

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
October 10, 2024
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1 **2024-9-HOP** requested by **Matthew Dauphin** for a home occupation – “M. Dauphin Professional Engineering, LLC” at **205 Debbie Court, Luling**. Council District 7. **Requires Planning Commission approval.**

- 6 **2024-10-HOP** requested by **Matthew Lucas** for a home occupation – “Electrical Field Contractors, LLC” – at **410 St. Rose Avenue, St. Rose**. Council District 5. **Requires Planning Commission approval.**

- 11 **2024-14-MIN** requested by **Rhett LaFleur for Occidental Chemical Corporation** for a resubdivision of one lot into two, **17245 River Road, Taft**. Zoning District M-2 and O-L. Council District 1. **Requires Planning Commission approval.**

- 18 **2024-6-SPU** requested by **Stafford Lucky on behalf of Power LG, LLC** for Automobile Fleet Services (dispatch location) in a C-3 zoning district, **13385 Highway 90, Boutte**. Council District 4. **Requires Planning Commission approval.**

- 27 **2024-7-SPU** requested by **Brad and Anna Keller** for an Accessory Dwelling Unit in an R-1A zoning district, **121 Lake Catherine Drive, Luling**. Council District 7. **Requires Planning Commission approval and a supporting resolution from Council.**

- 37 **2024-19-R** requested by **Michael Ezimuo and Kristen Guilford** for a change of zoning from R-1A to R-1A(M) on Lot 2, Block 11, Ama Section 33 Subdivision, **11001 River Road, Ama**. Council District 2. **Requires Planning Commission recommendation and Parish Council approval.**

UNFINISHED BUSINESS-

NEW BUSINESS-

MINUTES – (September 5, 2024, Minutes)

ADJOURN



Department of Planning & Zoning

Staff Report – Home Occupation

Case No. 2024-9-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Matthew Dauphin
205 Debbie Court
Luling, LA 70070
985.210.2460; matt@mdpe.net

BUSINESS INFORMATION

- **Name & Description:** M. Dauphin Professional Engineering LLC; Civil/Structural Engineering Services
- **Licensing & Permits:** Louisiana Professional Engineering and Land Surveying Board (LAPELS)
- **Vehicles & Equipment:** Computer, Measuring Equipment

SITE INFORMATION

- **Current Use:** Single-family house
- **Surrounding Zoning & Uses:** R-1A & O-L; the home is located in a developed residential neighborhood.
- **Traffic Access & Parking:** A driveway provides access to Debbie Court and accommodates the required two (2) spaces for a single family home.
- **Utilities:** Standard utilities are available.

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 Professional Engineering and Land Surveying Board (LAPELS). M. Dauphin Professional Engineering, LLC is licensed with LAPELS (EF.0007879) as of July 22, 2024.

Per the applicant the home is primarily used as an office.

No complaints or violations are on file; no code violations were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
 Department of Planning & Zoning
HOME OCCUPATION PERMIT

OFFICE USE	
Submittal Date	8/13/24
Received By	BB
Receipt #	13531021
Case #	2024-9-HOP
Admin <input type="checkbox"/>	Commission <input checked="" type="checkbox"/>

APPLICANT INFORMATION

Name: Matthew Dauphin
 Home Address: 205 Debbie Court, Luling, LA 70070
 Mailing address (if different): P.O. BOX 1203, Boutte, LA 70039
 Phone: 985.210.2460 Email: Matt@MDPE.net

BUSINESS INFORMATION

Business Name: M. Dauphin Professional Engineering LLC
 Description of proposed business/business activities: Civil / Structural Engineering services.

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

- If YES, please list the agency/office involved: LAPELS

*Business requiring specialized state or federal permitting/licensing/etc. are forwarded to the Planning Commission.

Additional Employees? YES NO If YES, how many? X

Will customers/clients visit the residence for business purposes? YES NO

Any vehicles, trailers, equipment, materials, etc. used exclusively for business purposes? YES NO

- If YES, list those items below and include the location for where they will be parked/stored.

N/A

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

1. Completed application, with notarized endorsement of all property owners (IF APPLICABLE)
2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
3. Photographs of vehicles/trailers/equipment used exclusively for business purposes
4. Application Fee: \$25 (Administrative), \$200 (Planning Commission)

HOME OCCUPATION PROCESS



¹ Administrative applications receiving objections during the notification period are forwarded to the Planning Commission. Sign posting for applications requiring Planning Commission hearing will occur 10 days before the meeting date.

² Proceed with the St. Charles Parish School Board for your Tax ID# and St. Charles Parish Sheriff's office for your Occupational License

Case # _____

HOME OCCUPATION REGULATIONS

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.

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 materials/products shall not exceed 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(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.
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.
10. Home occupation permits are not transferrable as to person or location.
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.

I have read the above Operational Regulations for home occupations and acknowledge that violation of these Operational Regulations or any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

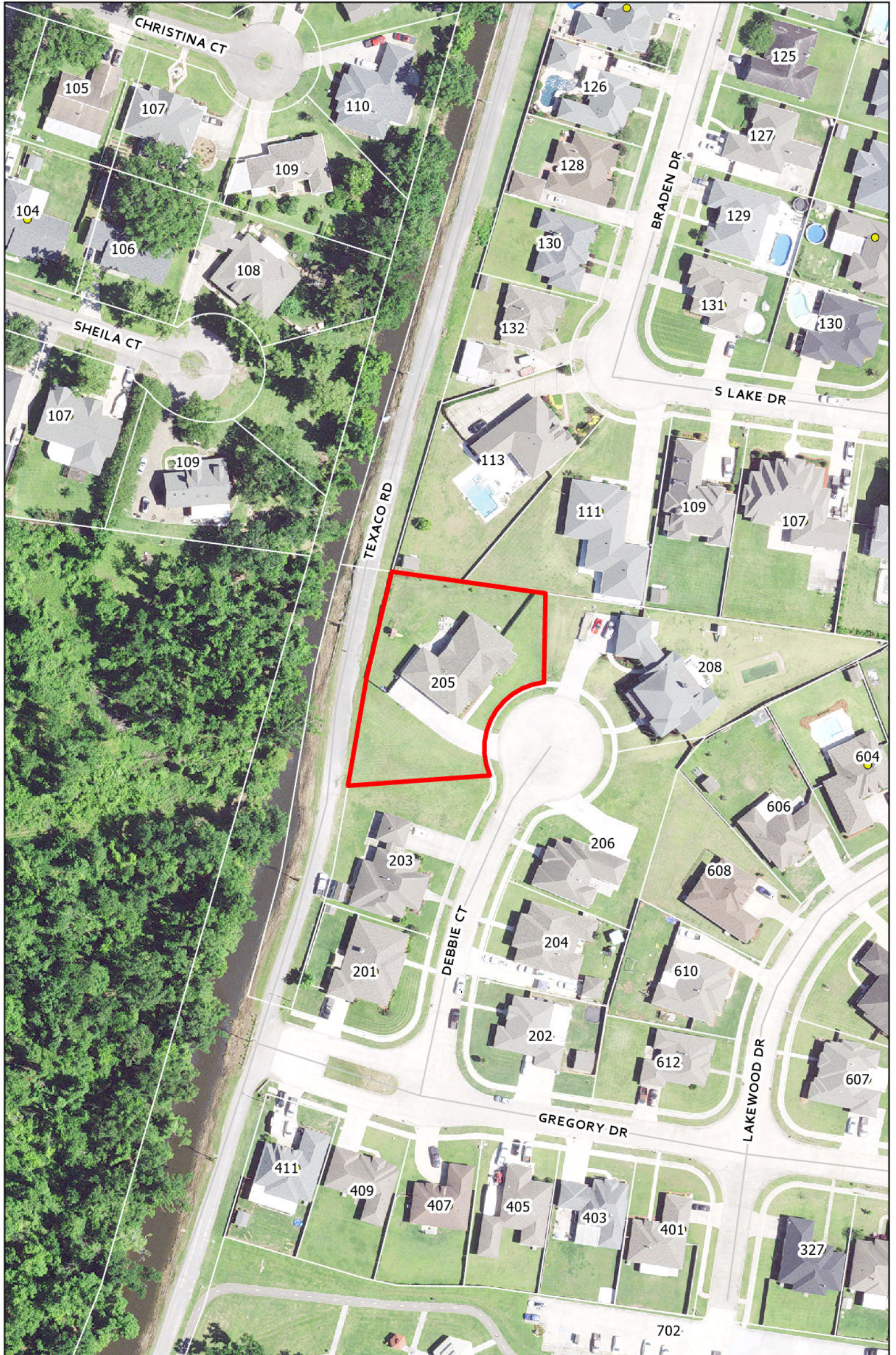


(Applicant signature)

7/19/24

(Date)

I/we swear to be the sole owner(s) of the property in this request and endorse this application. (COMPLETE IF BUSINESS OPERATOR IS NOT THE PROPERTY OWNER)	
_____ (Signature)	_____ (Print)
_____ (Signature)	_____ (Print)
_____ (Notary signature & seal)	_____ (Date)





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2024-10-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Matthew Lucas
410 St. Rose Avenue
St. Rose, LA 70087
504.421.3997; mlucas@efc-generators.com

BUSINESS INFORMATION

- **Name & Description:** Electrical Field Contractors, LLC; electrical contractor
- **Licensing & Permits:** Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment:** 2018 Chevrolet Silverado; miscellaneous electrical contacting tools stored in the truck.

SITE INFORMATION

- **Current Use:** Single-family house
- **Surrounding Zoning & Uses:** R-1A(M); the home is located in a developed residential neighborhood.
- **Traffic Access & Parking:** A driveway provides access to St. Rose Avenue and accommodates the required two (2) spaces for a single family home.

The business vehicle, which has no logos or other markings related to the business, will be parked at the residence.

- **Utilities:** Standard utilities are available.

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 (LSLBC). Electrical Field Contractors has a Commercial License with the LSLBC under the Electrical and Mechanical classes (No. 77360).

Per the applicant the home is primarily used as an office. Business related materials and equipment will be stored in the business vehicle, which will be parked at the residence.

The business vehicle is a Chevrolet Silverado with no business related markings or logos indicating its purpose.

No complaints or violations are on file; no code violations were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
 Department of Planning & Zoning
HOME OCCUPATION PERMIT

OFFICE USE	
Submittal Date	8/21/24
Received By	BB
Receipt #	13543138
Case #	2024-10-HOP
Admin <input type="checkbox"/>	Commission <input checked="" type="checkbox"/>

APPLICANT INFORMATION

Name: Matthew Lucas
 Home Address: 410 St. Rose Ave St. Rose LA 70087
 Mailing address (if different): n/a
 Phone: 504 421 3997 Email: mlucas@efc-generators.com

BUSINESS INFORMATION

Business Name: Electrical Field Contractors LLC
 Description of proposed business/business activities: Electrical Contractor

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

- If YES, please list the agency/office involved: LSLBC

*Business requiring specialized state or federal permitting/licensing/etc. are forwarded to the Planning Commission.

Additional Employees? YES NO If YES, how many? _____

Will customers/clients visit the residence for business purposes? YES NO

Any vehicles, trailers, equipment, materials, etc. used exclusively for business purposes? YES NO

- If YES, list those items below and include the location for where they will be parked/stored.

n/a

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

1. Completed application, with notarized endorsement of all property owners (IF APPLICABLE)
2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
3. Photographs of vehicles/trailers/equipment used exclusively for business purposes
4. Application Fee: \$25 (Administrative), \$200 (Planning Commission)

HOME OCCUPATION PROCESS



¹ Administrative applications receiving objections during the notification period are forwarded to the Planning Commission. Sign posting for applications requiring Planning Commission hearing will occur 10 days before the meeting date.

² Proceed with the St. Charles Parish School Board for your Tax ID# and St. Charles Parish Sheriff's office for your Occupational License

Case # _____

HOME OCCUPATION REGULATIONS

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.

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 materials/products shall not exceed 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(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.
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.
10. Home occupation permits are not transferrable as to person or location.
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.

I have read the above Operational Regulations for home occupations and acknowledge that violation of these Operational Regulations or any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

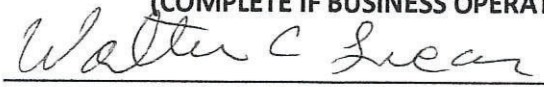


 (Applicant signature)

 07/24/2024
 (Date)

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

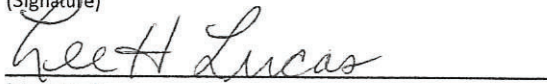
(COMPLETE IF BUSINESS OPERATOR IS NOT THE PROPERTY OWNER)



 (Signature)

Walter C Lucas

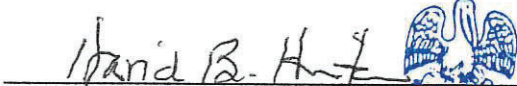
 (Print)



 (Signature)

Lee H. Lucas

 (Print)



 (Notary signature & seal)



DAVID B. HINTON
 Notary Public
 Notary ID No. 1047800
 St. Bernard Parish, Louisiana
 Statewide Jurisdiction

 07/25/2024
 (Date)

2024-10-HOP Electrical Field Contractors

1" = 100'

N





**Department of Planning & Zoning
Staff Report – Minor Resubdivision
Case No. 2024-14-MIN**

APPLICATION INFORMATION

- **Submittal Date:** 8/28/24
- **Applicant / Property Owner**
Rhett LaFleur
Occidental Chemical Corporation
5 Greenway Plaza, Suite 110
Houston, TX 77046
713.366.5316; RhettLaFleur@oxy.com
- **Request**
Resubdivision of Parcel E, Section 24, 50 and 55, Taft, into Lots E-1 and E-2.

SITE INFORMATION

- **Location:** Highway 3127, Taft
- **Size of Proposed Lots**
 - Lot E-1: 14.34 acres; 204.56 ft. wide
 - Lot E-2: 0.83 acres; 204.56 ft. wide
- **Current Zoning:** M-2 and O-L
- **Current Use:** undeveloped and partially wooded
- **Surrounding Zoning:** M-2 and O-L
- **Surrounding Uses:** the site is located in an area consisting of undeveloped wooded land, agricultural fields, and large industrial sites.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X, AE4, AE5
2013 Digital Flood Insurance Rate Map: X, AE5
- **Plan 2030 Recommendation**
Heavy Industrial – This land use category includes large heavy manufacturing, such as oil refineries, petrochemical plants and other uses with similar impacts such as noise, dust, odors or fumes and related safety and health factors. Buffering is recommended to help screen and transition between surrounding residential and mixed-use areas and industrial areas.

Wetlands – Constrained lands due to wetlands and flood zones. Allowable land uses in areas designated as wetlands are limited to low impact uses, such as eco-tourism and recreation (e.g., boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture (e.g., periodic haying and grazing), managed timber harvest, and other uses that may be permitted by special exception or special permit by the Louisiana Department of Natural Resources, the U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council.
- **Traffic Access**
Proposed Lots E-1 and E-2 front Highway 3127.

▪ **Utilities**

The Parish GIS shows drainage facilities along each side of Highway 3127. Sewer facilities are located along the northbound side of the highway. Water is not available along either side.

Department Representatives from Waterworks, Wastewater and Public Works offered no objection to the resubdivision.

▪ **Development History**

No development history could be located in Department Records concerning Parcel E.

The land under Highway 3127 was part of an Order of Expropriation on August 16, 1971, giving the State of Louisiana, Department of Highways, ownership of the property. This was a part of State Project No. 428-03-01 for the Donaldsonville-New Orleans Highway and resulted in separation of Parcel E by the highway.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

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

2. Spatial Requirements:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Thirty-five (35) feet.
 - (2) Side—Ten (10) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, 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.

[II.] *M-2. Heavy manufacturing and industry:*

2. Spatial Requirements:
 - a. Minimum lot size: Fifteen thousand (15,000) square feet, Minimum width: One hundred (100) feet.
 - b. Minimum yard size for offices and accessory use spaces:
 - (1) Front - twenty (20) feet
 - (2) Side - thirty-five (35) feet
 - (3) Rear - fifty (50) 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.

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.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
4. 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.

FINDINGS

The applicant requests a resubdivision of Lot E, located in Sections 24, 50 and 55 in Taft into two lots, E-1 and E-2.

Lot E is currently divided by Highway 3127, the result of an Order of Expropriation on August 16, 1971, giving the State of Louisiana, Department of Highways, ownership of the property shown dividing proposed Lots E-1 and E-2.

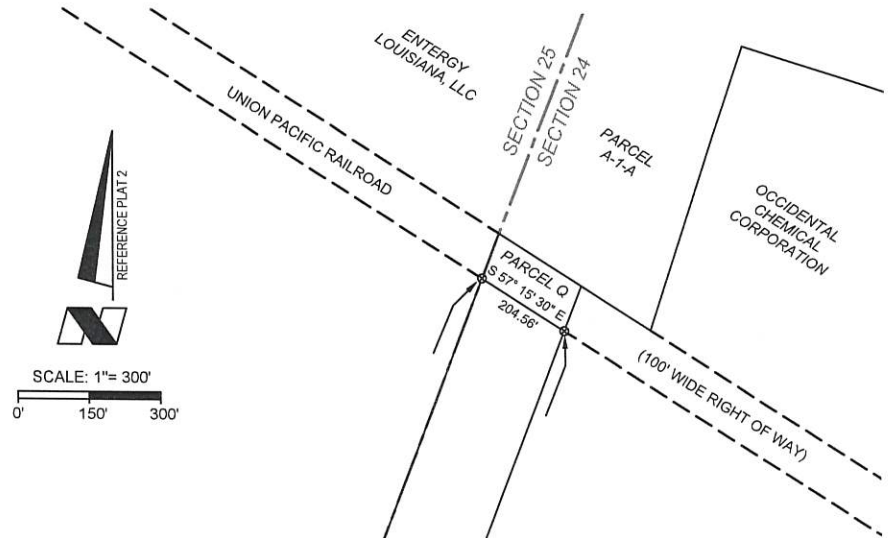
Each proposed lot meets the minimum area and width requirements for their respective zoning districts, as well as geometric standards.

DEPARTMENT RECOMMENDATION

Approval.



VICINITY MAP
SCALE: 1" = 5000'



APPROVED: _____ DATE _____
 PARISH PRESIDENT _____
 CHAIR OF PLANNING COMMISSION _____ 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, LOUISIANA
 ON THE _____ DAY OF _____
 INSTRUMENT NUMBER _____

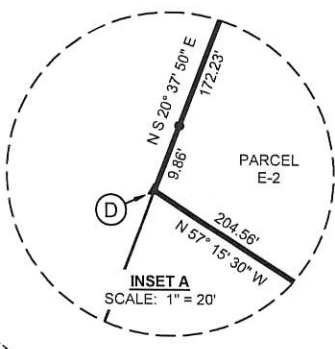
- NOTES:**
- ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.
 - NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

- NOTES:**
- THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IT MEETS THE REQUIREMENTS FOR A CLASS "B" SURVEY.
 - SERVITUDES AND/OR RIGHTS OF WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO SHOW ALL ENCUMBRANCES ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
 - THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND OF PARCEL "E-2" AND WAS PERFORMED UNDER MY DIRECT SUPERVISION AND NO VISIBLE ENCROACHMENTS EXISTING OTHER THAN THOSE SHOWN.

- REFERENCES:**
- IN PREPARING THIS PLAT REFERENCE WAS MADE TO THE FOLLOWING:
- THAT CERTAIN PRIVATE ACT OF SALE BETWEEN FREEPORT-MCMORAN AND IMC-AGRICO COMPANY RECORDED IN CONVEYANCE BOOK 467, PAGE 139 OF THE PUBLIC RECORDS OF ST. CHARLES PARISH, LOUISIANA.
 - A PLAT OF SURVEY BY W.J. MULLER SHOWING A RESUBDIVISION OF PARCELS A AND B INTO PARCELS A-1 AND B-1 DATED FEBRUARY 2, 2000 AND RECORDED IN CONVEYANCE BOOK 564, PAGE 284 OF THE PUBLIC RECORDS OF ST. CHARLES PARISH.

BEARING BASIS:

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON REFERENCE PLAT 2.



I, Leroy J. Gary, Jr., Professional Land Surveyor, do hereby state the above plat is true and correct to the best of my knowledge.

Leroy J. Gary, Jr.
 Leroy J. Gary, Jr.
 Professional Land Surveyor
 Registration No. 4793

A PLAT SHOWING A SURVEY OF

PARCEL E-2

AND A COMPOSITE MAP OF THE SUBDIVISION OF PARCEL E INTO PARCELS E-1 AND E2

SITUATED IN SECTION 55, T13S-R20E ST. CHARLES PARISH, LOUISIANA

LINE TABLE		
Line	Bearing	Distance
A-B	S 55° 34' 00" E	205.95'
B-C	S 20° 37' 50" W	176.87'
C-D	N 57° 15' 30" W	204.56'
D-A	N 20° 37' 50" E	183.08'

- LEGEND**
- FOUND 5/8" IRON ROD WITH BLUE CAP UNLESS OTHERWISE NOTED
 - ⊙ CALLED FOR MONUMENT PER REFERENCE SURVEY (UNVERIFIED)
 - ▲ CALCULATED POINT

FENSTERMAKER
 C. H. Fenstermaker & Associates, L.L.C.
 135 Regency Sq.
 Lafayette, LA 70508
 Ph. 337-237-2200
 Fax. 337-232-3299

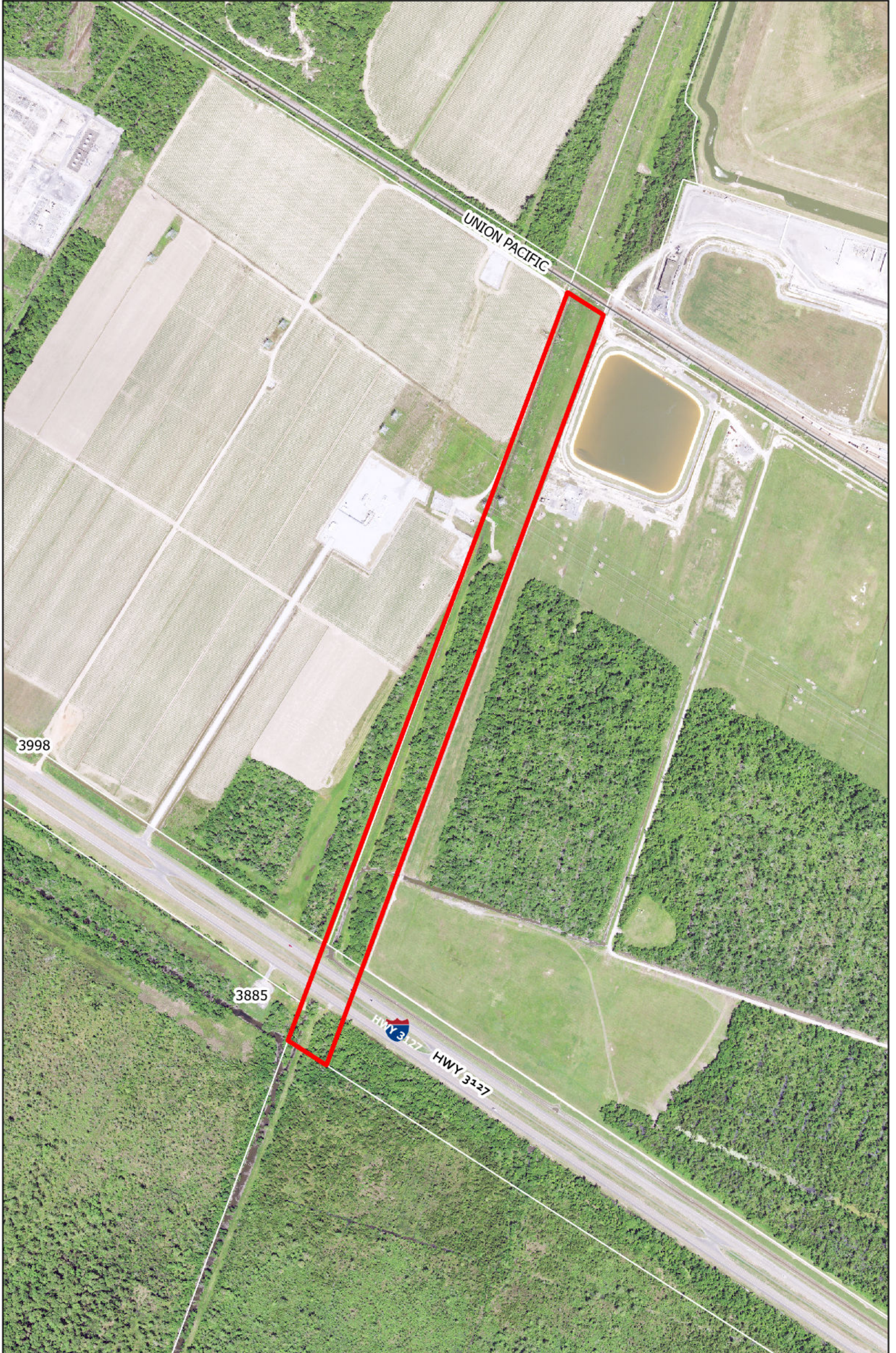
REVISIONS	
09/05/2024	LJG ADDED ADDITIONAL NOTES

DRAWN BY: LJG PROJ. MGR.: LPK
 DATE: 08/07/2024
 JOB#: 2225809.00C SHEET 1 - OF - 1

T:\2022\2225809.DWG\PORTION OF E.dwg

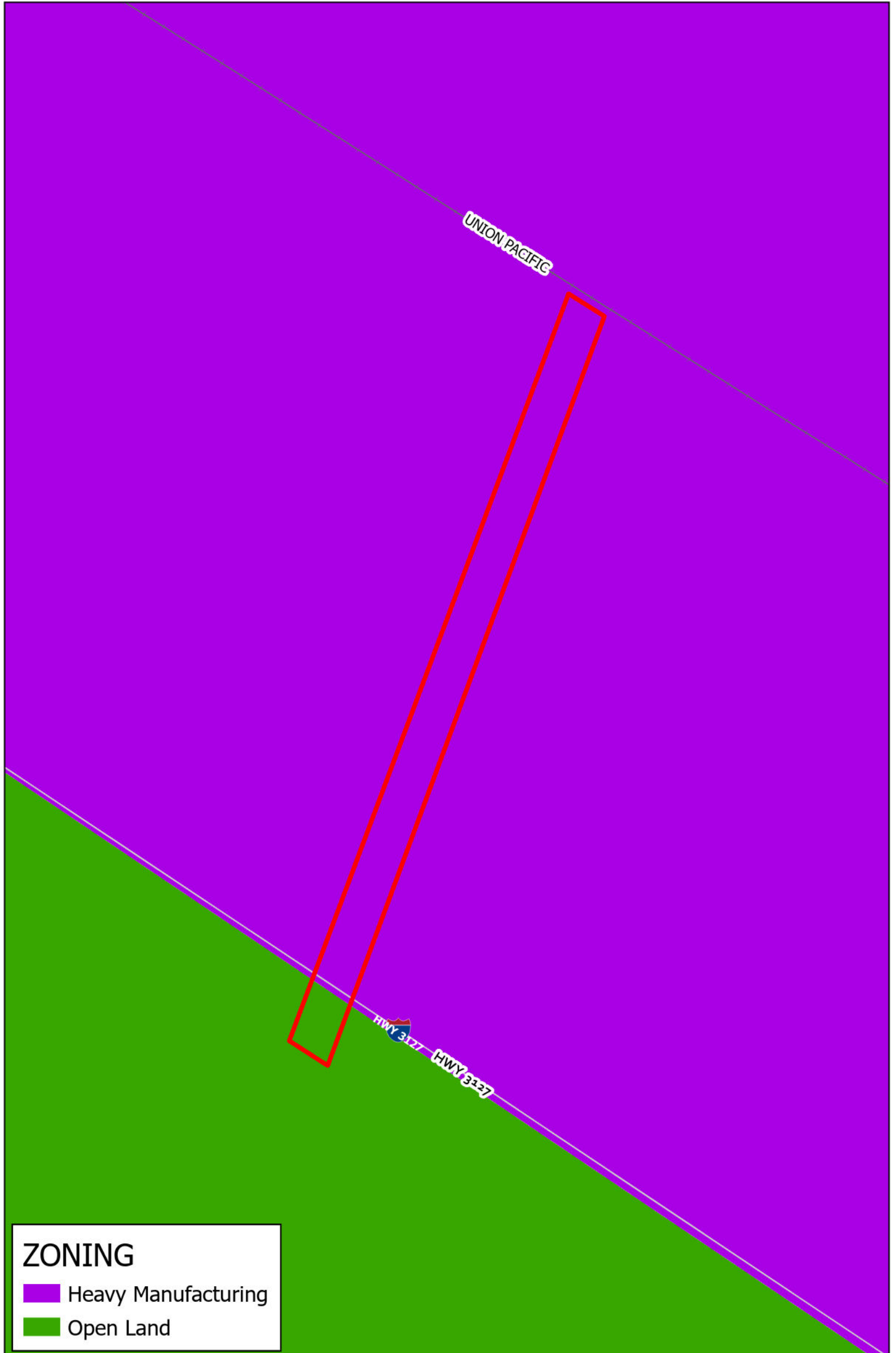
2024-14-MIN
Parcel E into 2 lots

1" = 500'



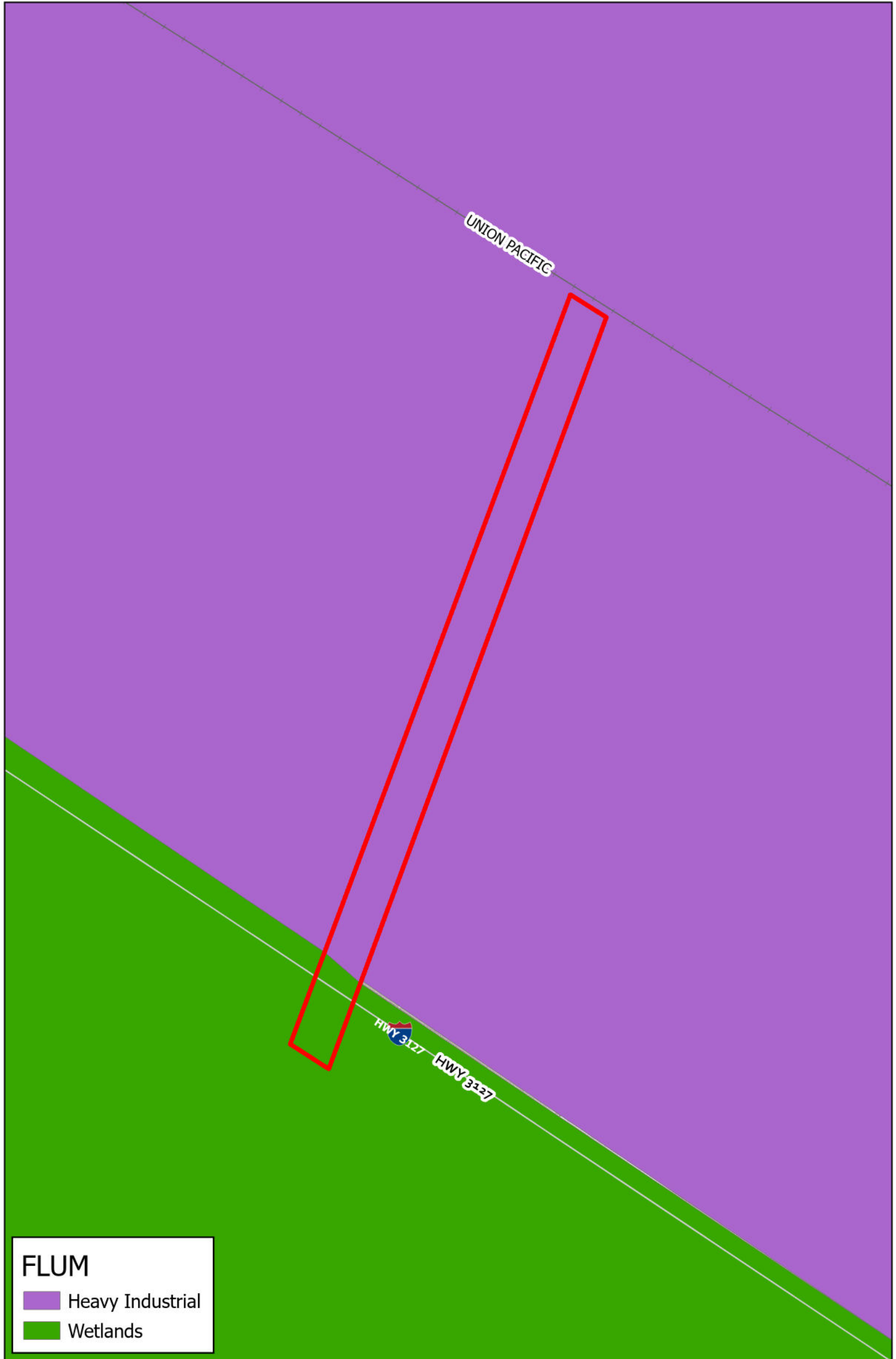
2024-14-MIN
Parcel E into 2 lots

1" = 500'



2024-14-MIN
Parcel E into 2 lots

1" = 500'





Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-6-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner**
Stafford Lucky
558 Cypress Drive
Luling, LA 70070
850.288.0446; kristiestafford92@gmail.com
- **Request**
Automobile Fleet Services in C-3 zoning. Specifically a dispatch location and associated outdoor storage for Power LG, LLC.

SITE INFORMATION

- **Location:** Lot D-1, Ellington Plantation; 13385 Highway 90, Boutte
- **Size of Site:** approximately 27,990.65 sq. ft. (0.642 acres)
- **Current Zoning and Land Use**
C-3; the site is developed with an office and associated parking lot. The office space is occupied by Power LG, LLC, which is listed as a carrier per USDOT and described as clerical operations for a transportation company per Permit No. 47919.
- **Surrounding Zoning and Land Use**
C-3 abuts to the front, rear, and sides. A portion of the property is adjacent to an R-1A district.

The site is located within the Highway 90 commercial corridor through Boutte and Luling, with developed commercial sites adjacent to each side and opposite the highway. The uses permitted within these commercial developments include restaurants, offices, retail shops, banks, and gas stations/convenience stores.

A residence fronting Myrtle Street abuts a portion of the site in the rear.

- **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.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: AE6
- **Traffic Access**
The site has 111 ft. of frontage on Highway 90. The existing hard-surface parking area has access to the highway via a concrete driveway. The unimproved rear of the site, where the affiliated trailer storage is shown, is accessed via an undefined aggregate driveway.

The department recommends hard-surface drives at each access point in order to limit strewing aggregate material onto the Highway 90 right-of-way.

▪ **Utilities**

Parish GIS shows water and sewer facilities along Highway 90 with an additional water line running in-between the subject property and the Majoria's Shopping Center (13413 Highway 90, Boutte).

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.

9.C. *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

SPU CRITERIA COMPLIANCE

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. Being a Special Permit Use in a commercial zoning district, automobile fleet services is consistent with this Future Land Use designation and the Comprehensive Plan provided impact to adjacent by right uses are mitigated as part of its development.

Complies

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 surrounding businesses consists of a restaurant, retail sales, a grocery store, retail service stores, and general offices. Each are developed with buildings and parking areas typical of commercial developments. A residence fronting Myrtle Street also abuts to the rear.

The subject site is developed with a commercial office and associated parking compatible with the surrounding commercial uses. Changes to those improvements are not proposed with this request. With the exception of the secondary aggregate drive providing access to the larger property, access is also typical for a commercial site on Highway 90. The key item differentiating this use from those in the surrounding area is the utilization of outdoor storage for the flatbed trailers associated with the operation of Power LG, LLC. To ensure compatibility is maintained to the greatest extent possible, any associated outdoor storage areas must be located behind the primary front building line of the principle structure as per the requirements of the Highway 90 Corridor Overlay Zone, outside of required setbacks/buffer areas, and enclosed from view from public rights of way and adjacent residences. The department also recommends all driveway entrances consist of hard-surface paving to limit the strewing of aggregate material into the highway right-of-way and improve compatibility with adjacent commercial sites. **Complies, provided the recommendations detailed above are shown on a revised site plan and completed upon approval.**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

The site is developed and no changes to existing site lighting are proposed. If new site lighting is considered in the future it shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties. Dedicated loading facilities are not required for this type of use. As a dispatch location the loading/unloading of the trailers stored on site is not part of the operation. The site is improved with a hard-surface parking lot with 5 spaces. No changes are occurring to the site necessitating additional parking. **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.*

The C-3 district permits several intense commercial uses by right, some of which involve manufacturing, fabrication, and repair as part of their operations. Other impactful uses permitted by right include wholesale, warehouses, dog pounds, building supply, heating and AC service, plumbing shops, and public stables. While the proposed use will include outdoor storage as part of its operation, the impact is not expected to exceed what could result from the by right uses permitted here. **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 additional hazards and impacts are not expected from the proposed accessory use. Any necessary renovations are subject to building code review and occupancy levels are set by the State Fire Marshal. Significant noise impacts are not expected from this development, especially when considering its proximity to Highway 90. **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 site is developed with a commercial office building and associated parking. No improvements are proposed to the structure and parking area as part of this application, so compliance with existing C-3 setbacks is unaffected. The submitted site plan shows the associated outdoor storage areas meeting C-3 setbacks. While not explicitly required, any outdoor storage areas should not encroach into the required setbacks or applicable buffer areas. **Complies**

- b. *Ingress and egress to property.* The site is developed with two separate driveway openings to Highway 90. A concrete driveway provides access to the concrete parking lot while an aggregate drive provides access to the larger site. The department recommends all driveway access points consist of hard-surface to limit aggregate material from going into the right-of-way and improve compatibility with surrounding commercial sites. **Complies, provided the recommendations detailed above are shown on a revised site plan and completed upon approval.**

- c. *Parking and loading areas.* Dedicated loading facilities are not required for this type of use. The site is improved with a hard-surface parking lot with 5 spaces. No changes are occurring necessitating additional parking. **Complies**

- d. *Location of garbage facilities.* The use does not require dumpsters with dedicated enclosures. **N/A**

- e. *Landscaping, buffering, and screening.* Standard landscaping requirements are not triggered by this request, and areas along Highway 90 where landscaping could be accommodated in accordance with the Highway 90 COZ are within an L.P.&L right-of-way, which may limit what can be planted. Regarding buffering, the Highway 90 COZ does require a minimum 10 ft. buffer when a commercial

use abuts residential areas, specifically a solid opaque fence and trees planted every 35 ft. This buffer should be required where this site abuts the residence fronting Myrtle Street, however the L.P.&L. right-of-way encompasses most of the property, including where the required buffer is most needed, limiting the improvements which can be made to accommodate this requirement. At the very least, as part of this approval, it should be reinforced that the obligation is on the commercial use to ensure any required buffering, even if limited to fencing, is maintained. **Complies, provided the recommendations detailed above are shown on a revised site plan and completed upon approval.**

- 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 use is proposed within an existing building on a developed site. No improvements are proposed which would affect the height and bulk of the structure. **N/A**
- h. *Location and direction of site lighting.* The site is developed and no changes to existing site lighting are proposed. If site lighting is considered in the future, it shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties. **N/A**

ANALYSIS

This request for automobile fleet services in C-3, specifically a dispatch location and associated outdoor storage for Power LG, LLC on Lot D-1, Ellington Plantation, 13385 Highway 90, Boutte, meets the majority of the applicable review criteria as detailed in the previous section.

Some items will fully comply if certain improvements are recommended as part of an approval and shown adequately on a final site plan. This includes:

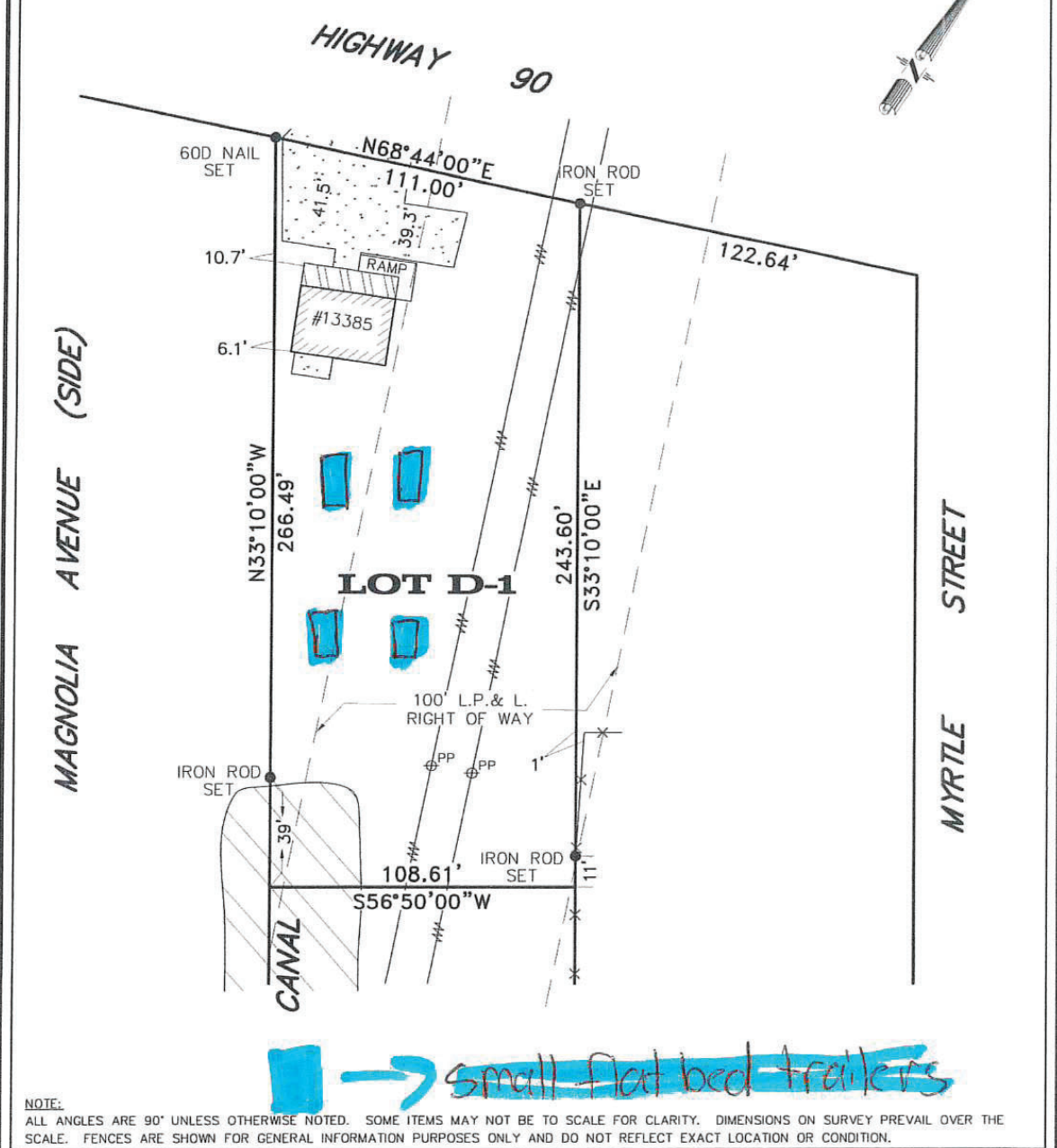
- Clear indication that outdoor storage areas are located behind the primary front building line of the principle structure, outside of required C-3 setbacks and COZ buffer areas, and are enclosed from view from the public right-of-way and adjacent residences.
- Show all driveway entrances consist of hard-surface paving.
- Note location of required buffer areas per the Highway 90 COZ.

DEPARTMENT RECOMMENDATION

Approval, with the following stipulations:

- **Outdoor storage areas must not encroach beyond the primary front building line of the principle structure, or into required setbacks and buffer areas.**
- **Require permanent, hard-surface pavement for the additional driveway providing access to the outdoor storage space.**
- **Require enclosure of the outdoor storage area, shielding its view from the public right-of-way and adjacent residences**
 - **This could be subject to permissions regarding the L.P&L right-of-way. If permission is not received and the ability to provide enclosure is limited, this must be documented in writing and submitted to the department.**
- **Storage of vehicles and equipment should be limited to those used exclusively for the operation of Power LG, LLC.**
- **Operations should be limited to that of a dispatch location for Power LG, LLC.**
- **Any department recommendations approved with this request must be shown on an updated site plan to be filed with the approval and attached to the occupancy permit.**

**BOUNDARY SURVEY OF
LOT D-1
ELLINGTON PLANTATION
ST. CHARLES PARISH, LA**



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY RIVERLANDS SURVEYING DATED DECEMBER 10, 2014

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 PERIMETER 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.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 06-16-92
BASE FLOOD ELEVATION: N/A

FLOOD ZONE: X
COMMUNITY PANEL: 22016 00125 C

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:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF STAFFORD LUCKY

BY: *[Signature]*
RICHMOND W. KREBS, PLS, LIC. #4836

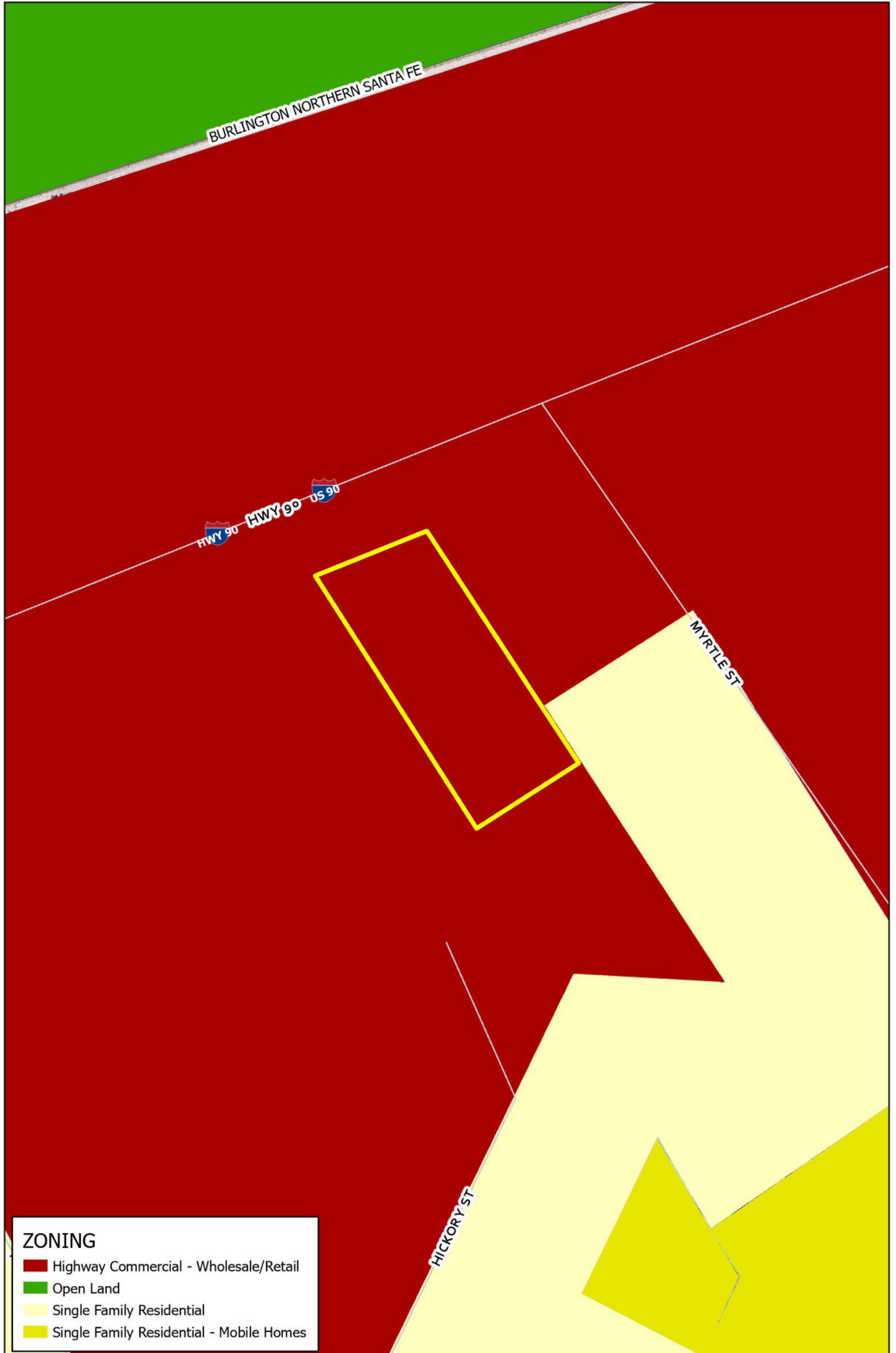
R. W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

DATE: AUGUST 14, 2024	DRAWN BY: JSN
SCALE: 1" = 50'	CHECKED BY: NDK
JOB #: 241077	

2024-6-SPU
Automobile Fleet Services in C-3

1" = 100'

N

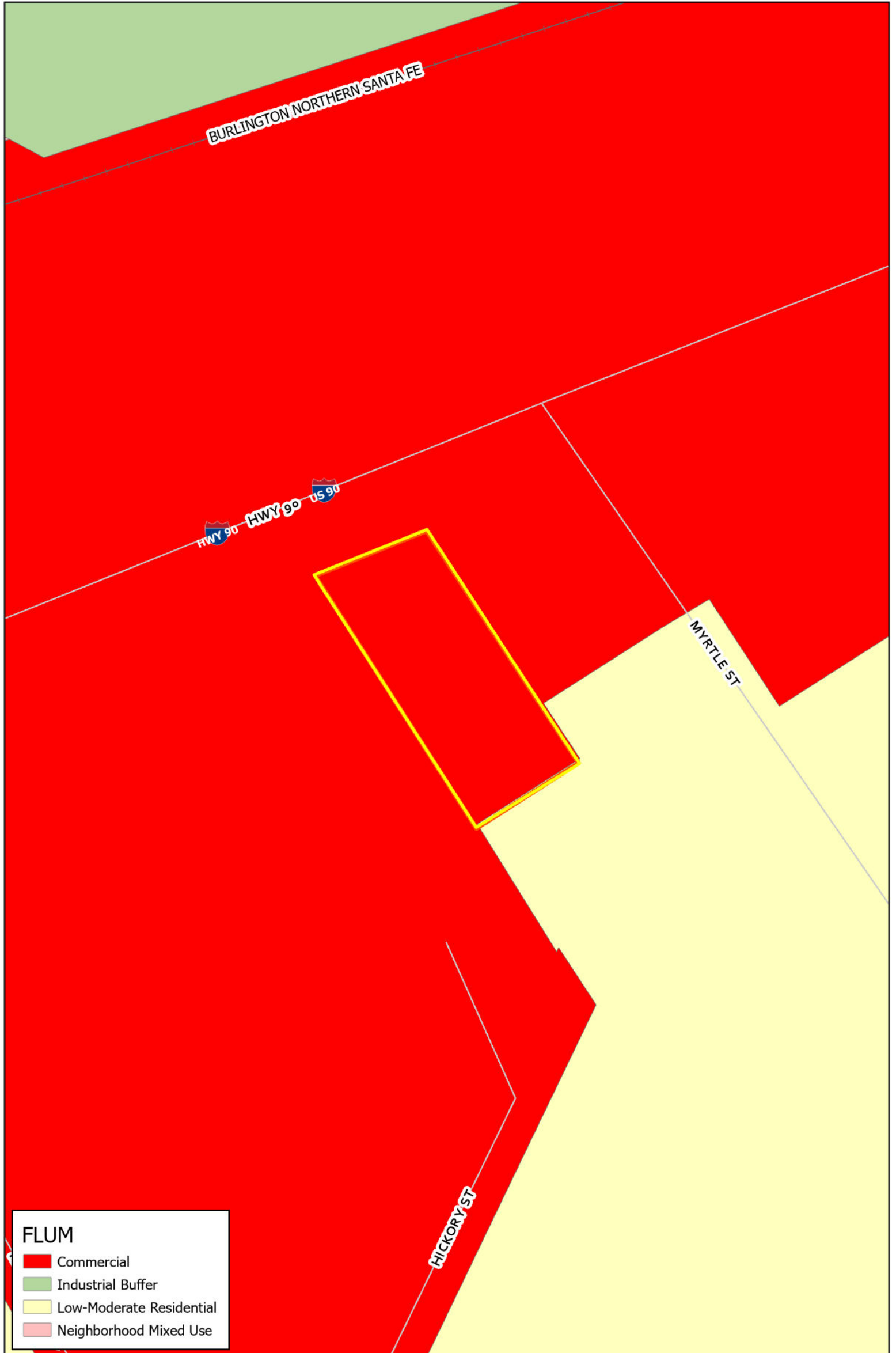


2024-6-SPU Automobile Fleet Services in C-3



1" = 100'

N



FLUM

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



Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-7-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner**
Brad & Anna Keller
121 Lake Catherine Drive
Luling, LA 70070
504.994.3765; bkeller0731@gmail.com
- **Request**
Accessory Dwelling Unit (ADU)

SITE INFORMATION

- **Location:** 121 Lake Catherine Drive, Luling; Lot 164, South Lakewood Subdivision
- **Size of Site:** 19,787 sq. ft.
- **Current Zoning and Land Use:** R-1A; site-built single family house.
- **Surrounding Zoning and Land Use**
R-1A; this site is in a developed residential neighborhood consisting of site-built single-family 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**
1992 Flood Insurance Rate Map: AE4
2013 Digital Flood Insurance Rate Map: AE6
- **Traffic Access**
Lot 164 has 77.33 ft. of frontage on Lake Catherine Drive where driveway access is provided.

The submitted plans show an extension of this driveway alongside the home and into the rear providing access/parking for the ADU.

- **Utilities**
Per the Parish GIS map, parish water, sewer, and drainage facilities are available along Lake Catherine Drive.

Representatives of Wastewater and Waterworks do not have any objections to this request.

The Department of Public Works (DPW) raised concerns regarding the proximity of the ADU to the 48 ft. drainage servitude across the rear of Lot 164 for maintenance of the Peterson Canal. This issue is detailed as follows:

- The submitted site plan shows the ADU 53 ft. off the rear property line, placing it 5 ft. from the 48 ft. drainage servitude.
- 5 ft. off the servitude is in accordance with the Final Plat of South Lakewood Subdivision, which established a 68 ft. standard rear setback (20 ft. off the

servitude) and a 53 ft. rear setback for “detached structures” (5 ft. off the servitude).

- In response to P&Zs request for comments on commission items, DPW objected to the ADUs location citing Ordinance 99-12-8, which established a 20 ft. setback from the inner boundary of a major drainage servitude.
- This 20 ft. setback requirement was repealed in 2008 with adoption of Ordinance 08-8-9. Under this same ordinance a 10 foot setback was established for all structures when abutting a major drainage canal.
- After continued discussions with DPW regarding these conflicting requirements the question was forwarded to Parish Legal Services for a determination.
- Legal Services determined this situation is best resolved with a waiver request to allow the structure as shown, 5 ft. off the servitude line as per the detached structure setback established on the Final Plat for South Lakewood and in alignment with the fences and other detached accessories permitted along the Peterson Canal servitude. This would also absolve the ADU from the current 10 ft. servitude setback.
- The Department advised the applicants of this determination and anticipates receipt of the waiver request.

APPLICABLE REGULATIONS

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.

Appendix A. Section VII. – Supplemental Use and Performance Regulations

1. The following uses are subject to the regulations set forth herein:

Accessory buildings.

- a. Residential accessory buildings are allowed only in the side and rear yards.
- b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
- c. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
- d. The following shall not be permitted as accessory buildings in residential zones: storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis for movement.

Accessory dwelling units.

- a. *Purpose.* To offer a wider range of housing options within residential zoning districts.
- b. *Design and development standards for all accessory dwelling units (ADU).*
 - i. There shall be no more than one (1) ADU permitted per lot.
 - ii. No ADU will be permitted without a primary building.
 - iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
 - iv. There shall not be more than one (1) bedroom in an ADU.
 - v. An ADU shall use the electrical service of the primary structure.
 - vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
 - vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
 - viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
 - ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.
 - x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

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

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is under the Low-to-Moderate Density Residential designation, which includes accessory units such as ADUs in the list of anticipated development types. **Complies**

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 plan shows the proposed ADU in the rear yard, behind the primary structure. Extension of the existing driveway is shown alongside the home and into the rear of the property, providing access to the ADU from Lake Catherine Drive. This arrangement is typical for accessory structures in residential areas and similar to others found in South Lakewood. **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 use. The ADU will utilize the existing driveway entrance for access. The ADU is shown with an attached carport where the required one (1) parking space will be provided. **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.*

The zoning district is limited to site-built single family houses. The site plan shows the ADU located in a typical area for accessory residential structures, and it will utilize the existing driveway for parking and ingress/egress. The ADU should not exceed the impacts of a site built house or similar accessory structures. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

Building code requirements will be enforced as part of the permitting process. Noise impacts are not expected from this type of development, but the noise ordinance will provide for any enforcement necessary should it occur. The development must comply with drainage requirements, which will be reviewed as part of the building permit process. **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 site plan shows the ADU meeting the 3 ft. side setback requirement for accessory structures under R-1A zoning. The proposed ADU does not impact the requirement limiting the required rear yard to 25% building coverage due to the required rear yard being occupied by the Peterson Canal.

As detailed under the Utilities section of this report questions regarding the applicable servitude setback needed to be resolved. Per a determination from Parish Legal Services a waiver should be requested and approved to allow the ADU as currently shown, 5 ft. from the inner boundary of the 48 ft. Peterson Canal servitude. **Complies, upon approval of the necessary waiver.**

- b. *Ingress and egress to property.* Access to the ADU will be provided via an extension of the existing driveway, providing ingress/egress from Lake Catherine Dr. **Complies**
- c. *Parking and loading areas.* A loading area is not required for this type of use. The plans show the ADU developed with an attached carport providing the required one (1) parking space. **Complies**
- d. *Location of garbage facilities.* The ADU would utilize standard municipal garbage collection, which does not require a dedicated facility. **N/A**
- e. *Landscaping, buffering, and screening.* Landscaping or buffering is not required. **N/A**
- f. *Signage.* **N/A**
- g. *Height and bulk of structures.* ADUs are limited to 50% of the square footage of the primary dwelling or 1,200 sq. ft. max., and one (1) bedroom. The square footage of the primary home is approximately 2,658 sq. ft., allowing the maximum 1,200 sq. ft. for the ADU. The floor plan shows the dedicated living space of the ADU totaling 1,048 sq. ft., with one (1) bedroom. The site plan shows features attached to the ADU structure, such

as an enclosed porch, carport, and storage room. These features consist of 651 sq. ft., putting the total square footage of the accessory structure at 1,699 sq. ft. However Planning and Zoning does not consider those features as living space or for the sole use of the ADU, and does not count this square footage towards this requirement. **Complies**

- h. *Location and direction of site lighting.* Site lighting is not proposed in a way that would have an adverse effect on adjacent properties. **N/A**

ANALYSIS

The ADU proposed on Lot 164, 121 Lake Catherine Drive, Luling meets most of the Special Permit Use criteria and all of the requirements for ADUs. The applicants take homestead at this site and tying into the existing electrical service will be required at permitting.

As detailed under the Utilities section of this report, it was determined a waiver is the best way to resolve any questions as to the applicable setback from the 48 ft. drainage servitude across the rear of Lot 164. The applicants may request a waiver from the servitude setback requirement to allow the ADU as shown, 5 ft. from the inner servitude boundary and in accordance with the setbacks established by on the South Lakewood Final Plat.

Staff notified the applicants of this determination and are awaiting the formal waiver request.

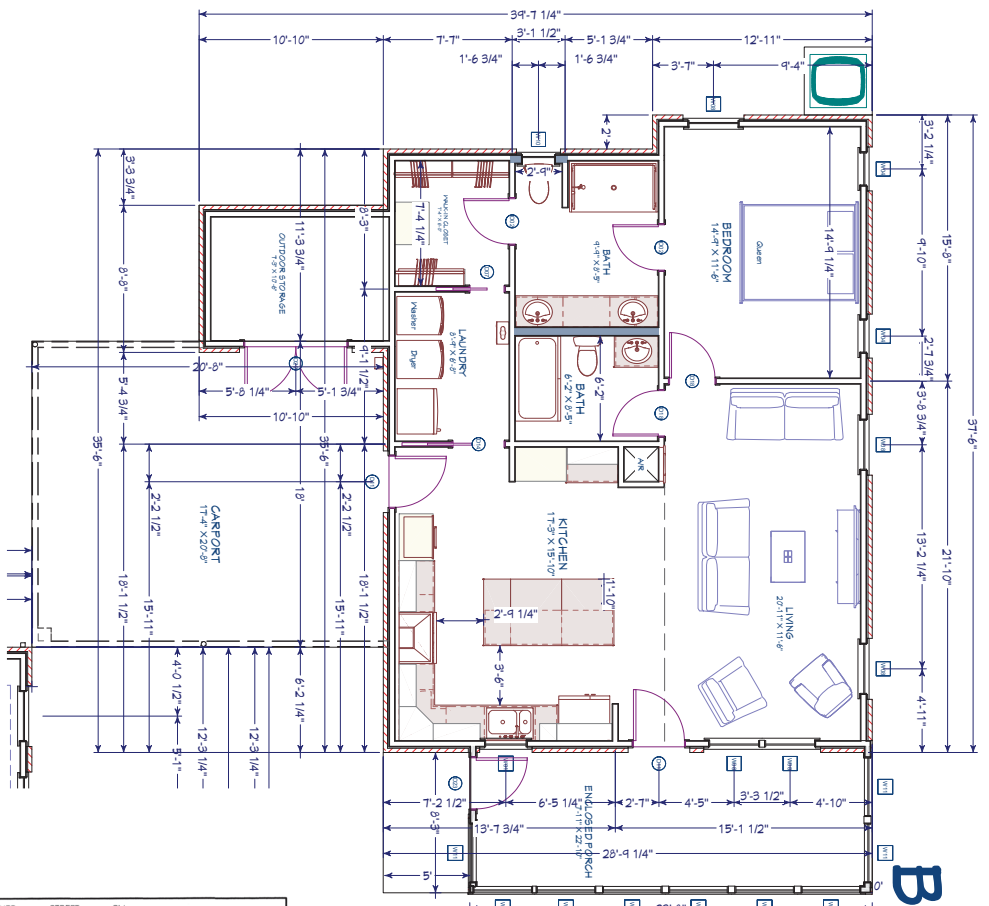
DEPARTMENT RECOMMENDATION

Approval, contingent on the following:

- **Receipt of a waiver request allowing the ADU to follow the 5 ft. detached structure setback as per the Final Plat of South Lakewood.**
- **Receipt of a revised plan showing the ADU is in no way connected to the primary structure.**

If the Planning Commission approves this request, it will be forwarded to the Parish Council.

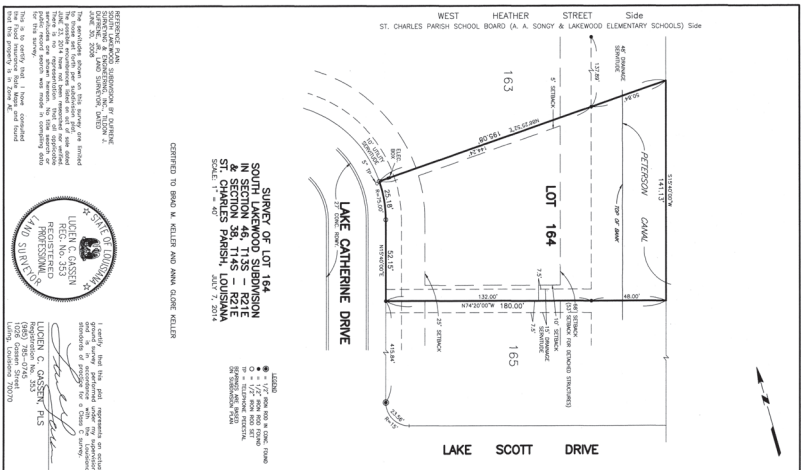
A New ADU (detached) for
Brad and Anna Keller
 121 Lake Catherine Drive
 Luling, Louisiana 70070



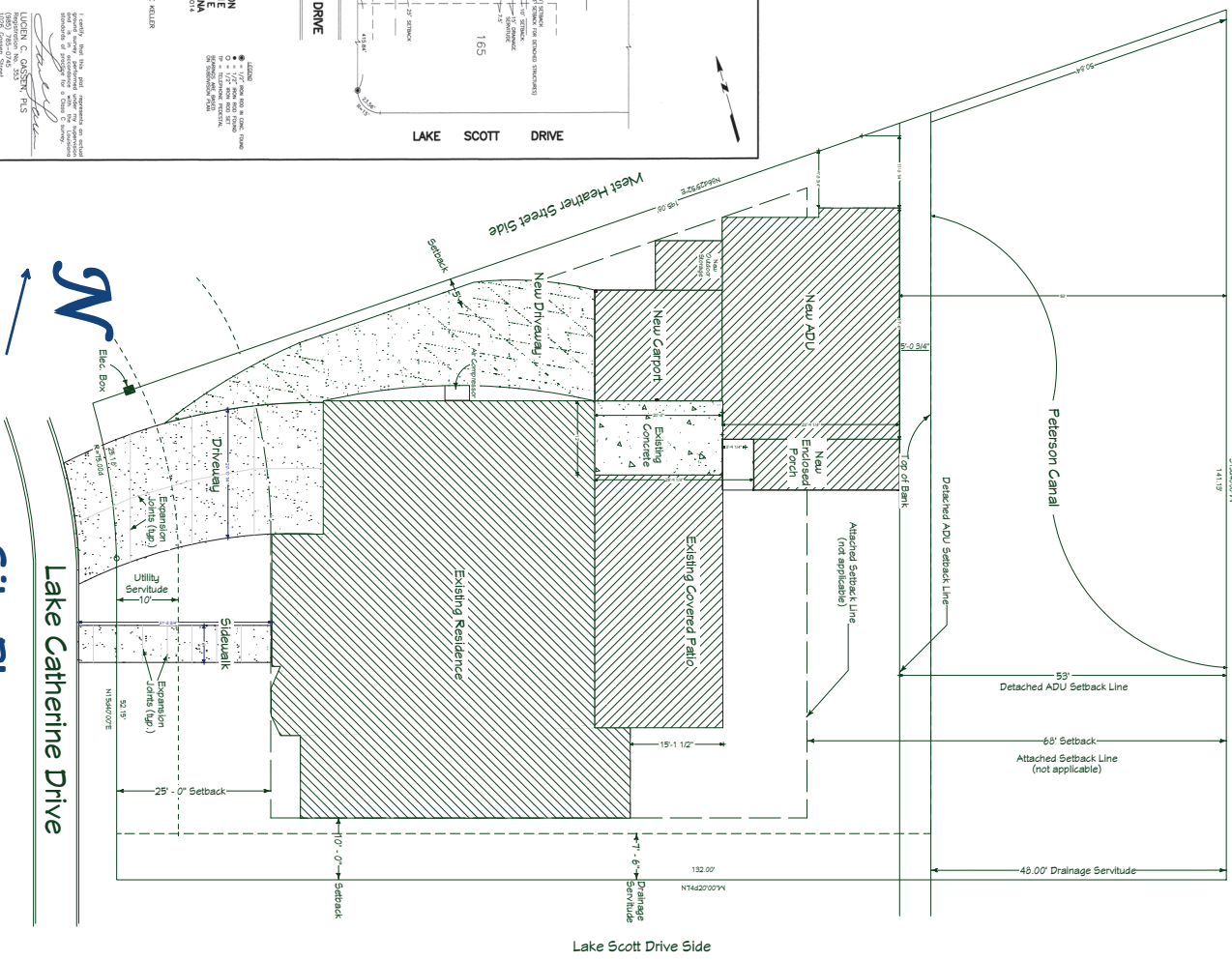
Floor Plan
 SCALE 1/4" = 1'-0"

Areas:

Front Porch	149 sq. ft.	1,204 sq. ft.
Carport	350 sq. ft.	
Outdoor Storage	66 sq. ft.	
Total Living	565 sq. ft.	
Total Non-Living	439 sq. ft.	
Grand Total	1,004 sq. ft.	

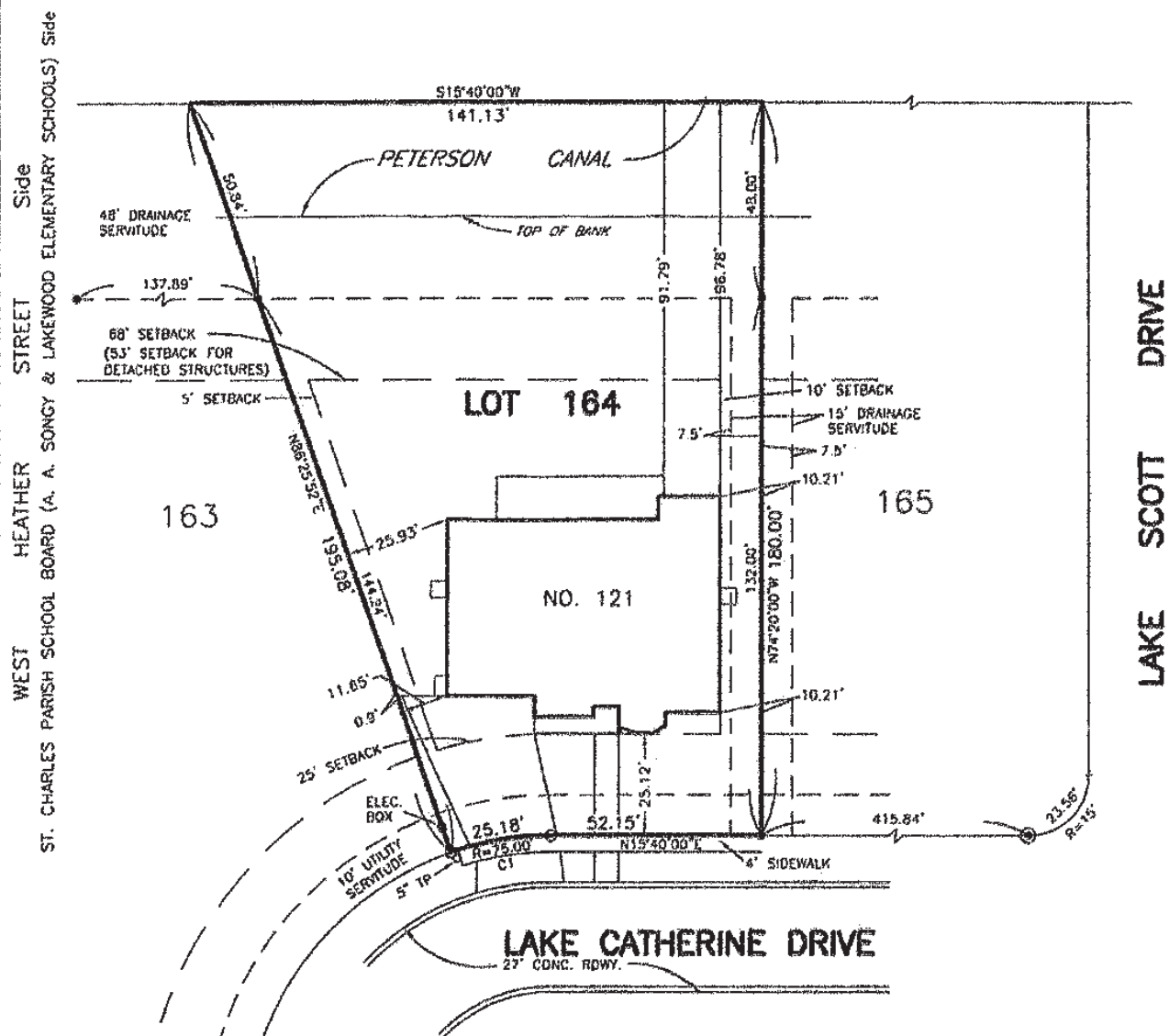


Survey



Site Plan

A-1 of 4 sheets	CA 324 September 24, 2024	A new ADU (detached) for Brad and Anna Keller 121 Lake Catherine Drive Luling, Louisiana 70070	JOHN E. CAMPO ARCHITECT 105 DUCAYET DRIVE DESTREHAN, LA 70047
---------------------------	-------------------------------------	--	--



CURVE DATA

NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	25.18'	25.00'	25.08'	N09°02'56"E

**SURVEY OF LOT 164
SOUTH LAKEWOOD SUBDIVISION
IN SECTION 46, T13S - R21E
& SECTION 38, T14S - R21E
ST. CHARLES PARISH, LOUISIANA**

SCALE: 1" = 40'
JULY 7, 2014
ADDED IMPROVEMENTS APRIL 24, 2015
UPDATED MAY 11, 2015
UPDATED SEPTEMBER 14, 2015

- LEGEND**
- ⊙ = 1/2" IRON ROD IN CONC. FOUND
 - = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - TP = TELEPHONE PEDESTAL
- BEARINGS ARE BASED ON SUBDIVISION PLAN

CERTIFIED TO BRAD M. KELLER AND ANNA GLORE KELLER

REFERENCE PLAN:
SOUTH LAKEWOOD SUBDIVISION BY DUFRENE SURVEYING & ENGINEERING, INC., TILDON J. DUFRENE, JR., LAND SURVEYOR, DATED JUNE 30, 2008

The servitudes shown on this survey are limited to those set forth per subdivision plat. The possible encumbrances listed on act of sale dated JUNE 23, 2014 have not been researched nor verified. There is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

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



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

Lucien C. Gassen

LUCIEN C. GASSEN, PLS
Registration No. 353
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

2024-7-SPU
Accessory Dwelling Unit

1" = 100'

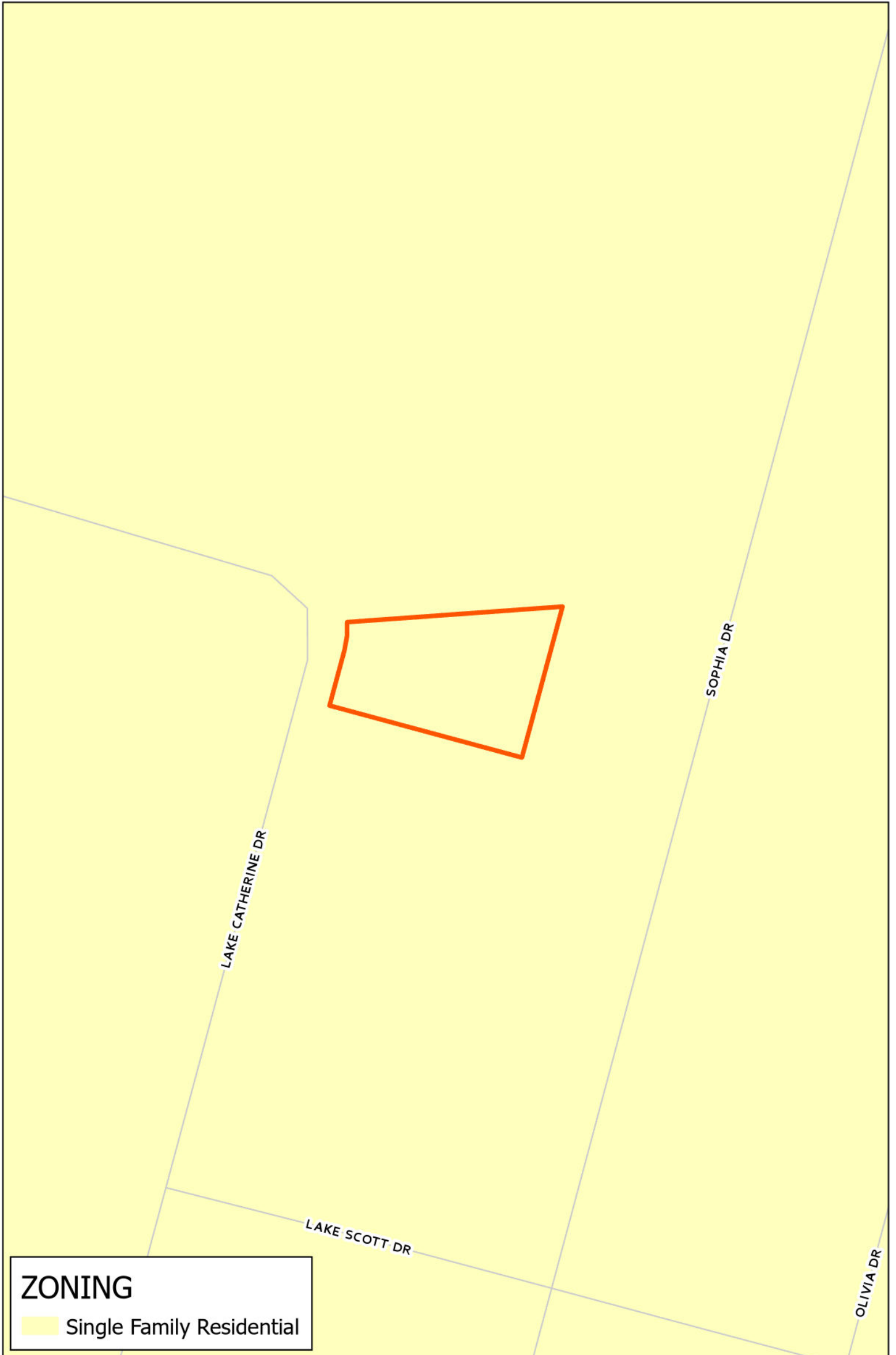
N



2024-7-SPU
Accessory Dwelling Unit

1" = 100'

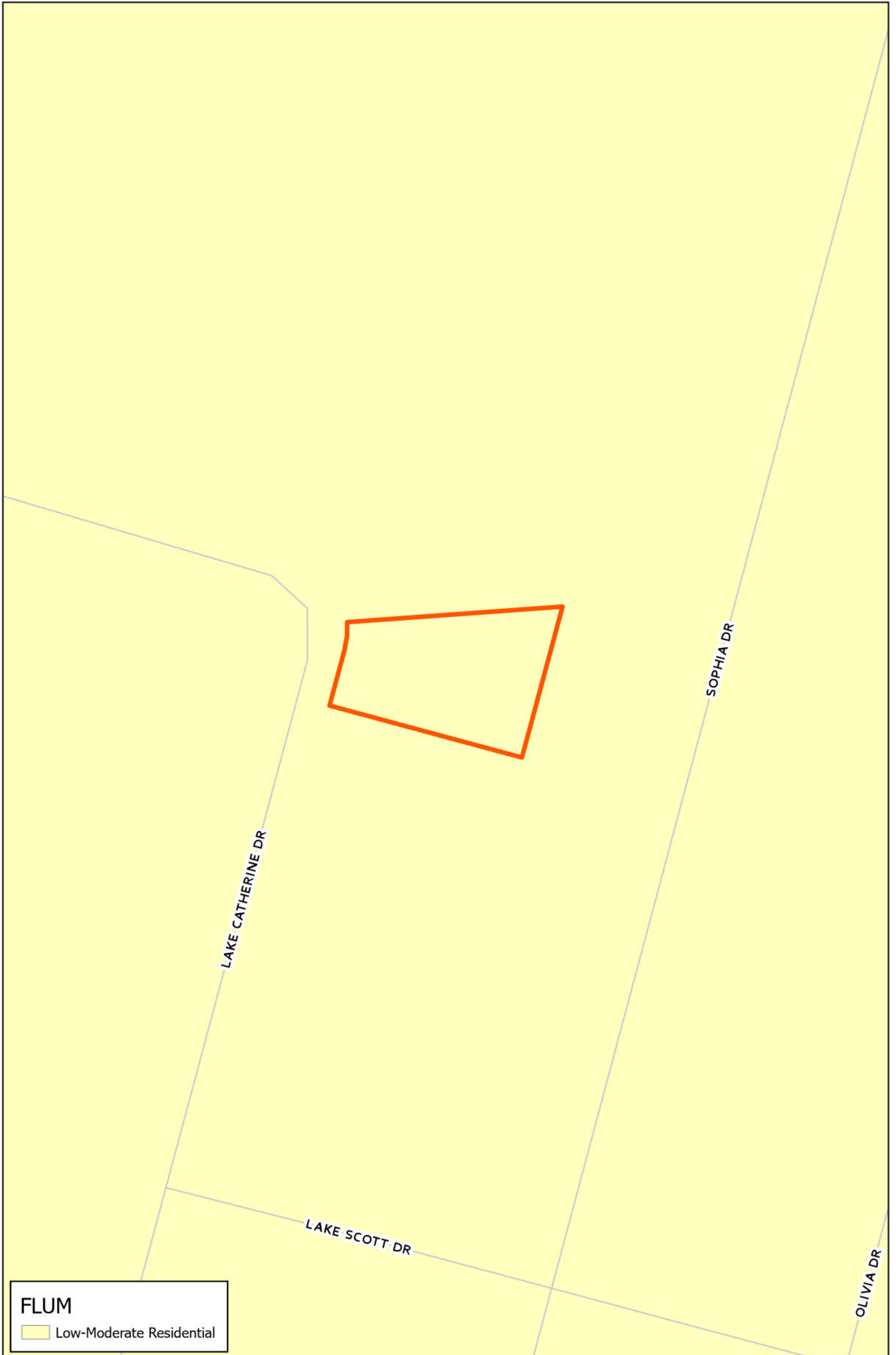
N



2024-7-SPU
Accessory Dwelling Unit

1" = 100'

N





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-19-R

APPLICATION INFORMATION

- **Submittal Date:** 8/20/24
- **Applicant / Property Owner**
Michael Ezimuo & Kristen Guilford
3918 Shackleton Court
Iowa Colony, TX 77583
504.606.5044; krislagil@gmail.com
- **Request**
Change of zoning:
 - Current – R-1A, Single Family Residential Detached Conventional Homes - Medium density
 - Proposed – R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes

SITE INFORMATION

- **Location**
Property designated the Stephen Kinler Lot; 11001 River Road, Ama
- **Size:** approximately 10,000 sq. ft. (0.23 acres)
- **Current Use:** undeveloped
- **Surrounding Zoning:** R-1A and R-1A(M)
- **Surrounding Uses**
The site is located between a developed residential neighborhood with a mix of site-built and manufactured homes to its downriver side and a large, undeveloped wooded tract on its upriver side.
- **Zoning History**
The site's original R-1A(M) zoning was established in 1981. This R-1A(M) zoning was changed to R-1A with the 2008 Ama area rezoning (PZR-2008-14; Ord. 08-9-10)
- **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**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
The site has 200 ft. of frontage on Belsome Street and 50 ft. on River Road.

▪ **Utilities**

Per the Parish GIS, sewer and water facilities are available along Belsome Street and River Road.

Additional impact to public facilities is not expected as the development potential is not increased by this rezone request.

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 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.

REZONING GUIDELINE & CRITERIA EVALUATION

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 subject site is in an area designated *Low-to-Moderate Residential*, which primarily anticipates development of those detached residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The requested zoning aligns with the Comprehensive Plan designation and it is not considered a spot zone as the subject site is adjacent to an R-1A(M) district. **The request meets 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 existing R-1A zoning resulted from the 2008 Ama Land Use and Zoning Study (Ord. 08-9-10). According to the study, residents wanted to maintain the rural nature of the area, reduce the permitting of new manufactured home sites, and create more opportunities to develop new site-built homes.

There is no indication the area's land-use pattern or character has shifted to the point where the existing R-1A zoning makes this site unusable.

There's a slight increase in buildable area between the two districts, with the proposed R-1A(M) zoning allowing approximately 700 more square feet, primarily across the front and rear yards. But allowable building width, which is the most constrained by the site dimensions, is unaffected between the two districts. Additionally, by sharing R-1A zoning with the adjacent undeveloped tract, there's the potential for incorporation into a larger development should it ever occur. **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.*

R-1A(M) is a single family residential zoning district, with its main distinction being the permitting of manufactured homes in addition to standard site-built homes. The subject site lies between a developed residential neighborhood with a mix of site-built and manufactured homes, and a large undeveloped, heavily wooded tract. The manufactured home that could be permitted if this request is approved would not be incompatible with the adjacent neighborhood and those manufactured homes found along Beck and Johnson Streets. Additional impact to public facilities is not expected as the development potential is not increased by this rezone request. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on meeting the first and third rezoning criteria.

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

ANNA STREET (SIDE)

MRS. CONRAD A. BUCHLER
"LOGAN'S LANDING"
FORMERLY DR. SAMUEL W. LOGAN

N18°33'18"W 200.00'

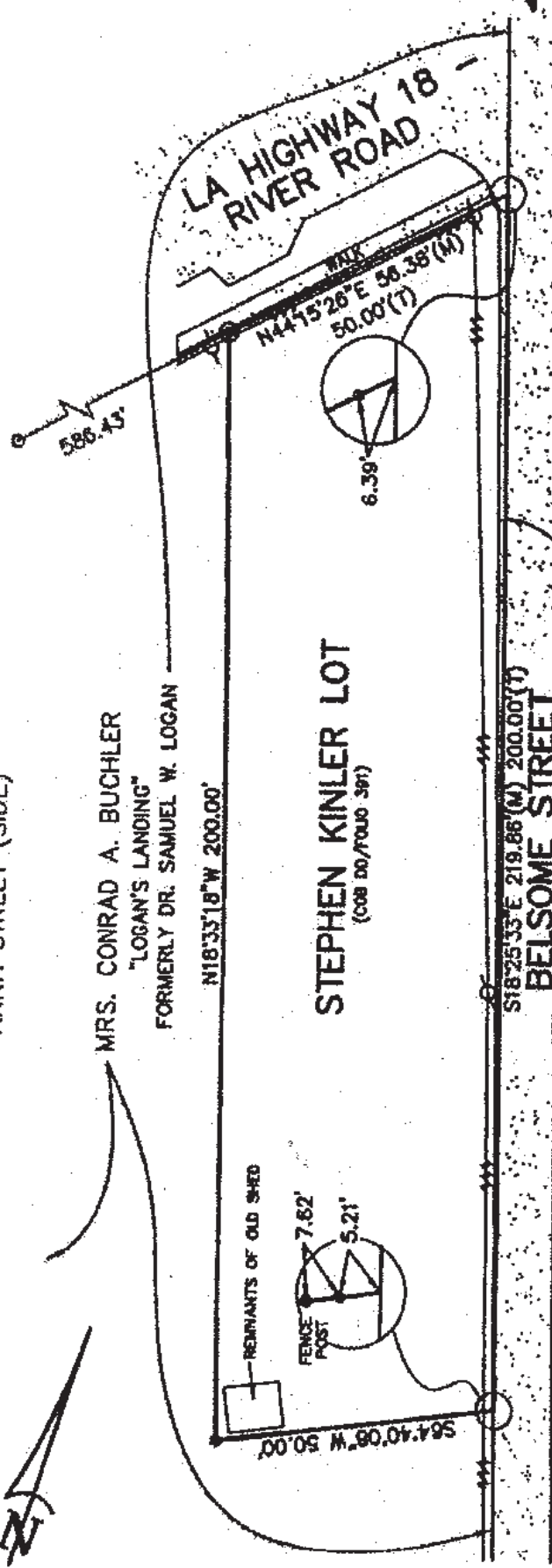
STEPHEN KINLER LOT
(COB 00/FOUO 391)

S18°25'33"E 219.86'(M) 200.00'(T)

BELSUME STREET

WIDOW JACQUE BELSUME OR ASSIGNS
(COB 159/FOUO 390)

T & P RAILROAD (SIDE)



TITLE: SURVEY PLAT OF THE STEPHEN KINLER LOT (AS OCCUPIED) FROM THE MRS. CONRAD A. BUCHLER TRACT AT LOGAN'S LANDING SITUATED IN SECTION 33, T-13-S, R-21-E, WEST OF MISSISSIPPI RIVER AMA, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: 1. SURVEY OF THE BUCHLER TRACT BY J.F. RUELLO, P.L.S. 2. RESUBDIVISION OF THE WALTER J. CHAMPAIGNE TRACT R.P. BERNARD P.L.S. DATED JULY 18, 1982.

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 11/7/2022

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 COMPLIES 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.

CERTIFIED TO: CHARLES DELANEY
MUNICIPAL ADDRESS: 11101 LA HIGHWAY 18 - RIVER ROAD
DATE: NOVEMBER 7, 2022

SCALE: 1" = 30'

LEGEND

- 1/2" IRON ROD SET
- 3/4" IRON PIPE FOUND
- ◎ 1/2" IRON ROD FOUND
- (T) TITLE
- (M) MEASURED
- POWER POLE
- POWER LINE

DRAWN BY: KPB

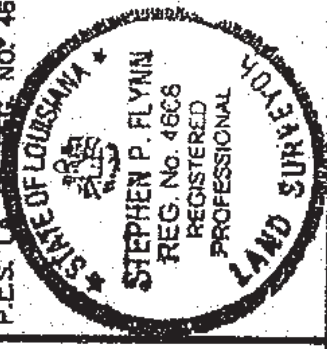
DRAWING NO. MM3004

RIVERLANDS SURVEYING COMPANY



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

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA REG. NO. 4688



Case # 2024-19-R

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?
We intend to place a single-family residential detached mobile home on the lot to be used as
as a primary residence for family. This is in keeping with the intended use of the land as
indicated by our future land use designation as a low to moderate residential area. The
R-1A(M) zoning is included as one of the recommended zoning districts for this designation.

How does the proposed zoning serve the best interest of the community?
The proposed zoning would allow the lot to be used as intended, as a residential unit. A
single family mobile home meets the architectural and aesthetic standards of the surrounding
residences. Use as a single-family detached dwelling is in line with use regulations for the
property.

Do uses on adjacent properties limit the use of your property under current zoning?
No.

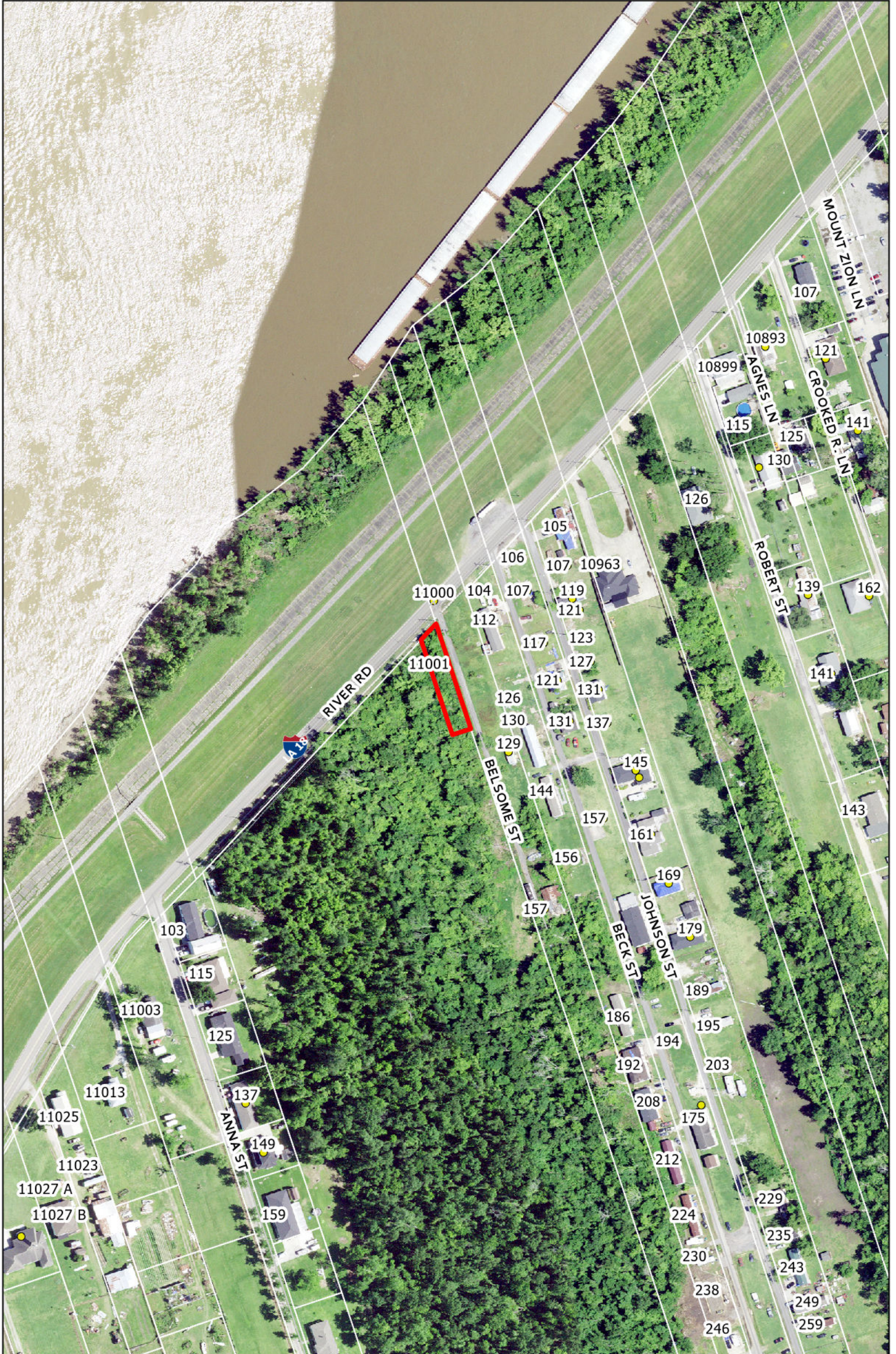
Do unique physical or environmental limitations affect the use of your property under current zoning?
Yes. Our property has a width of 50 feet which is below the minimum width of 60 feet required
required for R-1A zoning. The lot presently meets the spatial requirements for R-1A(M) zoning.

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning? No.

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?
Yes. We desire to place a single family mobile home on the lot which is in keeping with the
current aesthetics of the neighborhood. There are multiple mobile homes on the adjacent
streets and lots. The adjacent streets that have residents are already zoned as R-1A(M).

2024-19-R
R-1A to R-1A(M)

1" = 200'

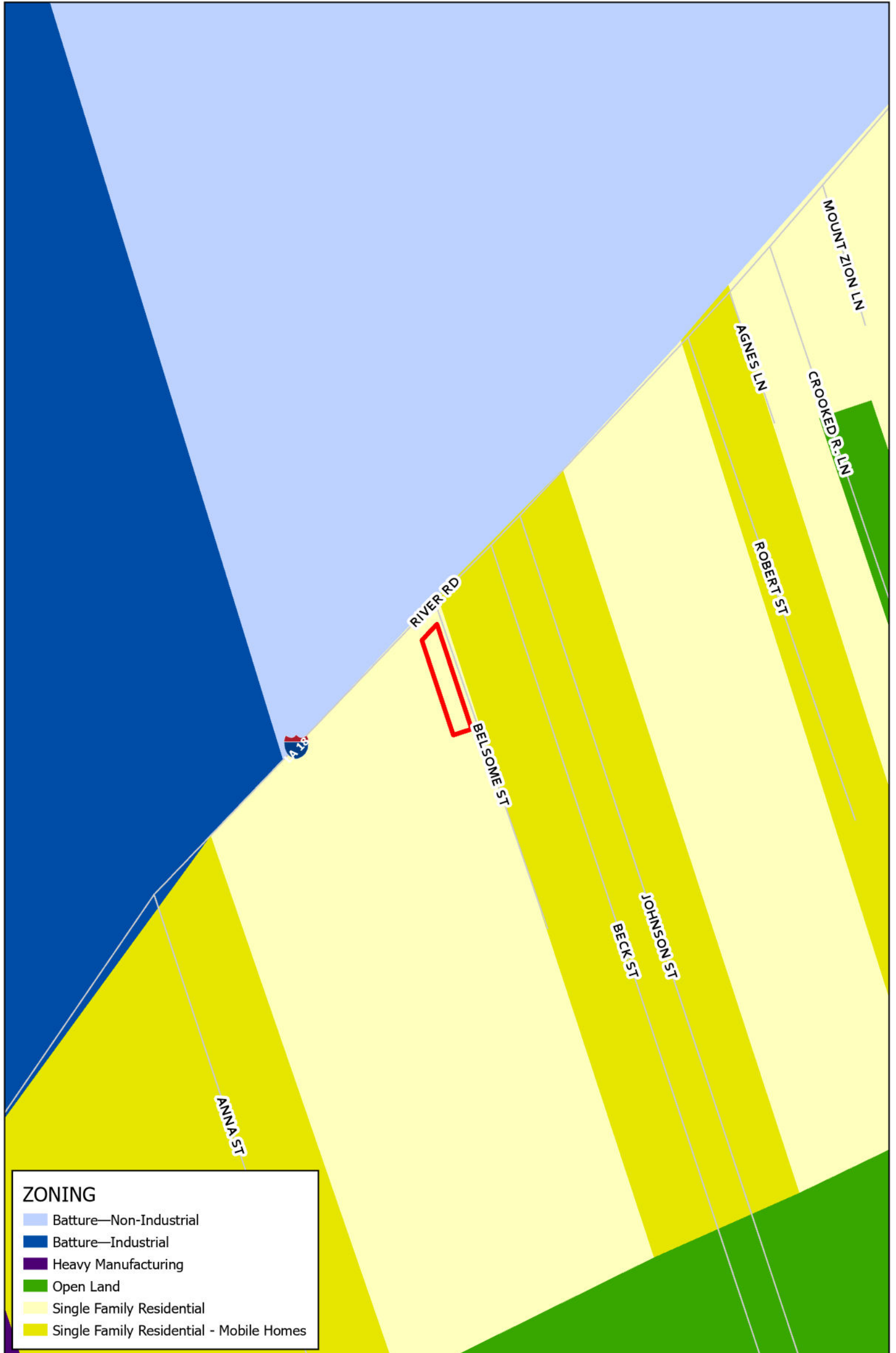


2024-19-R
R-1A to R-1A(M)



1" = 200'

N



ZONING

- Batture—Non-Industrial
- Batture—Industrial
- Heavy Manufacturing
- Open Land
- Single Family Residential
- Single Family Residential - Mobile Homes

2024-19-R
R-1A to R-1A(M)

1" = 200'

N

