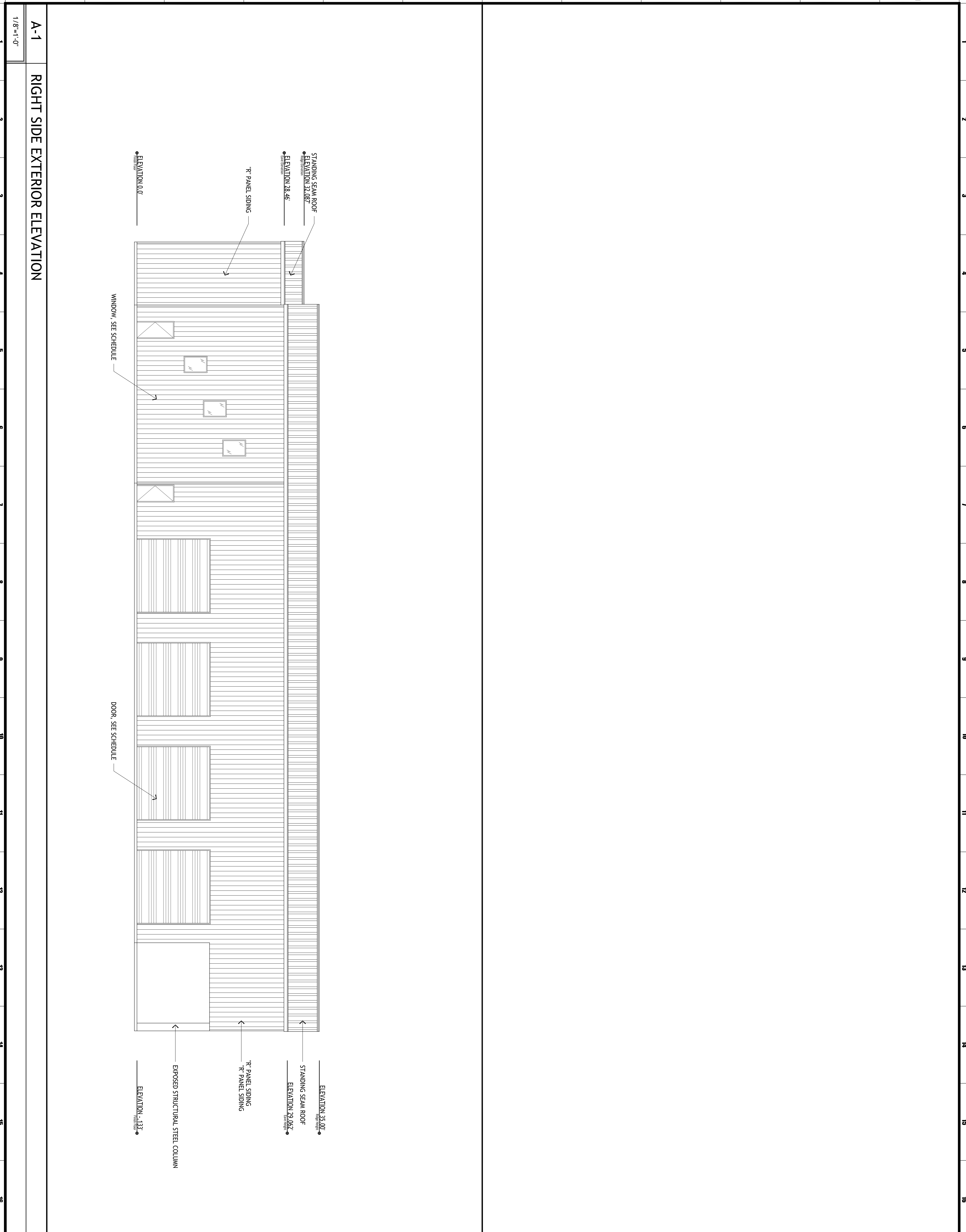


A-1 LEFT SIDE EXTERIOR ELEVATION

1/8"=1'-0"

13760 river road destrehan, la 70047 (985) 764 - 7275 fax (985) 725 - 0182		
no. 1 2 3 4 5 6	revision      	date      
<p>SP + TRANSPORTATION</p>		
EXTERIOR ELEVATIONS 141 I-310 SERVICE ROAD, ST. ROSE, LA 70087		
		drawing number <b>A.2.0</b>
PROJECT NUMBER 2211		DATE 11.10.2022
SHEET CD		CHANGE

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**A-1**  
**RIGHT SIDE EXTERIOR ELEVATION**

1/8" = 1'-0"

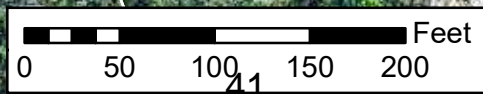
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2023-2-SPU  
Automobile Fleet Services in C-3

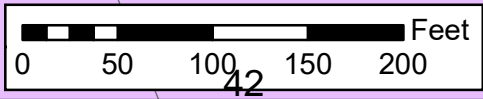
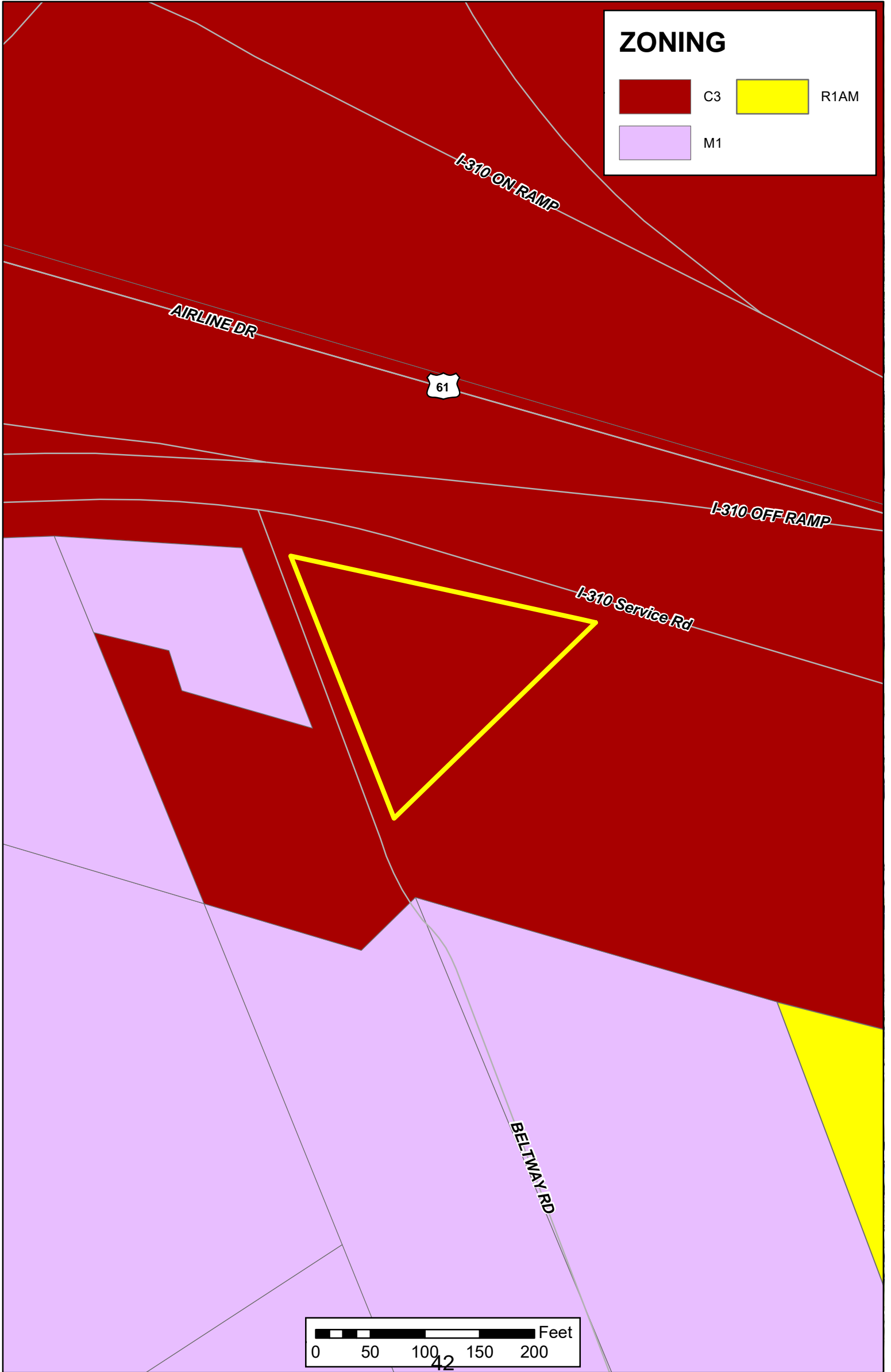


# 2023-2-SPU Automobile Fleet Services in C-3

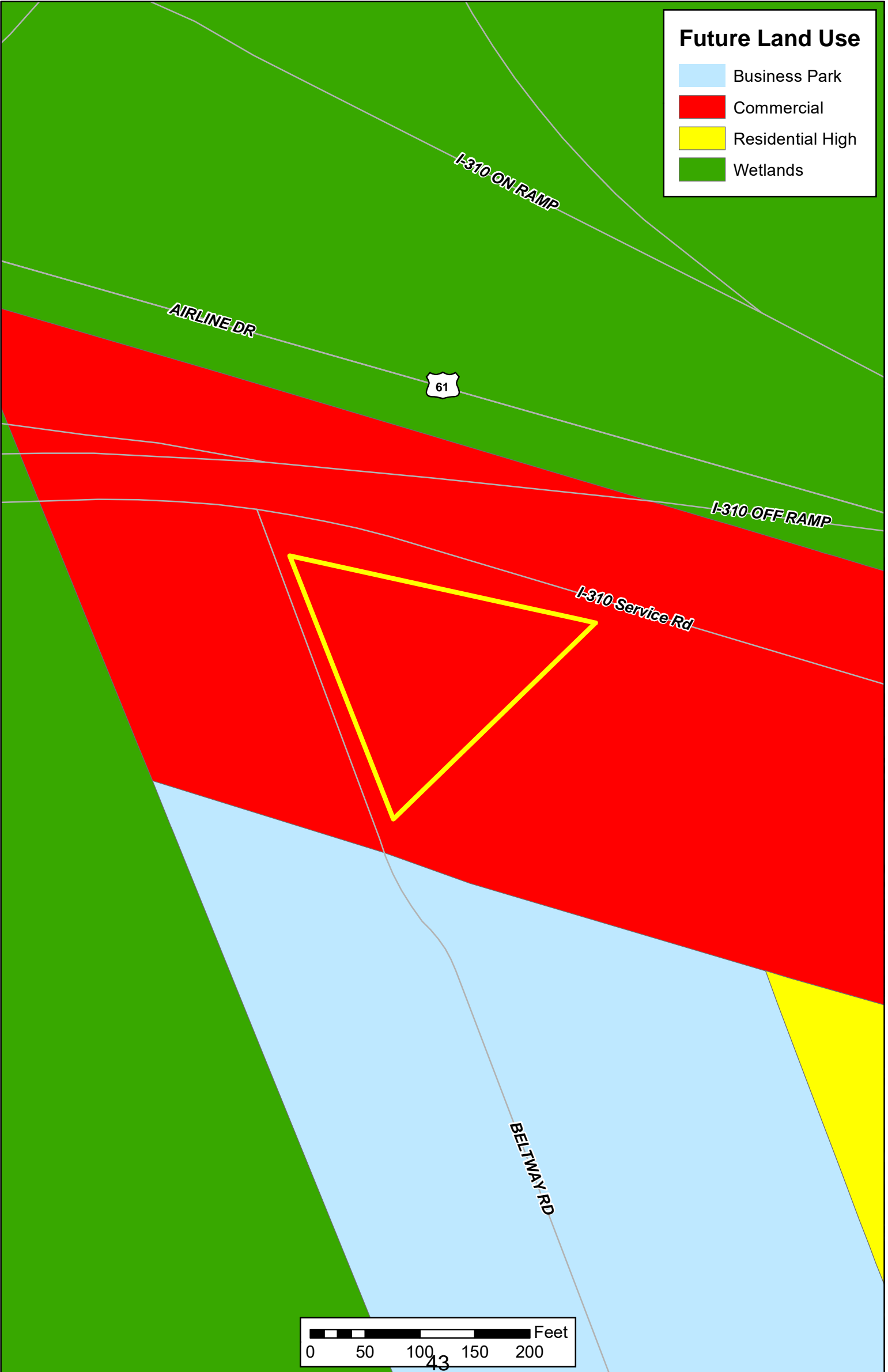


**ZONING**

	C3		R1AM
	M1		



2023-2-SPU  
Automobile Fleet Services in C-3





## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-7-R

### APPLICATION INFORMATION

- **Submittal Date:** 4/12/23
- **Applicant / Property Owner**  
Joshua Reynolds & Joshua Carcabasis  
599 W. Hoover Street  
Destrehan, LA 70047  
985-817-1749; joshreynolds@comcast.net
- **Request**  
Change of zoning from *R-1A, Single Family Residential Detached Conventional Homes* to *R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes*

### SITE INFORMATION

- **Location**  
Corner of W. Hoover Street and Sixth Street (adjacent to 590 W. Hoover Street), New Sarpy; Lots 24 & 25, Square 24, New Sarpy
- **Size:** 3,200 sq. ft.
- **Current Use**  
Lots 24 and 25 are undeveloped but cleared.
- **Surrounding Zoning:** R-1A
- **Surrounding Uses**  
The subject lots are located within a developed residential neighborhood consisting primarily of site-built single family houses. Specifically, site-built homes are located on the opposite sides of W. Hoover and Sixth Streets. A site-built house was immediately adjacent to the Fifth Street side but has been demolished.  
  
A derelict manufactured home is adjacent to the rear.
- **Zoning History**  
The R-1A zoning district was established in 1981.
- **Future Land Use 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).*  
  
*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*
- **Flood Zone & Minimum Building Elevation**  
A99/DFIRM AE+4; the developer of any improvements will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 4 ft. above mean sea level [NAVD 88 datum]

▪ **Traffic Access**

The site has frontage on W. Hoover Street and Sixth Street, but the primary access to the site is via an asphalt driveway off W. Hoover Street.

▪ **Utilities**

Parish GIS shows public water and sewer facilities are available along W. Hoover Street. Drainage facilities are located along both W. Hoover and Sixth Streets.

<b>APPLICABLE REGULATIONS</b>
-------------------------------

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

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile 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 and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:

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

- (1) Site-built, single-family detached dwellings.
- (2) Manufactured homes.
- (3) Mobile homes.
- (4) Accessory uses.
- (5) Private recreational uses.
- (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.

b. Special exception uses and structures include the following:

- (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
- (3) Showing and 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.
- (4) 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 property lines a distance of at least one (1) foot for each foot of building height.
- (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
- (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
- (7) 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: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.

b. Minimum yard sizes:

- (1) Front—Fifteen (15) feet.
- (2) Side—Five (5) feet.
- (3) Rear—Five (5) feet.
- (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth 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) The accessory building shall not exceed two-story construction.
- (2) Minimum setback of accessory buildings shall be three (3) feet.
- (3) Nonresidential accessory buildings shall not be permitted.

- 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 required front yard.
- 3. Special Provisions:
  - a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) 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 Home Installation in Flood Hazard Areas*.
  - c. *Reserved*.
  - d. 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.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
  - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
  - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
---

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The proposed R-1A(M) zoning district conforms to the Future Land Use Map designation of *Low-to-Moderate Residential*, which provides for single family detached dwellings and includes R-1A(M) as a recommended zoning district. But the subject site is in a neighborhood under an established R-1A zoning district. A change to R-1A(M) on a small individual site within a larger R-1A district is considered a spot zone.

**The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*



The R-1A zoning district was established in in 1981, and while there is a presence of mostly nonconforming mobile homes in the area, the neighborhood bounded by River Road, the CN Railroad, W. Easy Street, and W. Lawson Street has developed largely with site-built houses as permitted in the district. This land-use pattern is unchanged.

The proposed zoning would increase the buildable area, which would be a benefit to the 40 ft. wide, 3,200 sq. ft. site. But the difference is not significant enough to consider the proposed zoning any more reasonable than the current zoning. The reduced setbacks under R-1A(M) would allow a buildable area of 1,575 sq. ft. compared to the 1,200 sq. ft. currently allowed under R-1A, a difference of 375 sq. ft. This is mostly felt in the rear yard setback which would be reduced from 16 ft. to 5 ft. under R-1A(M). But the additional rear yard required under the current R-1A zoning allows for the accommodation of other residential development features such as required off-street parking and/or an accessory shed.

Finally, Lots 24 and 25 have been held in common ownership since at least 1977. The size of the two lots is not suddenly an inhibitor to how the site may be developed under the current zoning. **The request does not meet the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

This part of New Sarpy bounded by River Road, the CN Railroad, W. Easy Street, and W. Lawson Street has been zoned R-1A since 1981 and developed as a residential neighborhood consisting primarily of site-built homes. The manufactured home that may be permitted under the proposed R-1A(M) district would be incompatible with this neighborhood character. **The request does not meet the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Denial, due to not meeting any of the three rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.**



**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
 Phone (985) 783-5060 • Fax (985) 783-6447  
 www.stcharlesparish-la.gov

Permit/Case #:	2023-7-R
Receipt #:	
Application Date:	4/12/23
Zoning District:	R-1A
FLUM Designation:	
Date Posted:	

**APPLICATION FOR ZONING MAP AMENDMENT  
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Joshua Reynolds & Joshua Careabasis  
 Home address: 599 W. Hoover St Destrehan LA 70047  
 Mailing address (if different): \_\_\_\_\_  
 Phone #s: 985-817-1749 Email: joshreynolds@comcast.net  
 Property owner: Joshua Reynolds & Joshua Careabasis  
 Municipal address of property: W. Hoover St  
 Lot, block, subdivision: New Sarpy Subd. Lot 24+25 Block 24  
 Change of zoning district from: Site Build to: Manufactured Home/Mobile Home  
 Future Land Use designation of the property: \_\_\_\_\_  
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: We would like to put a manufactured and or mobile home brand new to rent out for extra income in the future.

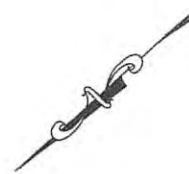
What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?  
Homes across street and mobile home behind our property. Vacant lot next to us.  
There are already many manufactured homes in the area. so should fit right in.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?  
Right now it is just empty. Adding another home adds more families to the area.

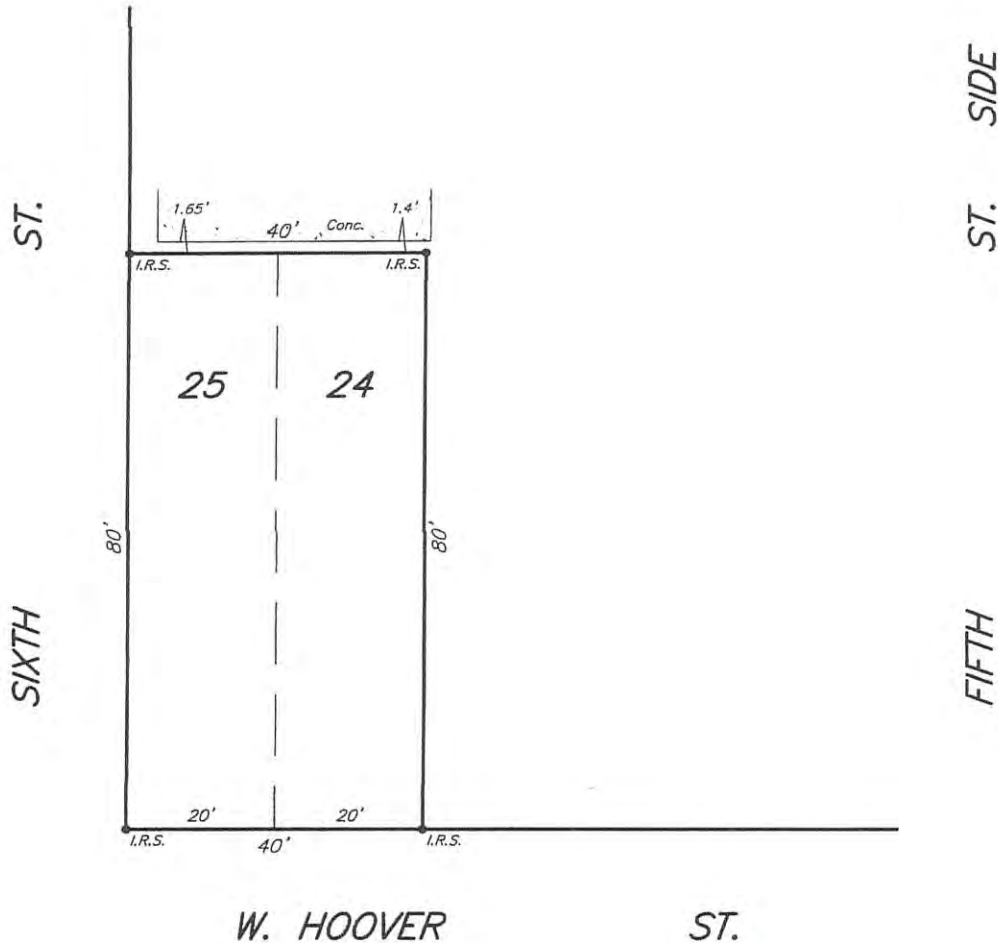
How does your proposed use of the property comply with the Future Land Use designation for the property?  
It will provide a family that will enjoy the neighborhood just as everyone else does.  
There are already many mobile homes in the area. It will fit right in.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.  
They have many empty lots if our project gets pushed back.

**SQ. NO. 24, NEW SARPY  
ST. CHARLES PARISH, LA**  
A Boundary Survey of Lots 24 and 25.

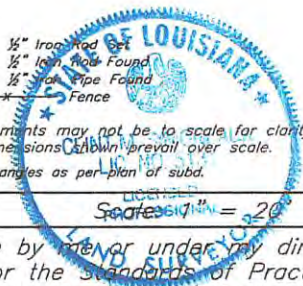


W. EASY ST. SIDE



Legend:  
 ● I.R.S. 1/2" Iron Rod Set  
 ● I.R.F. 1/2" Iron Rod Found  
 ○ I.P.F. 1/2" Iron Pipe Found  
 \* - \* - \* Fence

Note:  
 Improvements may not be to scale for clarity.  
 The dimensions shown prevail over scale.  
 90° Lot angles as per plan of subd.



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

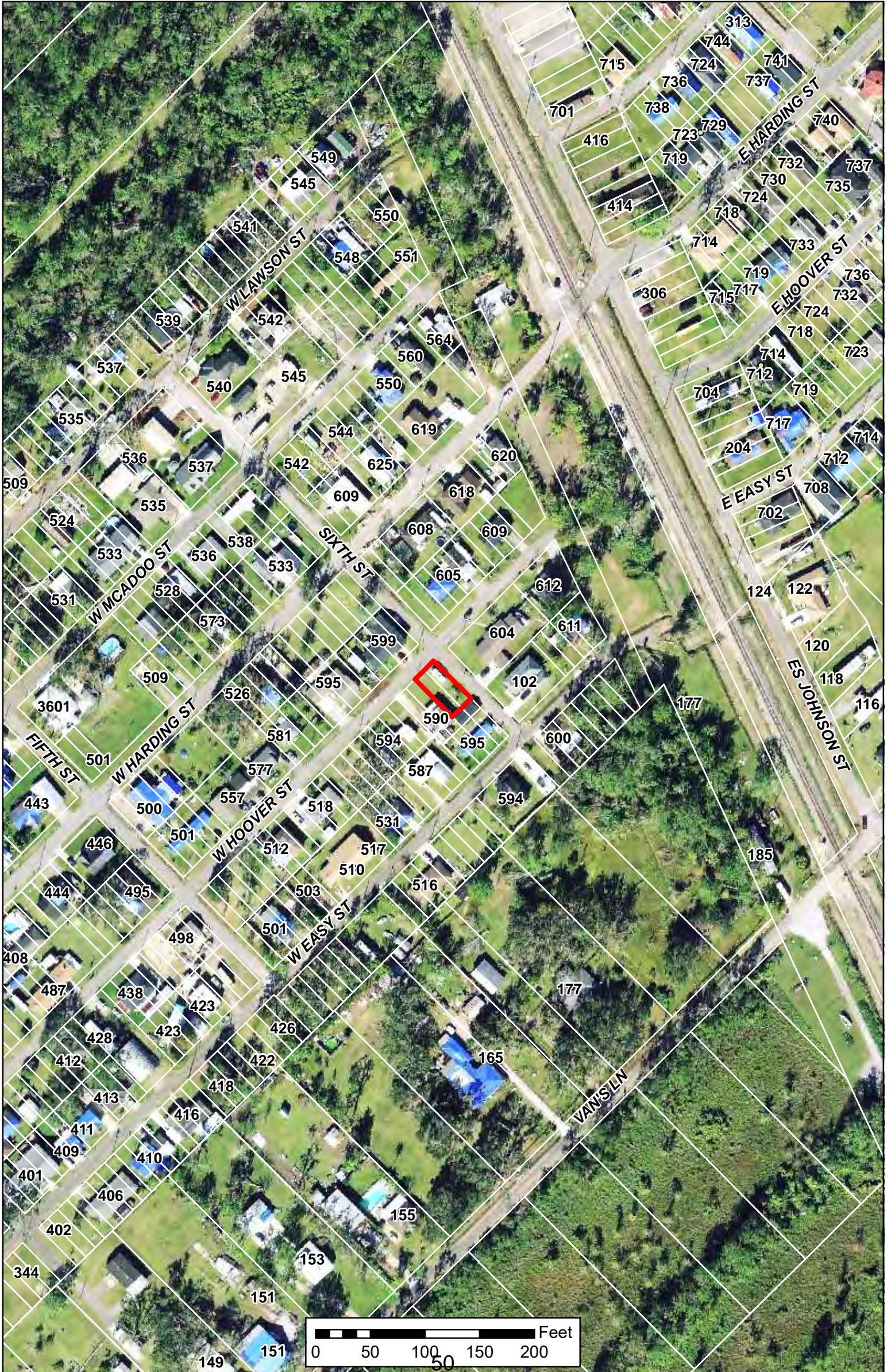
Date: April 10, 2023

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.  
 Made at the request of Josh Reynolds

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

*Kelly Couturie*




2023-7-R  
Map Amendment, R-1A to R-1A(M)

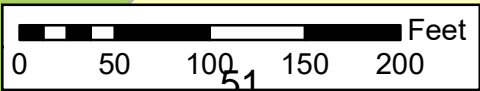
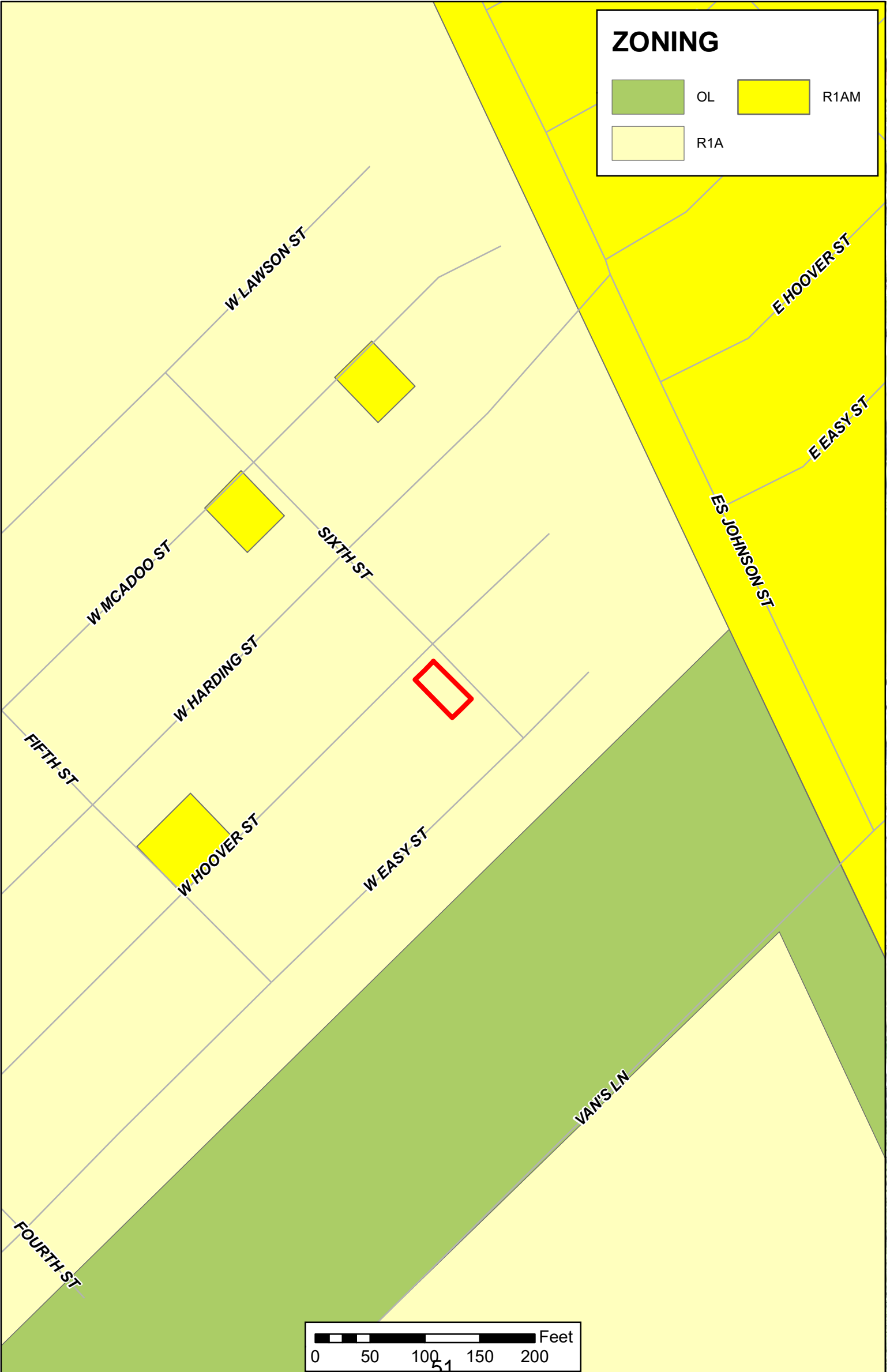


2023-7-R  
Map Amendment, R-1A to R-1A(M)

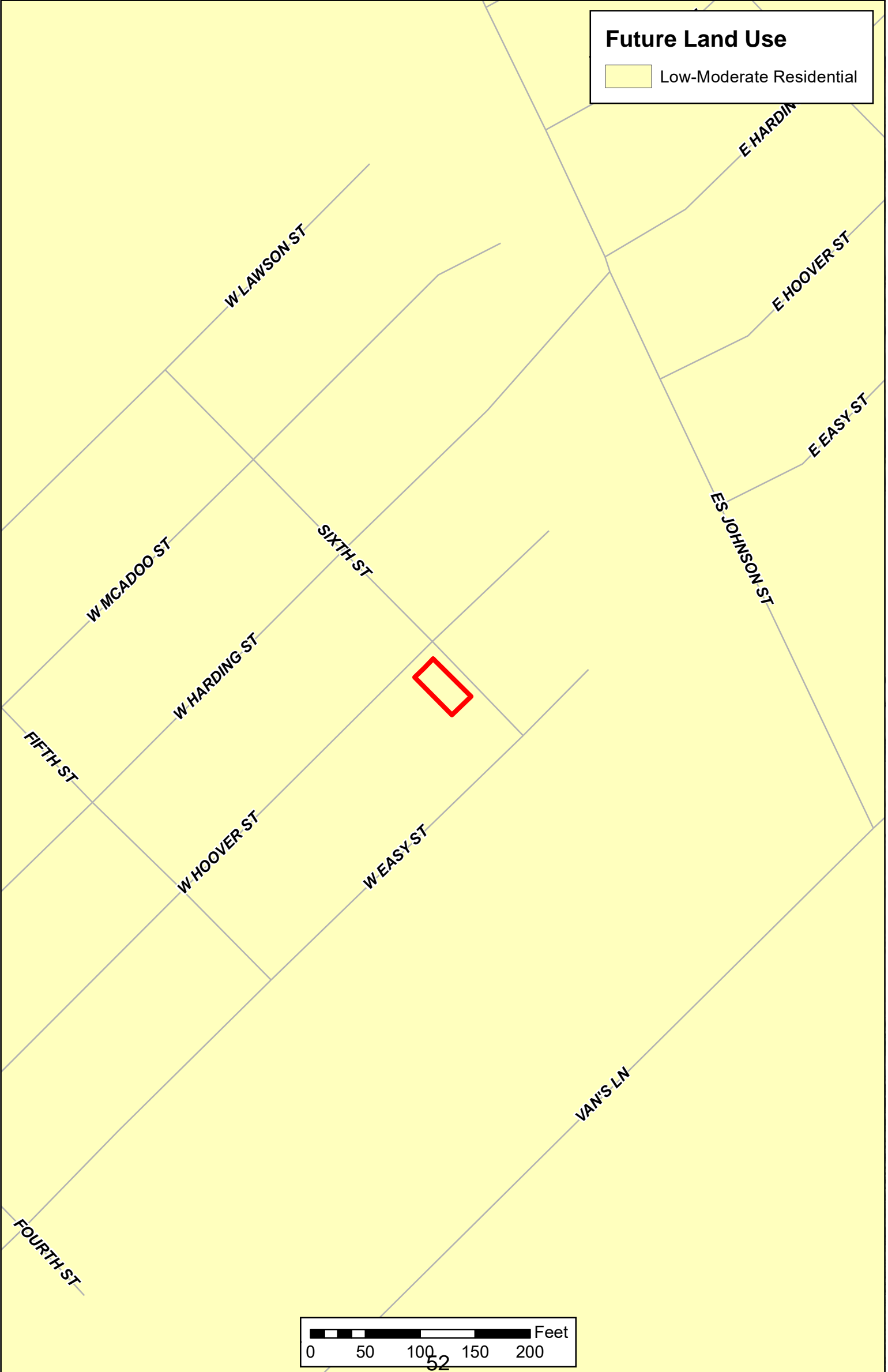


**ZONING**

	OL		R1AM
	R1A		



2023-7-R  
Map Amendment, R-1A to R-1A(M)





## Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-4-MIN

### APPLICATION INFORMATION

- **Submittal Date:** 4/11/23
- **Applicant / Property Owner**  
Karla Carbajal, et al  
625 East William David Parkway  
Metairie, LA 70005  
504.342.0751
- **Request**  
Resubdivision of Lot X of the L.P. Ristroph Tract into Lots X-1, X-2, X-3, X-4, and X-5, with a waiver from the Subdivision Regulations, Section III.B.3 Arrangement.

### SITE INFORMATION

- **Location:** 312 Canal Street, Luling
- **Size of Proposed Lots**
  - Lot X-1: 29,038 sq. ft.; 101.3 ft. wide
  - Lot X-2: 14,519 sq. ft.; 101.3 ft. wide
  - Lot X-3: 14,519 sq. ft.; 101.3 ft. wide
  - Lot X-4: 14,519 sq. ft.; 101.3 ft. wide
  - Lot X-5: 14,521 sq. ft.; 101.3 ft. wide
- **Current Zoning:** R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density
- **Current Use**  
Lot X was developed with two manufactured homes as recently as 2021. The mobile homes have since been removed and the lot is now vacant.
- **Surrounding Zoning**  
R-1A(M) and C-3 zoning districts are located to the front across Canal Street; R-1M zoning is adjacent to the rear, Paul Frederick Drive, and Allie Lane sides; M-1 and R-2 zoning are also adjacent to the Paul Frederick Drive side.
- **Surrounding Uses**  
Religious institutions and a multi-tenant commercial building are located to the front across Canal Street; an RV Park is adjacent to the rear and Allie Lane side; a derelict metal building, undeveloped lots, and manufactured homes are adjacent to the Paul Frederick Drive side.
- **Flood Zone & Minimum Building Elevation**  
AE+5/DFIRM AE+4; 5 ft. above mean sea level [NGVD 29 datum]
- **Plan 2030 Recommendation**  
*High-Density Residential:* Appropriately located semi-attached and attached multifamily dwelling units, townhomes, duplexes and small lot detached houses. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections.

*Recommended Zoning Districts: R-2 (two-family residential district), R-3 (multi-family residential district), C-1 (commercial office), R-1M (single-family residential detached mobile home/manufactured home/recreational vehicle park).*

▪ **Traffic Access**

Lot X has 101.30 ft. of frontage on Canal Street. A culvert and aggregate driveway provide access to the property from Canal Street.

▪ **Utilities**

The Parish’s GIS shows Parish water is available along Canal Street. Individual water meters would have to be installed on Lot X-1, and it would be the responsibility of the property owner/developer to extend their own water lines from Lots X-2, X-3, X-4, and X-5 and tap into those meters.

The Parish’s GIS shows public sewer terminating at the corner of Canal Street and Frederick Drive. But permit data indicates sewer was provided for the manufactured homes previously permitted on Lot X. Staff have requested more information from the Department of Wastewater as to how the properties on the other side of Paul Frederick Street obtain sewer service and if this resubdivision has any impact on sewer capacity in the area.

▪ **Development History**

Lot X was created through resubdivision of the L.P. Ristroph Tract as shown on the map by R. P. Bernard, PLS dated August 7, 1996 (PZS-96-69).

Since 1997 department data shows four (4) permits tied to Lot X. Permit Nos. 11897-97, 14214-99, and 17164-03 were for mobile homes, with the 2003 permit notably permitting a second dwelling unit on Lot X.

The fourth permit, No. 13514-99, was for an addition/accessory structure.

**APPLICABLE REGULATIONS**

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

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile 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 and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) Site-built, single-family detached dwellings.
    - (2) Manufactured homes.
    - (3) Mobile homes.
    - (4) Accessory uses.
    - (5) Private recreational uses.
    - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
  - b. Special exception uses and structures include the following:
    - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
    - (2) Parks, public libraries, fire stations, police or sheriff’s stations or substations, and sewer pumping stations.
    - (3) Showing and 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.
    - (4) 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 property lines a distance of at least one (1) foot for each foot of building height.
    - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
    - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.



- (7) 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: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
  - b. Minimum yard sizes:
    - (1) Front—Fifteen (15) feet.
    - (2) Side—Five (5) feet.
    - (3) Rear—Five (5) feet.
    - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth 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) The accessory building shall not exceed two-story construction.
    - (2) Minimum setback of accessory buildings shall be three (3) feet.
    - (3) Nonresidential accessory buildings shall not be permitted.
  - 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 required front yard.
- 3. Special Provisions:
  - a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) 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 Home Installation in Flood Hazard Areas*.
  - c. *Reserved.*
  - d. 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.

## 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.
  - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

## Appendix C. Section III. Geometric Standards B. Blocks

- 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.

**Appendix C. Section V. Administrative**

**B. Variations and Exceptions**

1. The regulations contained herein may be varied or modified where 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. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

**FINDINGS**

This minor resubdivision request proposes dividing Tract X into 5 lots, X-1, X-2, X-3, X-4, and X-5.

Each lot meets the 5,000 sq. ft. and 50 ft. wide minimum lot size for the R-1A(M) zoning district.

But Lots X-2, X-3, X-4, and X-5 do not meet Geometric Standards, specifically item III.B.3. Arrangement, which states:

- *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.*

As shown on the submitted resubdivision survey, Lots X-2, X-3, X-4, and X-5 do not possess the required street frontage. The applicant proposes providing roadway and utility access via a 20 ft. access and utility servitude through each lots to Canal Street.

The applicant submitted a request for a waiver from the Arrangement requirement, citing they are trying to split the property between family members and they cannot divide it without someone left without street frontage.

The department cannot support the waiver request.

Unlike the O-L zoning district, the R-1A(M) district does not have any provisions allowing for the development of lots without the required street frontage. The R-1A(M) district does allow for “additional residences for family and relatives on unsubdivided property on a non-rental basis” as a Special Exception Use, but this still does not provide for creating lots without the street frontage and must be approved at the discretion of the Planning Director.

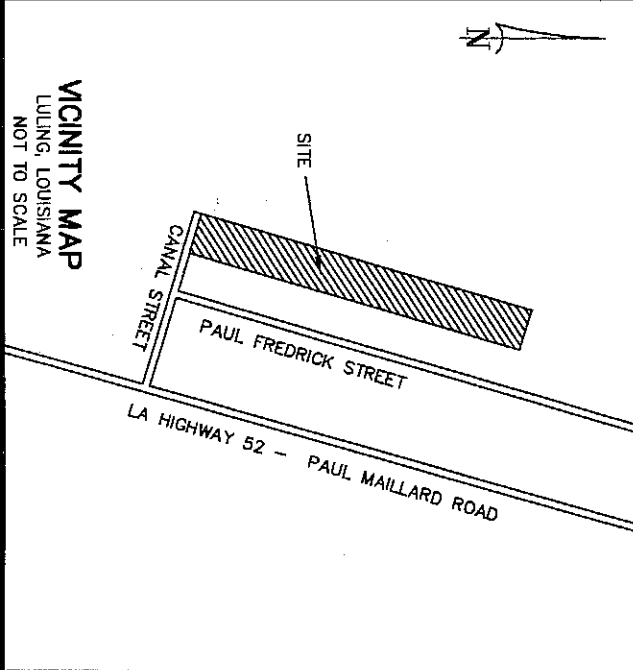
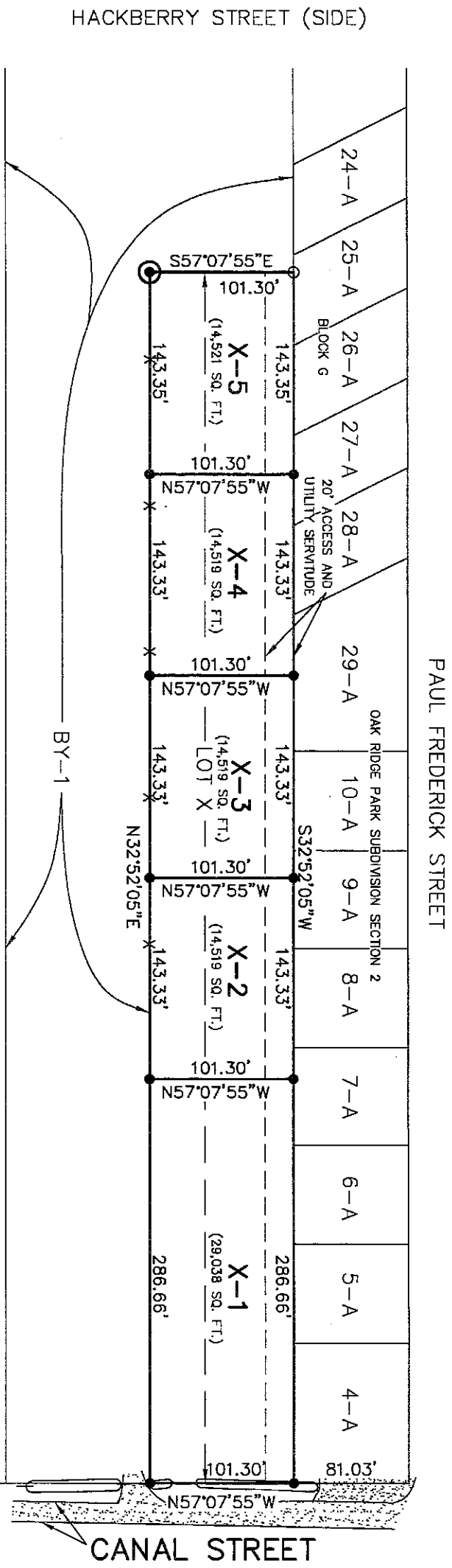
Ultimately, the department cannot endorse a resubdivision resulting in the creation of landlocked lots under standard residential zoning.

**DEPARTMENT RECOMMENDATION**

**Denial.**

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

**OWNER:** KARLA PATRICIA CARBALL  
 625 EAST WILLIAM DAVID PARKWAY  
 METAIRIE, LA 70005  
 504-342-0751



**TITLE:** SURVEY PLAT AND RESUBDIVISION OF LOT X OF THE L.P. RISTROPH TRACT INTO LOTS HEREIN DESIGNATED AS LOT X-1, X-2, X-3, X-4 & X-5 OF LOT X OF THE L.P. RISTROPH TRACT

SITUATED IN SECTIONS 12 & 52, T-13-S, R-21-E,  
 LULING, ST. CHARLES PARISH, LOUISIANA.

**DATE:** MARCH 10, 2023

**MUNICIPAL ADDRESS:** 312 CANAL STREET

**SURVEY REFERENCE:** RESUBDIVISION OF THE L.P. RISTROPH TRACT BOUNDED ON THE NORTH BY HACKBERRY LANE ON THE SOUTH BY CANAL STREET ON ITS EASTERN SIDE BY BLOCK G OF THE SECTION 2 OAK RIDGE PARK SUBDIVISION AND ON THE WEST BY THE ESTATE OF SIDNEY GASSEN, JR., INTO LOTS X & Y BY B.P. BERNARD, P.L.S. DATED AUGUST 7, 1998.

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOD 18 USING LEICA SMARTNET SOLUTION DATED 3/10/2023

**SURVEYOR'S NOTES:**

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

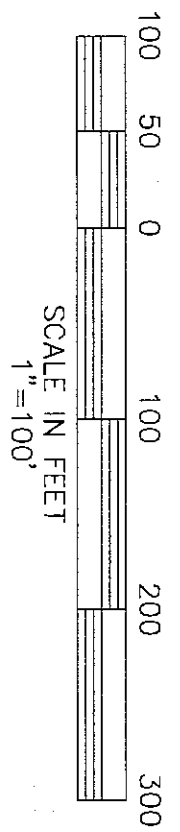
ALLIE LANE (SIDE)

PAUL FREDERICK STREET

HACKBERRY STREET (SIDE)

CANAL STREET

- LEGEND**
- 1/2" IRON ROD SET
  - 1/2" IRON ROD FOUND
  - ⊙ PAINT MARK ON CONCRETE FENCE POST BASE
  - \* FENCE



DRAWN BY: KPB DRAWING NO. MM3047

**RIVERLANDS SURVEYING COMPANY**

505 HEMLOCK STREET  
 LAPLACE, LA 70068  
 1-800-248-6982  
 985-652-6356

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PARISH PRESIDENT

DIRECTOR, DEPT. OF PLANNING AND ZONING DATE \_\_\_\_\_  
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE  
 ST. CHARLES PARISH ON THE \_\_\_\_\_ DATE OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
 FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_  
 ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

*Stephen P. Flynn*  
 STEPHEN P. FLYNN  
 P.L.S. LA. ST. REG. NO. 4668

Name: Karla Carbajal

Address: 312 Canal Street

Case Number: 2023-4-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

I am dividing the Property and we need  
The waiver because we are trying to  
Split the Property for me and my brothers  
There's also no way to split it in any other  
way to split without someone not having  
frontages.

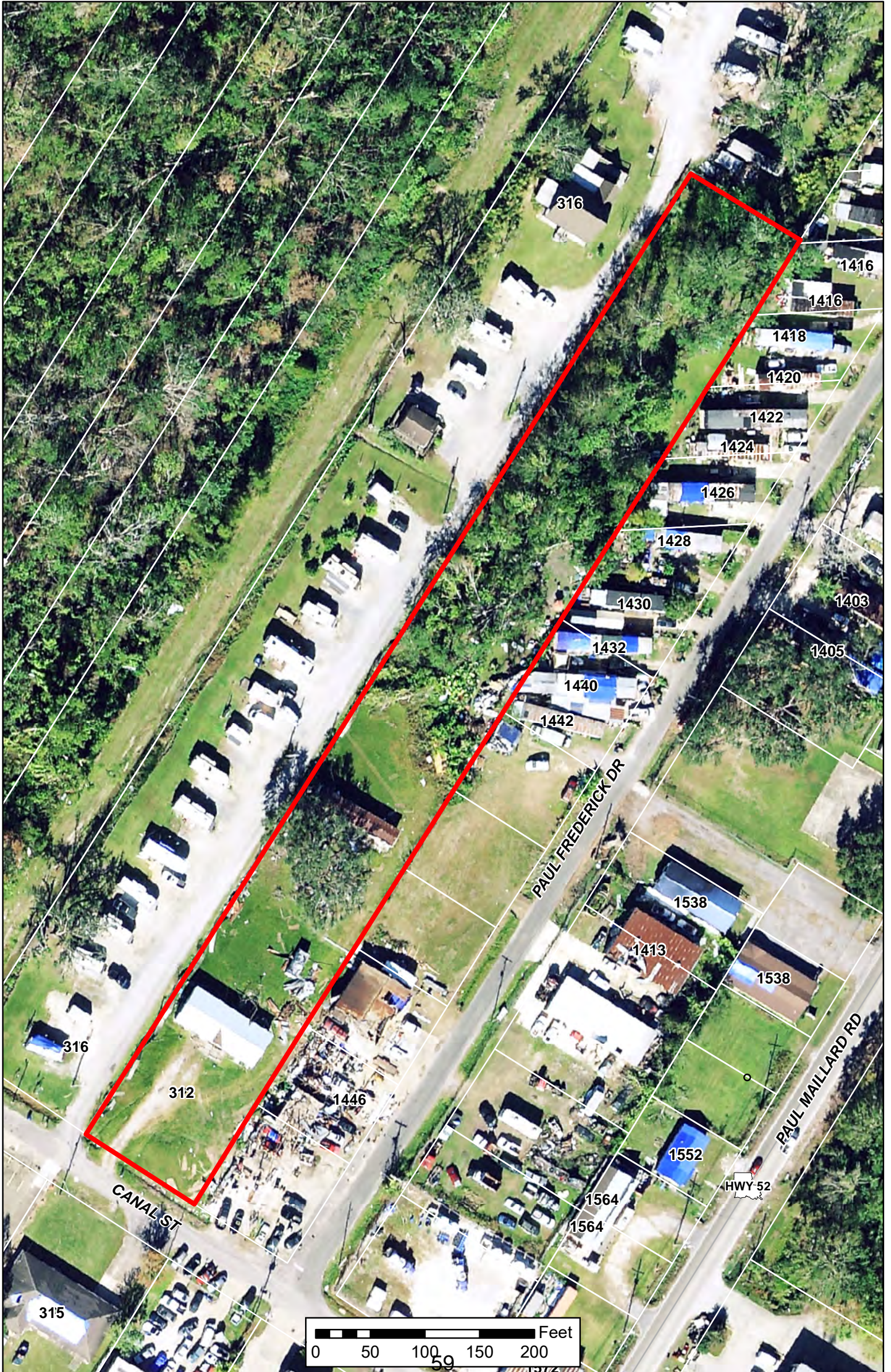
Please consider this waiver request with my application.

Thank you.

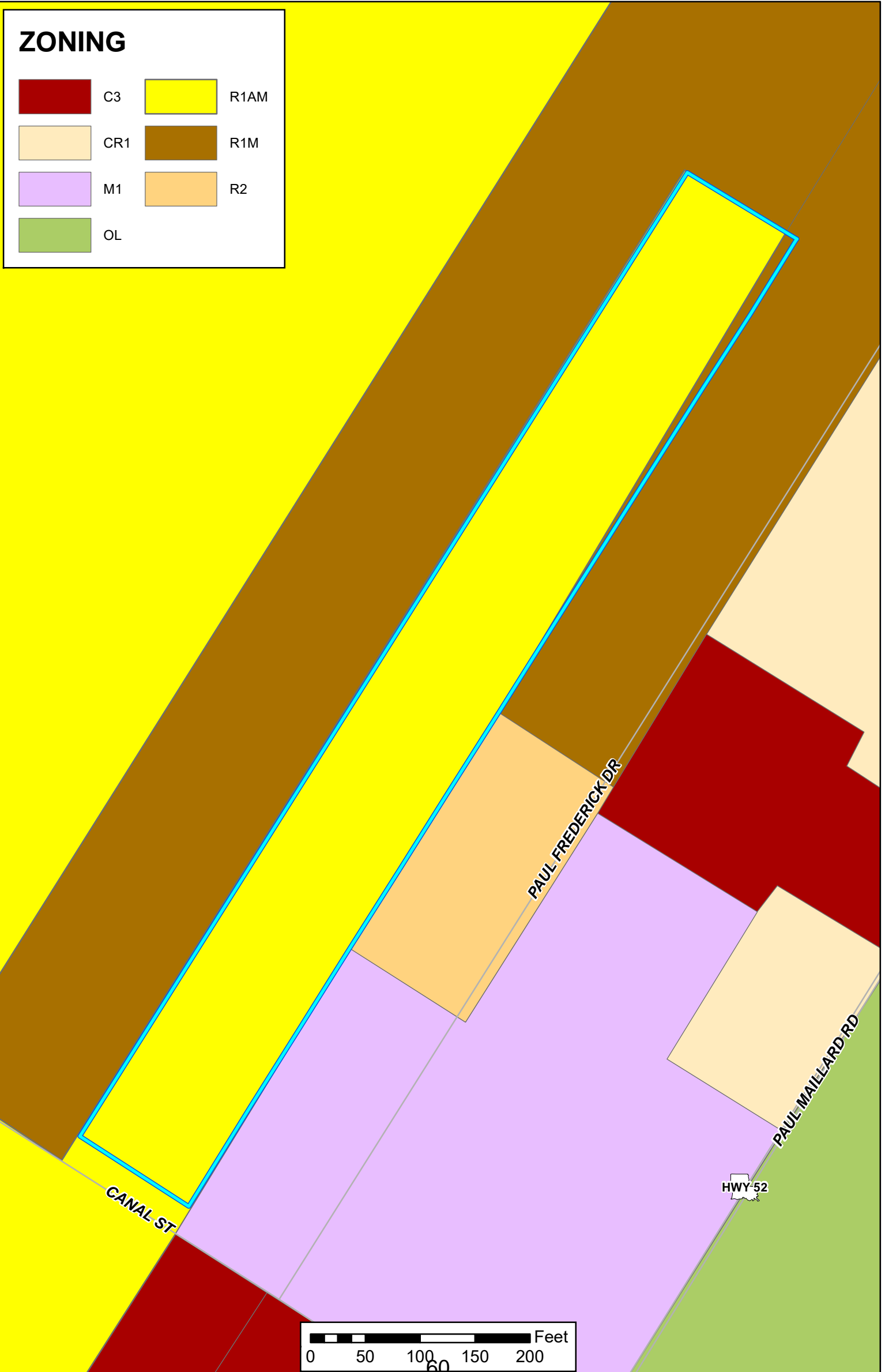
Applicant Signature: 

Date: 05/04/23

2023-4-MIN Carbajal  
1 lot into 5







# 2023-4-MIN Carbajal 1 lot into 5

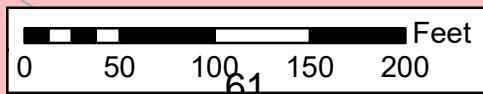
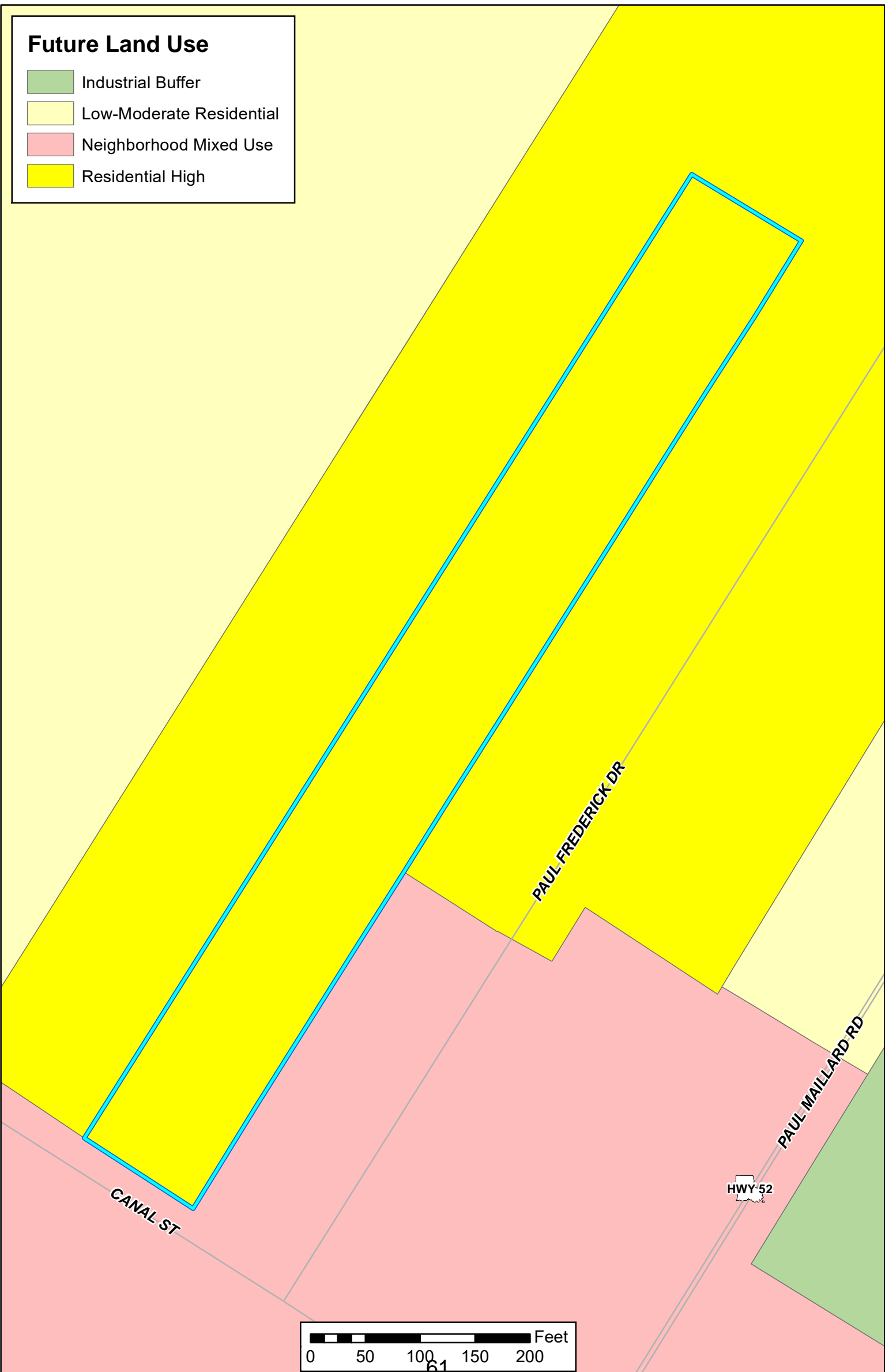


# 2023-4-MIN Carbajal 1 lot into 5



**Future Land Use**

-  Industrial Buffer
-  Low-Moderate Residential
-  Neighborhood Mixed Use
-  Residential High





**Department of Planning & Zoning  
Staff Report – Minor Resubdivision  
Case No. 2023-5-MIN**

**APPLICATION INFORMATION**

- **Submittal Date:** 4/27/23
- **Applicant / Property Owner**

Dawn R. Dufrene 131 Dugas Lane Des Allemands, LA 70030 985.210.5200	Nelda Stidham Woodruff Barbara Stidham Schneider 615 Down the Bayou Road Des Allemands, LA 70030
--	---
- **Request**

Resubdivision of Lots 5-A and 5-B of a resubdivision of Lot 149 of Coteau de France into Lots 5-A1 and 5-B1 with a waiver from the Subdivision Regulations, Section III.B.3 Arrangement.

**SITE INFORMATION**

- **Location:** 123 & 131 Dugas Lane, Des Allemands
- **Size of Proposed Lots**
  - Lot 5-A1: 11,302.87 sq. ft.; 85.5 ft. wide
  - Lot 5-B1: 5,313.16 sq. ft.; 61.78 ft. wide
- **Current Zoning:** R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density
- **Current Use**

Lot 5-A is developed with a mobile home addressed as 131 Dugas Lane. 5-B is vacant following a demolition of a structure due to damage in Hurricane Ida. That structure was addressed as 123 Dugas Lane.
- **Surrounding Zoning:** R-1A(M)
- **Surrounding Uses**

This area of Des Allemands, between LA 631 to the north and Highway 90 to the south, consists primarily of single family residential houses. Specifically, either site-built or manufactured homes are adjacent to each side of the subject site.
- **Flood Zone & Minimum Building Elevation**

X-zone/DFIRM AE+5; the developer of any improvements will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 Datum], whichever is higher.
- **Plan 2030 Recommendation**

*Neighborhood Mixed Use:* This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.
- **Traffic Access**

Lot 5-A has 71.43 ft. of frontage on Easy Street, where the structure fronts and driveway access is provided despite being addressed to Dugas Lane. The proposed subdivision into Lot 5-A1 will increase the frontage to 85.50 ft. and the access to Easy street will remain.



Lot 5-B has 15 ft. of frontage on Easy Street, the result of a resubdivision of Lot 5 into 5-A and 5-B (PZS-2000-101). By creating a flag shaped lot the required street frontage/access as per the Subdivision Regulations was provided (a waiver was still required for width). Historically, despite the legal frontage on Easy Street improvements on Lot 5-B have been accessed via Dugas Lane.

The proposed resubdivision into Lot 5-B1 will remove the 15 ft. “pole” portion of Lot 5-B and incorporate it into Lot 5-A1. Dugas Lane, which is labelled and referenced as a “servitude for passage” is shown within the boundaries of and providing access to Lot 5-B1 from Down the Bayou Road. But Dugas Lane cannot be considered “a street or roadway that meets the specifications of these [subdivision] regulations” and 5-B1 is considered landlocked.

▪ **Utilities**

The Parish’s GIS shows public water and sewer available on Easy Street. A water line is shown along the length of Dugas Lane.

▪ **Development History**

Existing Lots 5-A and 5-B are the result of the resubdivision of Lot 5 as shown on the survey and resubdivision map by R.P. Bernard, PLS dated October 9, 2000 (PZS-2000-101).

Lot 5-A was developed with a residential structure that was demolished after sustaining damage from Hurricane Ida (Permit No. 40578). It has since been replaced with a manufactured home (Permit No. 42700).

Lot 5-B was developed with a residential structure, which was severely damaged from Hurricane Ida and demolished (Permit No. 43920).

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

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile 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 and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) Site-built, single-family detached dwellings.
    - (2) Manufactured homes.
    - (3) Mobile homes.
    - (4) Accessory uses.
    - (5) Private recreational uses.
    - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
  - b. Special exception uses and structures include the following:
    - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
    - (2) Parks, public libraries, fire stations, police or sheriff’s stations or substations, and sewer pumping stations.
    - (3) Showing and 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.
    - (4) 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 property lines a distance of at least one (1) foot for each foot of building height.
    - (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
    - (6) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.

- (7) 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: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
  - b. Minimum yard sizes:
    - (1) Front—Fifteen (15) feet.
    - (2) Side—Five (5) feet.
    - (3) Rear—Five (5) feet.
    - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth 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) The accessory building shall not exceed two-story construction.
    - (2) Minimum setback of accessory buildings shall be three (3) feet.
    - (3) Nonresidential accessory buildings shall not be permitted.
  - 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 required front yard.
- 3. Special Provisions:
  - a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) 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 Home Installation in Flood Hazard Areas*.
  - c. *Reserved.*
  - d. 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.

## 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.
  - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

## Appendix C. Section III. Geometric Standards B. Blocks

- 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.

**Appendix C. Section V. Administrative**

**B. Variations and Exceptions**

1. The regulations contained herein may be varied or modified where 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. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

**FINDINGS**

This minor resubdivision request proposes dividing Lots 5-A and 5-B into two lots, 5-A1 and 5-B1.

Each lot meets the 5,000 sq. ft. and 50 ft. wide minimum lot size for the R-1A(M) zoning district.

But Lot 5-B1 does not meet Geometric Standards, specifically item III.B.3. Arrangement, which states:

- *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.*

As shown on the submitted resubdivision survey, Lot 5-B1 does not possess the required street frontage and is considered a landlocked lot. This is the result of removing the 15 ft. portion of Lot 5-B extending to and providing frontage/access from Easy Street, reversing the lot layout established as part of PZS-2000-101 which limited waivers to the minimum width (Resolution 4861).

Historically the improvements on Lot 5-B have used Dugas Lane, a private “servitude of passage”, as its primary means of access. But Dugas Lane cannot be considered “a street or roadway that meets the specifications of these [subdivision] regulations” and as a result does not allow for the Arrangement requirement to be met for those lots that “front” on Dugas Lane. This is reflected in previous resubdivisions for properties on Dugas Lane, specifically:

- PZS-2008-16, resubdivision of Lot 3-A into Lots 3-A-1 and 3-A-2 as shown on the survey and resubdivision map by R.P. Bernard, PLS dated February 18, 2008. Approved with a waiver from the hard-surface frontage requirement for Lots 3-A-1 and 3-A-2 as per Resolution No. 5538.
- PZS-2010-49, resubdivision of Lot 3-A-2 into Lots 3-A-2A and 3-A-2B as shown on the survey plat and resubdivision by Stephen P. Flynn, PLS dated October 30, 2010. Approved with a waiver from the required minimum lot frontage of the public street as per Resolution No. 5796.

The applicant submitted a request for a waiver from the Arrangement requirement, citing Dugas Lane has always been used for access to Lot 5-B/5-B1 and there is no reason to retain the 15 ft. of access provided via Easy Street.

The department cannot support the waiver request, which is in line with previous department determinations for those lots that have been resubdivided on or around Dugas Lane and with inadequate street frontage.

Unlike the O-L zoning district, the R-1A(M) district does not have any provisions allowing for the development of lots without the required street frontage.

Ultimately, the department cannot endorse a resubdivision resulting in the creation of landlocked lots under standard residential zoning.

**DEPARTMENT RECOMMENDATION**

**Denial.**

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



Name: Dawn Dufrene Laque

Address: 131 Dugas Ln., Des Allemands, LA 70030

Case Number: 2023-5-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The lot in question is listed as 5-B1 on new survey.  
Lot 5-B1 has and has always had access to Dawn  
the Bayou Road via Dugas Lane which was established  
in the late 1940's. I have enclosed two other surveys  
dated 4/17/08 and 1/10/11 which clearly show 10' servitude  
of passage listed as Dugas Lane. As I have resided at  
131 Dugas Lane since 2000 and not once was there any  
reason to use Ingress/Egress listed on my survey, I would like  
 Please consider this waiver request with my application. ~~this removed.~~

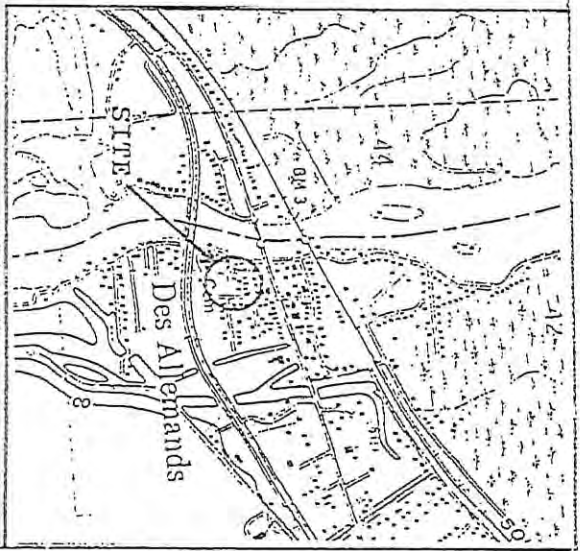
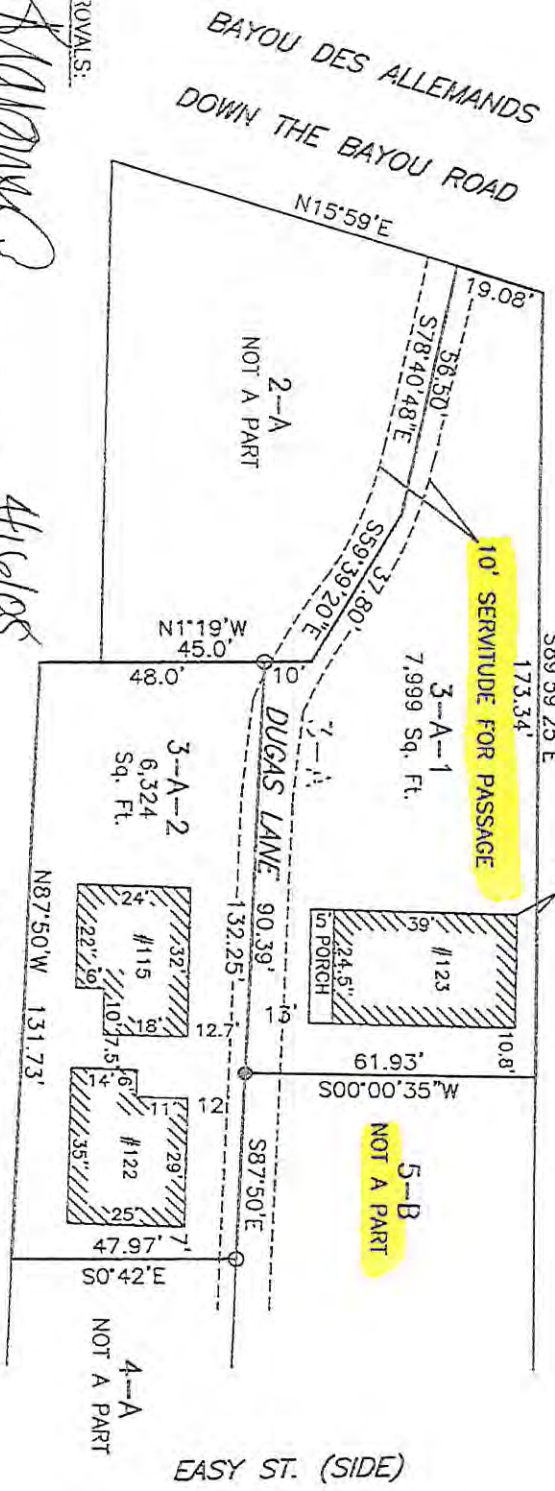
Thank you.

Applicant Signature: Dawn Dufrene Laque

Date: 5/8/23

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 175 of said maps, having an effective date of June 16, 1992.

Rita Advisory: BFE +5.00'



Recorded in the Clerk of Court's Office, St. Charles Parish, on the 17 day of April 2008 in Conveyance Book 112 Folio 56. Entry No. 391682.

APPROVALS:  
 DIRECTOR, DEPT. OF PLANNING & ZONING: *[Signature]* DATE: 4/16/08  
 CHAIRMAN, ST. CHARLES PARISH COUNCIL: *[Signature]* DATE: 4/14/08  
 ST. CHARLES PARISH PRESIDENT: *[Signature]* DATE: 4-10-04

Date: 2/18/08  
 Scale: 1" = 40'  
 File#: 08K006

○ : DENOTES 1/2" IRON ROD SET  
 ● : DENOTES 1/2" IRON ROD FOUND

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

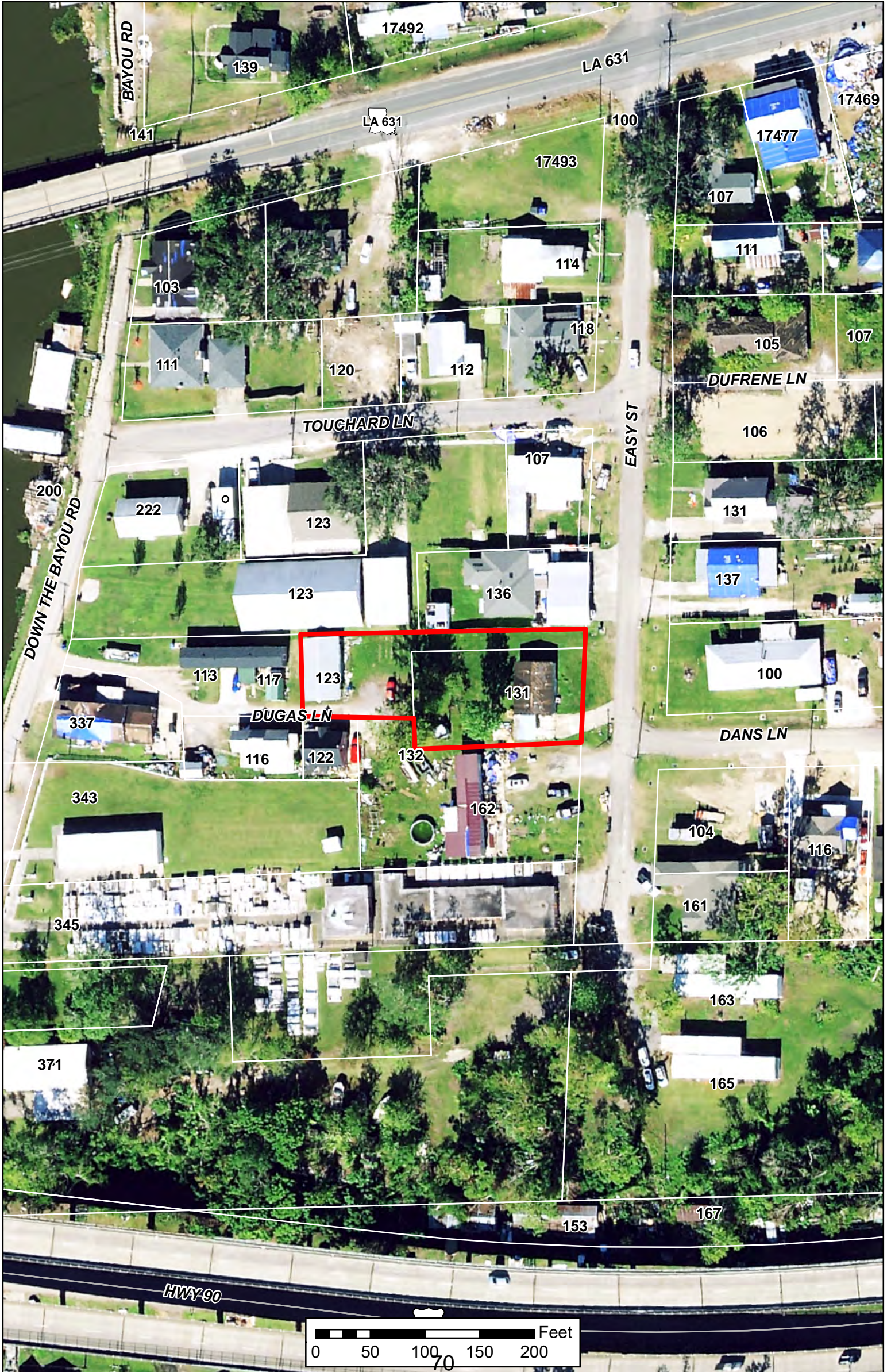
SURVEY AND RESUBDIVISION OF LOT 3-A OF A RESUBDIVISION OF LOT 149 OF THE COTEAU DE FRANCE, OR RANSON TRACT AS PER PLAN OF R.P. BERNARD, PLS DATED 11/10/86 INTO LOTS 3-A-1 & 3-A-2 LOCATED IN SECTION 48, TOWNSHIP 14 SOUTH, RANGE 20 EAST AT DES ALLEMANDS, ST. CHARLES PARISH, LA.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

R.P. BERNARD, PLS  
 LA. REG. #1226  
 P.O. BOX 402, BOULTE, LA.  
 SURVEYOR: *[Signature]*



2023-5-MIN Dufrene  
2 lots into 2






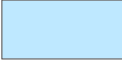


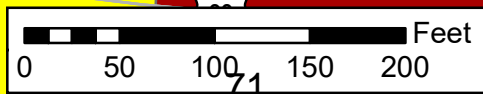
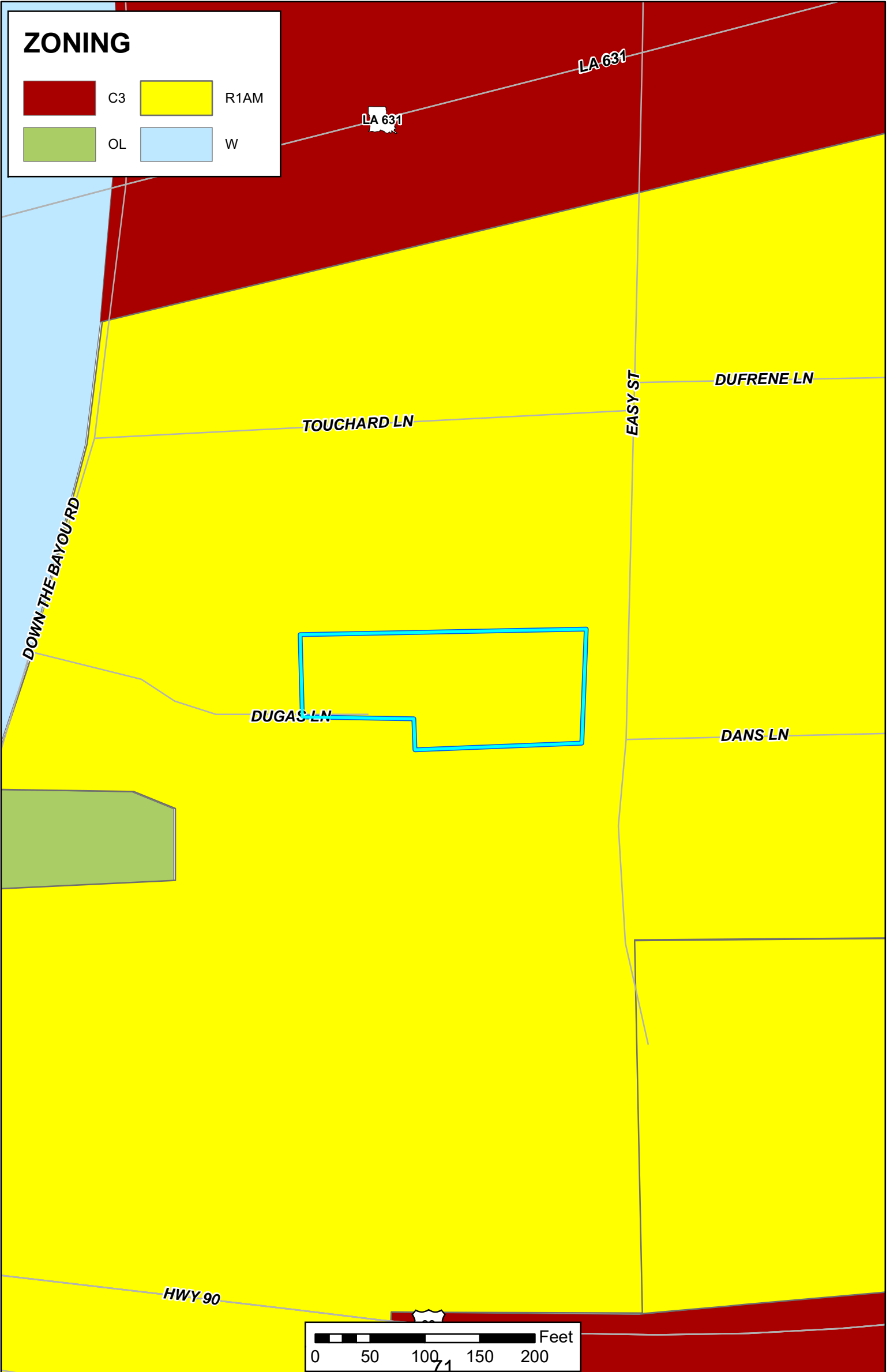
# 2023-5-MIN Dufrene

## 2 lots into 2



**ZONING**




	C3		R1AM
	OL		W

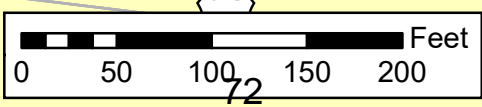
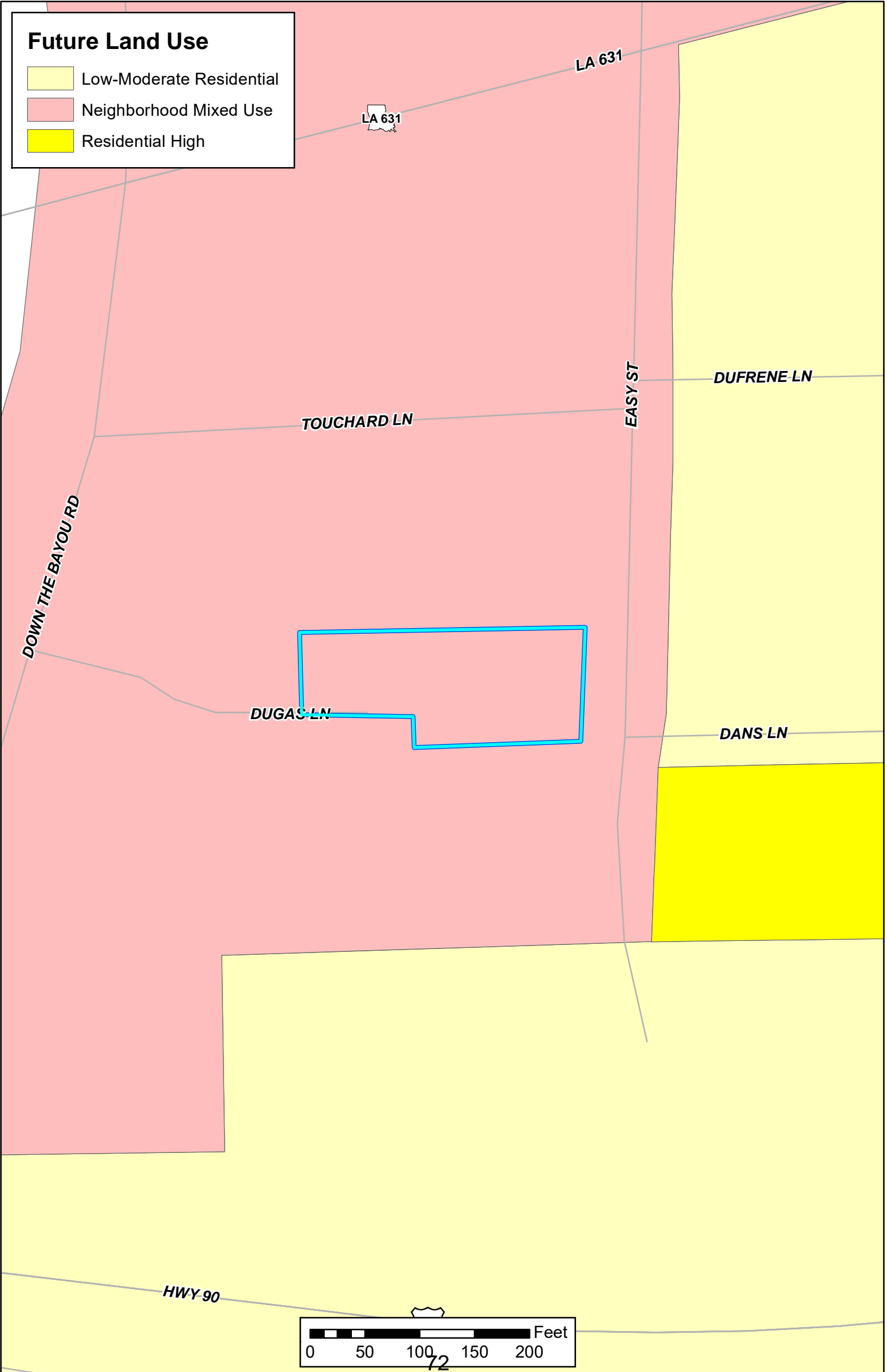


2023-5-MIN Dufrene  
2 lots into 2

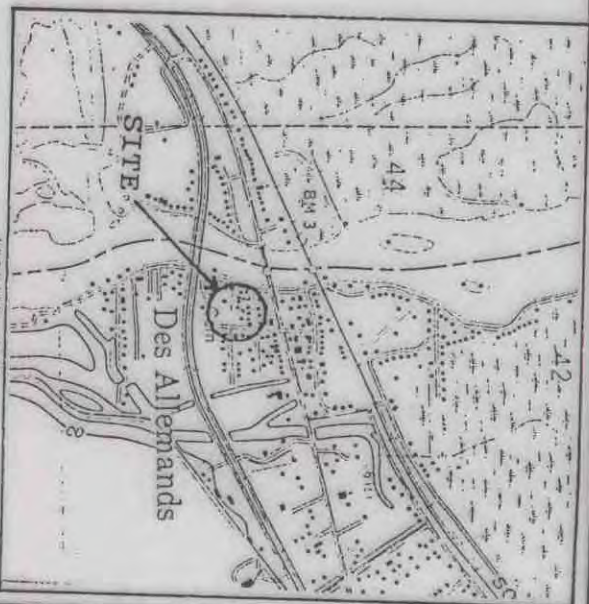
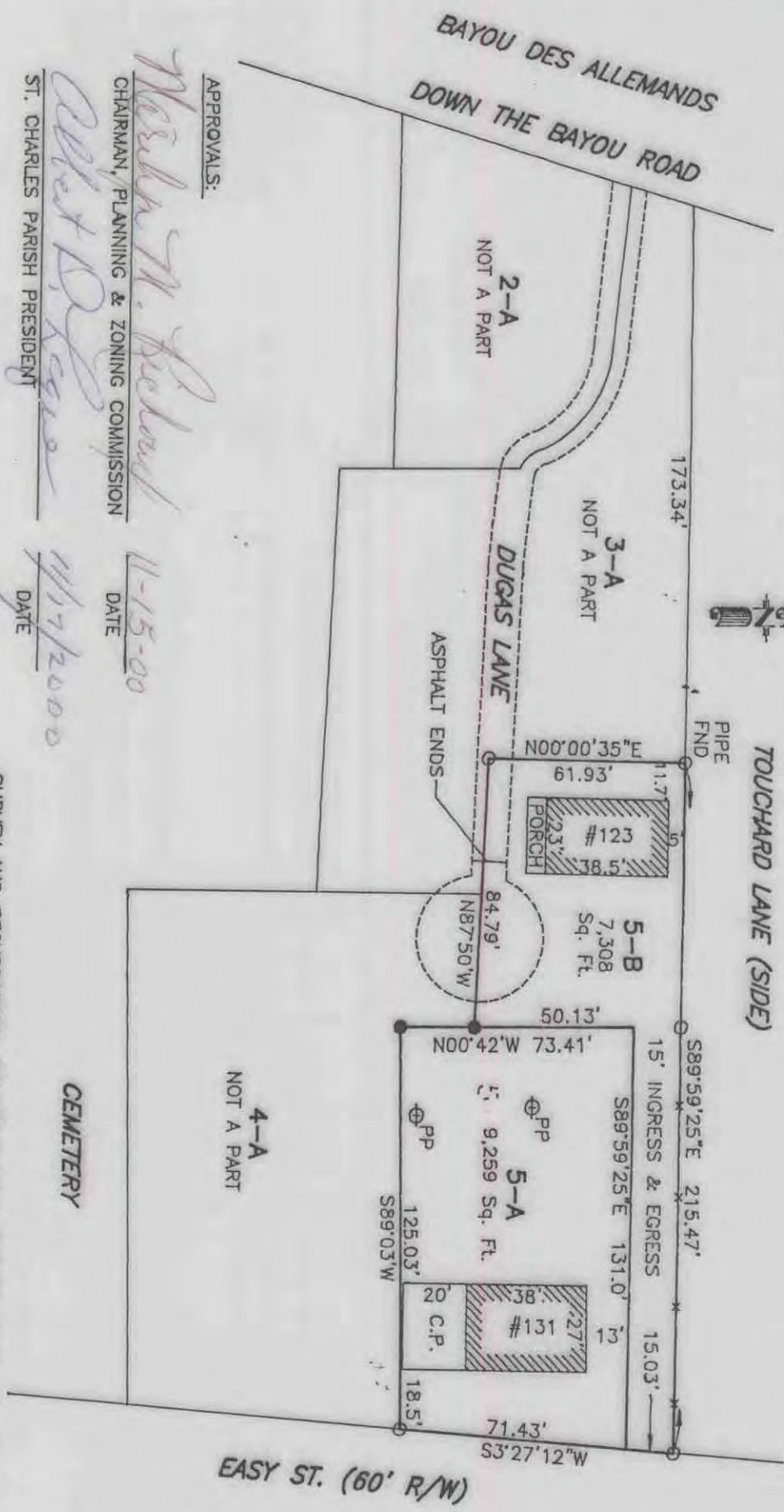


**Future Land Use**

-  Low-Moderate Residential
-  Neighborhood Mixed Use
-  Residential High



This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 175 of said maps, having an effective date of June 16, 1992.



Recorded in the Clerk of Court's Office, St. Charles Parish, on the 11 day of NOV 2000 in Conveyance Book 517 Folio 106.  
Entry No. 21941.



**APPROVALS:**

*Richard M. Richard*  
CHAIRMAN, PLANNING & ZONING COMMISSION  
DATE 11-15-00

*Albert D. Garcia*  
ST. CHARLES PARISH PRESIDENT  
DATE 11/17/2000

Date:	10/9/00
Scale:	1" = 50'
File#:	OOK117

- : DENOTES 1/2" IRON ROD SET
- : DENOTES 1/2" IRON ROD FOUND

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

SURVEY AND RESUBDIVISION OF LOT 5 OF A RESUBDIVISION OF LOT 149 OF THE COTEAU de FRANCE, OR RANSON TRACT AS PER PLAN OF R.P. BERNARD, PLUS DATED 11/10/86 INTO LOTS 5-A & 5-B LOCATED IN SECTION 48, TOWNSHIP 14 SOUTH, RANGE 20 EAST AT DES ALLEMANDS, ST. CHARLES PARISH, LA.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

*R.P. Bernard*  
SURVEYOR  
R.P. BERNARD, PLS  
LA REG. #226  
P.O. BOX 402, BOULTE, LA.



## Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-6-MIN

### APPLICATION INFORMATION

- **Submittal Date:** 5/4/23
- **Applicant / Property Owner**  
Geraldine Sanders & Ruth Ann Tassin  
P.O. Box 177  
Hahnville, LA 70057  
940-452-7702; gsanders1955@ymail.com
- **Request**  
Resubdivision of Tract Y, Fashion Plantation into Tracts Y-1 and T-2, with a waiver from the Subdivision Regulations, Section III.B.3 Arrangement.

### SITE INFORMATION

- **Location:** 185 Sanders Lane, Hahnville
- **Size of Proposed Lots**
  - Lot Y-1: 34,848 sq. ft. (0.80 acres); 98.36 ft. wide
  - Lot Y-2: 233,481 sq. ft. (5.36 acres); 99.74 ft. wide
- **Zoning:** O-L, Open Land (2022-4-R)
- **Current Use**  
Tract Y is developed with a single-family home and an accessory shed, both of which will be located on proposed Lot Y-1. The remainder of Tract Y, which is shown as proposed Lot Y-2, is undeveloped and partially wooded.
- **Surrounding Zoning**  
O-L zoning abuts on each side and the rear; R-1M is adjacent to the River Road side.
- **Surrounding Uses**  
An RV Park is adjacent to the River Road side; the Union Pacific Railroad is adjacent to the rear; agricultural land is adjacent to the River Place side; single family homes on individual lots are adjacent to the Lee Lane side.
- **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).*
- **Flood Zone & Minimum Building Elevation**  
X-zone/DFIRM X-zone; 1 ft. above the centerline of the street
- **Traffic Access**  
Access is provided via Sander's Lane, an aggregate private drive shown within a 20 ft. access/utility servitude.

The 20 ft. access/utility servitude was established as part of the resubdivision of Tract X into Lots 1X and 2X (PZS-2014-36). The servitude terminates at the rear of Lot 2X / front of Tract Y as shown on the survey plat by Stephen P Flynn, PLS dated June 25, 2014, revised July 15, 2014.

The current resubdivision request would extend the 20 ft. access/utility servitude through proposed Tract Y-1 to the common lot line dividing Tracts Y-1 and Y-2.

▪ **Utilities**

Parish water, sewer, and drainage facilities do not extend down Sanders Lane. A private water line connects to a meter at River Road as per the land use report for PZS-2014-36.

▪ **Subdivision & Development History**

The subject site is shown on the survey plat resubdividing Tract X into Lots 1X and 2X (PZS-2014-36, survey plat by Stephen P Flynn, PLS dated June 25, 2014, revised July 15, 2014). This resubdivision was approved with a waiver allowing Tract Y to remain without public street frontage (Resolution No. 6098).

The home addressed at 185 Sanders Lane and depicted on proposed Tract Y-1 was permitted in 1991 (Permit No. 8106-91).

**APPLICABLE REGULATIONS**

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

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

*Policy statement:* This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

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 right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
    - (13) Lawn Care Service subject to the requirements of Section VII.
    - (14) Historic Home Site Bed and Breakfast.
  - 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. (Ord. No. 07-1-6, § II, 1-8-07)
  - 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 unsub- divided 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.

### **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.
  - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

#### **Appendix C. Section III. Geometric Standards B. Blocks**

- 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.

**Appendix C. Section V. Administrative**

**B. Variations and Exceptions**

1. The regulations contained herein may be varied or modified where 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. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

**FINDINGS**

This minor resubdivision request proposes dividing Tract Y into two lots, Tract Y-1 and Tract Y-2.

Each lot meets the 20,000 sq. ft. and 50 ft. wide minimum lot size for the O-L zoning district. The structures on proposed Lot Y-1 meet the required setbacks.

Geometric Standards are not met, specifically item III.B.3. Arrangement, which states:

- *All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.*

The applicant has requested a waiver from the Arrangement requirement as part of this resubdivision.

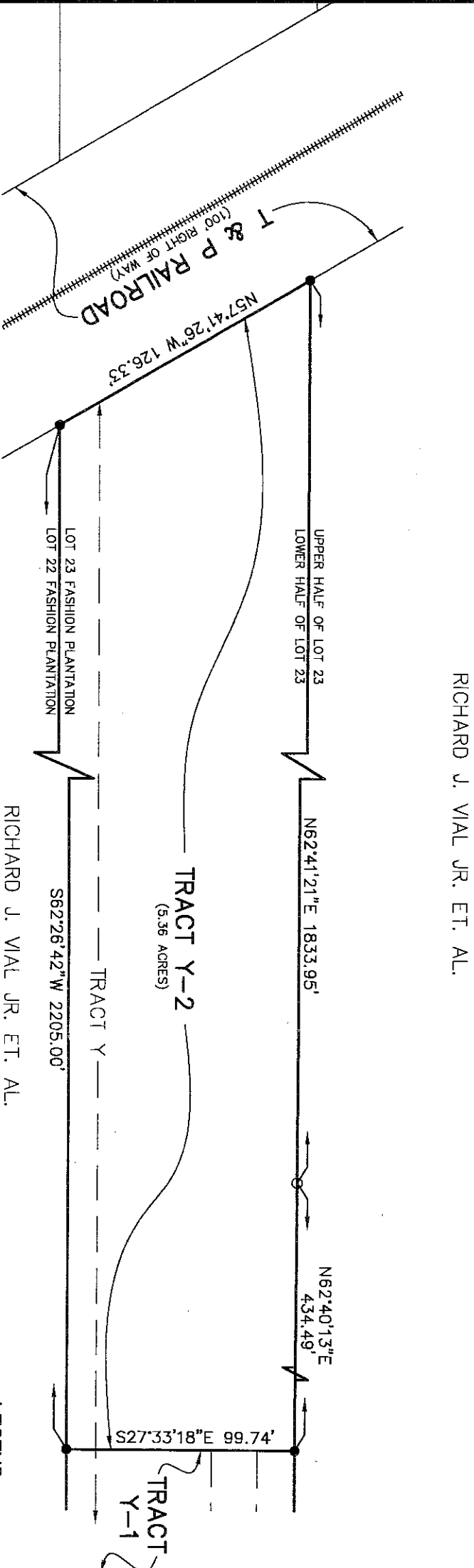
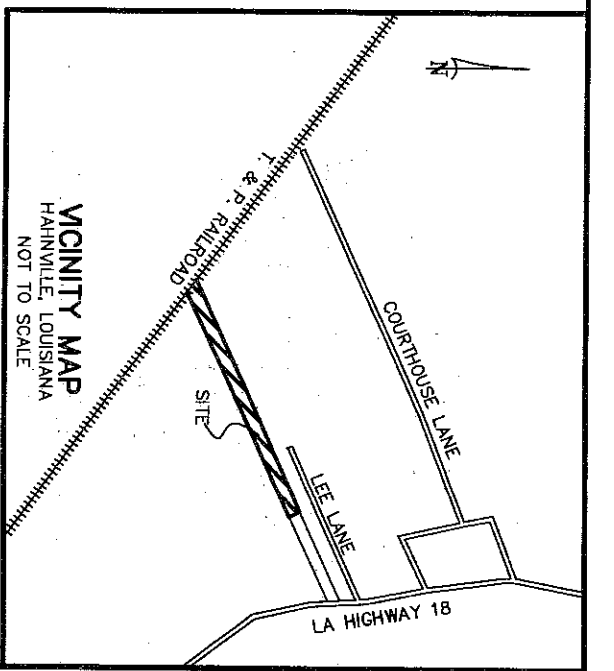
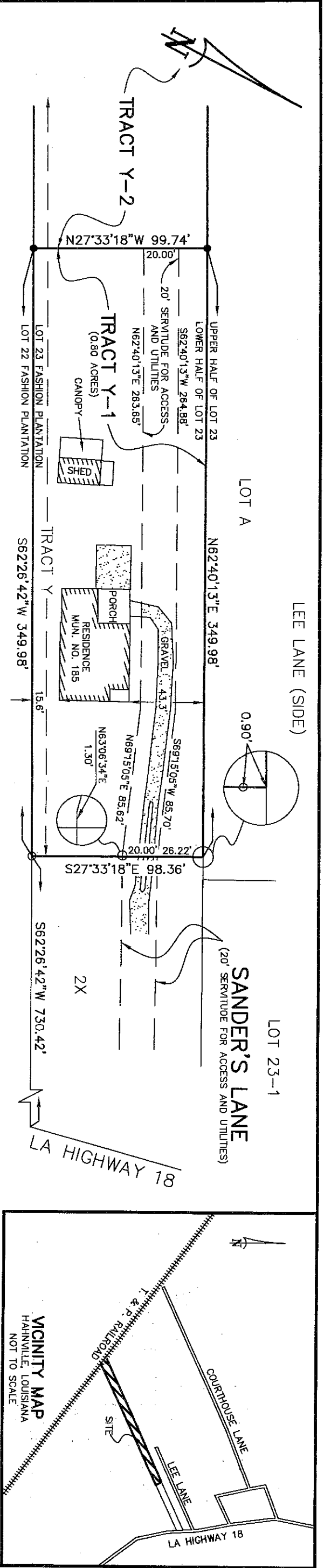
The Arrangement requirement for Tract Y was previously waived with the approval of PZS-2014-36 (Resolution. No. 6098), the primary purpose of which was to divide adjacent Tract X into Lots 1-X and 2-X. Another waiver is necessary for this request since the division of Tract Y results in an additional lot without street frontage.

The department does not object to the waiver. Tract Y has been without street frontage since at least 1991, an arrangement which was formalized in 2014 with the approval of Resolution 6098 as part of PZS-2014-36. Additionally, structures may be permitted in the O-L zoning district on lots without street frontage provided a “right of passage” is established. This is accomplished with the extension of the 20 ft. access/utility servitude through Tract Y-1 to its dividing line with Tract Y-2.

**DEPARTMENT RECOMMENDATION**

**Approval.**

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



**TITLE:** SURVEY PLAT AND RESUBDIVISION OF TRACT Y OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION INTO TRACTS HEREIN DESIGNATED AS TRACT Y-1 AND TRACT Y-2 OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION SITUATED IN SECTION 13, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

**DATE:** JANUARY 12, 2023

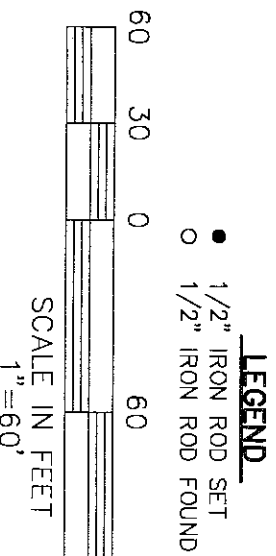
**SURVEY REFERENCE:** SURVEY PLAT AND RESUBDIVISION OF A PORTION OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION (DESCRIBED AS AND ASSESSED BY ST. CHARLES PARISH AS TRACT X) INTO LOTS HEREIN DESIGNATED AS LOTS 1X & 2X OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION & DESIGNATE A 20' SERVITUDE FOR ACCESS AND UTILITIES BY STEPHEN P. FLYNN, P.L.S. DATED JUNE 25, 2014 REVISED JULY 15, 2014.

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LEICA SMARTNET SOLUTION 12/6/2022 NAVD88/NAAD 83 GEOD18.

**SURVEYOR'S NOTES:**

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

RICHARD J. VIAL JR. ET. AL.



**OWNER:** GERALDINE M. SANDERS  
P.O. BOX 177  
HAHNVILLE, LA 70057

**APPROVED:** \_\_\_\_\_  
PARISH PRESIDENT

CHAIRMAN, PLANNING & ZONING COMMISSION

CHAIRMAN, PARISH COUNCIL

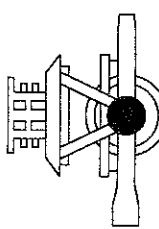
**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

DRAWN BY: KPB DRAWING NO. MM0743-WO4739

**RIVERLANDS SURVEYING COMPANY**



505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356



Name: Geraldine Sanders  
Address: 185 Sanders Lane  
Hahnville LA 70057

Case Number: 2023-6-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The location of property is behind my  
home (14881 River Road), my RV Park (121 Sanders  
Lane).

Please consider this waiver request with my application.

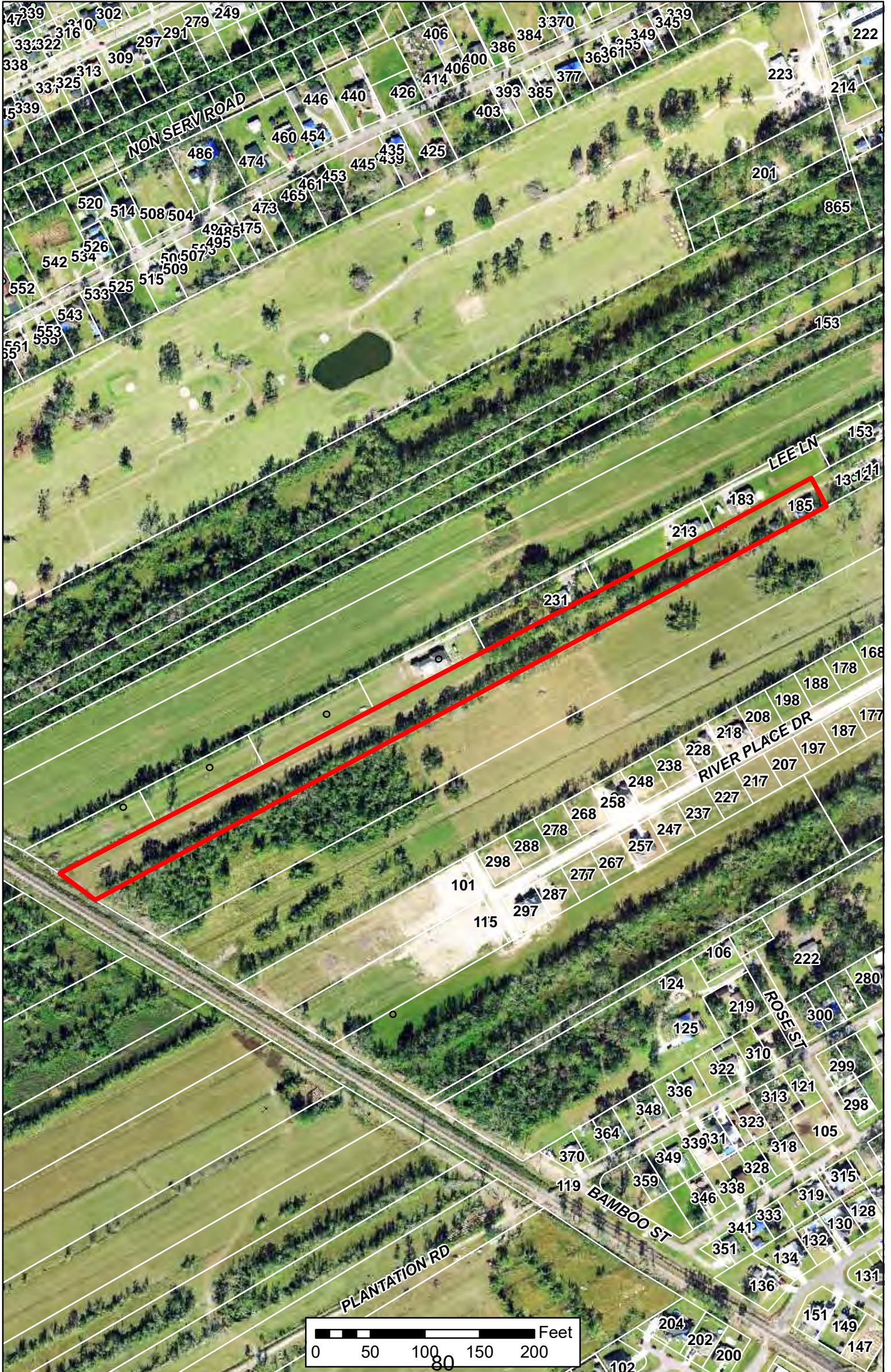
Thank you.

Applicant Signature: Geraldine Sanders

Date: 5/5/23

2023-6-MIN

Minor Resubdivision: 1 lot into 2







2023-6-MIN

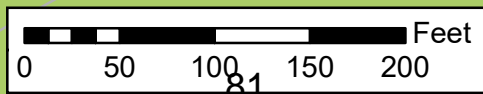
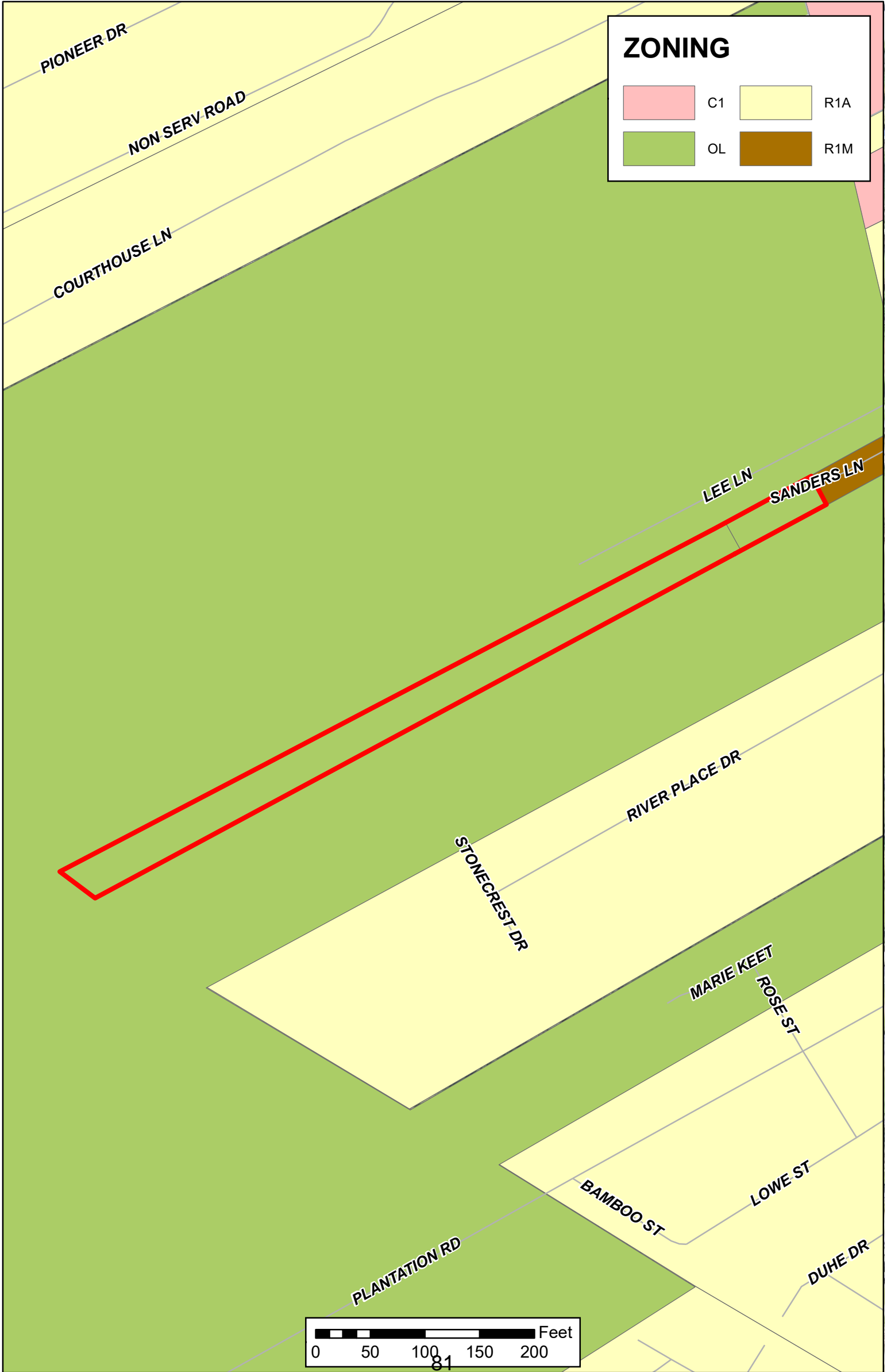
Minor Resubdivision: 1 lot into 2

N



### ZONING

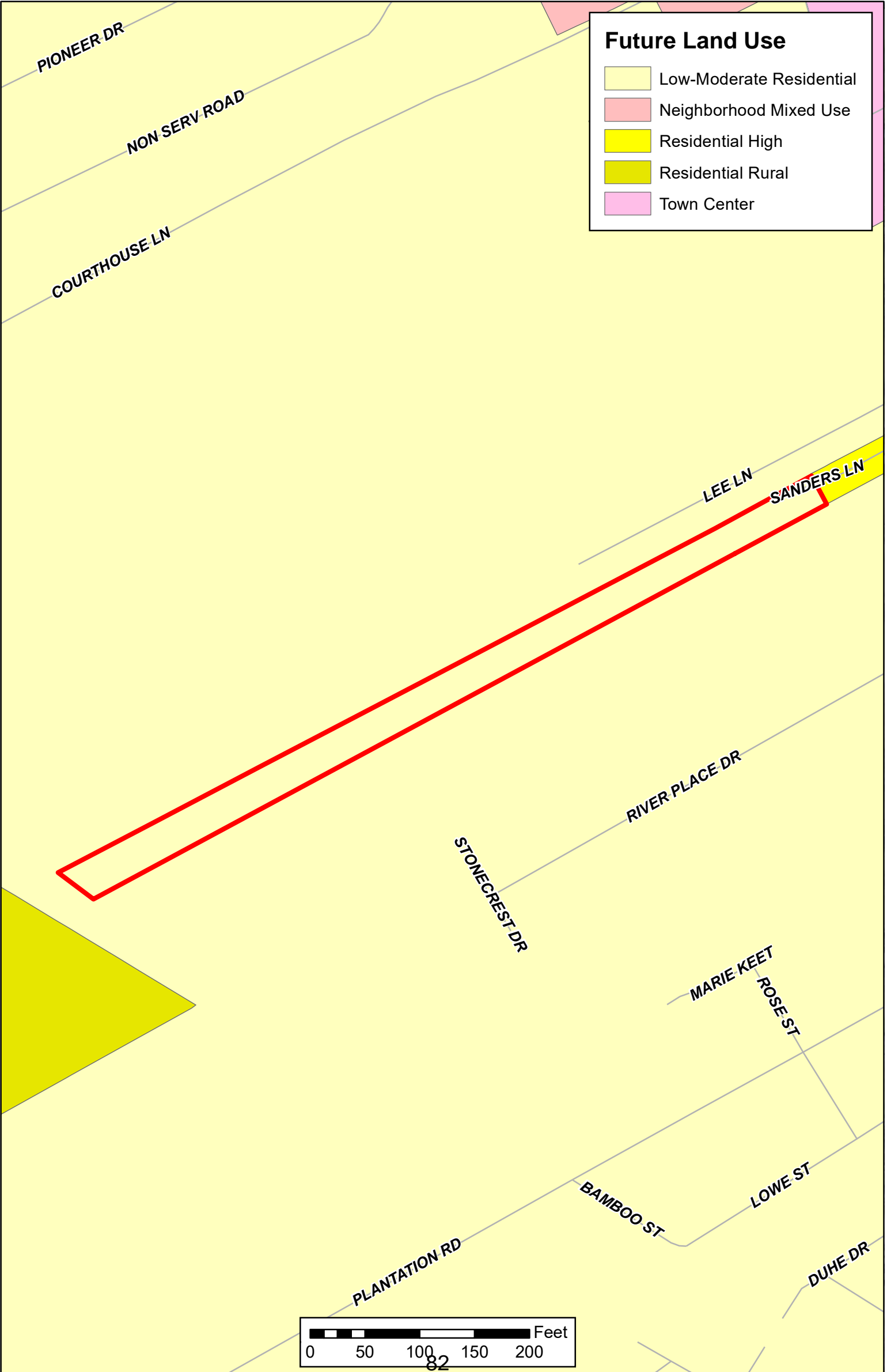
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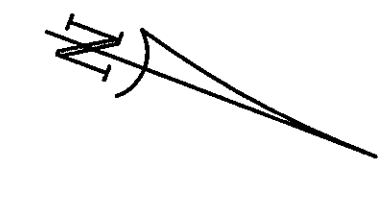


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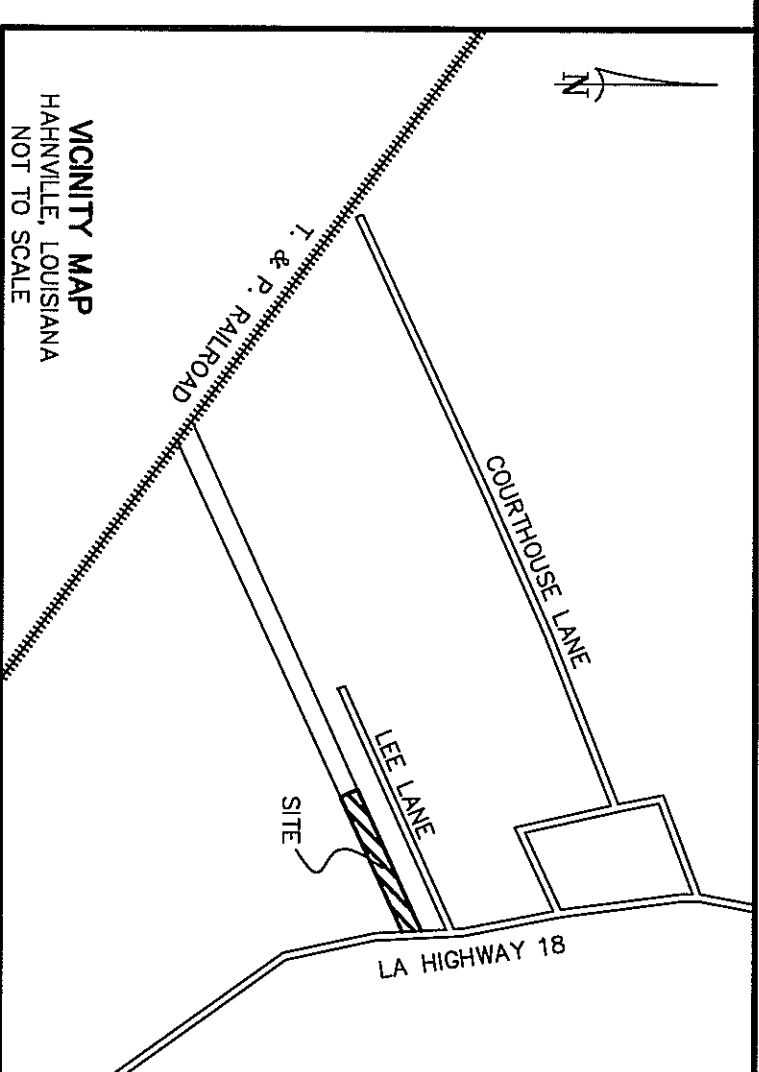
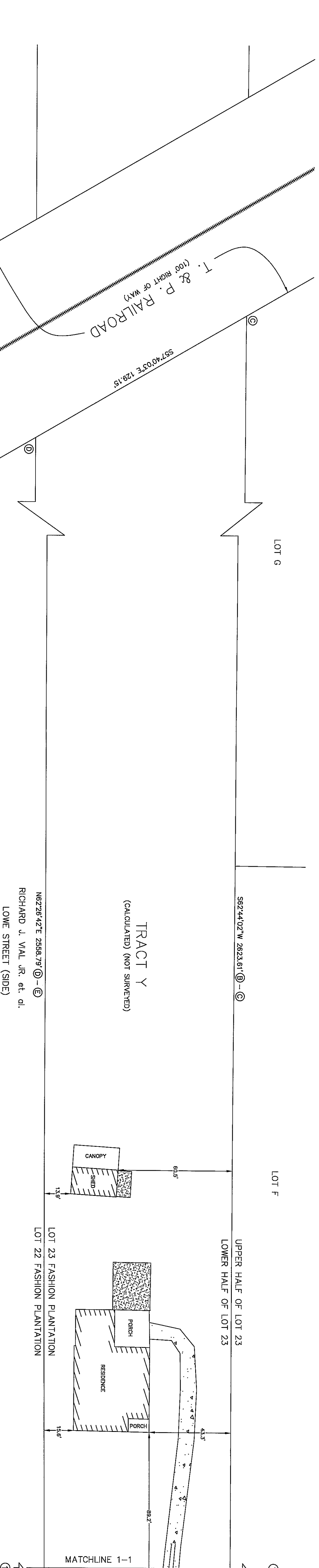
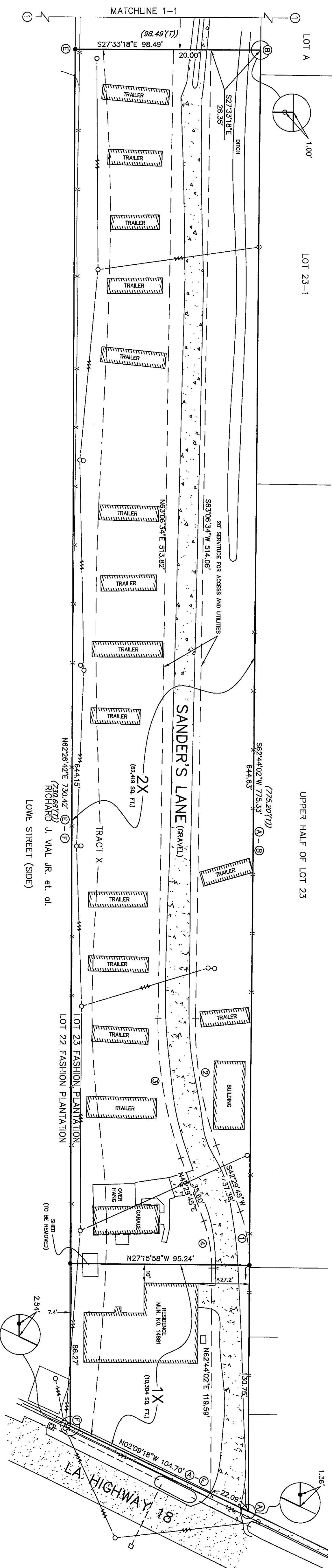
2023-6-MIN

Minor Resubdivision: 1 lot into 2





**SURVEY PLAT AND RESUBDIVISION OF A PORTION OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION (DESCRIBED AS AND ASSESSED BY ST. CHARLES PARISH AS TRACT X) INTO LOTS HEREIN DESIGNATED AS LOTS 1X & 2X OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION & DESIGNATE A 20' SERVITUDE FOR ACCESS AND UTILITIES. SITUATED IN SECTION 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA**



**DEVELOPER:** RUTH ANN TASSIN  
14881 LA HIGHWAY 18  
HAHNVILLE, LOUISIANA  
855-232-9188

**APPROVED:**  
FARISH PRESIDENT: *[Signature]* DATE: 5-26-14  
CHAIRMAN, PLANNING & ZONING COMMISSION: *[Signature]* DATE: 4-2-14  
CHAIRMAN, PARISH COUNCIL: *[Signature]* DATE: 4-2-14

NOTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA REVENUE STATUTES 33:505 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.  
RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE 4 DAY OF Sept 2014 IN BOOK 806 FOLIO 139 ENTRY # 240004

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

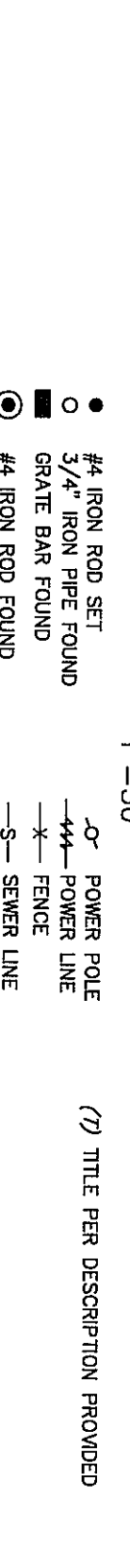
**SURVEY REFERENCE:** 1. 1/4 OF LOWER HALF OF LOT 23 OF FASHION PLANTATION FROM THE WESTERN RIGHT OF WAY LINE OF THE T. & P. RAILROAD, AS SHOWN ON THE SURVEY PLAT OF SAID LOT 23 OF FASHION PLANTATION, P.L.S. DATED 7/15/1991.  
2. PARTITION OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY R.P. BERNARD, P.L.S. DATED APRIL 22, 1991.  
3. SURVEY OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY THE HEIRS OF PASCAL & LENOVA MARGOTTA.

**TRACT Y (CALCULATED) (NOT SURVEYED)**  
N82°28'42"E 2568.79' @-①  
RICHARD J. VAL JR. et. al.  
LOWE STREET (SIDE)

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING UTM SPHERICAL SOLUTION 5272704 MAPPING AND 83 GEOD72A.

**FLOOD NOTE:** THE SURVEYED PROJECT IS IN ZONE "X" FEMA FLOOD INSURANCE RATE MAP NUMBER 22080-0120C DATED 6/18/1992.

**SURVEYOR'S NOTES:** 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION IN THE STATE OF LOUISIANA. 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY. 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY. 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY. 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY.



**CURVE DATA:**

- ① L=29.98'  
R=190.00'  
CH=527.95357 W 28.81'  
CH=527.95357 W 67.99'
- ② L=75.55'  
R=210.00'  
CH=192.48101 W 73.15'  
CH=192.48101 W 25.30'
- ③ L=25.43'  
R=72.00'  
CH=52.565357 W 25.30'

NO.	DATE	REVISION TO SHOW RESURVEYING OF PROPERTY	BY
1	7/15/14	REVISION TO SHOW RESURVEYING OF PROPERTY	BY

**RIVERLANDS SURVEYING COMPANY**  
505 HEMLOCK STREET  
LAPLACE, LA 70068  
1-800-238-6992  
985-652-6556

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

THE LOCATIONS OF UNDERGROUND AND OTHER VISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH UTILITIES OR BY THE SURVEYOR'S OWN INVESTIGATIONS. WHERE FOUND, THE SURFACE FEATURES OF SUCH UTILITIES ARE SHOWN AS THEY EXIST. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE UNDERGROUND AND OVERGROUND UTILITIES WITH THE RECORDS OF THE COUSINS COMPANY AND HAS FOUND NO CONFLICTS WITH THE RECORDS OF THE COUSINS COMPANY.

LA HIGHWAY 3127 (SIDE)  
DOTTE 1-800-272-4020



**Department of Planning & Zoning  
Staff Report – Major Subdivision  
Case No. 2022-1-MAJ, Almedia Gardens**

**APPLICATION INFORMATION**

- **Submittal Date:** June 13, 2022
- **Property Owner / Developer**  
Wayne Wandell  
Almedia Gardens, LLC  
2237 N. Hullen Street, Suite 201  
Metairie, LA 70001  
504-831-6666; frstdraw@aol.com
- **Project Engineer**  
Matt Falati & Allison Froeba  
Specialized Engineering, LLC  
401 St. Joseph Street, Suite 2A  
New Orleans, LA 70130  
504-400-6238; matt@specializedengineeringllc.com
- **Request**  
Preliminary Plat Approval for Almedia Gardens Subdivision

**SITE INFORMATION**

- **Location**  
The development site is located in St. Rose and bounded by the CN Railroad to the north, Charlestown Subdivision to the south, Almedia Drive to the east, and Riverview Drive to the west.
- **Size of Site:** approximately 47 acres
- **Number of Lots:** 188
- **Zoning:** R-1A and C-2 (approximately 1 acre)
- **Current Use:** the site is vacant and partially wooded
- **Surrounding Zoning**  
R-3 zoning is located to the south (Charlestown); R-1A(M) and M-1 zoning is located to the north (CN Railroad); R-3, C-2, and M-1 zoning is located to the east (Almedia Rd.); R-1A zoning is located to the west (Riverview Dr.).
- **Surrounding Uses**  
Multi-family apartment buildings are adjacent to the south and east; the CN Railroad is adjacent to the north; undeveloped, wooded tracts and industrial uses fronting Almedia Road are located to the east; Riverview Subdivision is adjacent to the west.
- **Flood Zone and Minimum Building Elevation**  
A99/DFIRM AE+5; developers/buildings will have to provide a grade certificate in order to determine the minimum building elevation on this property. 1 ft. above the centerline of the street OR 5 ft. above mean sea level [NAVD 88 Datum], whichever is higher.
- **Plan 2030 Recommendation**  
*Low-to-Moderate Residential* (approx. 46.08 acres) - 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)

*Commercial* (approx. 0.42 acres) - This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

*Business Park* (approx. 0.5 acres) - This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.

▪ **Traffic Access**

This site currently has frontage on East Club Drive and Almedia Road.

The subdivision plan shows utilization of both frontages for access. East Campus Drive will be extended into the subdivision and a new street right-of-way will provide ingress/egress from Almedia Road. This satisfies the street extension and minimum two (2) access point requirements of the Subdivision Regulations.

The Department addressed the possibility of a right-of-way connection to adjacent Riverview Subdivision with the project engineer. Incorporating this connection into the subdivision's roadway network would maintain the potential for a secondary means of access to Almedia Road for multiple existing and potential subdivisions via a complete east-west right-of-way along the CN Railroad. Completing this street right-of-way would take demand off River Road and potentially create more efficient routes for mail/package delivery, garbage, emergency, bus, and other services.

Practical difficulties that could prevent or discourage the completion of this secondary east-west right-of-way:

- It would require the Parish developing a portion of its own property at the rear of Riverview Subdivision as a new right-of-way with all necessary utilities.
- It would require the development of additional residential subdivisions across multiple individual properties held in separate ownership.
- Consideration for the impact of increased traffic at the proposed subdivision entrance/exit at Almedia Road given its proximity to an elevated railroad crossing.
- Consideration for what could be a significant amount of through traffic on Almedia Gardens Drive.

▪ **Utilities**

The Parish's GIS shows water, sewer, and drainage facilities through portions of the subject site and the preliminary plat shows a private AT&T servitude.

The subdivision will involve the development new public utility lines serving the 188 residential lots, along with private electric, cable, telephone, and gas lines as shown on the typical roadway section on sheet 4 of the subdivision plan.

In a memorandum dated May 9, 2023 the Parish's Director of Wastewater (DWW) states that the Parish is not currently able to receive wastewater from this development. DWW is working with the developer and engineer on the development of a new force main that would provide service for this development. While not a requirement during the preliminary plat phase of the major subdivision process, the Director of DWW did endorse the approval of the preliminary plat provided the developer constructs the necessary force main. Construction plans showing the development of this force main would have to be approved by the Director of DWW prior to any construction of this subdivision.

▪ **Development History**

The bulk of the development site was once Lot G, which was resubdivided into Lots G-1-A and G-1-B as per the plat by John F. Marshall, PLS dated November 1989.

An oxidation pond was planned on Lot G-1-A but never developed. No other improvements have been made to this site and a significant portion remains wooded.

<b>APPLICABLE REGULATIONS</b>
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**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, 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:
    - (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 Almedia Gardens, a proposed 188 lot residential subdivision on approximately 47 acres in St. Rose.

Notable features shown on the preliminary plat include:

- An extension of East Club Drive and eight (8) new rights-of-way within the subdivision, one of which provides another means of ingress/egress at Almedia Road.
- A 40 ft. to 50 ft. drainage servitude around approximately 3,610 ft. of Squares A and F. This servitude is shown as its own separate property with defined boundaries and not as part of any of the proposed residential lots. Water would be directed to this servitude via four (4) 20 ft. drainage servitudes through Lot 6, Sq. A and Lots 22, 39, and 50, Sq. F.
- A site for a new sewer lift station is shown within Lot 44, Sq. D.
- A sewer servitude is shown within the rear yards of Lots 50-54, Sq. F.
- Development of the subdivision is shown in four (4) phases as per sheet 3 and detailed further in the letter from Matt Falati, P.E. of Specialized Engineering dated March 24, 2023. Regarding phased subdivisions the Subdivision Regulations state:
  - *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.*

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

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

The DIA by Specialized Engineering, LLC dated May 1, 2019, revised February 28, 2023 received conditional approval from DPW as per their memorandum dated April 25, 2023, with any outstanding items needing to be addressed during construction plans review.

The TIA by Specialized Engineering, LLC dated February 2020 received no objection from DPW as per their memorandum dated May 10, 2023. Prior to any construction approvals being granted DPW highlighted the need to address the recommendations made by DOTD as detailed in their letter dated November 17, 2020.

The Preliminary Plat by Jens Lorenz, PLS, KLS Group Inc. dated November 2, 2022 and revised April 25, 2023 was reviewed by P&Z for compliance with the Subdivision Regulations. The submitted plat shows most of the information required on a preliminary plat as detailed under Appendix C., Section II., item E.2., but further revisions are necessary as per an email to Matt Falati, P.E. dated May 12, 2023. These revisions include:

- Providing an accurate graphic scale
- Accurately showing the rear property line dimensions of some lots
- Showing the correct right-of-way width for the E. Club Drive extension

At the time of this writing P&Z is awaiting the requested revisions.

In addition to the required preliminary plat information detailed under Section II.E.2, the preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. The plat shows the subdivision is deficient with the following 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.*
- *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.*

Regarding the block length requirement Squares B and C are below the 500 ft. minimum, measuring approximately 384 ft. and 408 ft. respectively.

Regarding the lot size requirements, the following are deficient as to the required standard and corner lot width in the R-1A zoning district:

- Lots 10, 11, 12 Sq. A and Lots 13, 15, 16, 17, 18, 26, 27, 28, 29, 49, 51 Sq. F do not provide the required 60 ft. width by the 20 ft. front setback line.
- Lots 1, 13, Sq. A, Lot 10, Sq. B, and Lot 12, Sq. C do not provide the required 80 ft. width for corner lots.

The property owner/developer has requested a waiver from these requirements as detailed on the waiver request form dated May 3, 2023.

P&Z does not object to the waiver from the required minimum block length. The site is oddly shaped and squares B and C are located in an area of the subdivision where the design is trying to accommodate an extension of E. Club Drive and a roadway alignment providing adequate ingress/egress from Almedia Road. There are design alternatives within the existing layout that allows for squares B and C to meet the minimum block length requirement, including elimination of a portion of Hooges Street in favor of extending Briarwood and Garvan Streets further west. However, this subdivision is better served by more north-south roadways connecting to Almedia Gardens Drive. By increasing the length of two east-west roadways and eliminating the Hooges Street intersection with Almedia Gardens Drive, more traffic is directed to the Butchart Street-Almedia Gardens Drive intersection and the subdivision is left with a less efficient overall street network.

P&Z cannot support a waiver from lot area requirements in a new subdivision. The plat should be revised to ensure each standard lot meets the minimum 60 ft. width at the 20 ft. setback line, and each corner lot meets the required 80 ft. width.

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**The Department of Planning & Zoning has no objection to the minimum block-length waiver request.**

**The Department cannot recommend approval of a waiver from required lot width in a new development absent a practical hardship. A minor reduction of lots would allow for compliance.**

**The Department recommends approval of the requested block-length waiver request. The Department recommends a conditional approval of the Preliminary Plat that brings the lot-width deficient lots into compliance.**

**The Planning Commission, at their discretion, may approve the plat as presented with both waiver requests should they find the applicant has provided sufficient cause for the requests. If the Planning Commission approves this request with any of the requested waivers, it will be forwarded to the Parish Council for consideration of a supporting resolution.**

PRELIMINARY PLAT OF ALMEDIA GARDENS, RESUBDIVISION SURVEY OF  
LOTS G-1-B, G-1-A, Z-1 & Z-2 IN ALMEDIA PLANTATION,  
TOWNSHIP 12 SOUTH, RANGE 9 EAST,  
IN ST. ROSE, ST CHARLES PARISH, LA

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

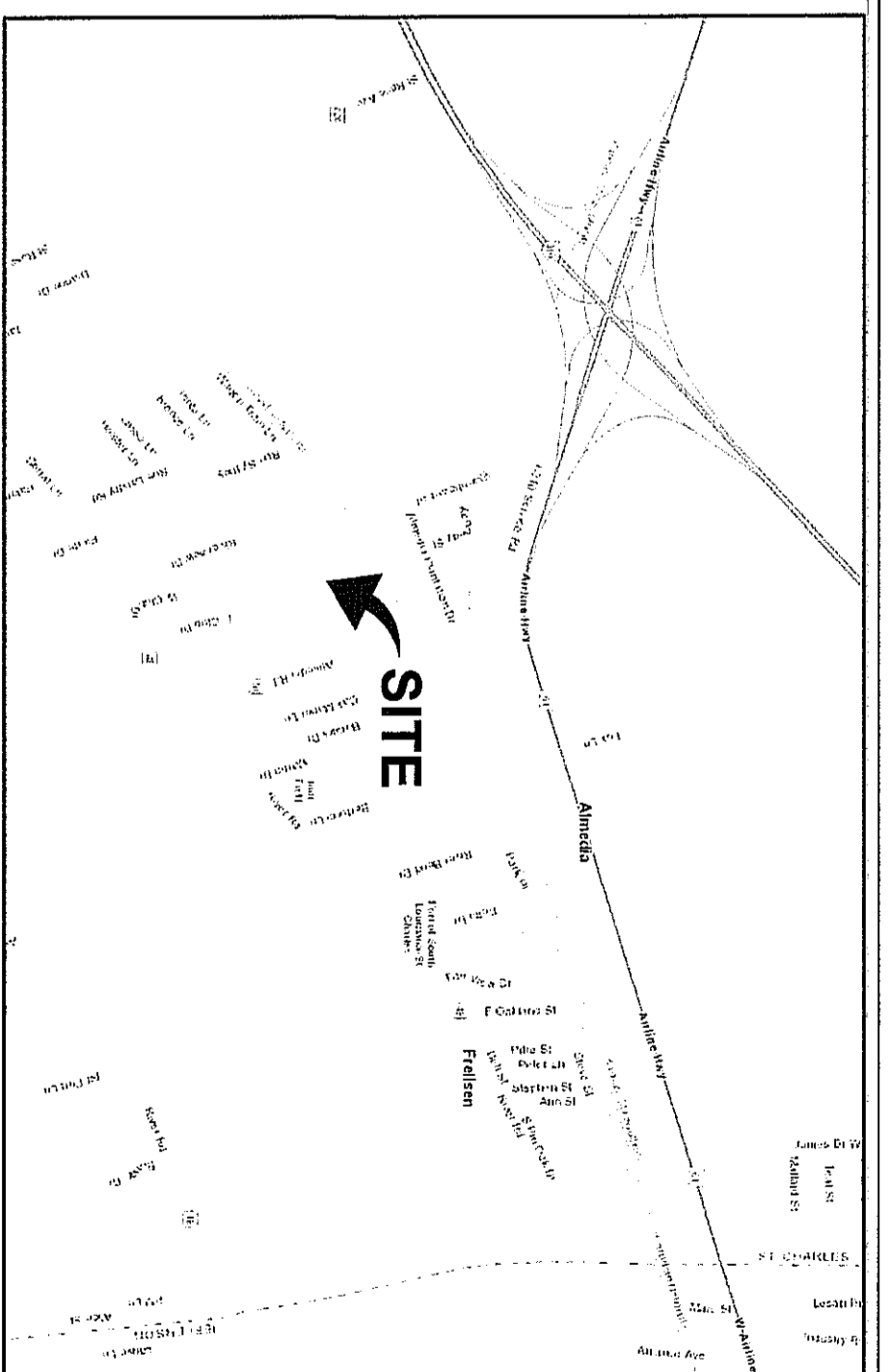
RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY

RIVERVIEW DRIVE  
50' RIGHT-OF-WAY



VICINITY MAP  
1"=2000'

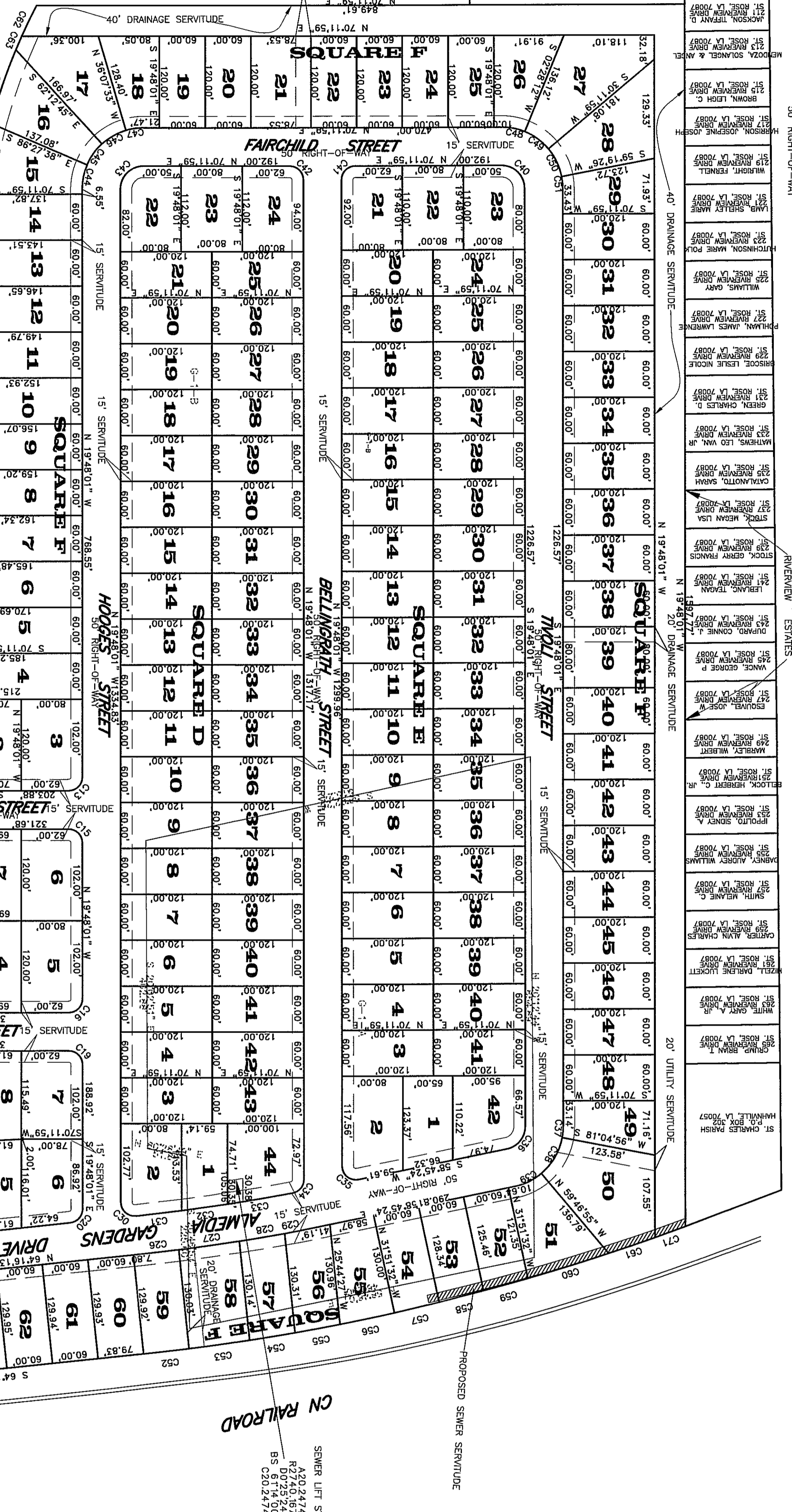
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50																				
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13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50												
9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50								
5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

ST. ROSE ASSOCI., LTD.  
607  
2701 HOUMA BLVD., STE. C  
METairie, LA 70006

OLE VAN RIVER  
COS-MANAGEMENT - C/O  
2701 HOUMA BLVD., STE. C  
METairie, LA 70006

SUMMERTON DRIVE (SIDE)  
40' RIGHT-OF-WAY

CHARLESTOWN SUBDIVISION (SIDE)



1. Proposed method and source of sewage disposal: Sanitary sewage from Almedia Gardens Subdivision will flow through a network of on site sewage to a lift station on site. Subdivision Lift Station.

2. Proposed method and plan for drainage: Almedia Gardens Subdivision will drain from South to North as it currently drains in the pre-developed conditions. Individual proposed lots will either be crowned, drain from the back of the lot to the front of the lot, or from the front of the lot to the back of the lot. Storm water from the lot will be collected in a storm water detention pond located on the lot. The pond will be designed to store storm water for a 24-hour period. The proposed outfall is along the CN railroad ditch as the site presently outfalls.

1. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

Dedication statement of Noting that no trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted. Where a sewage treatment plant or oxidation pond is located on the lot, the owner shall be responsible for the construction and maintenance of the building by the owner as a servitude for that purpose only, and shall be separate from any other lot or building site.

A Find "Act of Dedication" shall be submitted by subdivider prior to approval of the Final Plat.

BUILDING SETBACKS  
FRONT SETBACK - 20'  
SIDE SETBACK - 10'  
REAR SETBACK - 20'

NOTES SUBJECT TO A 15' UTILITY SERVITUDE ALONG THE FRONT

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUNDS UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:1X, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS, WHERE FOUND, THE SURFACE FEATURES OR LOCATIONS ARE SHOWN, THE ACTUAL LOCATIONS RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO EXCAVATION AND DIGGING.

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVIEW OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION. THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. NO SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**APPROVALS**

CHAIRMAN, PLANNING AND ZONING COMMISSION	DATE
CHAIR, ST. CHARLES PARISH COUNCIL	DATE
PARISH PRESIDENT	DATE

OWNER: ALMEDIA GARDENS, LLC  
817 HICKORY AVENUE, HARRAHAN, LA 70123

PROPERTY TO BE RETAINED BY  
ALMEDIA GARDENS, LLC

UNE JENS LORENZ  
Registered Professional Land Surveyor  
No. 10087  
Date of Survey: NOVEMBER 2, 2022  
Date of Last Revision: 4/28/2023

Survey Performed By:  
KLS GROUP INC.  
5118 Storey Street, Elmwood, LA 70123  
Phone: 504-302-0991  
Email: JKW@KLSGROUPINC.COM

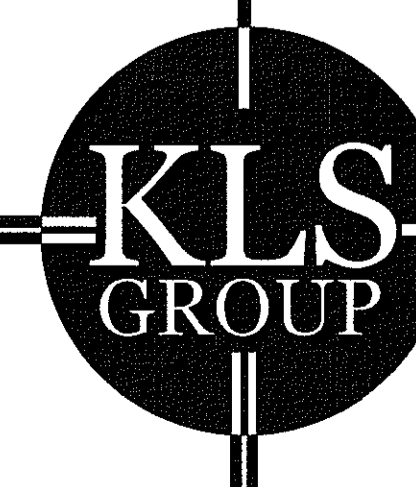
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR RECORDS, WHERE FOUND, THE SURFACE FEATURES OR LOCATIONS ARE SHOWN, THE ACTUAL LOCATIONS RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO EXCAVATION AND DIGGING.

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE: PER: FIRM MAP DATED: JUNE 16, 1992  
FLOOD ZONE: A99 & AE  
BASE FLOOD ELEVATION: CHECK WITH PARISH MAP # 220160 0150 C

ENTIRE SUBDIVISION  
ZONE R-1A

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN # 1 A PLAN OF SURVEY BY J.L. KREBS & SONS, INC DATED NOVEMBER 17, 1988.

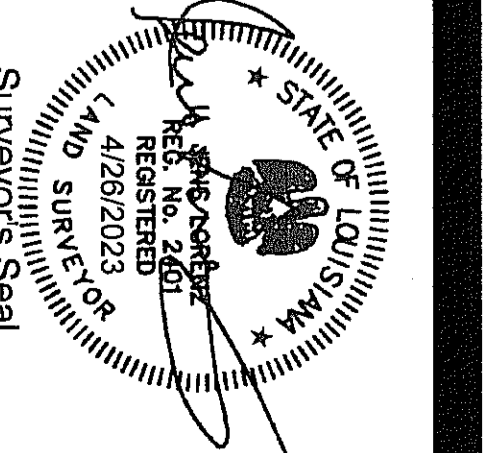
Call before you dig.



PRELIMINARY PLAT OF ALMEDIA GARDENS, RESUBDIVISION SURVEY OF LOTS G-1-B, G-1-A, Z-1 & Z-2 IN ALMEDIA PLANTATION, TOWNSHIP 12 SOUTH, RANGE 9 EAST, IN ST. ROSE, ST CHARLES PARISH, LA



GRAPHIC SCALE  
1 INCH = 100 FT.



Sheet No. 1 of 4

KLS Job No. 12216-22  
P.M. MJB  
Drafter: JWK



# St. Charles Parish

## Department of Planning and Zoning

PO Box 302 • Hahnville, LA • 70047

Phone (985) 783-5060 • Fax (985) 783-6447

### APPLICATION FOR SUBDIVISION OR RESUBDIVISION

PZS CASE: _____	RECEIPT: _____	DATE: _____
FLOODPLAIN DESIGNATION: _____	ZONING DISTRICT: _____	

PROPERTY OWNER: Almedia Gardens, LLC	PROPERTY OWNER:
MAILING ADDRESS: 2237 N Hullen Street, Suite 201	MAILING ADDRESS:
Metairie, LA 70001	
PHONE: 504-831-6666	PHONE:
EMAIL: frstdraw@aol.com	EMAIL:

MUNICIPAL ADDRESS OF PROPERTY:

501 EAST CLUB DRIVE G-1-A, G-1-B Town Charlestown

GENERAL LOCATION (IF NO ADDRESS HAS BEEN ASSIGNED): PROPERTY IS LOCATED ON THE (WEST) SIDE OF Almedia Road STREET, APPROXIMATELY 700 FEET (SOUTH) OF Almedia Plantation Road STREET (NEAREST INTERSECTING STREET)

ACREAGE OR PROPERTY SIZE (SQUARE FEET): 48 acres; 2,090,000 sf

SURVEYOR: KLS Group Inc. DATE OF SURVEY: 3-17-2022

DEED OR DEEDS ARE RECORDED IN THE CLERK OF COURTS OFFICE:

(NOTE: METES AND BOUNDS DESCRIPTION OF THE ENTIRE HOLDING INCLUDING DEED RESTRICTIONS, EASEMENTS, SERVITUDES, ETC. MUST BE ATTACHED TO APPLICATION)

COB <u>473</u>	FOLIO <u>509</u>	DATE <u>12-6-1993</u>
COB <u>714</u>	FOLIO <u>392</u>	DATE <u>5-30-2008</u>
COB <u>681</u>	FOLIO <u>106</u>	DATE <u>11-8-2006</u>

HAVE ALL TAXES BEEN PAID? Yes IF NOT, PLEASE STATE EXCEPTIONS: \_\_\_\_\_

IF THERE ARE SERVITUDES OR EASEMENTS AGAINST THE LAND, SPECIFY:

Parish Servitude

I/we swear to be the sole owner/s of the property described in this application for resubdivision; I/we endorse this application.

\_\_\_\_\_  
(PROPERTY OWNER)

Wayne J. Wandell (owner)  
(PROPERTY OWNER)  
FOR ALMEDIA GARDENS LLC

\_\_\_\_\_  
(PROPERTY OWNER)

\_\_\_\_\_  
(PROPERTY OWNER)

Shana A. Stumpf  
(NOTARY SIGNATURE)

6/15/22  
(DATE)

**SHANA A. STUMPF**  
NOTARY PUBLIC # 84490  
STATE OF LOUISIANA  
MY COMMISSION IS ISSUED FOR LIFE

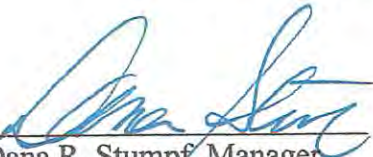


**CERTIFICATE OF AUTHORITY  
OF  
ALMEDIA GARDENS LLC**

The undersigned are the Managers and certifying officials of **ALMEDIA GARDENS LLC**, a Louisiana limited liability company (the "Company"). The undersigned hereby certify that Wayne F. Wandell is authorized to transact all business on behalf of the Company, with respect to that certain subdivision development upon property owned by the Company and located in St. Charles Parish (the "Parish"). Mr. Wandell may execute all documents in connection therewith including, but not limited to, zoning applications, resubdivision applications, permit applications, and any other documents necessary to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion.

The undersigned further certify that the Parish shall be entitled to rely on the foregoing certification unless and until written instructions to the contrary are delivered to the applicable persons.

Executed as of May 26, 2022.

  
\_\_\_\_\_  
Dana R. Stumpf, Manager

  
\_\_\_\_\_  
Wayne F. Wandell, Manager

Name: Almedia Gardens LLC

Address: 501 East Club Drive G-1-A, G-1B

Case Number:

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, 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.
- **Appendix C. Section III. Geometric Standards, C. Lots, 1. Size. 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 (R-1A, 60 ft.)

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

Almedia Gardens LLC, requests waivers on the following items in the subdivision application as submitted:

1. Square A Lots 1, 10, 11, 12, & 13; Square B Lot 10; Square C Lot 12; Square F Lots 13, 15, 16, 17, 18, 26, 27, 28, 49 & 51 do not meet the geometric standards. The lots are in excess of the minimum of 6,000 SF. They all are greater than 8,400 SF with some exceeding 13,500 SF. The frontage for these lots are greater than 42 feet with most generally over 50 feet.
2. Squares B and C do not meet the geometric standards of 500 feet between street centers. The property boundary configuration does offer a reasonable option of design that allows for the subsurface infrastructure to connect from East Club Drive into the neighborhood. Drainage, Water and Sanitary Sewer from the existing development presently traverses the property outside of any known servitudes. The development will improve these systems by incorporating them into the new development and provide the necessary maintenance servitudes or right of ways at no cost to St. Charles Parish.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Wayne Wardell

Date: 5/3/23

March 24, 2023

Mr. Chris Welker  
St. Charles Parish Department of Planning & Zoning  
14996 River Road  
Hahnville, LA 70057  
EMAIL: [cwelker@stcharlesgov.net](mailto:cwelker@stcharlesgov.net)

Re: Almedia Gardens Subdivision  
Phasing and Connectivity

Dear Mr. Welker,

This request is for preliminary plat approval of Almedia Gardens Subdivision. We have broken the project into four (4) phases. Phase 1 will consist of 70 lots. Phase 2 will consist of 76 lots. Phase 3 will consist of 26 lots. Phase 4 will consist of 16 lots.

There were wetlands issues to address within the development. The developer was required to obtain a permit to develop the wetlands on the site and mitigate the impacts. The file contains all relevant documents confirming that all required measures were taken.

The developer will develop Phase 1 and 2 at the outset. The development of these 2 (two) phases will require the construction of temporary cul de sac turn arounds. Utilities will be temporarily bypassed avoiding wetlands or permanently directionally drilled under the wetlands to provide service for the development as the construction drawings offer.

Upon completion of the first two phases, the developer intends to continue onto the next phase after mitigating additional impacts.

The Parish Planning Department has provided a connectivity schematic to the developer. The developer is amenable to providing access if required but it is to our understanding that the neighboring street residents (Riverview Dr.) do not want to this connection into their street. If the parish planning commission requires us to add this access point, we will provide.

Sincerely,

Specialized Engineering, LLC

Matthew Falati, P.E.

MJF/



# ST. CHARLES PARISH

## PUBLIC WORKS


MATTHEW JEWELL  
PARISH PRESIDENT

MILES BINGHAM, P.E.  
DIRECTOR

### MEMORANDUM

DATE: April 25, 2023

TO: Mr. Chris Welker, AICP  
Planner II

FROM: Miles B. Bingham, PE   
Director of Public Works

RE: **Almedia Gardens Subdivision**  
**Preliminary Plat Review**

The Department of Public Works (DPW) has received a Drainage Impact Analysis (DIA), dated May 1, 2019; latest revision February 28, 2023. This review is for the approval of the Preliminary Plat for the above mentioned development. The following are DPW comments regarding the DIA submitted.

#### Drainage Impact Analysis (DIA)

1. Report references Almedia Drainage area in portions, while the subdivision is in the Turtle Pond Drainage area; as according to the 1995 St. Charles Parish Master Drainage Plan (MDP).
2. All drainage is required to come to the front of the property, per ordinance.
3. Drainage ditches on the south and west perimeter of the subdivision shall be included within phase I.
4. Pre-development flows without Charlestowne show a slope of 2%. How was the 2% slope derived considering that the Pre-development flows with Charlestowne included show a slope of 0.05%.
5. The minimum size of culverts shall be 18 inches.
6. The subsurface design spreadsheets show culverts and open channels as calculated and inputted number. It is not always clear as to whether culverts or open channels are the controlling structure.

7. Public Works requires a copy of the railroad permit for the propose work on the ditch along the CN Railroad.
8. Outfalls for the subdivision under the railroad are not shown or used in the drainage impact analysis (DIA).
9. Hydrographs and detention charts do not have legends, making it difficult to understand what is supposed to be shown.
10. All flows appear to end once they reach the ditch along the railroad. Flows shall be taken through the tracks at a minimum.
11. Plans and DIA show a need for detention of up to 78cfs. No structures are used to create a detention/retention structure. Showing storage for water within the subdivision but no means to meter that flow is not acceptable.
12. There is no calculations showing water surface elevations (WSE). The report shows a 6.26ft WSE (from MDP); which is 1.26ft above the FEMA base flood elevation of 5ft, as reported within the DIA. How will this be mitigated?
13. No storage calculations were noted for detention/retention.

Since construction plans are not required for Preliminary Plat, DPW will provide conditional approval of the DIA until such time as construction plans are formally submitted. Final construction approval will be withheld until drainage concerns are met.

This list should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

MBB/lpz

**Cc:** Mr. Michael Albert, AICP, Director of Planning and Zoning  
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer



# ST. CHARLES PARISH

## PUBLIC WORKS

MATTHEW JEWELL  
PARISH PRESIDENT

MILES BINGHAM, P.E.  
DIRECTOR

### MEMORANDUM

DATE: May 10, 2023

TO: Mr. Chris Welker, AICP  
Planner II

FROM: Miles B. Bingham, PE   
Director of Public Works

RE: **Almedia Gardens Subdivision  
Preliminary Plat Traffic Analysis Review**

The Department of Public Works (DPW) has received a Traffic Impact Analysis (TIA), dated February 2020. DPW has reviewed the TIA and has no objection to the report. The TIA was also forwarded to the Louisiana Department of Transportation and Development (DOTD) for comment. On November 17, 2020, Mr Bao Long Q. Le, PE; District 02 Traffic Operations Engineer with DOTD, responded via letter, copy attached. The letter outlines several issues with the development and that acceptance by DOTD is reliant on the developer implementing said comments.

DPW noticed the requests made by DOTD are not dependent upon the Preliminary Plat, but on the subsequent construction of the development. DPW will accept the TIA based on compliance and construction of the improvements outlined in the November 17 letter. DPW shall not accept the construction drawings for the development unless DOTD's comments are addressed.

This should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

MBB/lpz

Attachment

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning  
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer



Office of Operations/District 02  
10 Veterans Boulevard  
New Orleans, La 70124  
ph: 504-484-0201 | fx: 504-484-0202

John Bel Edwards, Governor  
Shawn D. Wilson, Ph.D., Secretary

November 17, 2020

Ms. Allison Froeba  
The Almedia Gardens Subdivision  
377 Almedia Road  
St. Rose, Louisiana 70087

RE: Letter of Compliance for the Almedia Subdivision on LA 50 (Almedia Road), St. Charles Parish.

Dear Ms. Froeba,

This report is written in response to the received Traffic Impact Analysis (TIA) dated February 20, 2020. This study was submitted by Specialized Engineering, LLC. The District 02BC Traffic Operations Section has completed its review of the TIA and accepts the proposal analysis and recommendations with the following comments and conditions:

1. At the intersection of LA 50 (Almedia Road) and US 61 (Airline Highway), it is recommended to add a right turn on the eastbound direction of Airline Highway and the two existing (left and right) northbound lanes on Almedia Road to be changed to allow for the right turn lane to be a share lane (left and right) lane. Along with the lane improvements, optimizing signal cycle length and splits will reduce overall delays at Almedia Road and Airline Highway.
2. It is recommended that the exit lane from the proposed subdivision that will tie-in into Almedia Road be changed from a single lane to two lanes (one left and one right) lane.
3. Construct an eastbound left turn lane with a minimum storage length of 100 feet on LA 48 at Club Drive in accordance with DOTD guidelines.
4. Relocate the proposed subdivision entrance on LA 50 as far south as possible as part of the proposed development.

The above conclusion and recommended improvements will be required by the Department for this development.

If the owner is satisfied with these conditions, then a letter of response indicating acceptance of these conditions shall be furnished to the District Traffic Operations Engineer, Mr. Bao Le. That letter and a copy of this letter with its attachments must be submitted along with plans for any proposed roadway

November 17, 2020

Page 2

construction, striping modifications, traffic signal timing modifications, and any other required documentation upon application to the District Permit Office.

However, if the owner is not satisfied with these conditions, there are two possible courses of action as follows:

1. Make the necessary changes or modifications to the proposed development that would allow District 02 and the Traffic Engineering Development Section 27 to drop or change the conditions that were unacceptable and submit for a new permit.
2. If the conditions cannot be satisfactorily negotiated between the owner and the District 02 Traffic Operations Section, the owner may file an appeal with the Administrative Review Committee. A copy of the appeal procedure may be found on the Department's webpage at: [http://wwwsp.dotd.la.gov/Inside\\_LaDOTD/Divisions/Engineering/Traffic\\_Engineering/Access%20Connections%20Traffic%20Impact/Appeals%20FAQ.pdf](http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Traffic_Engineering/Access%20Connections%20Traffic%20Impact/Appeals%20FAQ.pdf)

If our office may be of further assistance, please let us know.

Sincerely,

CHRIS G. MORVANT, P.E. PTOE  
DISTRICT ENGINEER ADMINSTRATOR

BY: 

BAO LONG Q. LE, P.E.  
DISTRICT TRAFFIC OPERATIONS ENGINEER

CGM/BQL/VKN/gtb

cc: Mr. Chris G. Morvant  
Mr. Scott G. Boyle  
Mr. Ryan A. Hoyt  
Mr. Richard Skoien  
Mr. Vi Nguyen



November 17, 2020  
Page 3

Mrs. Nancy M. Atkins  
Ms. Allison Froeba



# ST. CHARLES PARISH

WASTEWATER


MATTHEW JEWELL  
PARISH PRESIDENT

DAVID DEGENERES  
DIRECTOR

## MEMORANDUM

DATE: May 9, 2023

TO: Mr. Chris Welker, AICP  
Planner II

FROM: David deGeneres   
Director of Wastewater

RE: **Almedia Gardens Subdivision  
Preliminary Plat Review**

The Department of Wastewater (DWW) has received a Preliminary Plat for the above mentioned development.

Currently, St. Charles Parish is unable to receive wastewater from the development. The Parish has engineered plans to add a force main along the CN Railroad that would service this development. DWW is working with the developer and engineer of record to have this force main constructed as part of the development.

DWW gives approval of the Preliminary Plat based on the developer constructing the force main. This approval in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices.

Should you have any questions, please do not hesitate to call Mr. Lee Zeringue, PE or myself at (985) 783-5102.

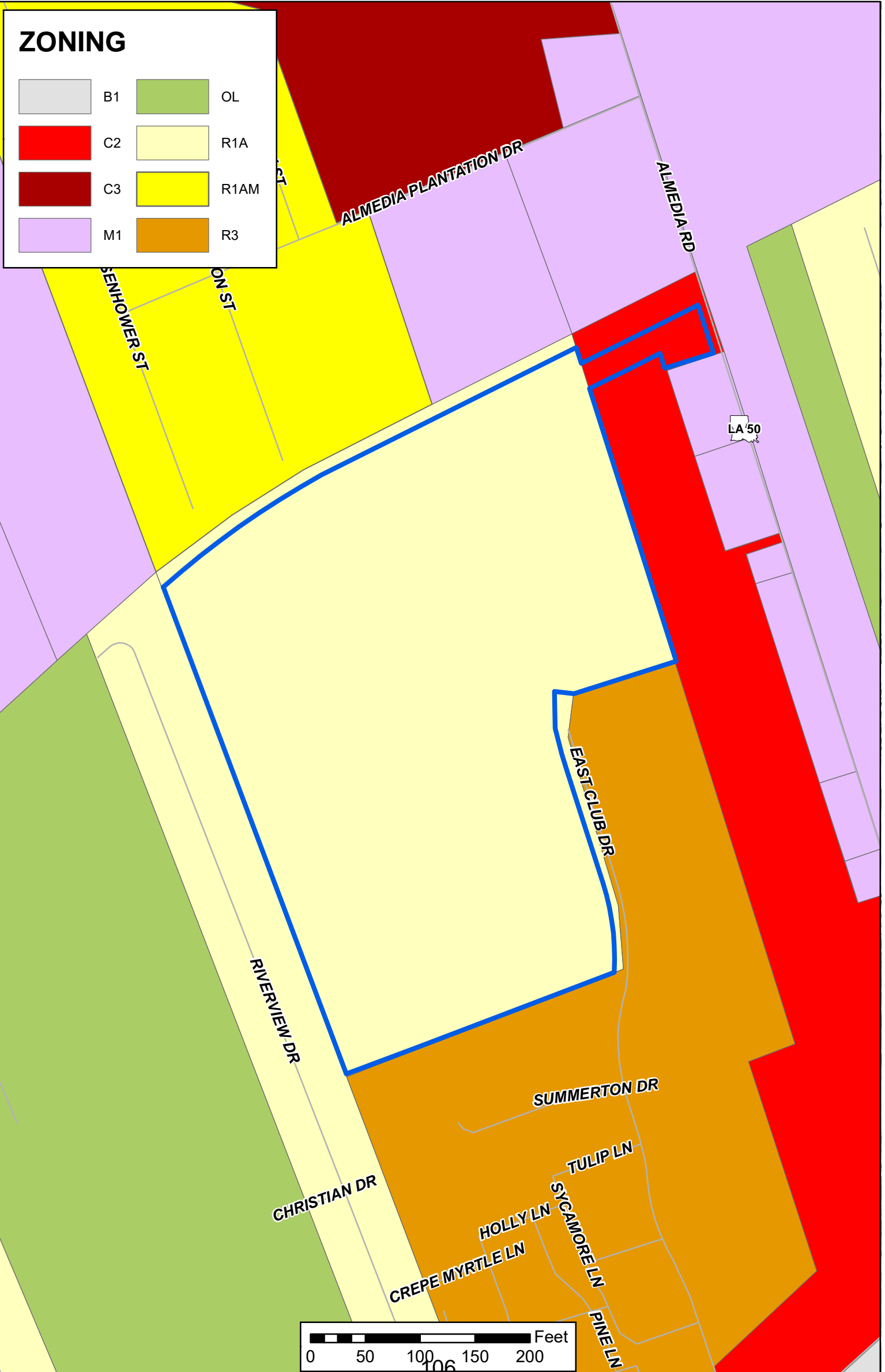
DD/lpz

Cc: Mr. Michael Albert, AICP, Director of Planning and Zoning  
Mr. Lawrence "Lee" Zeringue, PE. Senior Parish Engineer




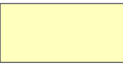


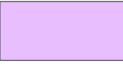

2022-1-MAJ  
ALMEDIA GARDENS SUBDIVISION

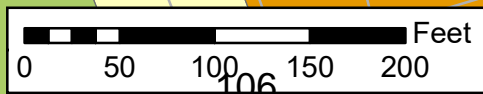


# 2022-1-MAJ ALMEDIA GARDENS SUBDIVISION

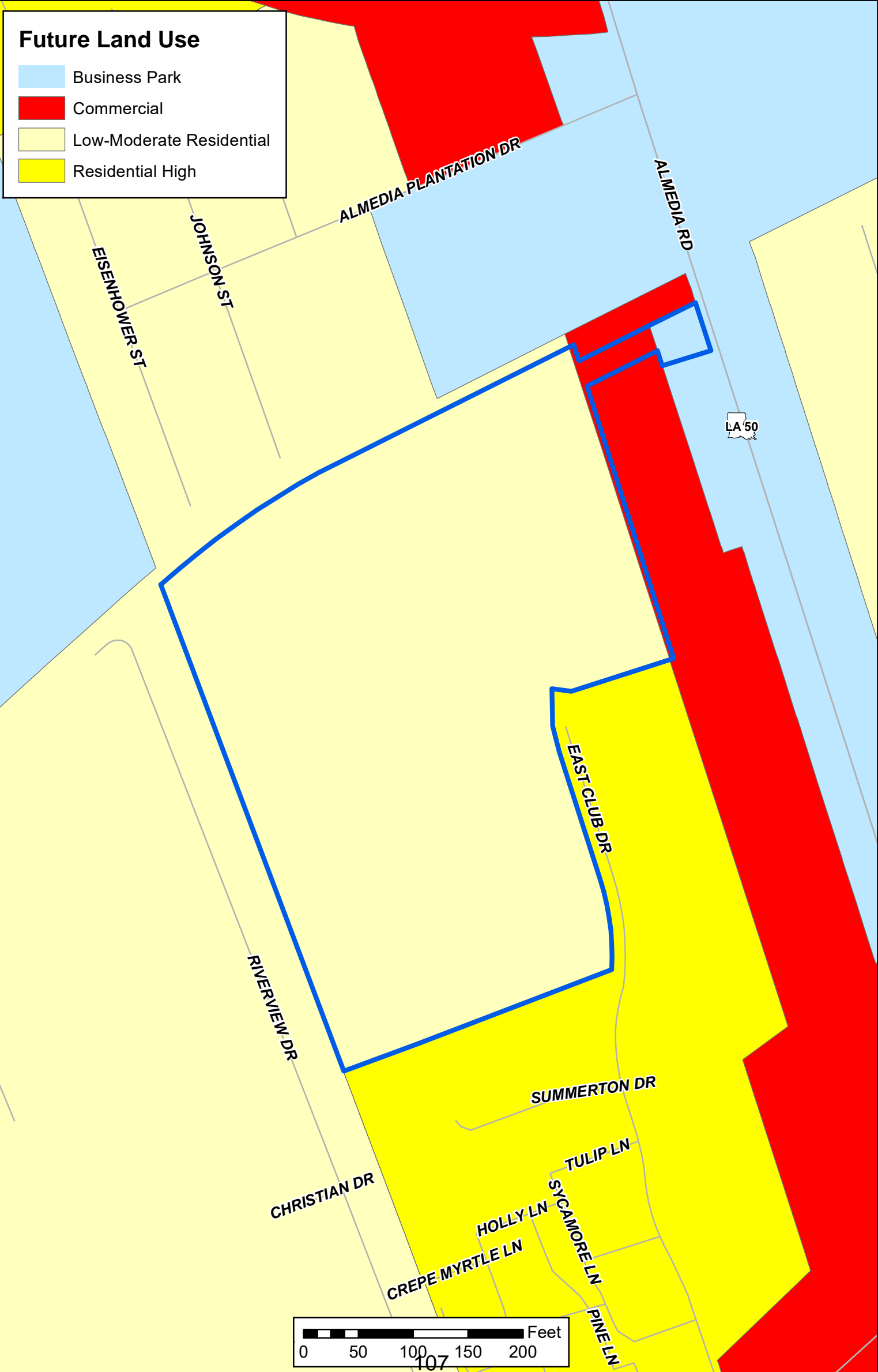


## ZONING

	B1		OL
	C2		R1A
	C3		R1AM
	M1		R3



2022-1-MAJ  
ALMEDIA GARDENS SUBDIVISION



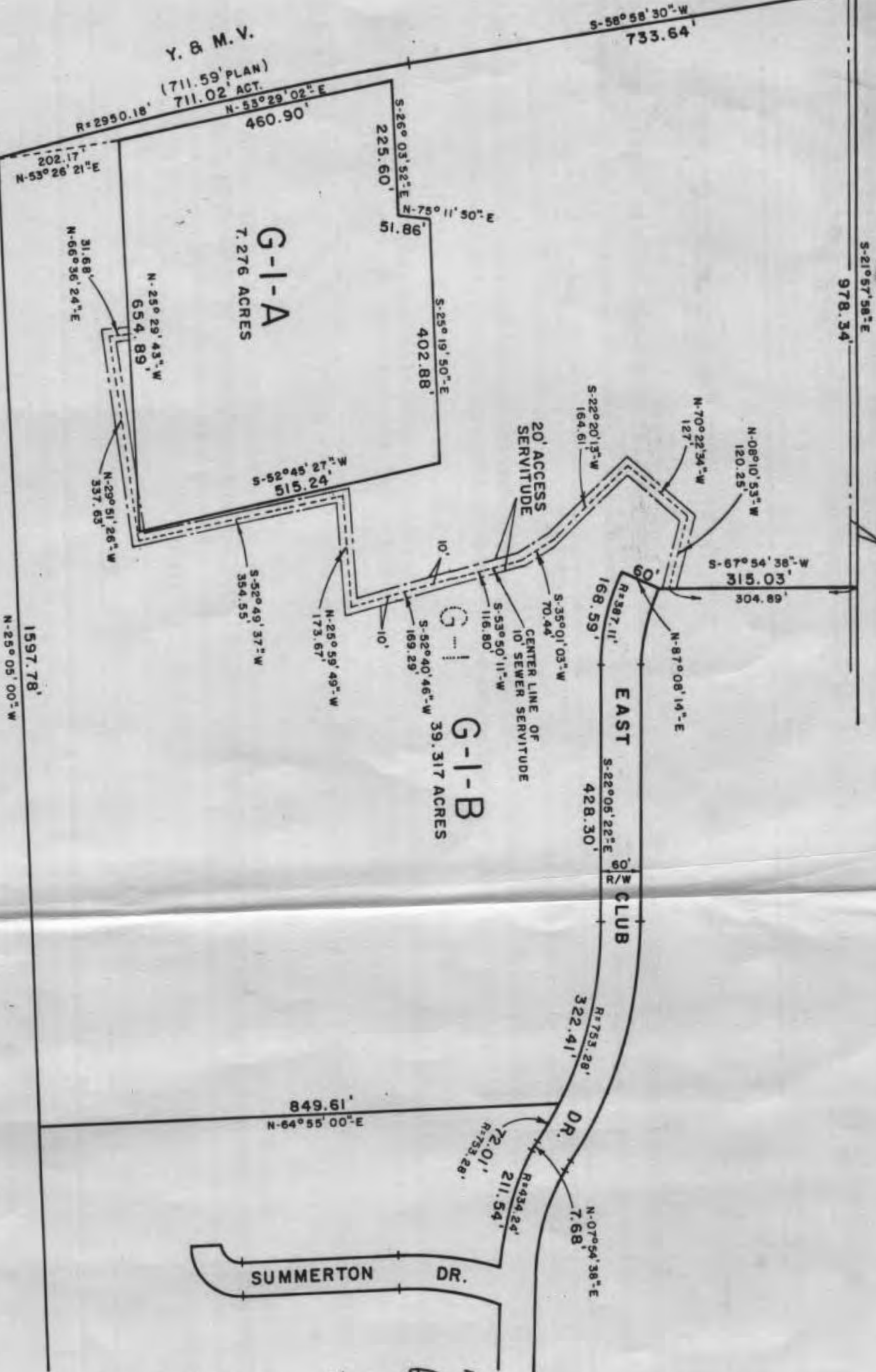
92-68

R/W

RAILROAD

SCALE: 1" = 200'

PORTION OF  
ALMEDIA PLANTATION  
ST. CHARLES PARISH, LA.  
RESUBDIVISION OF PARCEL G-1, INTO PARCELS  
G-1-A & G-1-B & A 20' ACCESS SERVITUDE



**J. J. KREBS & SONS, INC.**  
 ENGINEERS, PLANNERS & SURVEYORS  
 3013 27TH ST. METAIRIE, LA 70002 (504) 837-9470  
 131 LEE LANE COVINGTON, LA 70433

THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA  
 RS 33:5050, ET. SEQ. AND ALL REGULATIONS GOVERNING  
 PLATTING AND COMPLY FULLY WITH THE ZONING  
 REQUIREMENTS OF THE \_\_\_\_\_ DISTRICT IN RESPECT TO  
 AREA AND WIDTH.

*John F. Marshall* Nov 17, 1989  
 JOHN F. MARSHALL, R.L.S.  
 REG. NO. 2486



METAIRIE, LA.  
 PLAN MADE AT THE REQUEST OF DONALD E. THERIOT, ATTORNEY  
 AND SECOR BANK.

CERTIFIED CORRECT  
 J. J. KREBS & SONS, INC.

*John F. Marshall*

Nov. 17, 1989

APPROVED:  
*Albert D. Lopez*  
 Chairman, Planning Commission  
 PARISH PRESIDENT DATE 12/7/89

RECORDED IN THE CLERK OF COURT'S OFFICE  
 ST. CHARLES PARISH ON THE 8 DAY OF December, 1989  
 IN BOOK 418, FOLIO 377  
 ENTRY No. 147773

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

RIVER ROAD (SIDE)

APPROVALS  
*Carroll J. Jeyeth* 7/14/2022  
 ST CHARLES PARISH PLANNING AND ZONING COMMISSION CHAIRMAN DATE  
*Bob Foster* 8/1/22  
 ST CHARLES PARISH COUNCIL CHAIRMAN DATE  
*Mark Jewell* 8-2-22  
 ST CHARLES PARISH PRESIDENT DATE

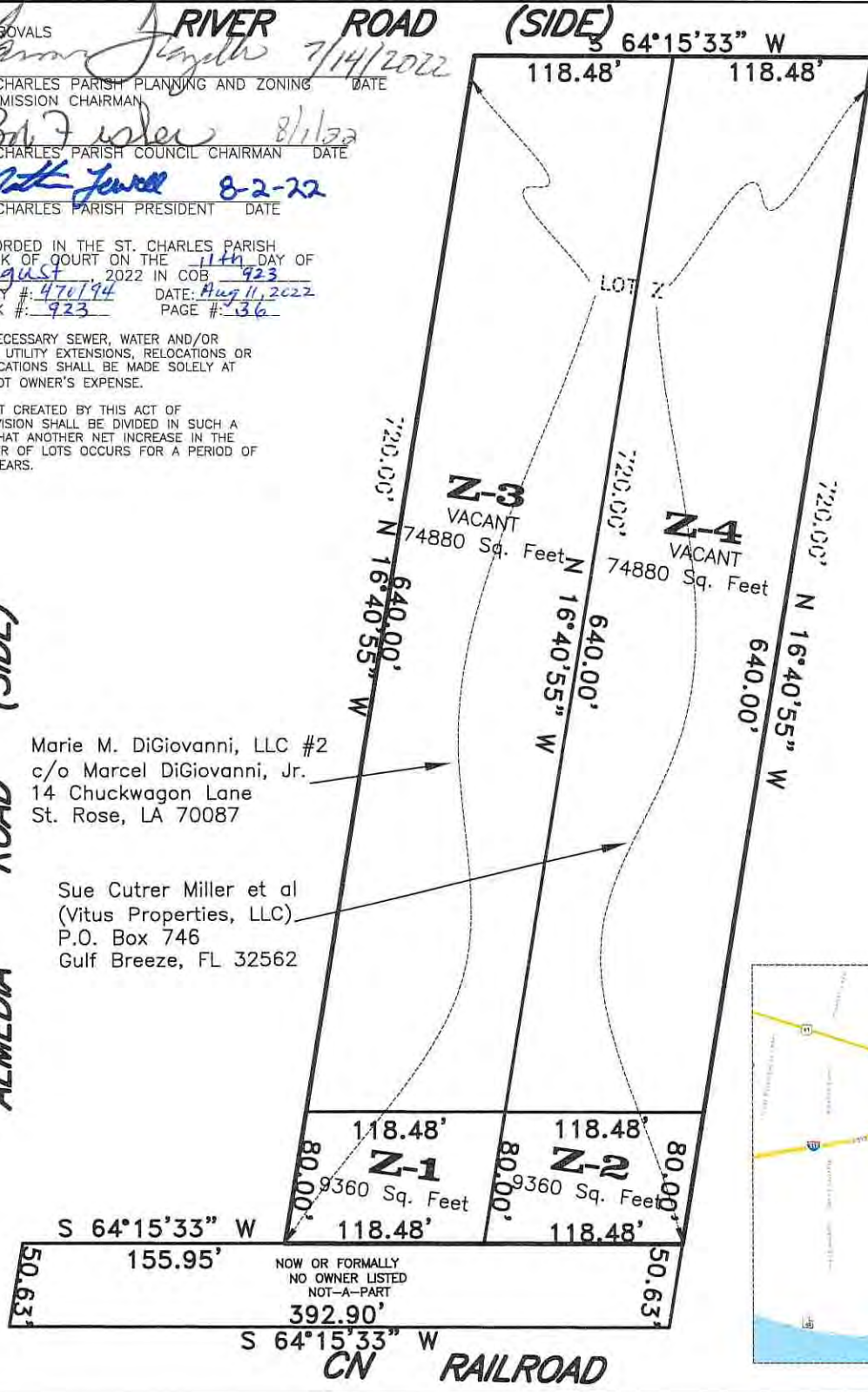
RECORDED IN THE ST. CHARLES PARISH CLERK OF COURT ON THE 11th DAY OF August 2022 IN COB 923  
 ENTRY #: 476194 DATE: Aug 11, 2022  
 BOOK #: 923 PAGE #: 36

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

ALMEDIA ROAD (SIDE)

RIVERVIEW DRIVE (SIDE)



RESUBDIVISION SURVEY OF:  
 RESUBDIVISION SURVEY OF LOT Z INTO LOTS Z-1, Z-2, Z-3 & Z-4. ALMEDIA PLANTATION, ST ROSE, ST CHARLES PARISH

ELEVATION NOTE:  
 THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER:  
 FIRM MAP DATED: JUNE 16, 1992  
 FLOOD ZONE: A99 & AE  
 BASE FLOOD ELEVATION: N/A AND AE(+)  
 MAP PANEL No.: 220160 0150 C

GENERAL NOTES  
 NOTE: ALL ANGLES ARE BASED ON REFERENCE PLAN.  
 ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY SHELDON DATED DECEMBER 20' 1910  
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY



MADE AT THE REQUEST OF WAYNE WADDELL

BY: *C. Randall Dixon*



KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT  
 3D SCANNING & MODELING - ELEVATION CERTIFICATES  
 5118 Storey St. Elmwood, LA 70123  
 P: 504-302-0991 F: 504-539-3712  
 INFO@KLSGROUPINC.COM  
 Certified WBE

DATE: NOVEMBER 11, 2021	DRAWN BY: JWK
SCALE: 1" = 100'	CHECKED BY: CRD
JOB #: 10428-21	SHEET #1 OF 1