ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
SEPTEMBER 5, 2019
7:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

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1 2019-10-HOP
Requested by: Brandon Cheramie for a home occupation – "Orleans Plumbing, LLC" a business providing plumbing and gas system services at 224 Dunleith Dr., Destrehan. Zoning District R-1A. Council District 3.
REQUIRES PLANNING COMMISSION APPROVAL ONLY

7 2019-35-HOA
Requested by: Jack Keen for a home occupation – "Keen Hauling and Salvage, Inc." a salvage and material hauling business at 836 Barber Rd., Paradis. Zoning District R-1A(M). Council District 4.
REQUIRES PLANNING COMMISSION APPROVAL ONLY

13 2019-13-MIN
Requested by: L.J. St. Germain, et al for resubdivision of St. Germain Property, 17934 River Rd., Montz into two lots, with a waiver from geometric standards. Zoning District R-1A & O-L. Council District 6.
REQUIRES PLANNING COMMISSION APPROVAL AND COUNCIL RESOLUTION [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

24 2019-15-MIN
Requested by: A-Star Collision, LLC, A-Star Randall, LLC, and Authentic Air, LLC for resubdivision of Lots I-1 and J-1A, Almedia Plantation, 192, 210, 222 Almedia Rd., St. Rose into three lots. Zoning District M-1. Council District 5.
REQUIRES PLANNING COMMISSION AND PARISH PRESIDENT APPROVAL

31 2019-16-MIN
Requested by: Good Hope Street Norco, LLC for resubdivision of a portion of Lot E, Good Hope Plantation, 26 Apple St., Norco into two lots, with a waiver from geometric standards. Zoning District C-2. Council District 6.
REQUIRES PLANNING COMMISSION APPROVAL AND COUNCIL RESOLUTION [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

39 2019-10-SPU
Requested by: Paradis Lodging, LLC for a single-family dwelling at 15329 Highway 90, Paradis. Zoning District C-2. Council District 4.
REQUIRES PLANNING COMMISSION APPROVAL AND COUNCIL RESOLUTION [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

46 2019-15-R
Requested by: Mary & Sterling Zeringue for a change in zoning classification from R-1A to R-1M on Lots U8A and L8B, Prospect Plantation Subdivision 14610 River Road, Destrehan. Council District 6.
REQUIRES PLANNING COMMISSION RECOMMENDATION AND COUNCIL APPROVAL [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

58 2019-16-R
Requested by: Bergeron Property Holding, LLC for a change in zoning classification from M-1 to R-1M on Lot 1-A-1, Fairview Commercial-Riverbend 10600 River Rd., St. Rose Council District 5.
REQUIRES PLANNING COMMISSION RECOMMENDATION AND COUNCIL APPROVAL [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

In the event this public hearing doesn't take place, an alternate date of September 12, 2019, has been advertised.

68 2019-17-R

Requested by: Precision Plumbing and Maintenance, LLC for a change in zoning classification from R-1A(M) to R-3 on Lot 76, Victoria Acres 907 Vans Ln., New Sarpy. Council District 6.
REQUIRES PLANNING COMMISSION RECOMMENDATION AND COUNCIL APPROVAL [FORWARD TO COUNCIL SEPTEMBER 23, 2019]

OLD BUSINESS –
NEW BUSINESS –
MINUTES – August 1, 2019
ADJOURN

In the event this public hearing doesn't take place, an alternate date of September 12, 2019, has been advertised.

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-10-HOP

GENERAL APPLICATION INFORMATION

- **Name & Address of Applicant** **Application Date: 8/14/19**
  Brandon Cheramie
  224 Dunleith Drive
  Destrehan, LA 70047
  (504)-228-2119; orleansplumbing504@gmail.com

- **Business Name & Description**
  Orleans Plumbing, LLC; providing plumbing and gas system services

- **Licensing and Permits**
  Master Natural Gas Fitter license with the State Plumbing Board of Louisiana (License No. 9892)

- **Business Vehicles and Equipment**
  A 2013 Toyota Tundra and 2003 GMC Savana 2500 are used for business purposes. Small tools are stored in the work van.

SITE – SPECIFIC INFORMATION

- **Existing Land Use and Zoning**
  Single-family residence in an R-1A zoning district

- **Surrounding Land Uses and Zoning**
  The residence is located in a developed subdivision zoned R-1A and built-out with single-family residences.

- **Traffic Access and Parking**
  The house has a driveway providing access to Dunleith Drive and which can accommodate up to five (5) cars.

APPLICABLE REGULATIONS

Regulations for Home Occupations: St. Charles Parish Code, Appendix A. Section XXII
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 six 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 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

The applicant requests a permit to domicile Orleans Plumbing, LLC at his residence. The business filed with the Secretary of State in August 2017 and is licensed with the State Plumbing Board of Louisiana.

The applicant lists a 2013 Toyota Tundra and 2003 GMC Savana 2500 for business purposes. The truck doubles as a personal vehicle and will be parked at the residence. The van may be parked at the residence but the applicant stated on the application it will mostly be kept off-site in Metairie or New Orleans. The house has a driveway providing access to Dunleith Drive and which can accommodate up to five (5) cars.

No complaints or violations are on file for the property or the business owner; no code violations were apparent during a site visit on 8/15.

RECOMMENDATION

Approval

2019-10-HOP
Requested by: Brandon Cheramie
Orleans Plumbing, LLC

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Requested by: Brandon Cheramie
Orleans Plumbing, LLC

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Requested by: Brandon Cheramie
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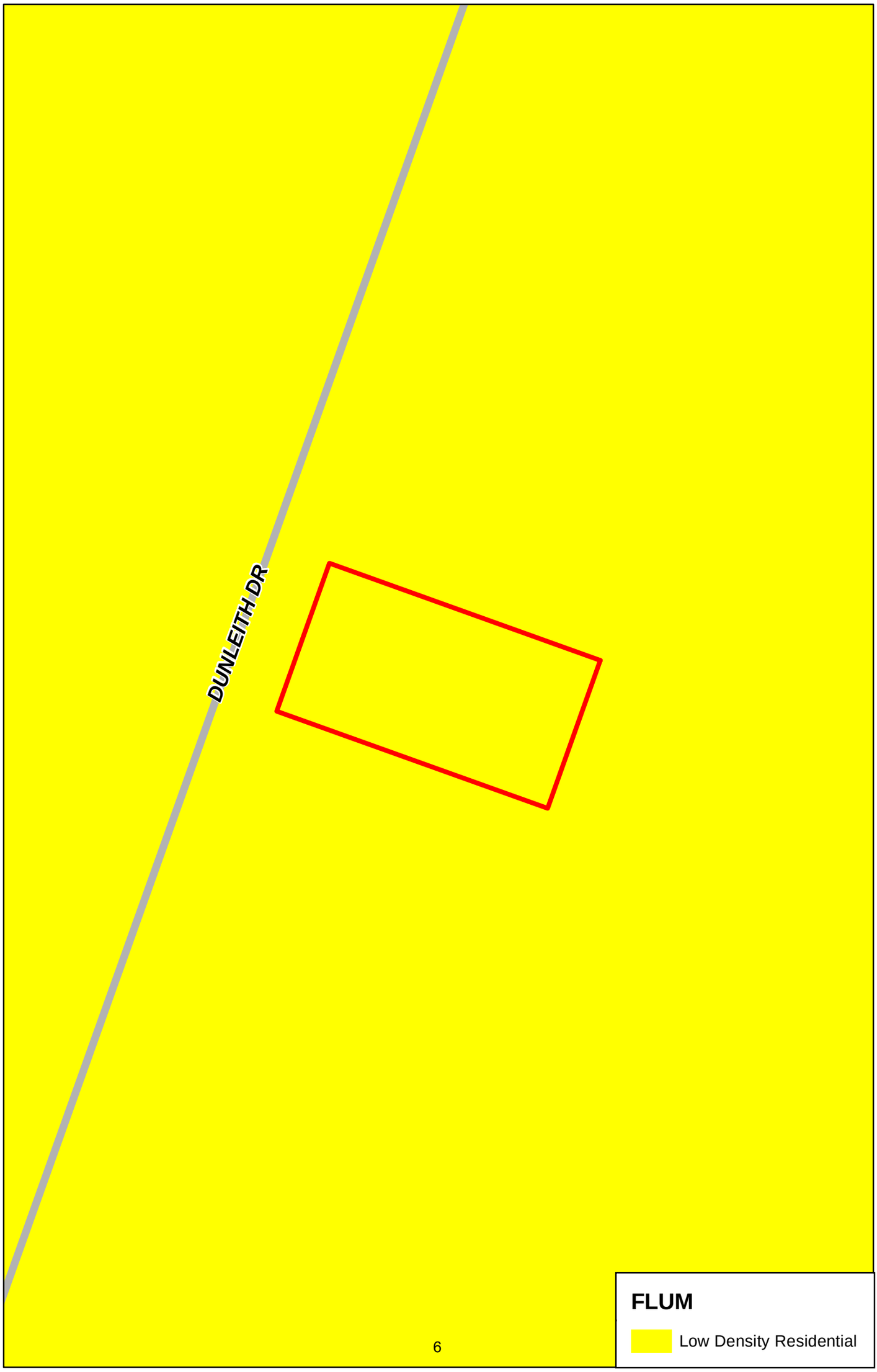


St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-35-HOA

GENERAL APPLICATION INFORMATION

- **Name & Address of Applicant** **Application Date: 7/11/19**
  Jack Keen
  836 Barber Road
  Paradis, LA 70080
  (504)-380-1621; jkeen@jdog.com

- **Business Name & Description**
  Keen Hauling and Salvage, Inc.; salvage and junk removal service

- **Licensing and Permits**
  No licensing or permits required; request forwarded to Planning Commission as the result of an objection during the notification period.

- **Business Vehicles and Equipment**
  The business utilizes a Toyota Tacoma pick-up truck and dual axle towable trailer. The truck will be parked at the residence but the applicant stated in an email from 8/5 that the trailer will not be stored on the premises.

  Equipment includes furniture dollies, shovels, brooms, and a storage unit.

SITE – SPECIFIC INFORMATION

- **Existing Land Use and Zoning**
  Single-family residence in an R-1A(M), Single Family Residential zoning district

- **Surrounding Land Uses and Zoning**
  The residence is located in a developed neighborhood consisting of site-built single family homes in either R-1A or R-1A(M) zoning.

- **Traffic Access and Parking**
  The residence is developed with a driveway providing access to Barber Road and extending approximately 130 feet to the rear of the property. It can accommodate up to ten (10) passenger vehicles. The applicant has stated he intends to store the trailer at Paradis Mini Storage, but if kept at the residence it should be parked behind the front façade of the house.

APPLICABLE REGULATIONS

Regulations for Home Occupations: St. Charles Parish Code, Appendix A. Section XXII
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 six 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 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

The applicant requests a permit to domicile Keen Hauling and Salvage, Inc. at 836 Barber Road, Paradis. The business is a franchise of JDog Junk Removal & Hauling, which provides residential and commercial junk removal services, along with general labor. The LLC, Keen Hauling and Salvage, was filed with the Secretary of State's office in June 2019. The Department received an objection to the business during the 10 day posting and review period, which requires forwarding to the Planning Commission.

The business utilizes a Toyota Tacoma pick-up truck wrapped with the JDog color scheme and logos, and dual-axle towable trailer for business purposes. The residence is developed with a driveway which can accommodate up to ten (10) passenger vehicles. The trailer could be parked out of site in the driveway, but the applicant has stated it will be kept at a mini storage facility.

Hauling services include the removal and disposal of appliances, furniture, construction debris, scrap metal, and tires. Items may be brought to Bayou Steel Recycling or the dump. Appliances and furniture which remain in good condition would be kept at the storage unit while awaiting donation or resale.

No complaints or violations are on file, or were apparent during a site visit on 8/21. The applicant has acknowledged all the operational regulations for home occupations.

RECOMMENDATION

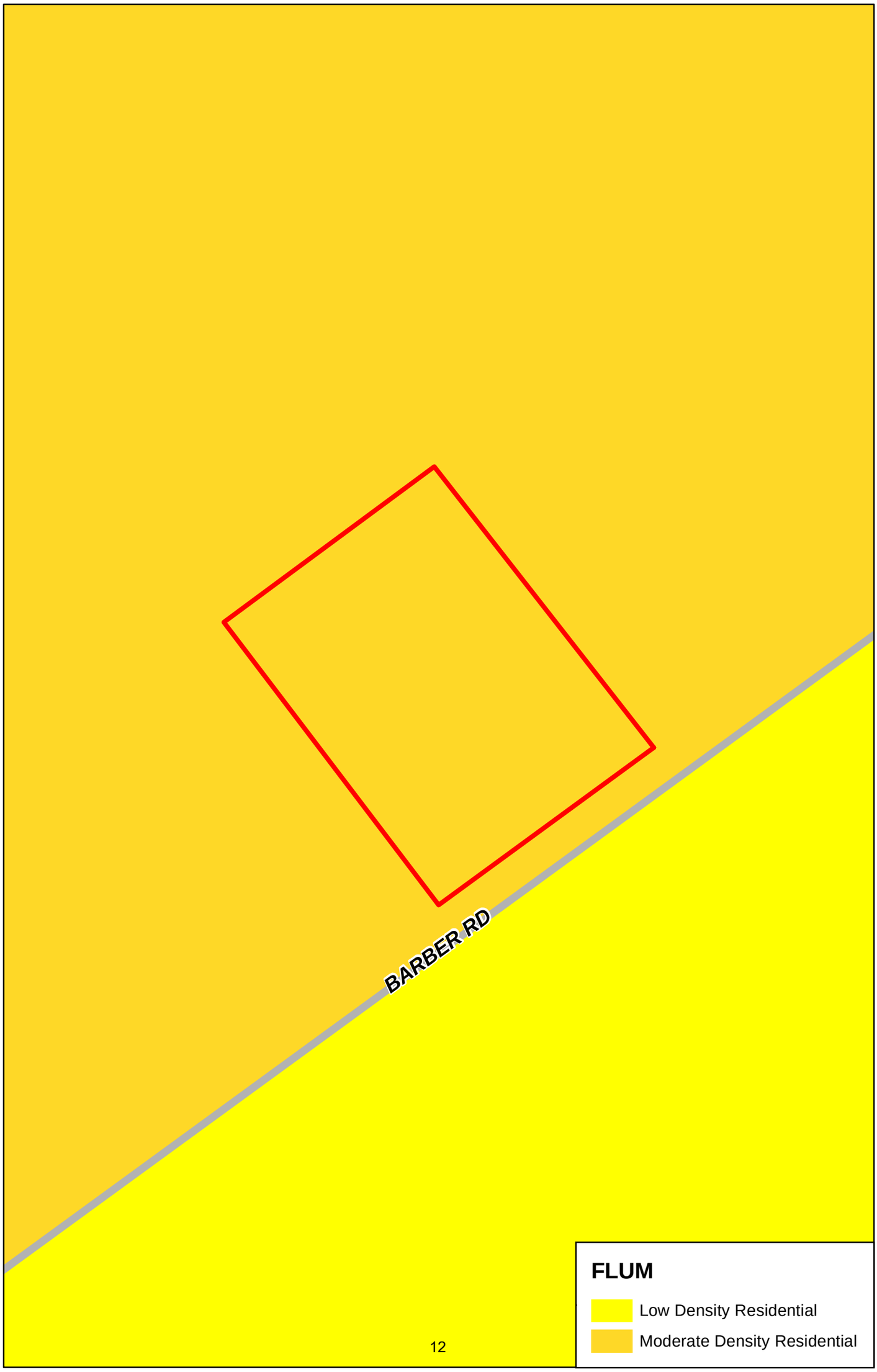
Approval, subject to the following stipulations:

1. **No items taken as part of the services offered are brought to the residence**
2. **If the trailer is parked at the residence, it must be located behind the front façade of the house.**

2019-35-HOA
Requested by: Jack Keen
Keen Hauling & Salvage, Inc.

2019-35-HOA
Requested by: Jack Keen
Keen Hauling & Salvage, Inc.

2019-35-HOA
Requested by: Jack Keen
Keen Hauling & Salvage, Inc.



St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-13-MIN

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 07/19/18**
  L.J. St. Germain Jr.
  17934 River Road
  Montz, LA 70068
  (985)-652-9089

  Denver Perilloux
  17956 River Road
  Montz, LA 70068
  (504)-201-1803; denverperilloux@gmail.com

- **Location of Site**
  17934 River Road, Montz

- **Requested Action**
  Resubdivision of St. Germain Property, Montz into two (2) lots, S-1 and P-1, with a waiver from the geometric standard for lot arrangement (Lot P-1).

SITE INFORMATION

- **Size of Parcel**
  St. Germain Property consists of 301,211.66 square feet and 122 feet of frontage
  Proposed Lot S-1: 30,943 square feet, 122.56 frontage on River Road
  Proposed Lot P-1: 270,267.75 square feet, 80.50 feet wide, no frontage

- **Current Zoning and Land Use**
  The existing lot is zoned R-1A(M) in the front (approx. 480 feet), with the remainder zoned O-L (approx. 3,919). Proposed Lot S-1 would be located entirely within the R-1A(M) zoning while proposed Lot P-1 will consist mostly of O-L zoning.

  The property is developed with a single-family dwelling and accessory structure in the front, and is used for agricultural purposes in the rear. The existing residence and accessory structure will be located on proposed Lot S-1 while proposed Lot P-1 will be vacant.

- **Surrounding Zoning and Land Use**
  B-2 zoning is located to the front, across River Road; R-1A zoning is adjacent to the rear; R-1A and C-1 zoning is adjacent to the Thoroughbred Avenue side; R-1A(M) and O-L zoning is adjacent to the Country Cottage Boulevard side.

  The Mississippi River Levee is located to the front; a single-family subdivision is adjacent to the rear; agricultural use or the extended rear yards of residences fronting on Thoroughbred Avenue are adjacent to that side; single-family houses on large, long lots are adjacent to the Country Cottage Boulevard side.

- **Plan 2030 Recommendation**
  Neighborhood Commercial: Neighborhood Commercial areas accommodate retail sales and services for the daily self-sufficiency of residents of a neighborhood or neighborhoods, such as convenience shopping, dry cleaners, hair salons and barber shops, day care centers, coffee shops, professional and business service offices, etc. Uses permitted in the C-1 (Commercial Office) zoning district are allowed in this district. Some uses that are permitted in the C-2 zoning district are also appropriate (e.g., bakeries, tailors, etc.).

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

- **Traffic Access**
  Proposed lot S-1 will have the only street access. Lot P-1 will not have street frontage.

  The applicant proposes but will have access to River Road from a 25-foot access and utility servitude running through adjacent Lot 1B-1-A.

- **Utilities**
  Parish water and sewer are available, and representatives for Parish water, sewer, and drainage indicate that utilities in the area can accommodate a dwelling proposed Lot P-1. S-1 is already developed with a dwelling.

  In order to permit development on the lot without frontage, the developer will have to connect to Parish water, sewer, and any other utilities at River Road. These private service lines would extend from their connections to Lot P-1 through the 25' utility and access servitude on the adjacent lot.

APPLICABLE REGULATIONS

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions*.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
   a. Location of the property.
   b. Name(s) and address(es) of the owners.
   c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
   d. Existing property lines and lot numbers, including names and width of adjoining streets.
   e. Proposed property lines and revised numbers of proposed lots.
   f. Location and dimensions of existing buildings.
   g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
   h. Existing lakes and ponds.
   i. North arrow and scale.
   j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
   k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. - *Geometric standards.*

B. Blocks:

1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved. (Ord. No. 06-1-23, § IV, 1-23-06)
2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
3. **Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be**

established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.

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

1. Use Regulations:
   a. A building or land shall be used only for the following purposes:
      (1) Farming.
      (2) Animal husbandry.
      (3) Farm family dwellings.
      (4) Tenant dwellings.
      (5) Site-built, single-family detached dwellings.
      (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
      (7) Manufactured housing.
      (8) Mobile homes.
      (9) Accessory buildings.
      (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
      (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
      (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent rite of passage to access the structure exists or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
   b. Special exception uses and structures include the following:
      (1) Religious institutions.
      (2) Golf courses and golf practice ranges.
      (3) Public parks and recreational areas.
   c. Special permit uses and structures include the following:
      (1) Child care centers.
      (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
      (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
      (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
      (5) Public stables and kennels.
      (6) Cellular installations and PCS (personal communication service) installations.
      (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
      (8) Reserved.
      (9) Fire stations with or without firefighter training facilities.
      (10) Nonresidential accessory buildings
      (11) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
   a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
   b. Minimum yard sizes:
      (1) Front—thirty-five (35) feet.
      (2) Side—ten (10) feet.
      (3) Rear—twenty (20) feet.
      (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
   c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.
   d. Permitted encroachments:
      (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
      (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.
3. Special Provisions:
   a. Additional dwellings on unsubdivided property:
      (1) Additional dwellings on unsubdivided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
      (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
      (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
      (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.

b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Housing Installation in Flood Hazard Areas.
c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
d. Farmer's market
   (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.
   (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
e. Cemeteries and mausoleums:
   (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
   (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.

4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

ANALYSIS

The applicant proposes a minor resubdivision creating two (2) new lots out of an existing parcel, one of which will not have frontage on a public street.

Proposed Lot S-1 will meet the minimum width and area requirements of the R-1A zoning district and have frontage on River Road. Setbacks for the existing house and accessory structure will not be impacted as a result of the subdivision.

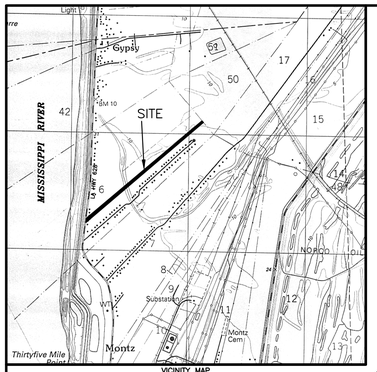
Lot P-1 will meet the width and area requirements for the O-L zoning district, but it will not have frontage on a developed street. The survey shows a 25-foot wide access and utility servitude from River Road, through adjacent Lot 1B-1-A. The Departments of Public Works & Wastewater and Waterworks indicated the servitude is satisfactory.

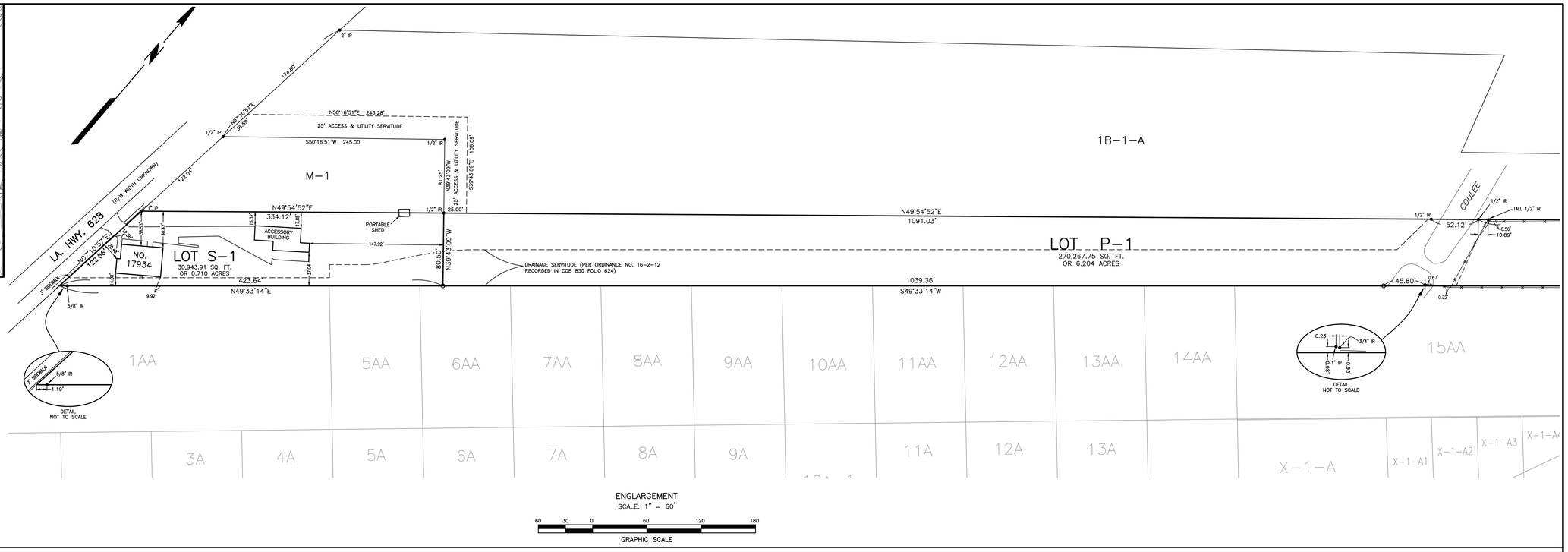
Lots without frontage are permitted in the O-L zoning district *"provided that a permanent rite of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court".*

The O-L zoning district allows for development on lots without frontage when a permanent rite of passage is provided for, recorded into the deed of the property, and filed with the Clerk of Court. If this resubdivision is approved, the plat will be recorded in the Clerk of Court and referenced in the deeds to Lots P-1 and 1B-1-A.

DEPARTMENT RECOMMENDATION

Approval with waivers from the arrangement requirement for proposed lot P-1.





APPROVALS:

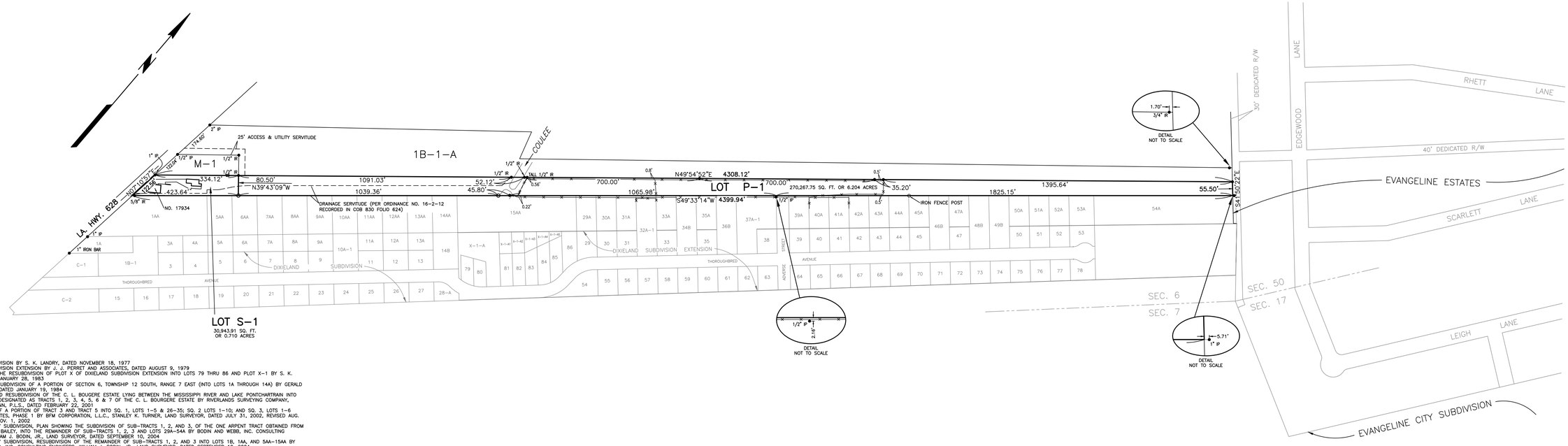
St. Charles Parish Planning and Zoning Commission Chairman _____ Date _____

St. Charles Parish Council Chairman _____ Date _____

St. Charles Parish President _____ Date _____

Recorded in The Clerk of Court's office
St. Charles Parish on the ____ day of
_____, in Book _____
Folio _____, Entry # _____

Signature _____ Title _____



REFERENCE PLANS:

1. DIXIELAND SUBDIVISION BY S. K. LANDRY, DATED NOVEMBER 18, 1977
2. DIXIELAND SUBDIVISION EXTENSION BY J. J. PERRET AND ASSOCIATES, DATED AUGUST 9, 1979
3. PLAN SHOWING THE RESUBDIVISION OF PLOT X OF DIXIELAND SUBDIVISION EXTENSION INTO LOTS 79 THRU 86 AND PLOT X-1 BY S. K. LANDRY, DATED JANUARY 28, 1983
4. PLAN SHOWING SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 7 EAST (INTO LOTS 1A THROUGH 14A) BY GERALD SWANSON, INC., DATED JANUARY 19, 1984
5. SURVEY PLAT AND RESUBDIVISION OF THE C. L. BOUGERE ESTATE LYING BETWEEN THE MISSISSIPPI RIVER AND LAKE PONTCHARTRAIN INTO TRACTS HEREIN DESIGNATED AS TRACTS 1, 2, 3, 4, 5, 6 & 7 OF THE C. L. BOURGERE ESTATE BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED FEBRUARY 22, 2001
6. RESUBDIVISION OF A PORTION OF TRACT 3 AND TRACT 5 INTO SQ. 1, LOTS 1–5 & 26–35; SQ. 2 LOTS 1–10; AND SQ. 3, LOTS 1–6 EVANGELINE ESTATES, PHASE 1 BY BFM CORPORATION, L.L.C., STANLEY K. TURNER, LAND SURVEYOR, DATED JULY 31, 2002, REVISED AUG. 30, 2002 AND NOV. 1, 2002
7. BAILEY PROPERTY SUBDIVISION, PLAN SHOWING THE SUBDIVISION OF SUB–TRACTS 1, 2, AND 3, OF THE ONE ARPENT TRACT OBTAINED FROM VICTORINE AVRIL BAILEY, INTO THE REMAINDER OF SUB–TRACTS 1, 2, 3 AND LOTS 29A–54A BY BODIN AND WEBB, INC. CONSULTING ENGINEERS, WILLIAM J. BODIN, JR., LAND SURVEYOR, DATED SEPTEMBER 10, 2004
8. BAILEY PROPERTY SUBDIVISION, RESUBDIVISION OF THE REMAINDER OF SUB–TRACTS 1, 2, AND 3 INTO LOTS 1B, 1AA, AND 5AA–15AA BY BODIN AND WEBB, INC. CONSULTING ENGINEERS, WILLIAM J. BODIN, JR., LAND SURVEYOR, DATED SEPTEMBER 10, 2004
9. RESUBDIVISION OF TRACT 1B–1 AND SIDNEY MILLET, JR. TRACT INTO LOT M–1 AND TRACT 1B–1–A BY LUCIEN C. GASSEN, PLS, DATED NOVEMBER 19, 2013
10. SURVEY PLAT AND RESUBDIVISION OF LOT 32 OF DIXIELAND SUBDIVISION EXTENSION, A PORTION OF THE 1' RESERVED STRIP AND LOT 32A OF THE BAILEY PROPERTY SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 32A–1 OF DIXIELAND SUBDIVISION EXTENSION BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED MARCH 28, 2014
11. DRAINAGE SERVITUDE, REQUIRED DRAINAGE SERVITUDES FOR A PORTION OF COULEE CANAL BY G.E.C., INC., DATED APRIL 21, 2015, REVISED AUGUST 25, 2015
12. SURVEY PLAT AND RESUBDIVISION OF LOT 37 OF DIXIELAND SUBDIVISION EXTENSION, A PORTION OF THE 1' RESERVED STRIP AND LOT 37A & LOT 38A OF THE BAILEY PROPERTY SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 37A–1 OF DIXIELAND SUBDIVISION EXTENSION BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED MAY 31, 2016

The servitudes shown on this survey are limited to those set forth per information furnished by the owner or his agent and 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 X.

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

LEGEND
● = FOUND
O = 1/2" IRON ROD SET
IP = IRON PIPE
IR = IRON ROD
—X— FENCE

BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) ESTABLISHED BY USING LOUISIANA STATE UNIVERSITY'S C4G REAL TIME NETWORK.

RESUBDIVISION OF
ST. GERMAINE PROPERTY
INTO LOTS S–1 & P–1
IN SECTION 6, T12S – R7E
MONTZ, ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 200'

CERTIFIED TO DENVER W. PERILLOUX

200 100 0 200 400 600 800
GRAPHIC SCALE

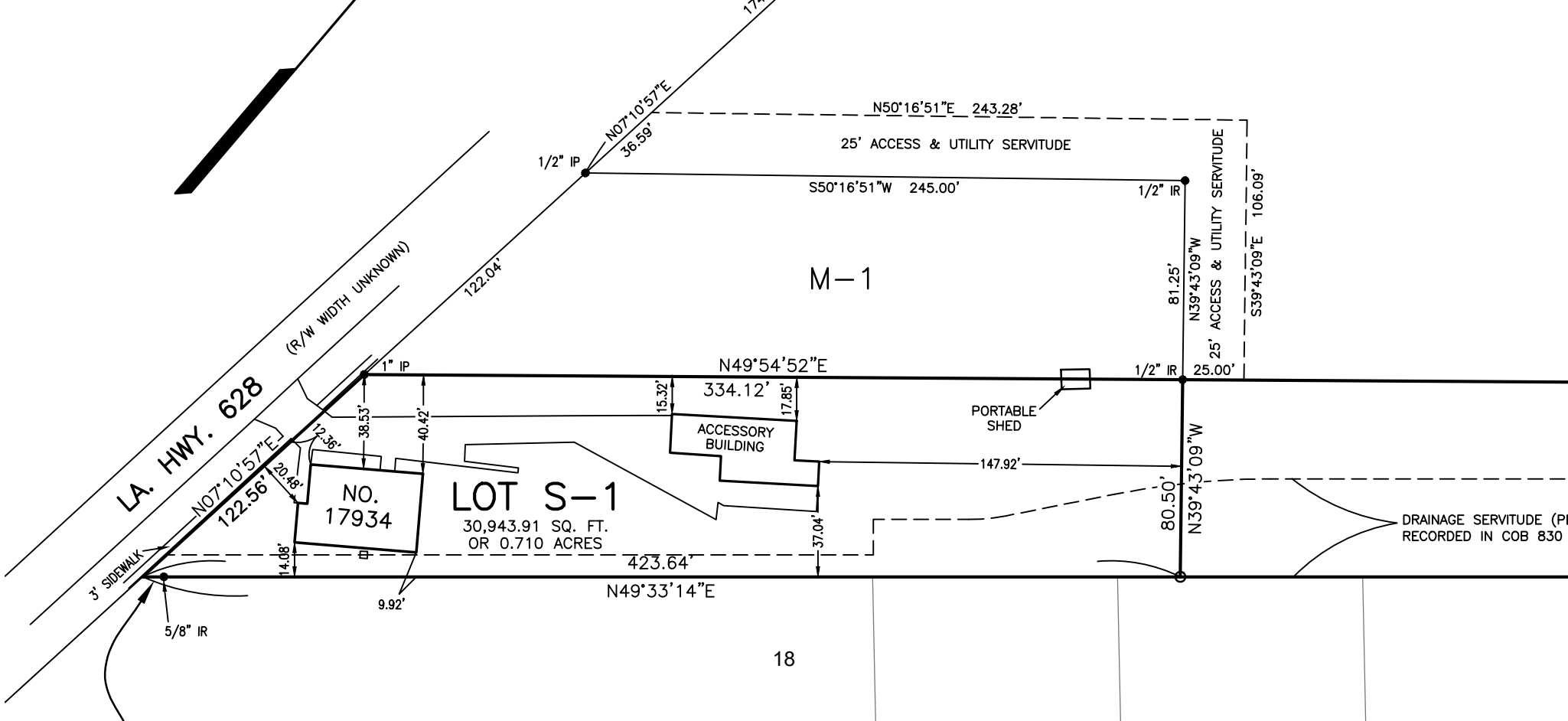
PRELIMINARY

FOR REVIEW ONLY,
NOT FOR RECORDATION,
CONVEYANCES OR SALES

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

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

LUCIEN C. GASSEN
SURVEYING SERVICES


LA. HWY. 628
(R/W WIDTH UNKNOWN)
N07°10'57"E
122.56'
12.36'
20.48'
3' SIDEWALK
5/8" IR
14.08'
NO. 17934
38.53'
40.42'
9.92'
LOT S-1
30,943.91 SQ. FT.
OR 0.710 ACRES
423.64'
N49°33'14"E
N07°10'57"E
36.59'
122.04'
1/2" IP
1" IP
N50°16'51"E 243.28'
25' ACCESS & UTILITY SERVITUDE
S50°16'51"W 245.00'
1/2" IR
M-1
N49°54'52"E
334.12'
15.32'
17.85'
ACCESSORY BUILDING
147.92'
37.04'
PORTABLE SHED
81.25'
N39°43'09"W
25' ACCESS & UTILITY SERVITUDE
S39°43'09"E 106.09'
25.00'
80.50'
N39°43'09"W
DRAINAGE SERVITUDE (PI
RECORDED IN COB 830

From: Perilloux, Denver W.
To: Chris Welker
Subject: RE: RE: [EXTERNAL] Fwd: RE: DPerilloux Access Servitude
Date: Monday, August 12, 2019 9:32:11 AM
Attachments: Perilloux Access Agreement.pdf

Good morning Chris,

Please see the attached Perilloux access agreement.

Also, I ask that St. Charles Parish waives the requirement that a lot possess frontage on a developed street. Lot P-1 is being purchased as vacant land with access through Lot 1B-1-A. This requirement is requested to be waived as no permanent structure is built on the land.

Please let me know what is the next step in this process.

Thanks,

Denver Perilloux
Office: 985.535.7470
Cell: 504.418.7470

From: Chris Welker <cwelker@stcharlesgov.net>
Sent: Wednesday, August 07, 2019 8:59 AM
To: Perilloux, Denver W. <DePerilloux@marathonpetroleum.com>
Subject: RE: RE: [EXTERNAL] Fwd: RE: DPerilloux Access Servitude

Denver,

We met with our director and were able to get further input on the proposed resubdivision and an idea of what we need moving forward.

First, the servitude should be labelled as an access and utility servitude. And to answer the initial question, this servitude would be private between the two property owners.

We would also need to see a written agreement between the two property owners allowing access to proposed Lot P-1 through Lot 1B-1-A.

Finally, we would need something in writing requesting a waiver to the requirement that a lot possess frontage on a developed street.

I can go ahead and work with the surveyor to get any changes to the survey we need.

Let me know if you have any questions.

Thank you,

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

RESOLUTION NO._____

A resolution endorsing a waiver from the Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by Leonie St. Germain Jr., et als.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the St. Charles Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots possess frontage on a street or roadway that meets the specifications; and,

WHEREAS, the subdivider has requested a waiver from the arrangement requirement to create Lot P-1 of St. Germain Property as shown on a survey by Louis J. Gassen Jr., PLS dated [DATE OF SURVEY]; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the required waiver at their September 5, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot P-1 of St. Germain Property as shown on a survey by Louis J. Gassen Jr., PLS dated [DATE OF SURVEY] as requested by Leonie St. Germain Jr., et als.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

And the resolution was declared adopted this __day of _____, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:_____

SECRETARY:_____

DLVD/PARISH PRESIDENT:_____

APPROVED:_____ DISAPPROVED:_____

PARISH PRESIDENT:_____

RETD/SECRETARY:_____

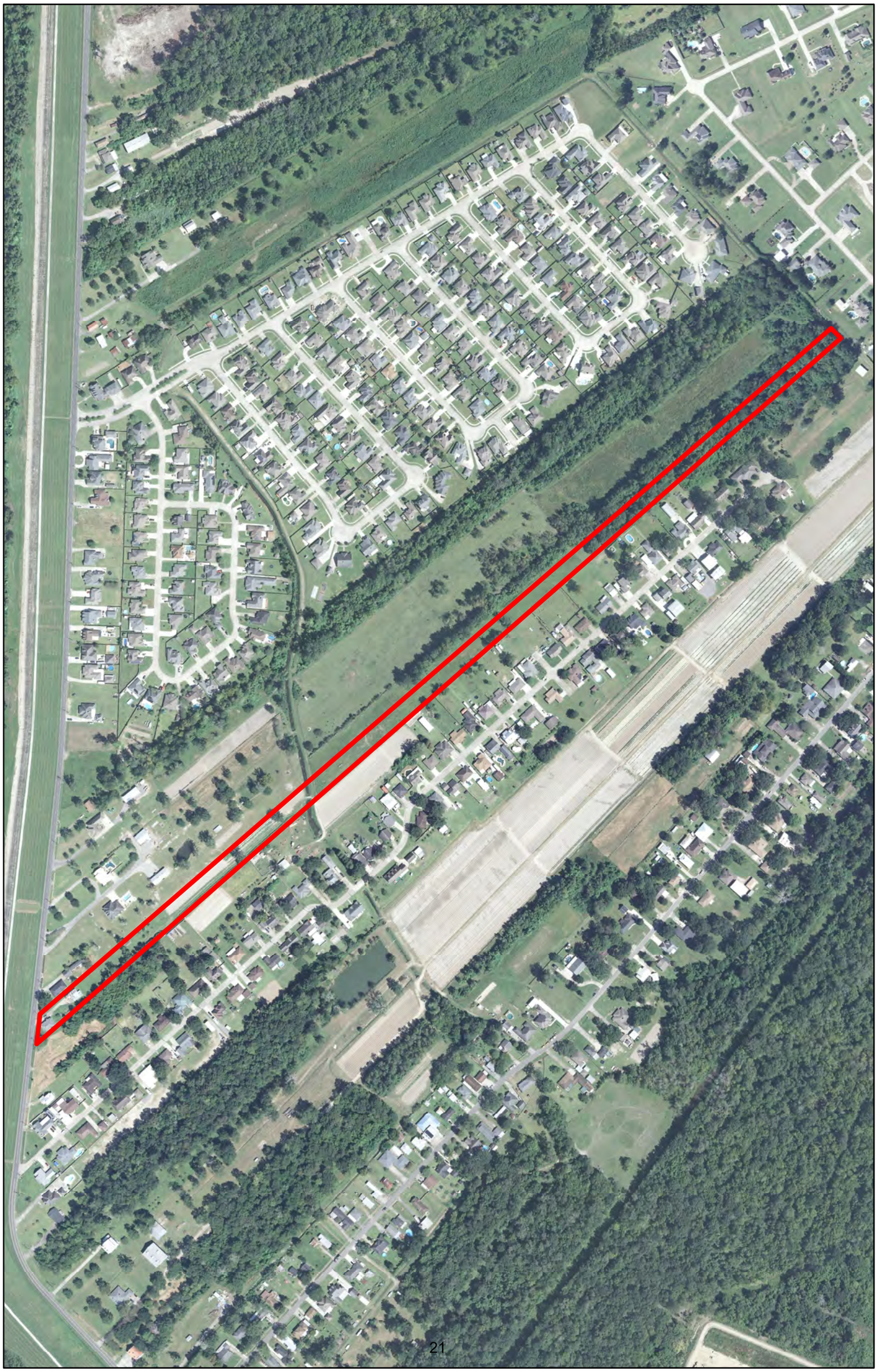
AT:_____RECD BY: _____

DRAFT

2019-13-MIN
Requested by: L.J. St. Germain-Denver Perilloux
1 lot into 2

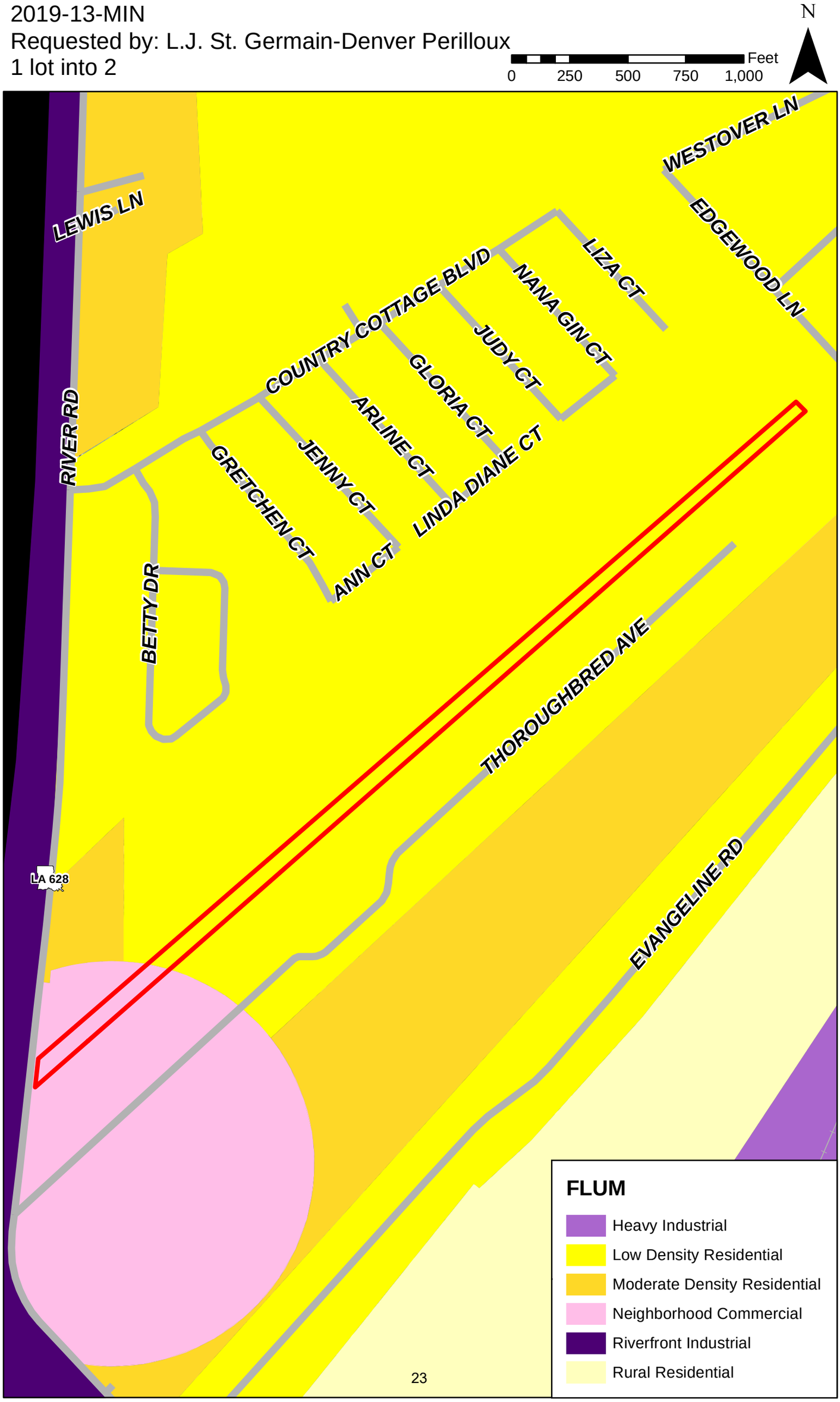
N

0 250 500 750 1,000 Feet



2019-13-MIN
Requested by: L.J. St. Germain-Denver Perilloux
1 lot into 2

2019-13-MIN
Requested by: L.J. St. Germain-Denver Perilloux
1 lot into 2



St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-15-MIN

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 8/2/19**
  Randall Tobin
  A-Star Randall, LLC/A-Star Collision, Inc.
  192 Almedia Road
  St. Rose, LA 70087
  (504)-640-0679; astar@nocoxmail.com

  Anthony Ragusa
  Authentic Air, LLC
  100 Cypress Lane
  Destrehan, LA 70047
  (504)-462-2125; anthony@authenticairllc.com

- **Location of Site**
  192, 210, 222 Almedia Road, St. Rose

- **Requested Action**
  Resubdivision of two lots, I-1 and J-1A, Almedia Plantation Subdivision, into three (3) lots, I-1A, J-2A, and J-1A-2.

SITE INFORMATION

- **Size of Parcel(s)**
  - Proposed Lot 1-1A: 18,941.69 square feet, 120.62 feet wide
  - Proposed Lot J-2A: 15,624.07 square feet, 100 feet wide
  - Proposed Lot J-1A-2: 18,728.75 square feet, 120.60 feet wide

- **Current Zoning and Land Use**
  The site is zoned M-1, Light Manufacturing and Industry. Lot I-1 is developed with an auto body and paint shop, which will be located on proposed Lot I-1-A. Lot J-1A is developed with an HVAC contractor, which will be located on proposed Lot J-1A-2. Proposed lot J-2A will be vacant.

- **Surrounding Zoning and Land Use**
  M-1 zoning is adjacent to each side; M-1 and C-2 zoning is located across Almedia Road; O-L and R-1A zoning is adjacent to the rear. Land uses in the area are light-industrial: storage yards, a used car lot, and a meat processing business. Single-family dwellings abut to the rear.

- **Plan 2030 Recommendation**
  Light Industrial: This designation includes such uses as warehouse and distribution activities, as well as office uses, repair facilities, light assembly and light manufacturing activities that do not involve emissions of odors, dust, fumes or excessive noise, consistent with the uses in the M-1 Light Manufacturing and Industrial zoning district.

- **Traffic Access**
  Each proposed lot has the required 100 feet of width on Almedia Road; the dividing lot lines are situated so that developed lots maintain their access/driveways.

- **Utilities**
  Parish water and sewer are available from Almedia Road. Almedia Road is a sstate highway, so roadside drainage is managed by LA DOTD. Representatives of Public

Works & Wastewater and Waterworks indicate existing utilities in the area can accommodate additional development.

APPLICABLE REGULATIONS

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions*.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
   a. Location of the property.
   b. Name(s) and address(es) of the owners.
   c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
   d. Existing property lines and lot numbers, including names and width of adjoining streets.
   e. Proposed property lines and revised numbers of proposed lots.
   f. Location and dimensions of existing buildings.
   g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
   h. Existing lakes and ponds.
   i. North arrow and scale.
   j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
   k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. *- Geometric standards.*

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
   a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
   b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

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

2. Spatial Requirements:
   a. Minimum lot size: Ten thousand (10,000) square feet. Minimum width: One hundred (100) feet.
   b. Minimum yard sizes:
      (1) Front - twenty-five (25) feet
      (2) Side - fifteen (15) feet
      (3) Rear - twenty-five (25) feet.
      (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

ANALYSIS

The applicant requests resubdivision to create a new, vacant lot on Almedia Road in St. Rose. The site is currently two (2) lots zoned M-1, each developed with businesses. The resubdivision would result in each existing businesses on their own smaller lots while creating a third lot which will be vacant.

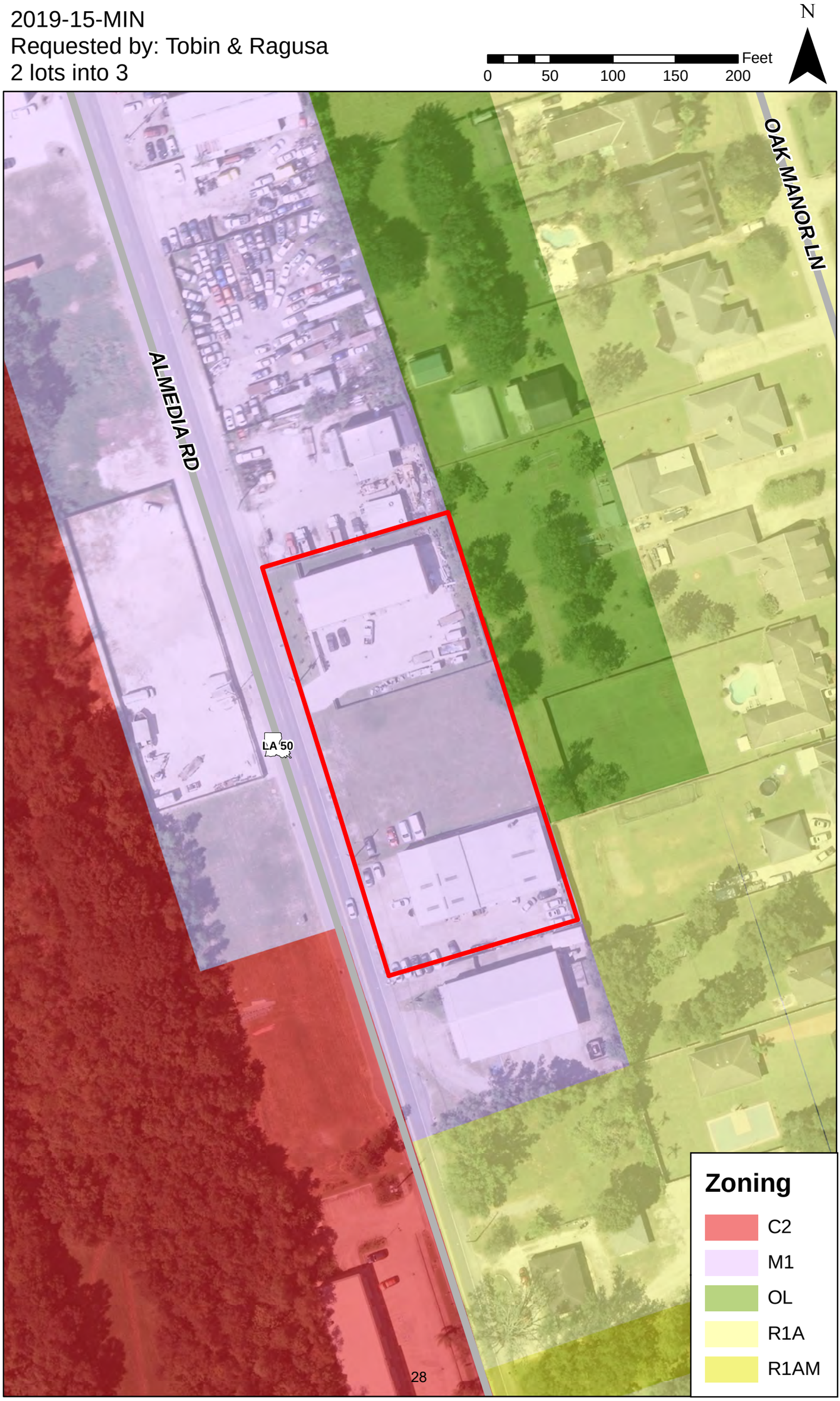
Proposed lots I-1A, J-2A, and J-1A-2 meet the required width and exceed the required area for the M-1 district. The new interior lot lines will allow the existing structures to meet side yard setbacks for the M-1 district.

DEPARTMENT RECOMMENDATION

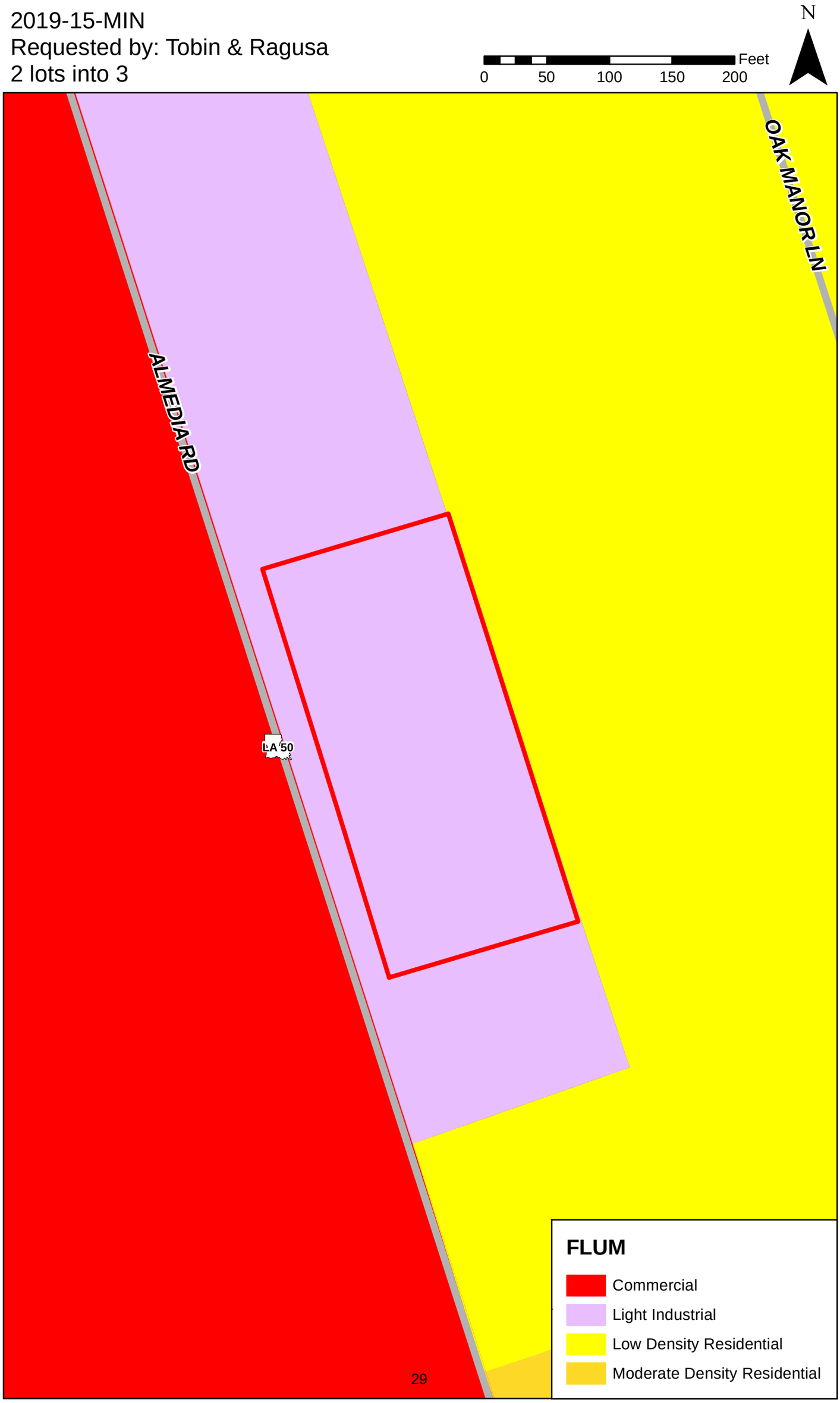
Approval

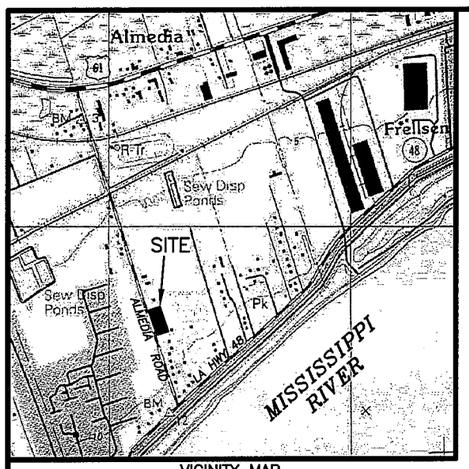
2019-15-MIN
Requested by: Tobin & Ragusa
2 lots into 3

2019-15-MIN
Requested by: Tobin & Ragusa
2 lots into 3

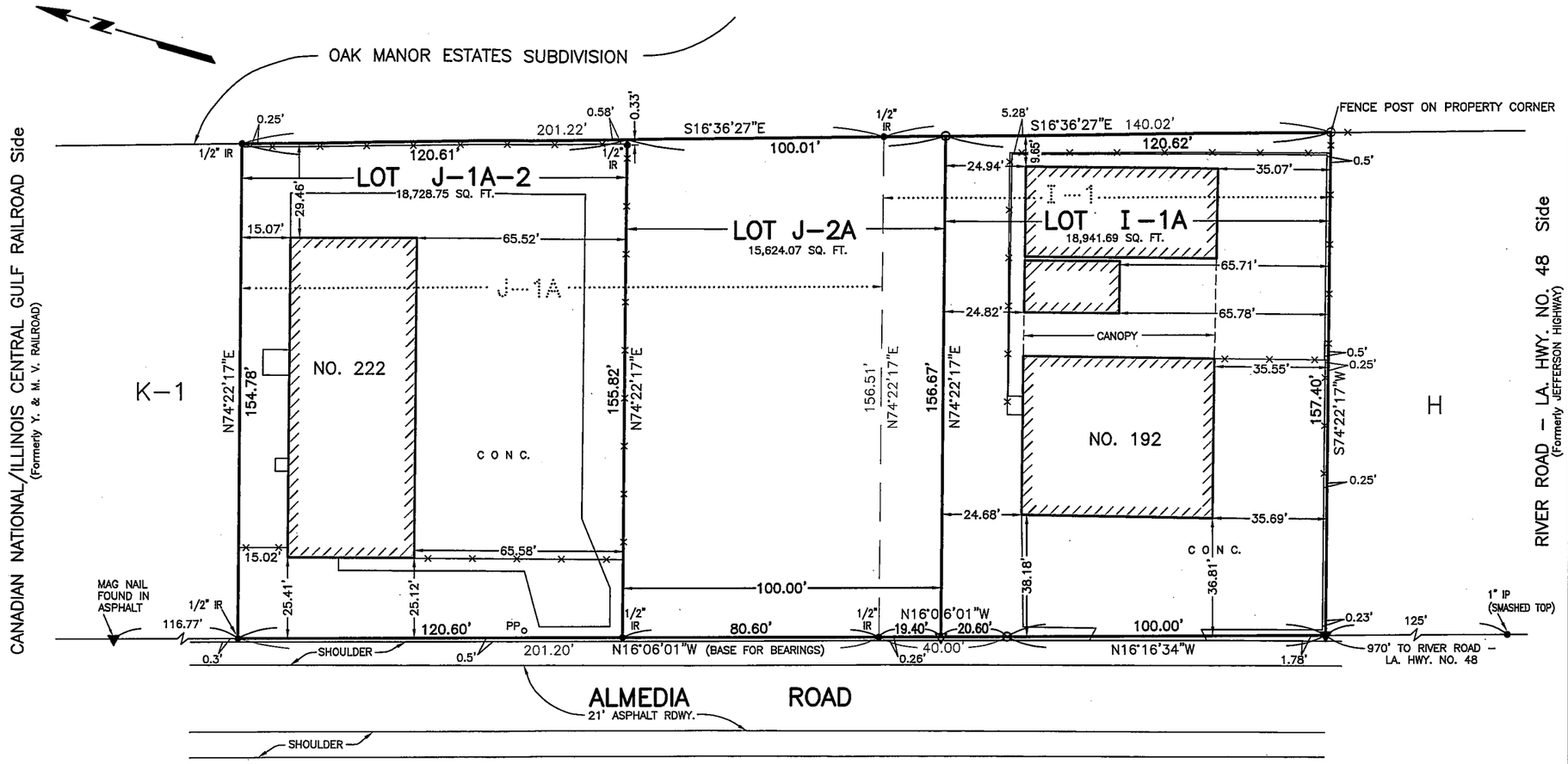


2019-15-MIN
Requested by: Tobin & Ragusa
2 lots into 3





VICINITY MAP
SCALE: 1" = 2000'



APPROVALS:

St. Charles Parish Planning and Zoning Commission Chairman _____ Date _____

St. Charles Parish President _____ Date _____

Recorded in The Clerk of Court's office

St. Charles Parish on the _____ day of

_____, in Book _____

Folio _____, Entry # _____

Signature _____ Title _____

REFERENCE PLAN:
RESUBDIVISION OF LOTS J–1, J–2 & I ALMEDIA PLANTATION INTO LOTS J–1A & I–1 BY LUCIEN C. GASSEN SURVEYING SERVICES, LOUIS J GASSEN JR, PLS, DATED AUGUST 30, 2018

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

This is to certify that I have consulted the Flood Insurance Rate Map (Community No. 220160, Panel No. 0150, Suffix C, Dated June 16, 1992, Revised to reflect LOMR Dated May 2, 2003) and found that this property is in Zone A99.

40 30 20 10 0 40
GRAPHIC SCALE

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

LEGEND
● = FOUND
O = 1/2" IRON ROD SET
▼ = MAG NAIL FOUND
▽ = MAG NAIL SET
IP = IRON PIPE
IR = IRON ROD
PP = POWER POLE
—×— FENCE

RESUBDIVISION OF LOTS J–1A & I–1 ALMEDIA PLANTATION INTO LOTS J–1A–2, J–2A & I–1A IN SECTION 40, T12S – R9E ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 40' JULY 31, 2019

CERTIFIED TO A–STAR RANDALL, LLC

STATE OF LOUISIANA
LOUIS J. GASSEN, JR.
License No. 4945
PROFESSIONAL
LAND SURVEYOR

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

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

LUCIEN C. GASSEN
SURVEYING SERVICES

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-16-MIN

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 8/14/19**
  Adam Bragdon
  Good Hope Street Norco, LLC
  530 Pine Street
  Norco, LA 70079
  (352)-563-8009; bragdon_adam@yahoo.com

- **Location of Site**
  Portion of Lot E, 26 Apple Street, Norco

- **Requested Action**
  Resubdivision of a portion of Lot E, Good Hope Plantation-Tract E Subdivision, into two (2) lots, 1-E & 2-E, with waivers from the required width and area for Lot 2-E.

SITE INFORMATION

- **Size of Parcel(s)**
  - Proposed Lot 1-E: 8,330 square feet, 209.13 feet wide on Apple Street
  - Proposed Lot 2-E: 1,593 square feet, 40 feet wide on Apple Street

- **Current Zoning and Land Use**
  C-2, General Commercial; the site is developed with a commercial building that appears to be vacant and a long parking surface.

- **Surrounding Zoning and Land Use**
  C-2 zoning abuts to the rear and both sides; both C-2 and R-1A zoning are located across Apple Street. Commercial buildings are on each side. Single-family houses are located across Apple Street.

- **Plan 2030 Recommendation**
  General Commercial: The General Commercial category includes sites for commercial uses that provide a mix of business activities and that serve the community as a whole. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. In general, this designation applies to most commercial uses that are permitted in the C-2 (General Commercial – Retail) and all of the uses permitted in the C-3 (Highway Commercial) zoning districts.

- **Traffic Access**
  The site has long has 249 feet of frontage on Apple Street, with a long parking area open to the roadway. Proposed Lot 2-E will lack the required width to provide traffic access in the C-2 zoning district.

- **Utilities**
  Representatives of Public Works & Wastewater and Waterworks indicate existing utilities in the area can accommodate additional development.

APPLICABLE REGULATIONS

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions*.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning

Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.

3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
   a. Location of the property.
   b. Name(s) and address(es) of the owners.
   c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
   d. Existing property lines and lot numbers, including names and width of adjoining streets.
   e. Proposed property lines and revised numbers of proposed lots.
   f. Location and dimensions of existing buildings.
   g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
   h. Existing lakes and ponds.
   i. North arrow and scale.
   j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
   k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. *- Geometric standards.*

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
   a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
   b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[III.] C-2 General commercial district— Retail sales

2. Spatial Requirements:
   a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) 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.

ANALYSIS

The applicant requests resubdivision of one (1) lot into two (2) at 26 Apple Street, Norco in the C-2 zoning district. This side of Apple Street is comprised of lots that are only 39.83' deep.

Proposed Lot 1-E exceeds the required 60-foot width and 6,000 square foot area for the C-2 zoning district; like other lots on this side of Apple Street, it is only 39.83 feet deep. It is developed with a 2,145 square foot commercial building and 15 parking stalls. While the resubdivision will separate the furthest four (4) parking stalls from the site, four (4) parking stalls can be added along the line of parking stalls along the east property line--so proposed Lot 1-E can be designed with 15 parking stalls. This is important because the building has been vacant for at least 10 months. Permitting the same type of business, a restaurant, would require 15 parking stalls, office use would require 11, and a retail store would require nine (9) stalls.

Proposed Lot 2-E is 40-feet wide and 1,593 square feet, short of both requirements. The applicant is requesting waivers from the required width and area because the lot is intended for a community park, with improvements including benches, landscaping, and a flagpole.

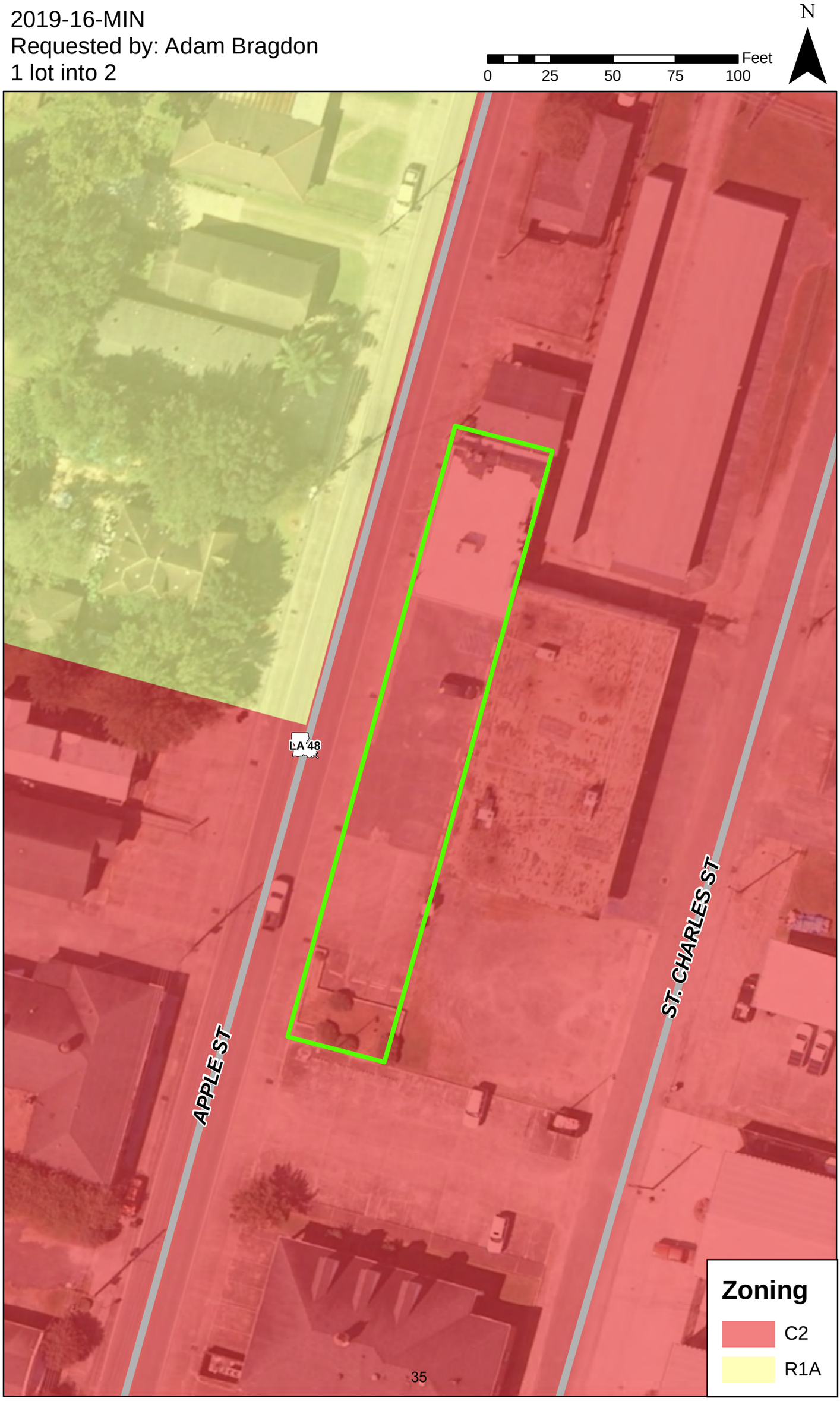
The Department has no objection to the waivers considering Proposed Lot E-1 can be redesigned to meet parking requirements for most uses and the smaller lot is for public use.

DEPARTMENT RECOMMENDATION

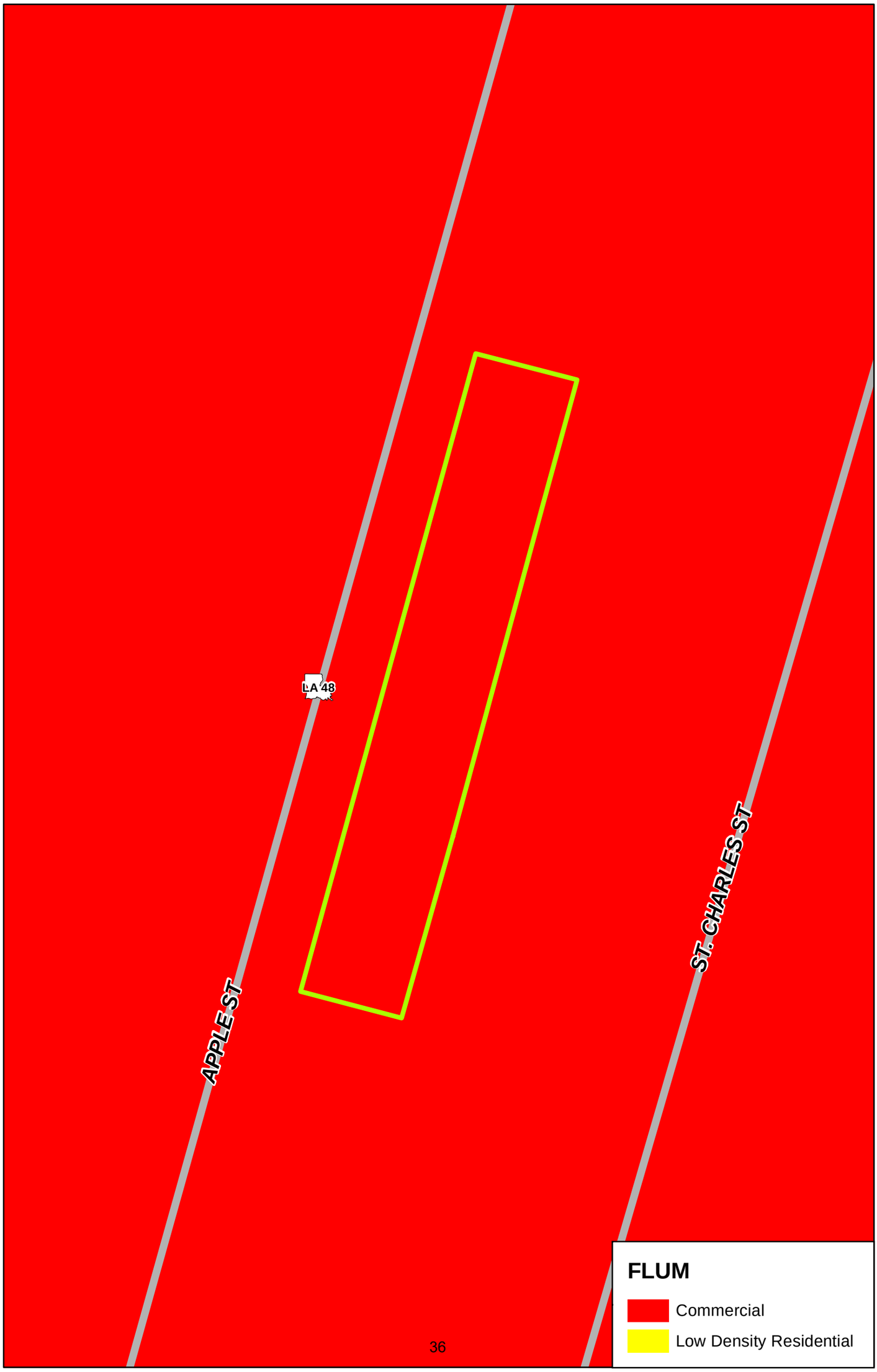
Approval with waivers from the required width and area for proposed lot E-2.

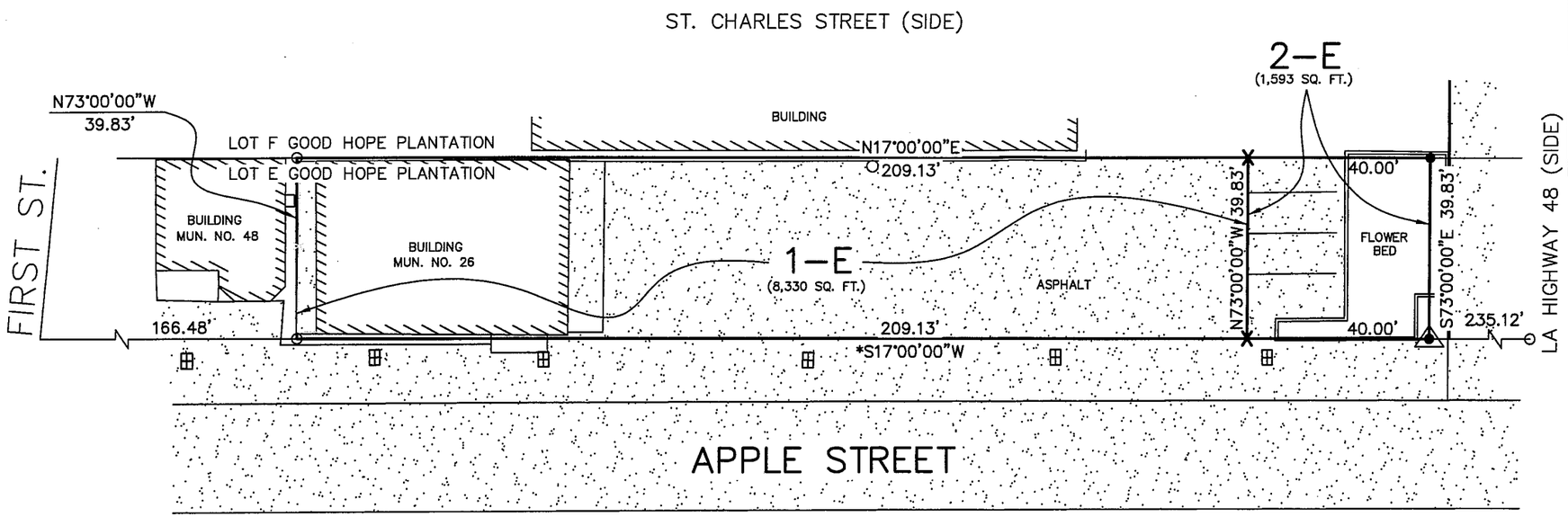
2019-16-MIN
Requested by: Adam Bragdon
1 lot into 2

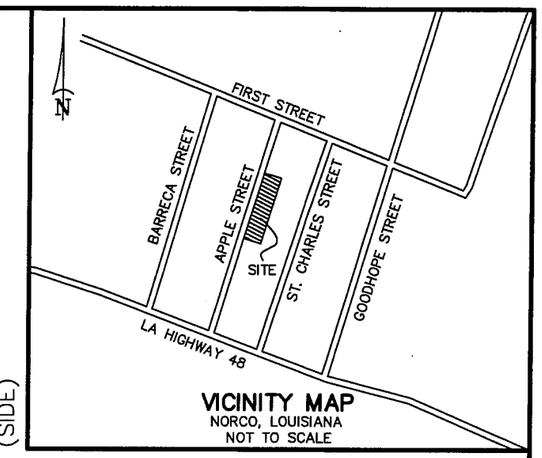
2019-16-MIN
Requested by: Adam Bragdon
1 lot into 2



2019-16-MIN
Requested by: Adam Bragdon
1 lot into 2







VICINITY MAP
NORCO, LOUISIANA
NOT TO SCALE

OWNER: GOOD HOPE STREET NORCO, L.L.C.
530 PINE STREET
NORCO, LA 70079

APPROVED:

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

CHAIRMAN ST. CHARLES PARISH COUNCIL DATE

PARISH PRESIDENT DATE

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

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE_____

DAY OF _____, IN BOOK_____

FOLIO _____, ENTRY # _____

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

LEGEND

- ● 1/2" IRON ROD SET
- ○ 1/2" IRON ROD FOUND
- X CROSS CUT
- PK NAIL SET

30 15 0 30 60 90

SCALE IN FEET
1"=30'

TITLE: SURVEY PLAT AND RESUBDIVISION OF A 249.13' X 39.83' PORTION OF LOT E OF GOOD HOPE PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT 1-E AND LOT 2-E OF LOT E OF GOOD HOPE PLANTATION
SITUATED IN SECTION 6, T-12-S, R-8-E,
NORCO, ST. CHARLES PARISH, LOUISIANA.

DATE: JULY 9, 2019

SURVEY REFERENCE:
1. MAP OF SUBDIVISION OF LOT E BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION BY H.E. LANDRY R.L.S. DATED 6/4/1929.
2. SURVEY OF A PORTION OF LOT E OF GOOD HOPE PLANTATION BY E.M. COLLIER DATED 7/28/1971.
3. PLAN SHOWING PORTION OF LOTS E & F OF GOOD HOPE PLANTATION SUBDIVISION BY E.M. COLLIER R.L.S. DATED 5/18/1964.

BASIS OF BEARING: *EAST RIGHT OF WAY OF APPLE STREET TAKEN FROM REFERENCED SURVEY PLAT.

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. 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.

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

DRAWN BY: KPB | DRAWING NO. MM2047

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

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

RESOLUTION NO._____

A resolution endorsing a waiver from the Zoning Ordinance of 1981, Section VI. Zoning District Criteria and Regulations, C. Commercial Districts, [III] C-2.2.a. Minimum lot size and width as requested by Adam Bragdon

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the St. Charles Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots to meet the minimum area and width for the zoning district; and,

WHEREAS, the subdivider has requested a waiver from the minimum 60-foot width to 40 feet and from the required 6,000 square feet to 1593 square feet to create Lot 2-E of a Lot E of Good hope Plantation as shown on a survey by Stephen P. Flynn dated July 9, 2019; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the required waiver at their September 5, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the required area and width to allow Lot 2-E of Lot E of Good Hope Plantation, Norco, as shown on a plan by Stephen P. Flynn dated July 9, 2019 as requested by Adam Bragdon.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

And the resolution was declared adopted this __day of _____, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:_____

SECRETARY:_____

DLVD/PARISH PRESIDENT:_____

APPROVED:_____ DISAPPROVED:_____

PARISH PRESIDENT:_____

RETD/SECRETARY:_____

AT:_____RECD BY: _____

DRAFT

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-10-SPU

GENERAL APPLICATION INFORMATION

- **Name/Address of Applicant** **Application Date: 8/6/19**
  Paradis Lodging, LLC
  Piyush Maisuria
  15237 Hwy. 90
  Paradis, LA 70080
  (504)-388-7105; piyushmaisuria@msn.com

- **Location of Site**
  Lot 13-A-1, Town of Paradis; 15329 Highway 90, Paradis

- **Requested Action**
  Single-family dwelling in a C-2 zoning district

SITE–SPECIFIC INFORMATION

- **Size of Parcel(s)**
  The site is 97,354.25 square feet

- **Current Zoning and Use**
  C-2, General Commercial. The property is developed with a single-family house that was converted to a personal service shop, a salon/spa, in 2007. It appears to have been vacant since 2010 (permits 20317-07; 22196-09).

- **Surrounding Zoning and Land Uses**
  R-1A(M) zoning is adjacent to the rear and west. C-2 zoning is across Highway 90 and abutting to the east.

  This part of Paradis is characterized by large lots, identified as “farm lots” on maps of the Townsite of Paradis. Site-built, single-family houses are located to the east and to the rear, along Barber Road; St. John the Baptist Catholic Church property is to the west, or the Bayou Gauche Road side. The parcel directly across Highway 90 is vacant, but cleared.

- **Utilities**
  Water and sewer are available and representatives from Public Works & Wastewater and Waterworks have no objection to the special permit.

APPLICABLE REGULATIONS

***[III.] C-2 General commercial district— Retail sales**:*

1. Use Regulations:
   a. A building or land shall be used for the following purposes:
      (1) All uses allowed in C-1 District.
      (2) Retail sales (except auto and mobile home sales), usage, and storage
      (3) Hotels, motels and apartment hotels
      (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
      (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
      (6) Animal hospitals where all animals are kept inside the building
      (7) Service station
      (8) Commercial recreation facilities
      (9) Commercial greenhouses and nurseries
      (10) Commercial schools
      (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
      Bicycles
      Radios
      Televisions
      Stereos and recorders
      Household appliances
      Locksmith

Typewriters
Other similar uses

(12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
Dressmakers
Millinery
Tailors
Baking goods sales
Laundry and dry cleaners
Theatres (but not the drive-in type)

(13) Laboratories
(14) Customary accessory uses incidental to the above uses when located on the same lot
(15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
(16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts Cellular/communication towers.
(17) Other uses of similar intensity.
(18) Mini-storage facilities (limited to one-story construction in C-2 district).
(19) Historic home site bed and breakfast.

b. Special exception uses and structures include the following:
(1) Dwelling units contained within the office building
(2) Reserved
(3) Reserved
(4) Churches
(5) Movie theaters
(6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.

c. Special permit uses and structures include the following:
(1) R-1A and R-1B uses upon review and approval by the Planning Commission.
(2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
(3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
(4) Motor vehicle repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.
(5) Heating and air conditioning service.
(6) Sheet metal shops
(7) Plumbing shops.
(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 St. Charles Parish Council.

2. Spatial Requirements:
a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) 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 Requirements: Arterial
4. Special Provisions:
a. Where any commercial use in a C-2 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.

***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 & ADU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan*
   The Future Land Use Map (FLUM) recommends General Commercial, providing for a mix of business activities and commercial uses typically permitted in the C-2 and C-3 zoning districts, for this parcel. Residential use in C-2 and C-3 zoning requires a Special Permit, which suggests it would not be considered compliant with the Comprehensive Plan. However, it should be noted that both this parcel and the parcel adjacent to the east were rezoned from R-1AM to C-2 early in 2006. Each lot was developed with a single-family house on a large lot, but property owners argued that there was interest in converting the properties to commercial uses as residents moved into Bayou Gauche. Permit data shows a personal service shop operated on the site from 2007 until 2009, but has been vacant since. The adjacent property has never been permitted with a commercial use. The data suggest that the Future Land Use recommendation should be reconsidered. **Does Not Comply**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* The site was developed for commercial use, having been permitted for a salon and spa in 2007 and fitted with a parking lot typical of commercial developments. Abutting sites in this area of Paradis consist mostly of single-family uses on large lots. This includes single family houses adjacent to the Wisner Street side and to the rear, and a church adjacent to the Bayou Gauche Road side. A single-family residence would be more compatible with the surrounding neighborhood than continuing to use it for commercial purposes. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* Single-family dwellings require two (2) off-street parking spaces. The site is developed with a commercial parking lot, a portion of which will be removed. The remaining parking area will be capable of accommodating the two (2) required spaces. No loading facilities are required. **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 site is zoned C-2 which permits commercial uses such as retail stores, restaurants, and hotels by right. These uses would require parking and loading and generate higher rates of traffic than a single-family dwelling which would be significantly less impactful. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts*. Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance will provide for the enforcement of any noise issues that may result. A portion of the concrete parking lot will be removed, which should improve drainage and reduce flood risk. **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 currently developed with adequate front, rear, and side yards. Additional open space is not required for single-family dwellings. **Complies**
   b. *Ingress and egress to property*; ingress and egress currently comes from a single driveway opening to Highway 90. No other access points are proposed. **Complies**

c. *Parking and loading areas*; single-family dwellings required two (2) parking spaces. The site has adequate parking to accommodate a single-family dwelling. No loading areas required. **Complies**
d. *Location of garbage facilities*; **N/A**
e. *Landscaping, buffering, and screening*; **N/A**
f. *Signage*; **N/A**
g. *Height and bulk of structures*; existing structure will be converted for use as a single-family dwelling. No changes proposed. **Complies**
h. *Location and direction of site lighting*; **N/A**

ANALYSIS

The request is for a single-family dwelling on property zoned C-2, General Commercial. All residential uses require a Special Permit in the zoning district.

The special permit would allow the applicant to renovate and use the structure as a single family house. It was initially developed as a single-family dwelling, but used for business purposes under the existing C-2 zoning.

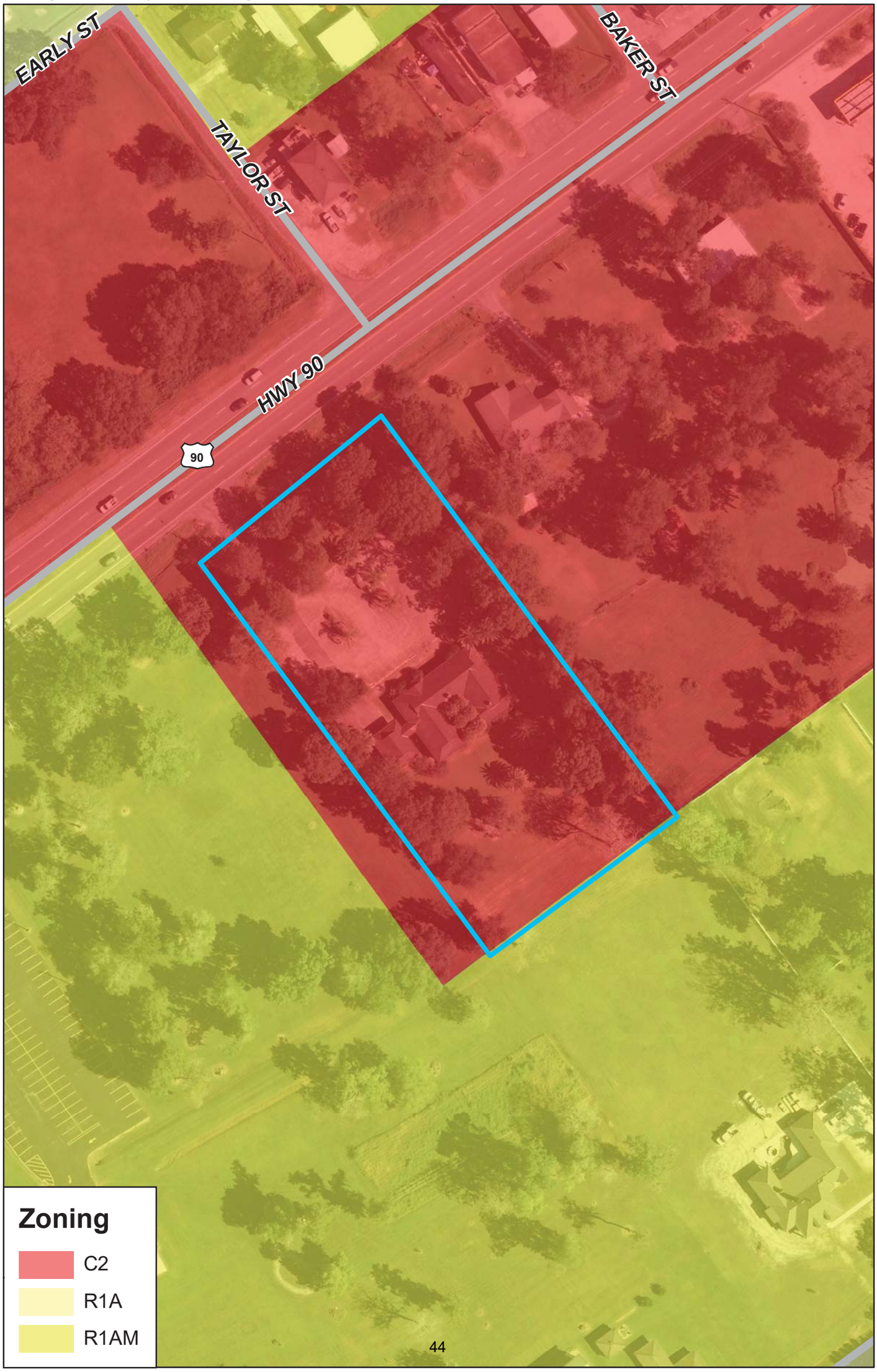
The proposed use meets the majority of the evaluation criteria for a special permit use.

DEPARTMENT RECOMMENDATION

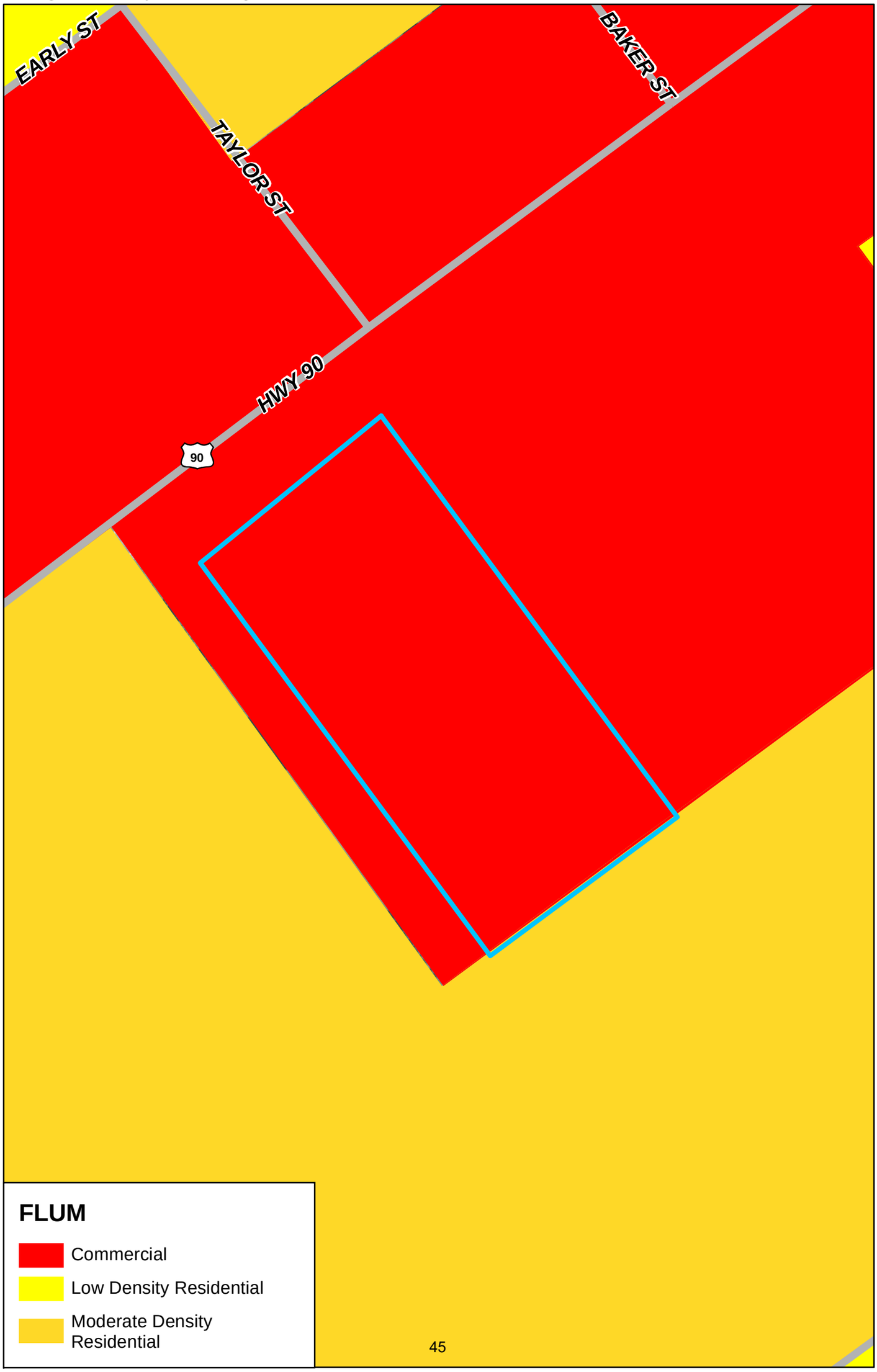
Approval

2019-10-SPU
Requested by: Paradis Lodging, LLC
Single-Family Dwelling in C-2

2019-10-SPU
Requested by: Paradis Lodging, LLC
Single-Family Dwelling in C-2



2019-10-SPU
Requested by: Paradis Lodging, LLC
Single-Family Dwelling in C-2



St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-15-R

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 7/2/19**
  Mary Jane Falcon Zeringue
  Sterling P. Zeringue
  P.O. Box B
  New Sarpy, LA 70078
  (985)-764-9293; zeringue@zeringues.net

- **Location of Site**
  Lot U8A and Lot L8B of Prospect Plantation; 14610 & 14592 River Road, New Sarpy

- **Requested Action**
  Rezoning of a portion of each lot from R-1A, Single Family Residential to R-1M, Manufactured home/recreational vehicle (RV) park.

SITE INFORMATION

- **Size of Parcel**
  - The portion of Lot U8A is 179,429 square feet (4.11 acres), 101 feet wide on River Road
  - The portion of Lot L8B is 205,901 square feet (4.72 acres), 112 feet wide on River Road

- **Current Zoning and Land Use**
  Approximately 170 to 220 feet of the front of each lot is zoned C-2, General Commercial; the remainder is zoned R-1A, Single-Family Residential.

  Two residential structures are located on the lot U8A, one of which is occupied while the other is used for storage. Lot L8B is mostly wooded, with the exception of the C-2 zoned front of the property which is developed with the outdoor storage yard for a plumbing shop.

- **Surrounding Zoning and Land Use**
  Properties on each side follow the same zoning pattern of the subject site, with C-2 in the front and R-1A for the remainder. R-1A is also adjacent to the rear, with B1 (Batture) zoning to the front across River Road.

  The lots are between New Sarpy and St. Charles Terrace Subdivisions; the Mississippi River levee is across River Road to the front; a plumbing shop with outdoor storage, single family dwellings, and vacant, wooded land is adjacent to the Troxclair Lane side; undeveloped and wooded land adjacent to the Clement Street side; and Railroad tracks adjacent to the rear.

- **Future Land Use Recommendation**
  Neighborhood Commercial: Neighborhood Commercial areas accommodate retail sales and services for the daily self-sufficiency of residents of a neighborhood or neighborhoods, such as convenience shopping, dry cleaners, hair salons and barber shops, day care centers, coffee shops, professional and business service offices, etc. Uses permitted in the C-1 (Commercial Office) zoning district are allowed in this district. Some uses that are permitted in the C-2 zoning district are also appropriate (e.g., bakeries, tailors, etc.).

  Low Density Residential (from 4 up to 8 dwellings per gross acre): This category includes the Parish's predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and

individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.

- **Traffic Access**
  Lot U8A has 101 feet of frontage on River Road, and Lot L8B has 112 feet of frontage on River Road.

- **Utilities**
  Representative from Waterworks stated water is available to serve the uses permitted by the proposed zoning district.

  Representatives from Public Works & Wastewater indicate drainage can likely be designed at permitting. Sewer would have to be pumped to the nearest manhole.

  Showing the right to extend sewer and water to the nearest connections would be required.

APPLICABLE REGULATIONS

[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:

1. Use Regulations:
   a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
   b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
   a. Include RV parks of one-half acre provided 1) the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met, and 2) the request receives review and approval by the Planning Commission and a supporting resolution of the Council.
   b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
   a. 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.
4. Special Provisions: Shall conform to either the Manufactured Home Park of [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

a. Location, space and general layout:
   (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
   (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic.
   (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
   (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
   (5) A minimum site of two (2) acres is required for a manufactured home park.
   (6) Manufactured homes shall be parked on each space to conform to the following minimums:
      (a) Twenty-five (25) feet clearance between coaches.
      (b) Five (5) feet clearance between each coach and its respective site line.
      (c) Ten (10) feet between coaches and any adjoining property lines.
      (d) Twenty (20) feet between coaches and any public street right-of-way.
      (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
      (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
      (g) Nonresidential accessory buildings shall not be permitted.

[b. Reserved.]

c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.

d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.

e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, 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.
i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

RV Park:

a. Location, space and general layout:
   (1) The RV park shall be located on a well-drained site [and] shall be so located such that is [its] drainage will not endanger adjacent property and water supply.
   (2) Any lot or portion of ground proposed to be used for an RV park shall have sufficient frontage for construction of entrances and exits properly designed for the safe movement of park traffic.
   (3) Each RV space shall contain a minimum of fourteen hundred (1,400) square feet, shall be at least thirty-five (35) feet wide, and shall have its boundaries clearly defined. The space shall abut on a driveway.
   (4) A minimum site of one (1) acre is required for an RV park.
   (5) RV's shall be parked on each space to conform to the following minimums:
      (a) Twenty-five (25) feet clearance between RV's.
      (b) Five (5) feet clearance between each RV and its respective site line.
      (c) Ten (10) feet between RV's and any adjoining property lines.
      (d) Twenty (20) feet between RV's and any public street right-of-way.
      (e) Twenty-five (25) feet between RV's and any building or structure not used for accessory purposes.
      (f) Accessory buildings must be a minimum of ten (10) feet from any RV.
      (g) Nonresidential accessory buildings shall not be permitted.
b. Parking: Sufficient area shall be provided for the parking of at least one (1) motor vehicle for each RV space plus an additional car space for each three (3) lots to provide for guest parking, two (2) car tenants and for delivery and service vehicles.
c. Transportation system:
   (1) Streets and access drives: All streets and access drives within the RV park shall be constructed to required parish specifications as outlined in subdivision regulations [appendix C].
   (2) Driveway: All driveways within the RV park shall be designed and surfaced with appropriate materials which will provide adequate and safe means of transit for park residents.
d. Recreation: Not less than ten (10) percent of the gross area of the RV park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
e. Utilities: Each RV site shall be provided with a sanitary sewer connection, and each RV shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
f. Garbage: If garbage hoppers are to [be] provided, then two (2) shall be provided for each twenty (20) RV sites, and each hopper shall be screened from view by wood or masonry fencing.
g. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
h. General: Individual RV sites may be leased or rented but not subdivided or sold.
i. All improvements required in this section must be completed prior to the placement of any RV on the site.

<u>Appendix A. Section XV. - Amendment procedure</u>

D. *Rezoning guidelines and criteria:* Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning 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. One or more of following examples may be used in evaluating reasonableness:
   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. and

2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE EVALUATION

Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning that is incompatible with the surrounding neighborhood.* Plan 2030 recommends *Neighborhood Commercial* near River Road and *Low Density Residential* for the majority of this site. These designations are consistent with the zoning and development pattern of the surrounding area; neither category is consistent with parks for recreational vehicles or manufactured/mobile homes. In addition to not conforming to the Comprehensive Plan, a request for R-1M in an area consisting of C-2 and R-1A zoning would be a spot zone. **The request fails 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.* The relatively isolated site is located within an area of mostly undeveloped and wooded land between two neighborhoods developed in the 50s and 60s. It is separated from the St. Charles Parish Annex Subdivision by approximately 200 feet of woods, and the New Sarpy Subdivision by approximately 380 feet of woods. The nearest residential development consists of six single family dwellings along Troxclair Lane, five of which will immediately abut the proposed R-1M zoning district. New residential activity in this area has been sparse, with the most recent permit being for a mobile home in 2011. The immediate area primarily consists of high intensity commercial or institutional uses, including the East Bank Public Works Yard, St. Charles Parish Sheriff Substation, St. Charles Council on Aging offices, automotive repair shop, and plumbing shop with associated outdoor storage yard. Between the sparse residential development, significantly contrasting uses, and proximity to the Valero and Shell-Motiva industrial areas, the existing zoning no longer allows for reasonable use of the properties. **The request meets 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.* The R-1M district is a limited use zoning district in which only Manufactured Home and RV Parks are permitted. This proposed use would be located within a mostly isolated area where woods buffer on both sides, railroad tracks are to the rear, and high intensity commercial and institutional uses towards the front. A residential area is located on Troxclair Lane consisting of six residential dwellings. The most recent residential activity was the permitting of a mobile home in 2011. The development of an RV or Mobile Home Park would not injure the existing neighborhood character as it is currently defined by sharp contrasts in land uses. Waterworks and drainage can likely handle an RV park in this location, and sewer would have to be pumped to the nearest manhole. The right to extend both water and sewer facilities would have to be shown. **The request meets the third guideline.**

ANALYSIS

The applicant requests a change of zoning from R-1A, Single-family Residential to R-1M, Manufactured home/recreational vehicle (RV) park on Lots U8A and L8B, Prospect Plantation Subdivision, two long tracts consisting of approximately 8 acres in order to develop an RV park.

The request meets guidelines 2 and 3 for rezoning. R-1A zoning does not allow for reasonable use of the property due to the lack of residential activity in the area, sharp contrasts in adjacent uses, and proximity to the Valero and Shell-Motiva industrial areas. The uses permitted in the R-1M zoning district, which are limited to mobile home and RV parks, would not overburden infrastructure, nor injure existing neighborhood character as it is an isolated area defined by drastically contrasting land uses.

The applicants held a neighborhood meeting on August 21st to discuss the proposal with neighbors and address the concerns expressed at the Planning Commission meeting on August 1st.

Because the site is more than three (3) acres, approval requires an amendment to the Future Land Use Map.

DEPARTMENT RECOMMENDATION

Approval

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

Permit/Case #: 2019-15-R
Receipt #: 2755897
Application Date: 7/2/19
Zoning District: R-1A
FLUM Designation:
Date Posted:

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

Fee: $40 - $200

Applicant: Sterling P. Zeringue & Mary Jane Falcon Zeringue

Home address: P.O. Drawer "B", New Sarpy, LA 70078

Mailing address (if different):

Phone #s: 985-764-9293 Email: zeringue@zeringues.net

Property owner: Sterling & Sharon Zeringue, Mary Jane Zeringue & her children

Municipal address of property: 14610 & River Road, Destrehan, LA 70047

Lot, block, subdivision: Lot U8A, being a portion of the upper half of ~~Lot 8 of Prospect Plan and Lot L8B remainder~~

Change of zoning district from: R1A to: R1M

***We want the River Road Commercial to Remain Commercial

Future Land Use designation of the property: neighborhood commercial (mixed use)

(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

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

Describe how you plan to use the property if the rezoning is granted: To build an RV Park to serve the needs of contract employees of the nearby industrial facilities. (Valero is located within 1 mile of site) To facilitate tourism by providing convenient over-night stays for RV owners. NO permanant trailers will be located here.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? The immediate adjacent properties are vacant land and a few single family residences. Near neighbors ~~include a public works~~ office and yard, council on aging building, a trailer park, a plumbing shop and an auto repair business.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

~~R1M is a special request zoning.~~

How does your proposed use of the property comply with the Future Land Use designation for the property? Site improvements would include an 8' fence between the recreation areas and residental neighbors. As well as buffer zones from vacant properties and positioning the park to the rear of the property limiting view from the River Road while allowing short commute for workers.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

R1M is a one use zoning. We would need to apply for a zoning change for any other alernative use of the property. It has been zoned residential for many years, given the lack of development and the current neighbors, residental does not appear to be its best use.

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. _____

An Ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A to R-1M on Lots U8A and L8B, Prospect Plantation Subdivision, as requested by Sterling P. Zeringue and Mary Jane Falcon Zeringue.

WHEREAS, the property owner requests rezoning from R-1A to R-1M on Lots U8A and L8B; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended [approval/denial] of the request at its regular meeting of September 5, 2019; and,

WHEREAS, the area to be rezoned exceeds 3 acres and therefor requires a change to the Future Land Use Map.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from R-1A to R-1M on Lots U8A and L8B, Prospect Plantation Subdivision, as requested by Sterling P. Zeringue and Mary Jane Falcon Zeringue.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from R-1A to R-1M on Lots U8A and L8B, Prospect Plantation Subdivision, as requested by Sterling P. Zeringue and Mary Jane Falcon Zeringue.

SECTION III. To authorize the Department of Planning and Zoning to make the corresponding change from Low Density Residential to Manufactured Home / Recreational Vehicle (RV) Parks on the Future Land Use Map, adopted with ordinance 11-6-11, amended by ordinance 16-9-16.

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

And the Ordinance was declared adopted this _____ day of _____, 2019 to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____
SECRETARY:_____
DLVD/PARISH PRESIDENT:_____
APPROVED: _____DISAPPROVED_____

PARISH PRESIDENT: _____
RETD/SECRETARY:_____
AT: _____RECD BY: _____

DRAFT

2019-15-R
Requested by: Zeringue
R-1A to R-1M

N

Feet
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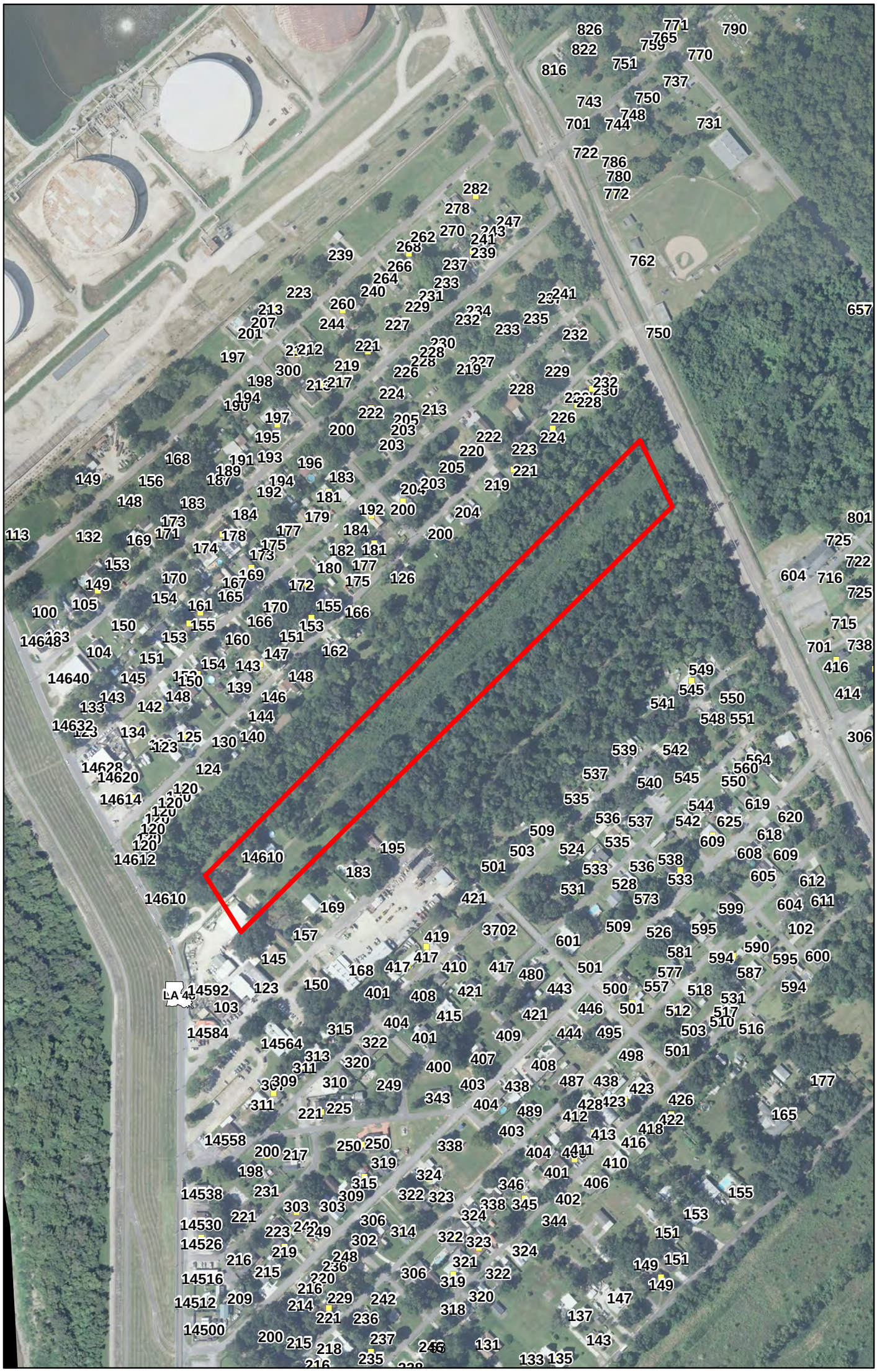
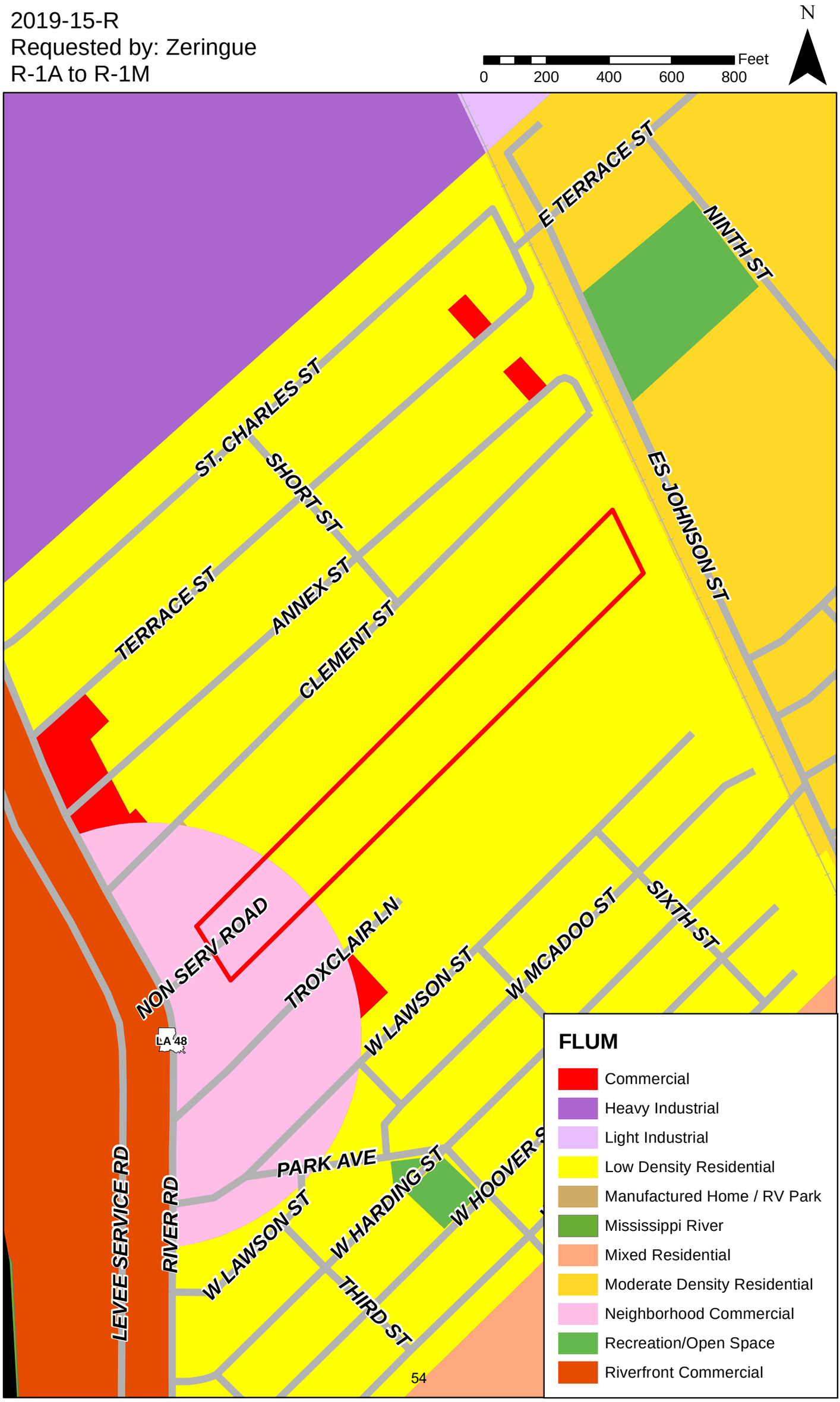
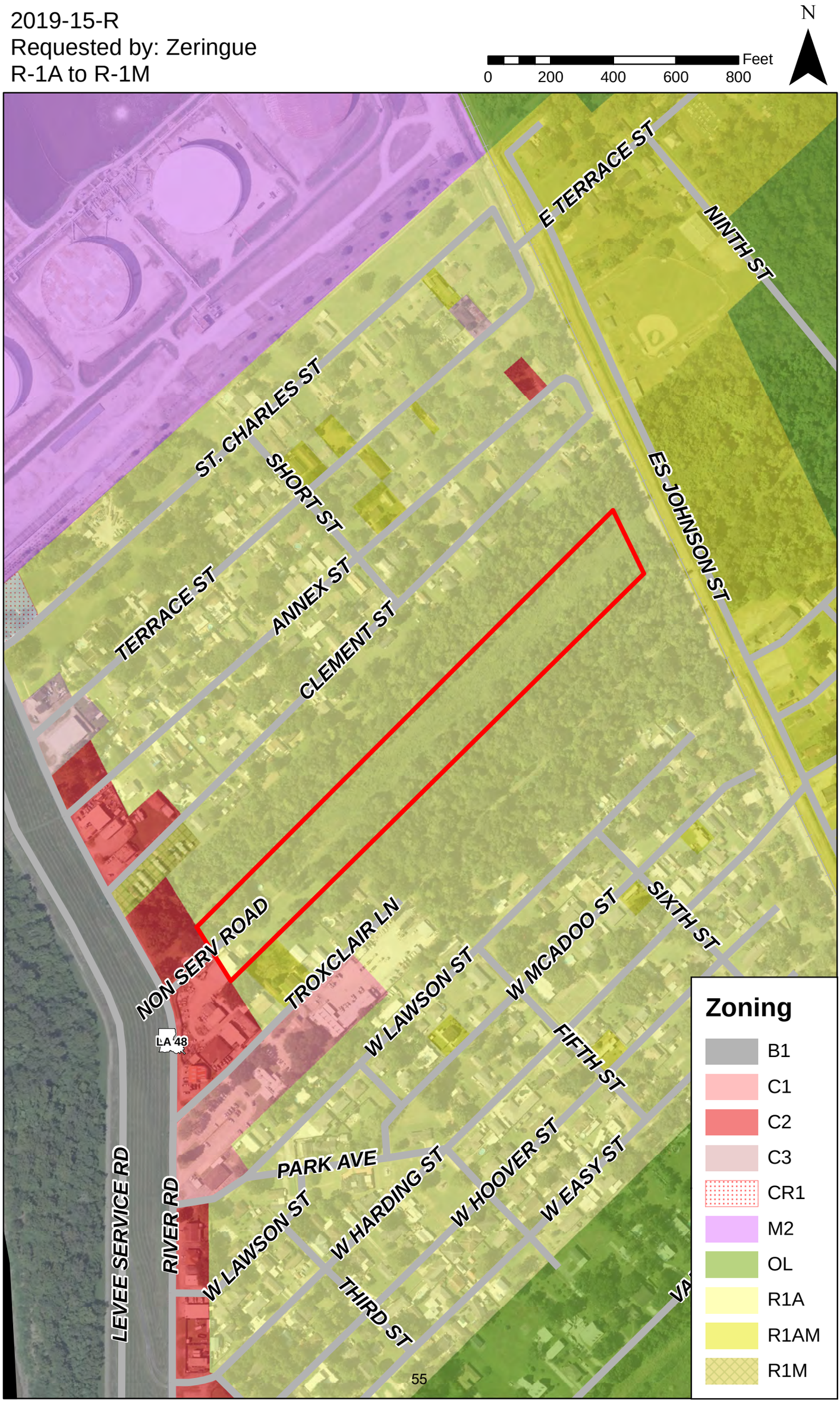
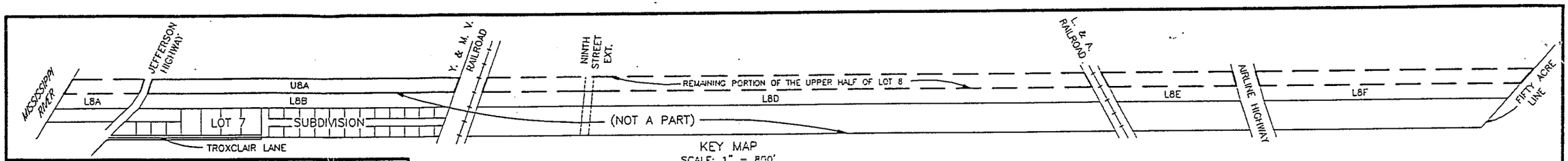


2019-15-R
Requested by: Zeringue
R-1A to R-1M

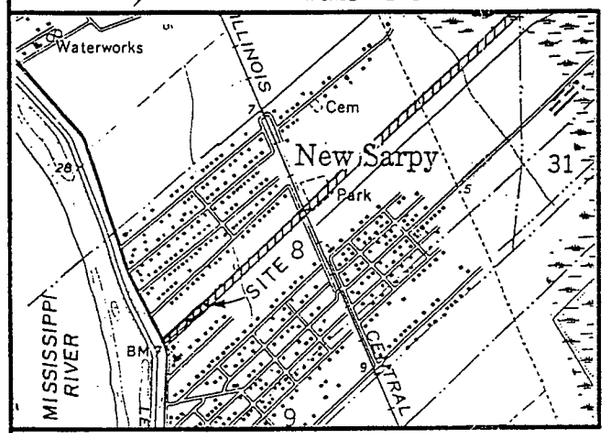


2019-15-R
Requested by: Zeringue
R-1A to R-1M





KEY MAP
SCALE: 1" = 800'



VICINITY MAP
SCALE: 1" = 2000'

Approval/Disapproval

Planning Commission Chairman

6/5/97
DATE

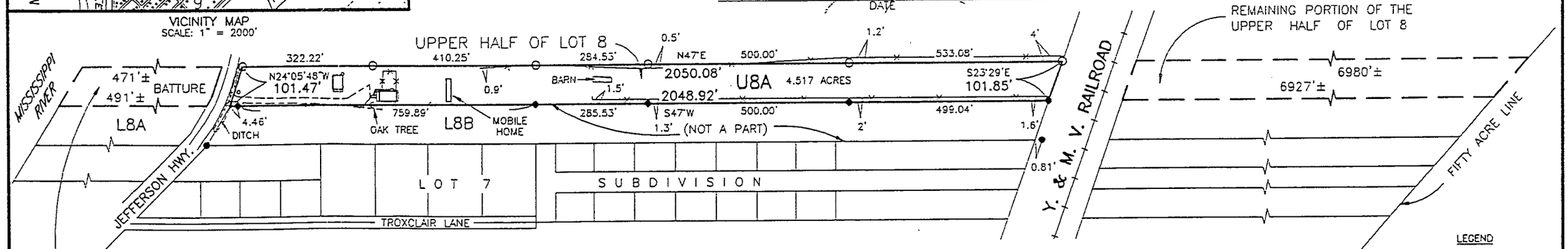
Approved/Disapproved

Parish President

6/11/97
DATE

Recorded in The Clerk of Court's office
St. Charles Parish on the 12 day of
June 1997, in Book 572
Folio 417, Entry # 211605

Signature Title



REMAINING BATTURE PORTION OF THE UPPER HALF OF LOT 8

REFERENCE:

1. PLAN BY FRANK T. PAYNE, DATED AUGUST 30, 1917
2. PLAN BY H. E. LANDRY, DATED AUGUST 20, 1951 REVISED BY S. K. LANDRY, FEB. 8, 1974
3. PLAN BY LUCIEN C. GASSEN, DATED OCT. 15, 1993, REVISED NOV. 3, 1993 & DEC. 1, 1993

RESUBDIVISION OF A PORTION OF THE UPPER HALF OF LOT NO. 8 OF PROSPECT PLANTATION INTO LOT U8A AND THE REMAINING PORTIONS OF THE UPPER HALF OF LOT 8 IN SECTION 8, T12S – R8E ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 300' MAY 13, 1997

CERTIFIED TO ROY ZERINGUE

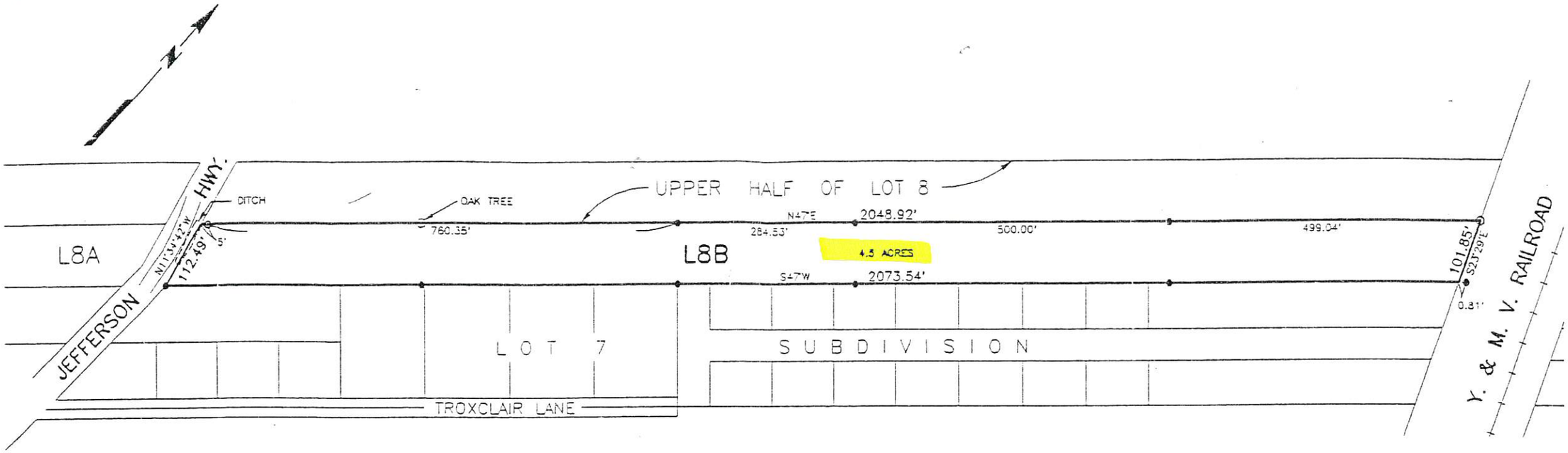
LEGEND
● = IRON FOUND
O = IR SET
—×— FENCE
BEARINGS ARE BASED ON SUBDIVISION PLAN

The subdivision plat shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this property.

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 plat 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, PLS
Registration No. 353
LULING, LOUISIANA 70070



LEGEND
● = IP FOUND
O = IR SET
BEARINGS ARE BASED ON SUBDIVISION PLAN

REFERENCE:

1. PLAN BY FRANK T. PAYNE, DATED AUGUST 30, 1917
2. PLAN BY H. E. LANDRY, DATED AUGUST 20, 1951 REVISED BY S. K. LANDRY, FEB. 8, 1974
3. PLAN BY LUCIEN C. GASSEN, DATED OCT. 15, 1993, REVISED NOV. 3, 1993 & DEC. 1, 1993

The subdivision plat shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this property.

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

SURVEY OF LOT L8B OF THE LOWER HALF OF LOT NO. 8 OF PROSPECT PLANTATION IN SECTION 8, T12S – R8E ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 200' JANUARY 4, 1994

CERTIFIED TO ROY ZERINGUE FOR ACT OF SALE

I certify that this plat 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, PLS
Registration No. 353
LULING, LOUISIANA 70070

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-16-R

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 7/25/19**
  Troy L. Bergeron
  Bergeron Property Holding, LLC
  616 Ferriday Court
  Harahan, LA 70123
  (504)-915-4645; tbergeron@bergeronfreight.com

- **Location of Site**
  Lot 1-A-1; 10600 River Road, St. Rose

- **Requested Action**
  Rezoning of a Lot 1-A-1 from M-1, Light Manufacturing and Industry to R-1M, Manufactured home/recreational vehicle (RV) park.

SITE INFORMATION

- **Size of Parcel**
  Lot 1-A-1 is 94,416.34 square feet (2.16 acres), 447 feet on River Road

- **Current Zoning and Land Use**
  M-1, Light Manufacturing and Industry; vacant, cleared but overgrown

- **Surrounding Zoning and Land Use**
  M-1 zoning is adjacent to the rear and Riverbend Drive side; B-2 zoning is located to the front, across River Road; O-L and C-3 zoning is adjacent to the Bertucci Lane side.

  A fire station and facilities part of the Riverbend Business Park are adjacent to the north and Riverbend drive side; River Road and the Mississippi River levee are located to the front; a warehouse, and single-family dwellings fronting on Bertucci Lane are adjacent to the Bertucci Lane side.

- **Future Land Use Recommendation**
  Business Park: Although office uses are permitted within the Light Industry land use category and the associated M-1 zoning district, this zoning classification also permits a variety of industrial uses that would be incompatible with the development of a quality, planned corporate office, research or technology park. Therefore, this new land use category (and the zoning district that should be developed to implement it) would provide for the development of planned business, office, technology and research activities, with uses limited to these and directly related ancillary uses, such as shipping offices, office supply, hotels and restaurants. Business parks should be planned to incorporate consistent standards of development quality.

- **Traffic Access**
  Lot 1-A-1 has 447 feet of frontage on River Road.

- **Utilities**
  Representatives from Public Works & Wastewater and Waterworks indicated that utilities exist to accommodate the proposed RV Park development the rezoning would permit.

  The owner/developer would be responsible for pumping wastewater to the nearest manhole located by the fire station.

No concerns regarding transportation and drainage at this time.

APPLICABLE REGULATIONS

[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:

1. Use Regulations:
   a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
   b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
   a. Include RV parks of one-half acre provided 1) the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met, and 2) the request receives review and approval by the Planning Commission and a supporting resolution of the Council.
   b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
   a. 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.
4. Special Provisions: Shall conform to either the Manufactured Home Park of [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

a. Location, space and general layout:
   (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
   (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic.
   (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
   (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
   (5) A minimum site of two (2) acres is required for a manufactured home park.
   (6) Manufactured homes shall be parked on each space to conform to the following minimums:
      (a) Twenty-five (25) feet clearance between coaches.
      (b) Five (5) feet clearance between each coach and its respective site line.
      (c) Ten (10) feet between coaches and any adjoining property lines.
      (d) Twenty (20) feet between coaches and any public street right-of-way.
      (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
      (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
      (g) Nonresidential accessory buildings shall not be permitted.

[b. Reserved.]

c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.

d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.

e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].

f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.

g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.

h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, 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.

i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.

j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

RV Park:

a. Location, space and general layout:

(1) The RV park shall be located on a well-drained site [and] shall be so located such that is [its] drainage will not endanger adjacent property and water supply.
(2) Any lot or portion of ground proposed to be used for an RV park shall have sufficient frontage for construction of entrances and exits properly designed for the safe movement of park traffic.
(3) Each RV space shall contain a minimum of fourteen hundred (1,400) square feet, shall be at least thirty-five (35) feet wide, and shall have its boundaries clearly defined. The space shall abut on a driveway.
(4) A minimum site of one (1) acre is required for an RV park.
(5) RV's shall be parked on each space to conform to the following minimums:
(a) Twenty-five (25) feet clearance between RV's.
(b) Five (5) feet clearance between each RV and its respective site line.
(c) Ten (10) feet between RV's and any adjoining property lines.
(d) Twenty (20) feet between RV's and any public street right-of-way.
(e) Twenty-five (25) feet between RV's and any building or structure not used for accessory purposes.
(f) Accessory buildings must be a minimum of ten (10) feet from any RV.
(g) Nonresidential accessory buildings shall not be permitted.

b. Parking: Sufficient area shall be provided for the parking of at least one (1) motor vehicle for each RV space plus an additional car space for each three (3) lots to provide for guest parking, two (2) car tenants and for delivery and service vehicles.
c. Transportation system:
(1) Streets and access drives: All streets and access drives within the RV park shall be constructed to required parish specifications as outlined in subdivision regulations [appendix C].
(2) Driveway: All driveways within the RV park shall be designed and surfaced with appropriate materials which will provide adequate and safe means of transit for park residents.
d. Recreation: Not less than ten (10) percent of the gross area of the RV park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
e. Utilities: Each RV site shall be provided with a sanitary sewer connection, and each RV shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
f. Garbage: If garbage hoppers are to [be] provided, then two (2) shall be provided for each twenty (20) RV sites, and each hopper shall be screened from view by wood or masonry fencing.
g. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
h. General: Individual RV sites may be leased or rented but not subdivided or sold.
i. All improvements required in this section must be completed prior to the placement of any RV on the site.

<u>Appendix A. Section XV. - Amendment procedure</u>

D. *Rezoning guidelines and criteria:* Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning 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. One or more of following examples may be used in evaluating reasonableness:
   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. and
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE EVALUATION

Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning that is incompatible with the surrounding neighborhood.* Plan 2030 recommends *Business Park* for this site, which provides for uses found within planned business parks such as offices, restaurants, hotels, and other ancillary uses. This designation does not account for recreational vehicles or manufactured/mobile homes parks. In addition to not conforming to the Comprehensive Plan, a request for R-1M in an area consisting of O-L, C-2, C-3, and M-1 zoning would be a spot zone. **The request fails 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.* The existing land use pattern has not changed in a way which would inhibit the subject site from development for M-1 use. The site is in a light industrial area adjacent to Riverbend Business Park and across River Road from industrial batture uses. The M-1 zoning has been in place since 1988, and the business Park has been platted and planned since 1984. Lot 1-A-1 is large enough to accommodate M-1 development while maintaining the necessary setbacks and providing adequate buffering for the adjacent residential uses. **The request fails 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*. The R-1M district is a limited use zoning district where only Manufactured Home and RV Parks are permitted. This proposed use would be located on the edge of a developed business park which transitions into an area made up of sharply contrasting uses, including residences on Bertucci Lane, a stable, commercial buildings, a park, and two existing manufactured home parks in R-1M zoning. The development of an RV or Mobile Home Park would not injure the existing neighborhood character due to these sharp contrasts in land uses. Waterworks and drainage can likely handle an RV park in this location, and sewer would have to be pumped to the nearest manhole at the developer's expense. **The request meets the third guideline.**

ANALYSIS

The applicant requests a change of zoning from M-1, Light Manufacturing and Industry to R-1M, Manufactured home/recreational vehicle (RV) park on Lot 1-A-1, River Bend Business Park, in order to develop an RV park.

The request meets the third rezoning guideline. The uses permitted in the R-1M zoning district, which are limited to mobile home and RV parks, would not overburden infrastructure, nor injure existing neighborhood character as it is an area defined by drastically contrasting land uses, some of which include manufactured home parks.

The site is less than three (3) acres, so rezoning would not require an amendment to the Future Land Use Map.

DEPARTMENT RECOMMENDATION

Approval

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. _____

An Ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from M-1 to R-1M on Lot 1-A-1, Riverbend Business Park, as requested by Bergeron Property Holding, LLC.

WHEREAS, the property owner requests rezoning from M-1 to R-1M on Lot 1-A-1; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended [approval/denial] of the request at its regular meeting of September 5, 2019; and,

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from M-1 to R-1M on Lot 1-A-1, Riverbend Business Park, as requested by Bergeron Property Holding, LLC.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from M-1 to R-1M on Lot 1-A-1, Riverbend Business Park, as requested by Bergeron Property Holding, LLC.

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

And the Ordinance was declared adopted this _____ day of _____, 2019 to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____
SECRETARY:_____
DLVD/PARISH PRESIDENT:_____
APPROVED: _____DISAPPROVED_____

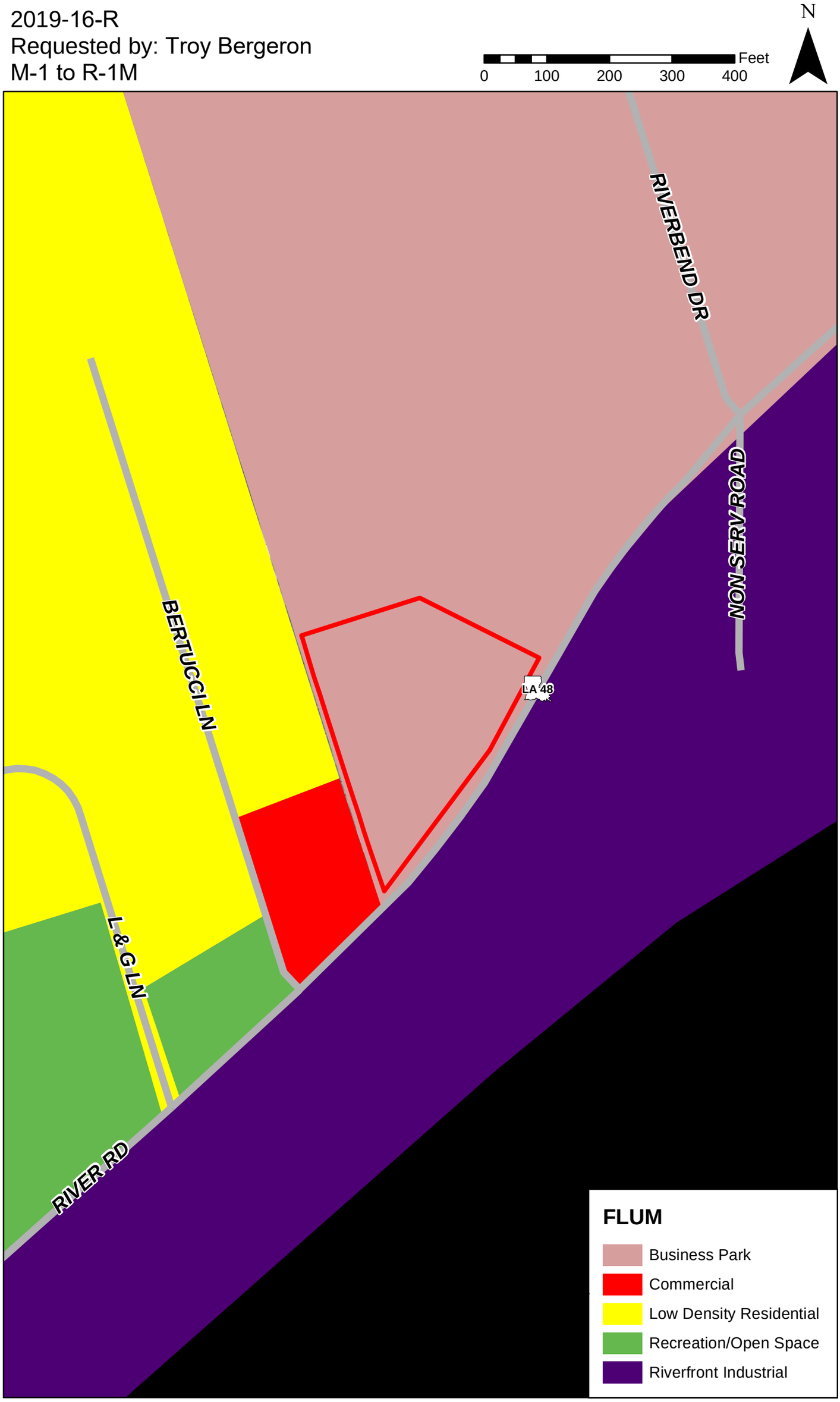
PARISH PRESIDENT: _____
RETD/SECRETARY:_____
AT: _____RECD BY: _____

DRAFT

2019-16-R
Requested by: Troy Bergeron
M-1 to R-1M

2019-16-R
Requested by: Troy Bergeron
M-1 to R-1M

2019-16-R
Requested by: Troy Bergeron
M-1 to R-1M



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

Permit/Case #: 2019-16-R
Receipt #: 2774931
Application Date: 7/25/19
Zoning District: M-1
FLUM Designation: Bus. Park
Date Posted: _____

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

Fee: $40 - $200

Applicant: TROY C. BERGERON

Home address: 616 FERRIDAY CT HARAHAN, LA 70123

Mailing address (if different): _____

Phone #s: 504-915-4645 Email: tbergeron@bergeronfreight.com

Property owner: TROY C. BERGERON

Municipal address of property: 106[illegible] RIVER RD ST. ROSE, LA 70087

Lot, block, subdivision: _____

Change of zoning district from: M1 to: R-1M

Future Land Use designation of the property: _____
(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

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

Describe how you plan to use the property if the rezoning is granted: USAGE FOR PLANT WORKERS TRAVEL TRAILERS

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
FIRESTATION

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? NO

How does your proposed use of the property comply with the Future Land Use designation for the property?
GREAT, BECAUSE WE CAN SERVICE THE SURROUNDING INDUSTRIES, SUCH AS PLANTS

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.
WE WOULD CONSIDER MINI STORAGE

N

RIVER BEND BUSINESS PARK
ST. CHARLES PARISH, LA.

RESUBDIVISION OF LOT 1-A, INTO LOTS 1-A-1 AND 1-A-2

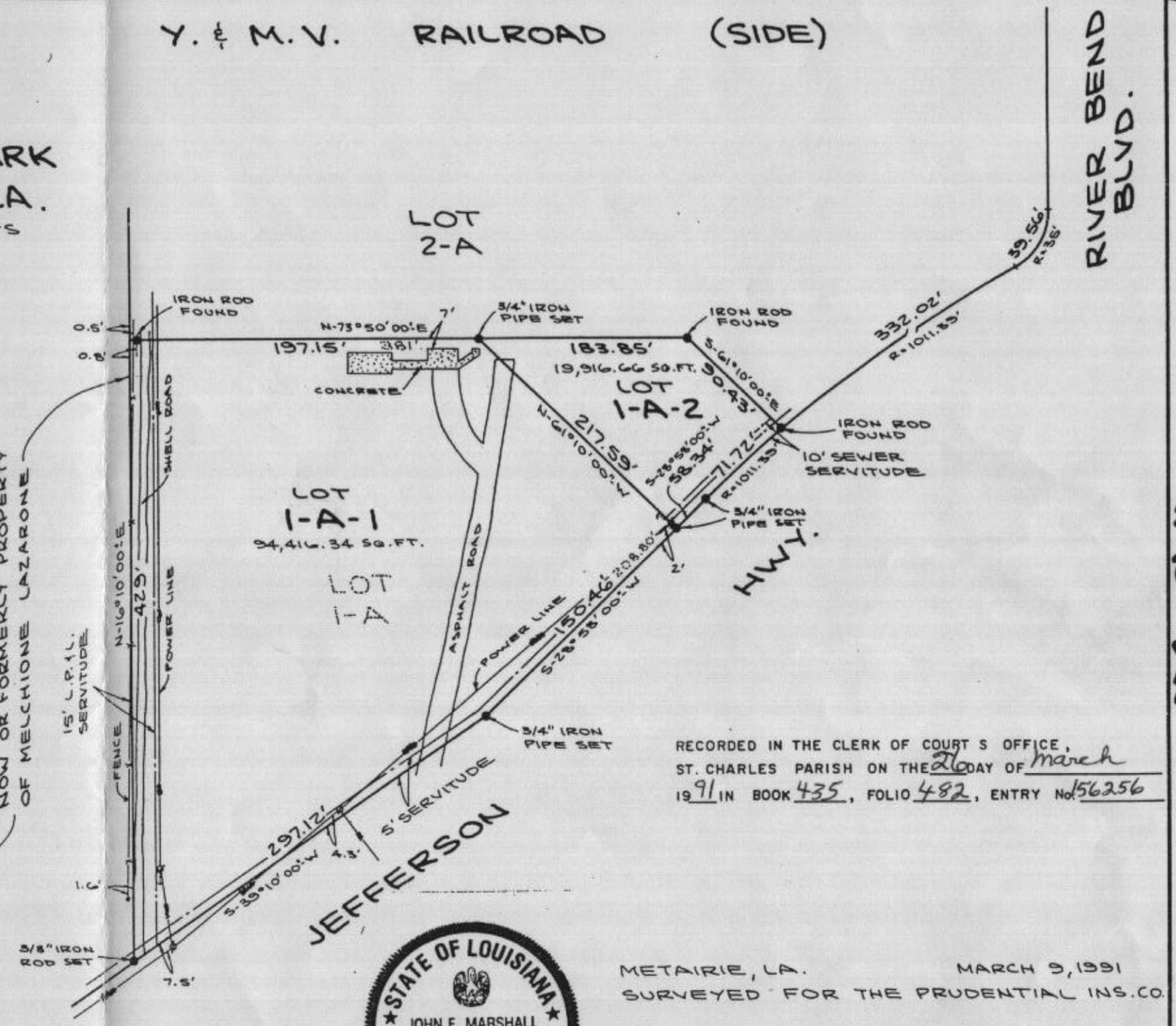
APPROVED: Philip A. Dufrene 3/25/91
Director Planning & Zoning Department — DATE

APPROVED: Albert D. Lagarde 3/25/91
PARISH PRESIDENT — DATE

THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA RS 33:5050, ET, SEQ. AND ALL REGULATIONS GOVERNING PLATTING.

REGISTERED SURVEYOR — DATE

ADDRESS



RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH ON THE 26 DAY OF March 1991 IN BOOK 435, FOLIO 482, ENTRY No. 56256

STATE OF LOUISIANA
JOHN F. MARSHALL
REG. NO. 2486
REGISTERED PROFESSIONAL LAND SURVEYOR

METAIRIE, LA. MARCH 9, 1991
SURVEYED FOR THE PRUDENTIAL INS. CO.

J. J. KREBS & SONS, INC.
John F. Marshall
JOHN F. MARSHALL, P.L.S.
LA. REG. NO. 2486

SCALE: 1" = 80'

J. J. KREBS & SONS, INC.

ENGINEERS, PLANNERS & SURVEYORS
3013 27TH ST. • METAIRIE, LA 70002 • (504) 837-9470
131 LEE LANE • COVINGTON, LA 70433 • (504) 893-4340

JOB No. 910088

P25 91-10

St. Charles Parish
Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: 2019-17-R

GENERAL INFORMATION

- **Name/Address of Applicant** **Application Date: 7/30/19**
  Precision Plumbing & Maintenance, LLC
  45099 North Shadow Creek Drive
  Hammond, LA 70401
  (985)-215-8317; precision2705@gmail.com

- **Location of Site**
  Tract 76, Victoria Acres Subdivision; 907 Vans Lane, New Sarpy

- **Requested Action**
  Rezoning of Tract 76, Victoria Acres Subdivision from R-1A(M), Single Family Residential to R-3, Multi-Family Residential.

SITE INFORMATION

- **Size of Parcel**
  Tract 76 is 43,560 square feet (1 acre), has 118 feet of frontage on Vans Lane and 369 feet of frontage on Ninth Street.

- **Current Zoning and Land Use**
  R-1A(M); Tract 76 is vacant and wooded.

- **Surrounding Zoning and Land Use**
  R-1A(M) zoning is adjacent on each side.

  The site is located in a moderately developed area of the Victoria Acres Subdivision. Site-built single family or manufactured homes occupy developed lots.

- **Future Land Use Recommendation**
  Residential/Mixed Use: This land use designation applies in areas appropriate for large scale, creatively planned developments where the predominant use is residential, but where a variety of housing types at varying densities are encouraged, as well as compatible, local serving commercial and service uses. Development under this land use category is anticipated to take the form of Planned Developments (PD's) as well as Traditional Neighborhood Developments (TND's).

- **Traffic Access**
  The site has 118 feet of frontage on Vans Lane, and 369 feet of frontage on Ninth Street.

- **Utilities**
  There is a sewer line on Vans Lane and water line on the north side of Ninth Street.

  Representatives of Public Works & Wastewater and Waterworks indicate existing utilities in the area can accommodate R-3 uses, with no concerns regarding transportation and drainage at this time.

APPLICABLE REGULATIONS

[VIII.] ***R-3. Multi-family residential:***

1. Use Regulations:
   a. A building or land shall be used only for the following purposes:
      (1) All uses allowed in the R-2 district.
      (2) Multi-family dwellings.
      (3) Boarding and lodging houses.
      (4) Townhouses (see Section VII for Supplemental Use and Performance Regulations)

b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
c. Special permit uses and structures:
(1) Supplemental C-1 and C-2 uses.
(2) Reserved.
(3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.

2. Spatial Requirements:
a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
b. Minimum yard requirements:
(1) Front - twenty (20) feet
(2) Side - ten (10) feet
(3) Rear - twenty (20) feet.
(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999
c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
d. Accessory buildings:
(1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
(2) Accessory buildings shall be located on the same parcel of land as the main structure.
(3) Nonresidential accessory buildings shall not be permitted.
e. 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 or rear yard.

3. Transportation System: Servitude of access, local, or collector street.

4. Special Provisions:
a. Where any multi-family residential district (R-3) abuts any residential zoning 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.

Appendix A. Section XV. - Amendment procedure

D. *Rezoning guidelines and criteria:* Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning 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. One or more of following examples may be used in evaluating reasonableness:
   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. and
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE EVALUATION

Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one 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 zoning that is incompatible with the surrounding neighborhood.* Plan 2030 recommends *Residential/Mixed Use* for this site, which provides for large-scale planned developments which a variety of housing types/densities and neighborhood serving commercial uses. While multi-family uses permitted in the R-3 zoning district would fulfill the goals set by the FLUM designation, it anticipates these uses as part of large scale planned developments, not individual sites. The request would also be considered a spot zone, as no R-3 zoning exists within the Victoria Acres Subdivision. **The request fails 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.* The neighborhood is primarily made up of single family dwellings, both site-built and manufactured, in R-1A(M) zoning. This land-use pattern and neighborhood character has not changed to the point where the existing R-1A(M) zoning limits the use of the subject property, and is supported by recent land-use and permit activity. Three (3) lots were platted on the opposite side of Ninth Street in 2015, and a single family house subsequently permitted. Similarly, the subject site itself could be divided into seven (7) lots capable of supporting single-family dwellings. **The request fails 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*. Existing public facilities, which include a water line along the north side of Ninth Street, and a sewer line along Vans Lane, would not be overburdened by the development potential of the R-3 zoning district (up to 17 dwelling units). However, multi-family development permitted in the district would be incompatible with an existing neighborhood character consisting of single-family dwellings on individual lots. **The request fails the third guideline.**

ANALYSIS

The applicant requests a change of zoning from R-1A(M), Single Family Residential to R-3, Multi-Family Residential on Tract 76, Victoria Acres Subdivision, municipal address 907 Vans Lane, New Sarpy. The lot exceeds the minimum area and width requirements for the proposed R-3 zoning district.

The request does not meet any of the rezoning guidelines. R-3 zoning on an individual lot would not fulfilling the goals established by the Residential Mixed Use designation of the Comprehensive Plan, and would be considered a spot zone as no multi-family zoning exists within the Victoria Acres subdivision. The existing R-1A(M) zoning allows reasonable use of the subject property which may be divided into up to seven (7) lots for single family dwellings, consistent with the established neighborhood character.

Because the site is less than three (3) acres, approval does not require an amendment to the Future Land Use Map.

DEPARTMENT RECOMMENDATION

Denial

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. _____

An Ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A(M) to R-3 on Tract 76, Victoria Acres Subdivision, as requested by Precision Plumbing and Maintenance, LLC.

WHEREAS, the property owner requests rezoning from R-1A(M) to R-3 on Tract 76; and,

WHEREAS, the Planning and Zoning Department recommended denial of the request; and,

WHEREAS, the Planning and Zoning Commission recommended [approval/denial] of the request at its regular meeting of September 5, 2019; and,

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from R-1A(M) to R-3 on Tract 76, Victoria Acres Subdivision, as requested by Precision Plumbing and Maintenance, LLC.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from R-1A(M) to R-3 on Tract 76, Victoria Acres Subdivision, as requested by Precision Plumbing and Maintenance, LLC.

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

And the Ordinance was declared adopted this _____ day of _____, 2019 to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____
SECRETARY:_____
DLVD/PARISH PRESIDENT:_____
APPROVED: _____DISAPPROVED_____

PARISH PRESIDENT: _____
RETD/SECRETARY:_____
AT: _____RECD BY: _____

DRAFT

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

Permit/Case #: 2019-7-R
Receipt #: 277432
Application Date: 7/30/19
Zoning District: R-1A(M)
FLUM Designation: Mod. Res.
Date Posted:

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

Fee: $40 - $200

Applicant: Precision Plumbing and Maintenance, LLC.

Home address: 45099 N. Shadow Creek Dr Hammond, LA 70401

Mailing address (if different): Same

Phone #s: 985-215-8317 Email: precision2705@gmail.com

Property owner: Precision Plumbing and Maintenance LLC

Municipal address of property: 901 Vans Lane, New Sarpy

Lot, block, subdivision: Lot 76 of Victoria Acres

Change of zoning district from: R-1A(M) to: R3

Future Land Use designation of the property: Moderate Density Residential
(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

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

Describe how you plan to use the property if the rezoning is granted: If rezoning is granted I plan to build a total of four multi family affordable housing units.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Currently, there are single family homes on the properties adjacent to the property to be rezoned. The proposed use of the property is compatible in that it will provide affordable housing in a residential area.

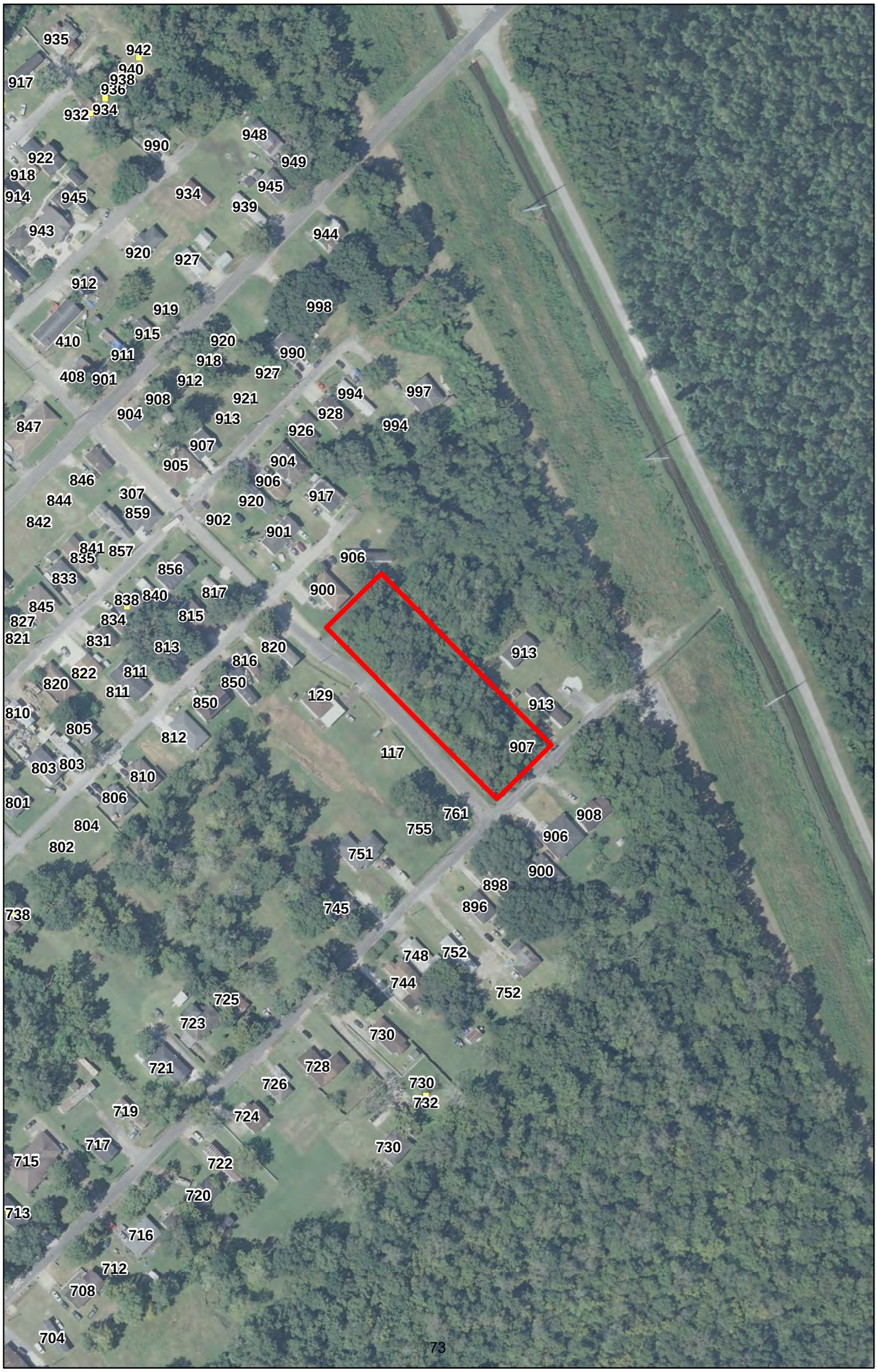
Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
The property is currently zoned R-1A(M). surrounding

How does your proposed use of the property comply with the Future Land Use designation for the property?
The Future Land Use designation for this property is Moderate Density Residential. The proposed use for the property is in compliance with the Moderate Density Residential designation.

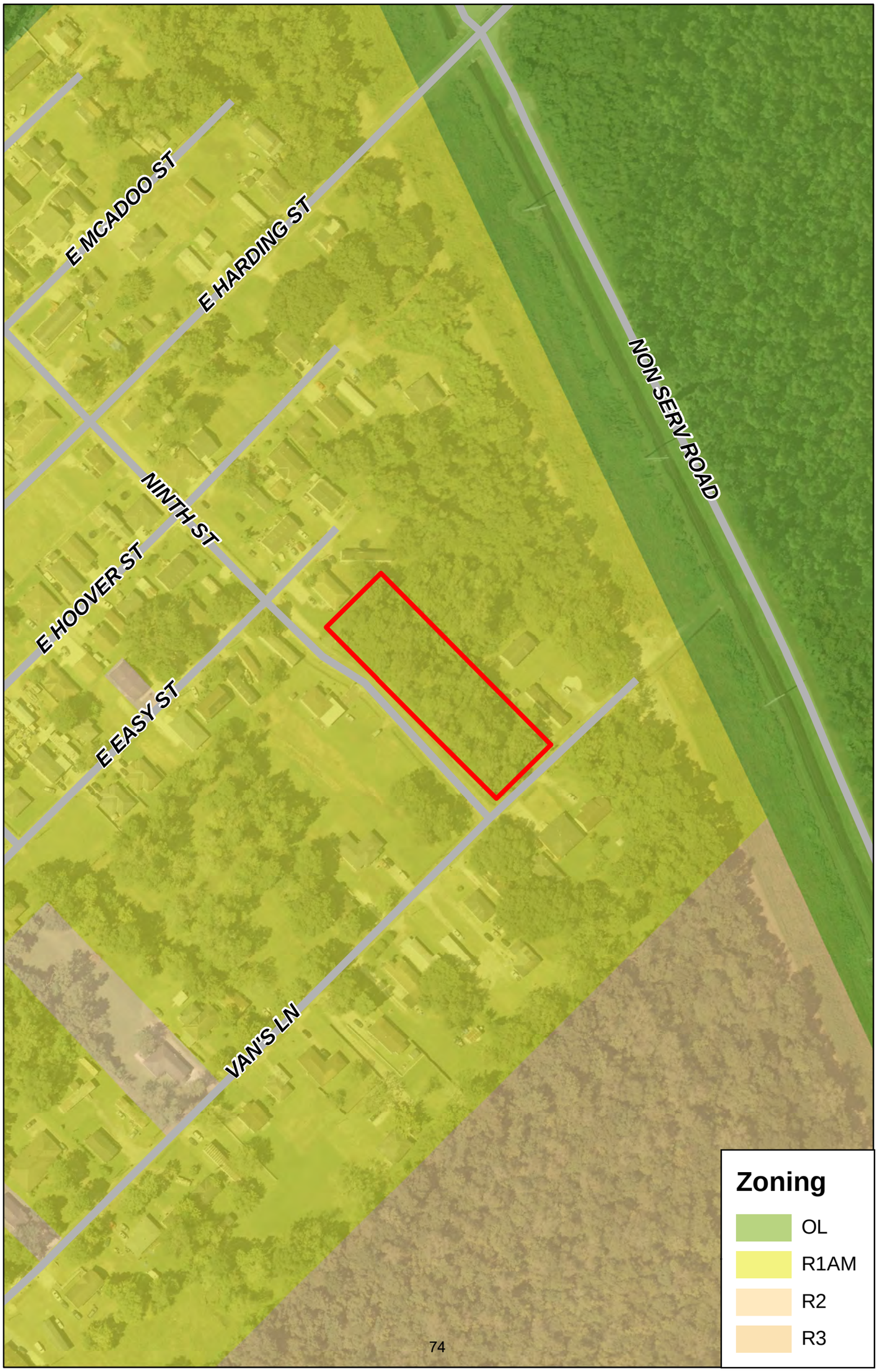
If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.
R-3 zoning allows all uses of R-2 district, which also allows R-1A district uses. The property would still be zoned for single family home allowance.

Permit/Case #: 2019-17-R

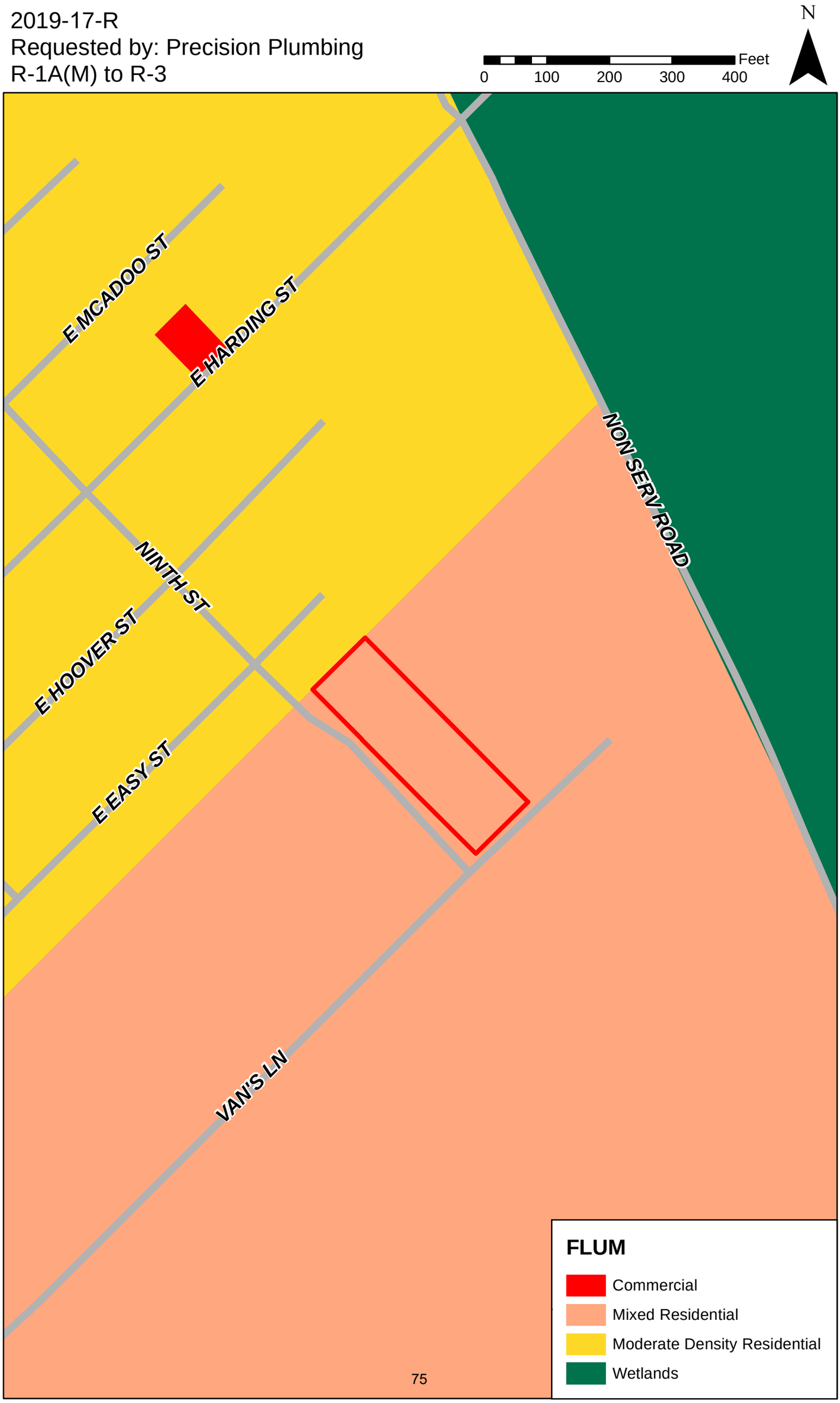
2019-17-R
Requested by: Precision Plumbing
R-1A(M) to R-3

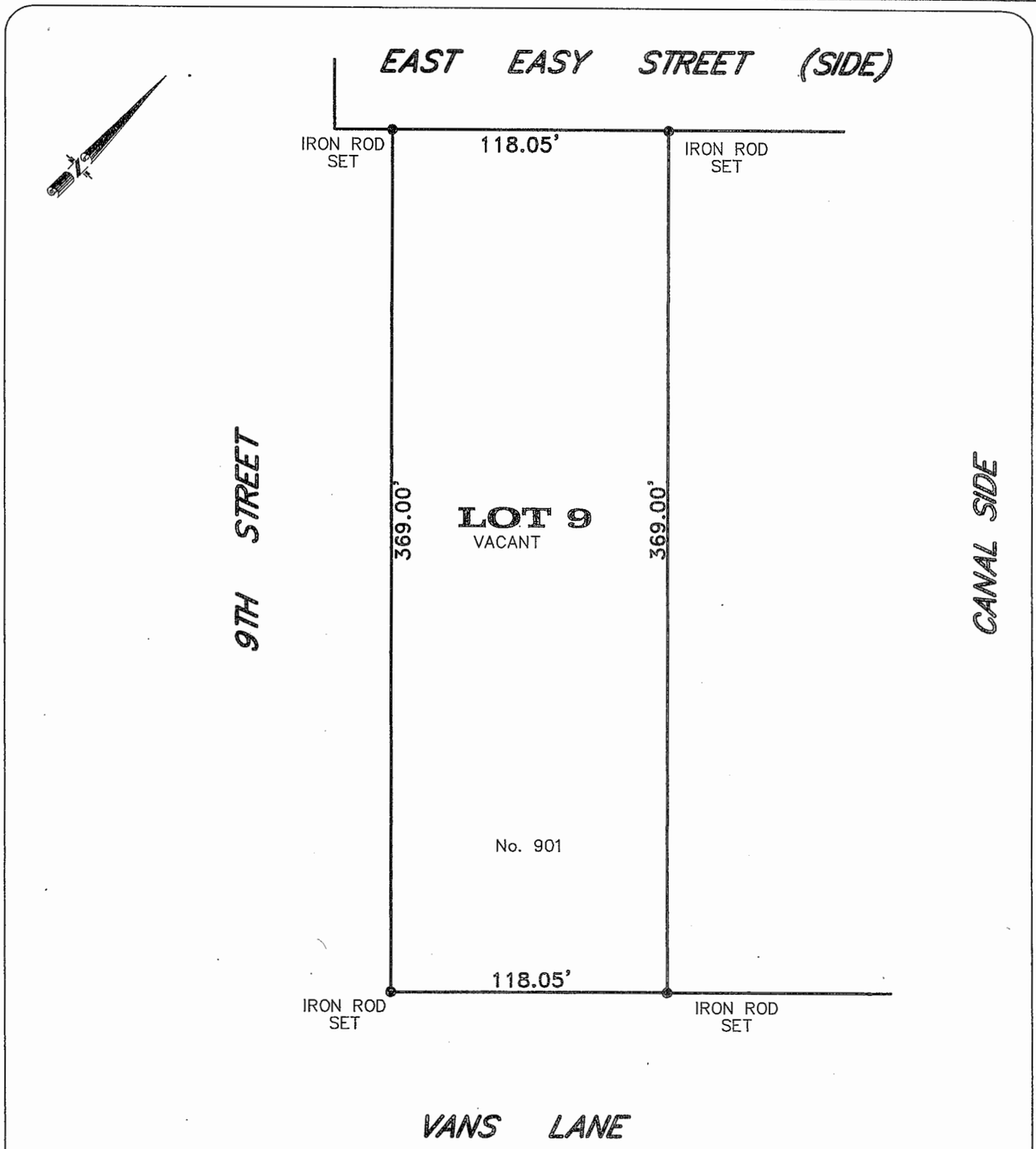


2019-17-R
Requested by: Precision Plumbing
R-1A(M) to R-3



2019-17-R
Requested by: Precision Plumbing
R-1A(M) to R-3





BOUNDARY SURVEY OF:

LOT: 9
TRACT: 76
SUB: VICTORIA ACRES
DISTRICT: N/A
PARISH, LA: ST. CHARLES

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER:
FIRM MAP DATED: 11/09/2012
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 2.5'
COMMUNITY PANEL: 22089 C 0135 D

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY REVISED MAP OF VICTORIA ACRES DATED MARCH 12, 1923

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.

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 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF JOELLE ADAMS

BY: C. Randall Dixon, PLS

STATE OF LOUISIANA
C. RANDALL DIXON
REG. No. 4474
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATE: AUGUST 14, 2018	DRAWN BY: RSB
SCALE: 1" = 60'	CHECKED BY: CRD
JOB #: 3982-18	SHEET #1 OF 1