

OATH OF OFFICE

Section 1: Public official taking the oath of office completes and signs this section.

STATE OF LOUISIANA, PARISH OF \_\_\_\_\_

I, \_\_\_\_\_ do solemnly swear (or affirm) that I will support the constitution and laws  
(PRINT FULL NAME)  
of the United States and the constitution and laws of this state and that I will faithfully and impartially discharge and perform all the duties  
incumbent on me as: \_\_\_\_\_ according  
(PRINT OFFICIAL TITLE AND THE OFFICE/CITY/BOARD YOU REPRESENT, IF ANY)  
to the best of my ability and understanding, so help me God.



(SIGNATURE OF PUBLIC OFFICIAL)

Section 2: Public official administering the oath of office completes this section.

Officials authorized to administer oaths are the Governor, Secretary of State, a Judge, a Clerk of Court, a Notary Public or a Justice of the Peace.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,  
(DAY) (MONTH) (YEAR)



(SIGNATURE OF OFFICIAL ADMINISTERING OATH)

(PRINTED NAME AND TITLE OF OFFICIAL ADMINISTERING OATH)

(NOTARY #, IF APPLICABLE)

Section 3: Public official taking the oath of office completes this section.

ATTENTION: Please provide or update all contact information below. Office contact information for public officials is published on the Secretary of State's website. If an office address is not provided, the residence address will be published.

OFFICE MAILING ADDRESS:

RESIDENCE MAILING ADDRESS:

OFFICE: \_\_\_\_\_

NAME: \_\_\_\_\_

STREET: \_\_\_\_\_

STREET: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

☐ No changes requested

Telephone: (\_\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_

Telephone: (\_\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_

Office Email: \_\_\_\_\_

Section 4: Public official taking the oath of office completes this section.

ACKNOWLEDGEMENT OF RECEIPT OF THE LOUISIANA CODE OF GOVERNMENTAL ETHICS\*:

I hereby acknowledge that I have received a digital copy of the Louisiana Code of Governmental Ethics from the Secretary of State's website.



(SIGNATURE OF PUBLIC OFFICIAL)

\*The Louisiana Secretary of State has provided a link to a digital Louisiana Code of Governmental Ethics in an official letter included with your Commission Certificate. In accordance with La R.S. 42:1162, the commissioned public servant must acknowledge receipt of the Louisiana Code of Governmental Ethics when filing their Oath of Office. By signing above, you have complied with La R.S. 42:1162.

IMPORTANT INFORMATION:

- On receipt of a commission or commission certificate, a public officer has 30 days to take an Oath of Office, give bond (if required), and file as follows:
  - Original Oath of Office filed with Secretary of State by mail at P.O. Box 94125, Baton Rouge, LA 70804-9125 or hand delivery at 8585 Archives Ave., Baton Rouge, LA 70809.
  - Duplicate original Oath of Office filed with the parish Clerk of Court. (In Orleans Parish file with the Clerk of Civil District Court.)
- All Oaths of Office must be filed for recording within one month of being taken.
- Failure to take an Oath of Office within 30 days creates a vacancy in office, to be filled in accordance with law. IMPORTANT: Taking an Oath of Office does not automatically vacate a public officer's present office, if any. A notice of retirement or resignation may be necessary to vacate a present office.
- An Oath of Office taken early (prior to the date shown on the commission) is not effective until the term of office begins or upon the date of the commission.

For more information, see La R.S. 42:141, La R.S. 42:162, La R.S. 18:581 and La R.S. 651-654.

## **ST. CHARLES PARISH HOME RULE CHARTER**

### **ARTICLE III**

#### **ORGANIZATION, STRUCTURE AND DISTRIBUTION OF POWERS AND FUNCTIONS**

##### **SECTION A. THE GOVERNING AUTHORITY**

###### **7. Power and Duties of the Parish Council**

- a. The Parish Council shall be vested with and shall exercise all legislative power in the Parish of St. Charles.
- b. The Parish Council may enact any ordinance necessary, requisite or proper to promote, protect, and preserve the general welfare, safety, health, peace and good order of St. Charles Parish not inconsistent with the Constitution of the State of Louisiana or denied by general law or by this Charter.

##### **SECTION B: THE PARISH PRESIDENT**

###### **3. Powers and Duties**

- b. The Parish President shall have the following powers, duties and responsibilities:

- iii. He shall see that all laws, provisions of this Charter and acts of the Council, subject to enforcement by him or officers subject to his direction or supervision, are faithfully executed.

### **ARTICLE IV**

#### **ORDINANCES AND RESOLUTIONS**

##### **SECTION C. SUBMISSION OF ORDINANCES & RESOLUTIONS TO THE PARISH PRESIDENT**

2. The Parish President, within six (6) calendar days of the adoption of an ordinance or resolution, shall return it to the Council Secretary with or without his approval, or with his disapproval. If the ordinance or resolution has been approved or is not specifically disapproved it shall become effective as provided therein, or if not provided therein, on the fifth (5th) day following its publication in the Official Parish Journal; if the ordinance or resolution is disapproved, the Parish President shall submit to the Parish Council through the Council Secretary a written statement of the reasons for his veto. The Council Secretary shall record upon the ordinance or resolution the date of its delivery to and receipt from the Parish President.

## APPENDIX C - ST. CHARLES PARISH SUBDIVISION REGULATIONS **OF** 1981<sup>[1]</sup>

### I. - General.

#### B. *Definitions:*

Right-of-way. A parcel of land dedicated by the developer for public use, the title of which shall rest in the public for the purpose stated in the dedication.

## **APPENDIX C - ST. CHARLES PARISH SUBDIVISION REGULATIONS OF 1981**

### **V. - Administrative.**

#### **B. Variations and Exceptions.**

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance **(i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question.** Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. **The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.**





## St. Charles Parish

### Meeting Agenda

#### Parish Council

*Council Chairman Julia Fisher-Perrier  
Councilmembers Wendy Benedetto, Paul J. Hogan,  
Terrell D. Wilson, Mary K. Clulee, Dick Gibbs,  
William Billy Woodruff, Marilyn B. Bellock, Traci A. Fletcher*

St. Charles Parish Courthouse  
15045 Highway 18  
P.O. Box 302  
Hahnville, LA 70057  
985-783-5000  
www.stcharlesparish-la.gov

Tuesday, January 22, 2019

6:00 PM

Council Chambers, Courthouse

Final

#### CALL TO ORDER

#### PRAYER / PLEDGE

*Reverend Ralph Young  
Bell Baptist Church, Luling*

#### APPROVAL OF MINUTES

*Regular Meeting – January 7, 2019*

#### SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

2019-0012

In Recognition: "Share The Dream" 2018-2019 Essay Contest Winners:  
Category K-3: Jayden Young-1st Place; Riley Tero-2nd Place; Juliana Santos-3rd Place  
Category 4-6: Rhiley Bickham-1st Place; Chrishell Hitchens-2nd Place; Iyana Johnson-3rd Place  
Category 7-8: Nathanael Celestine-1st Place; Arinae Ellis-2nd Place; Taj Nash-3rd Place  
Category 9-12: Desiree Slaughter-Etter-1st Place; Alette Matthews-2nd Place; Virginia Huerta-3rd Place

Sponsors:

Mr. Cochran

1

2019-0013

Proclamation: "Wear Red Day for Women in St. Charles Parish"

Sponsors:

Mr. Cochran

#### REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

2019-0014

Risk Management/Safety

12/11/18	Department of Planning & Zoning	Received/Assigned PH
1/10/19	Department of Planning & Zoning	Recommended Denial to the Planning Commission
1/10/19	Planning Commission	Rcmnd'd Approval w/Stip. to the Parish Council
Approval with stipulation that when the ADU is completed and their current home is sold, the applicants are to reside in the primary structure within 3 years.		

73

2019-0006

A resolution providing supporting authorization to endorse a waiver from the geometric standards regarding lot arrangement.

Sponsors:

Mr. Gibbs

FOR WHO? IMPROPER ADVERTISEMENT

Legislative History

12/10/18	Department of Planning & Zoning	Received/Assigned PH
1/10/19	Department of Planning & Zoning	Recommended Approval to the Planning Commission
1/10/19	Planning Commission	Recommended Approval to the Parish Council

SEE FIRST WAIVER  
WHICH DID NOTE WHO

81

2019-0016

A resolution in support of the Joint Resolution introduced by U. S. Senator Ted Cruz proposing an amendment to the Constitution of the United States relative to limiting the number of terms that a Member of Congress may serve.

Sponsors:

Mr. Hogan and Ms. Bellock

2019-0006

INTRODUCED BY: DICK GIBBS, COUNCILMAN, DISTRICT III  
RESOLUTION NO.

FOR WHO? IMPROPER  
ADVERTISEMENT

A resolution providing supporting authorization to endorse a waiver from the geometric standards regarding lot arrangement.

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

WHEREAS, the subdivider has requested a waiver from the requirements for minimum frontage on a developed public street, or lot arrangement; and,

WHEREAS, the Planning and Zoning Commission approved the requested waiver at their January 10, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting authorization to endorse the waiver from minimum frontage on a developed public street (lot arrangement) for Oak Alley Subdivision as requested by Gary Smith.

DOES NOT MATCH ADVERTISEMENT OR ABOVE

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: \_\_\_\_\_

**RECOMMENDATIONS AT A GLANCE**

PZS-2018-32 requested by MHI Investments LLC to modify the Preliminary Plat and Construction approvals for Oak Alley Subdivision to include an additional waiver to the dedicated public street frontage requirement for each new lot and to waive the geometric standards to the lot that will contain the private road. Zoning District C-2/R-1B. Council District 3.

**Planning Department Recommendation:**

No objection

**Planning Commission Recommendation:**

Approval



St. Charles Parish  
Department of Planning & Zoning

LAND USE REPORT  
CASE NUMBER: PZS-2018-32

GENERAL INFORMATION

- ◆ **Name/Address of Applicant**  
MHI Investments LLC  
10557 Airline Highway  
St. Rose, LA 70087  
504.737.1600; garyjr@mdi-dredging.com

**Application Date: 12/10/18**

◆ **Location of Site**  
Tract X-1, eight (8) acres of land north of the Ormond Plantation Mansion at west of Oak Alley Lane.

◆ **Requested Action**  
"Waiver from the requirement for frontage on a developed public street"

SITE INFORMATION

- ◆ **Size of Parcel**  
Tract X-1 is 8 acres (348,480 square feet)  
Proposed Lot 1 is 33,009 square feet  
Proposed Lot 2 is 53,663 square feet  
Proposed Lot 3 is 48,514 square feet  
Proposed Lot 4 is 50,629 square feet  
Proposed Lot 5 is 140,250 square feet
- ◆ **Current Zoning and Land Use**  
The bulk of the site is zoned C-2, General Commercial. Proposed lot 1 is predominantly zoned R-1B, single-family low-density.
- ◆ **Surrounding Zoning and Land Use**  
R-1B zoning and single-family uses are located on the west, southwest and northwest. C-2 Zoning developed with the Ormond Plantation Manor House.
- ◆ **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.). On the Future Land Use Map, Neighborhood Commercial areas are shown conceptually as nodes around major intersections or segments along roadways where commercial uses serve on or multiple adjacent neighborhoods, or where the development of new commercial uses to serve adjacent neighborhoods is intended. The size of a Neighborhood Commercial area ranges between 2-5 acres, and its service/trade area is approximately 1 mile.
- ◆ **Traffic Access**  
The applicants request retaining ownership of the roadway surface and width.
- ◆ **Utilities**  
This subdivision received construction approval from the Planning Commission on September 6, 12018; Council approval of waivers on September 17, 2018; and Notice to Proceed with construction from the Director of Public Works/Wastewater on September 26, 2018. Utilities are under construction as approved. The



applicants wish to continue with construction in order to dedicate the water, sewer, and drainage utilities.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, Section II. Subdivision Procedure.**

- D. *Major Resubdivisions.* For any subdivision or resubdivision resulting in six (6) or more lots, including any remainder of the original lot, plat, tract, parcel, and/or any subdivision or resubdivision requiring dedication of public improvements, approval shall consist of preliminary plat approval and construction approval by the Planning and Zoning Commission, and final approval by the Parish Council.
- E. *Preliminary Plat Requirements.*
  1. When Required. A formal preliminary plat shall be required for all subdivisions except where no street, drainage, or sewer improvements are required. (See Section II.C.).
  2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
    - a. The name(s) and address(es) of the owner(s) and subdivider(s).
    - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
    - c. A title block containing the subdivision name, location of the property, a true north arrow, and the required scale for the preliminary plat, both written and graphic. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet for a subdivision of one hundred and sixty (160) acres and less. If the subdivision contains more than one hundred and sixty (160) acres, the preliminary plat may be drawn to a scale of one (1) inch equals two hundred (200) feet.
    - d. Existing property lines, including width and names of bounding streets.
    - e. Section and township lines.
    - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
    - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
    - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
    - i. Existing drainage ditches and canals and their respective servitudes.
    - j. Existing lakes and ponds.
    - k. Name(s) and address(es) of adjoining property owner(s) as they appear on the tax assessor's roles.
    - l. Name(s) of adjoining subdivisions.
    - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
    - n. Layout and dimensions of servitudes and rights-of-way, including sidewalks.
    - o. Existing bridges, culverts, watermain, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
    - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
    - q. Proposed method and source of sewage disposal and/or treatment.
    - r. Proposed method and plan for drainage.
    - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
    - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
    - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
    - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
  3. Preliminary Plat/Additional Submission Requirements.
    - a. Drainage Impact Analysis. A Drainage Impact Analysis shall be completed by a Civil Engineer registered with the State of Louisiana for all subdivisions of property of one (1) acre or greater. The said Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations. (Ord. No. 00-11-12, § III, 11-20-00)
    - b. Preliminary Subdivision Stormwater Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control, Section 25-14.
  4. Preliminary Plat Procedure.



- a. Submission Procedure. An application for subdivision approval and the Preliminary Plat shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. One (1) Mylar or film reproducible copy, five (5) original copies, and one (1) 11" × 17" Mylar or film reproducible copy of the Preliminary Plat shall accompany the application. Upon submission, the Preliminary Plat shall be stamped with the date of filing, and with an acknowledgment that the required filing fees have been paid.
- b. Departmental Review. The Director of the Department of Planning and Zoning shall then review the Preliminary Plat for conformance with the relevant land use regulations. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat the data submitted does or does not meet the objectives of these subdivision regulations. If the data submitted does not meet the objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.

**Subdivision Ordinance, Section II. Subdivision Procedure. E. 4.**

- e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:
  - (1) Approve the Preliminary Plat as submitted.
  - (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
  - (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

**Subdivision Ordinance, Section III. Geometric Standards**

**III. - Geometric standards.**

A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.

1. Classification. Streets shall be classified as one of the following:
  - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
  - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
  - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.

2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
  - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways.

- b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet.

- c. Alley. Twenty (20) feet.

- d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.

- e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".

- f. Boulevards. One hundred (100) feet.

3. Street Names: omitted



4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
  - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
  - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks*:
  1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved. (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.
- C. *Lots*:
  1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
    - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
    - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
  2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
  3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way*:
  1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
  2. Drainage Servitude. Whenever a drainage channel, stream, or water course exists or is provided for in a subdivision, a servitude or right-of-way shall be dedicated on each side of such facilities to provide for maintenance and construction. The minimum width shall be the top bank width of the drainage ditch plus twenty (20) feet on one (1) side and ten (10) feet on the opposite side.
- E. *Building Lines*. Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.

## ANALYSIS

The applicant requests a waiver from the lot arrangement requirement: "All lots shall possess frontage on a street or roadway that meets the specifications of these regulations." Oak Alley lots would be accessed by a private street, however, the developers intend to dedicate the water, sewer, and drainage improvements.

Dedication is the third phase of subdivision development which generally occurs as an act of the Parish Council after the construction is approved and does not require action by the Planning Commission. In this case, if the waiver is approved, the final plat will



need to show the street as a lot or parcel in and of itself and servitudes for the utilities to be dedicated will need to be shown and described.

**DEPARTMENT RECOMMENDATIONS**

The Department has no objection.

December 10, 2018

Mr. Michael Albert  
Director, Department of Planning and Zoning  
St. Charles Parish  
P.O. Box 302  
Hahnville, Louisiana 70057

RE: Oak Alley

Dear Mr. Albert:

Please accept this letter request to apply to the Planning and Zoning Commission for a Waiver of the St. Charles Parish Subdivision Ordinance of 1981 for a Supporting Resolution to waive requirements for minimum frontage width on a developed public Street.

We ask that this request be heard at the commission's January 10, 2019 meeting and if approved to the parish council for further consideration.

Should you have any questions, please do not hesitate to call me.

Sincerely,



Gary Smith Sr.

ST. CHARLES PARISH  
PLANNING BOARD OF COMMISSIONERS  
JANUARY 10, 2019  
7:00 P.M.

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

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TABLED CASE:

**1 PZR-2018-08**

Requested by: Supreme Developers, LLC for a change in zoning classification from C-2 to R-3 at 21 Barreca St., Norco. Council District 6.

**Requires Planning Commission recommendation and Council approval. Forward to Council February 4, 2019.**

PUBLIC HEARINGS:

**11 PZHO-2019-01**

Requested by: Frank Taormina Jr. for a home occupation – “Frank’s Adjusting Company, LLC” at 2007 Ormond Blvd., Destrehan. Zoning District R-1B. Council District 3.

**Requires Planning Commission approval.**

**15 PZHO-2019-02**

Requested by: Craig & Wendy Petit for a home occupation – “LaPetit’s Cuisine & Catering at 146 Alice St., Ama. Zoning District R-1A(M). Council District 2. **Requires Planning Commission approval.**

**19 PZSPU-2019-01**

Requested by: Bliss Davis for an Accessory Dwelling Unit (ADU) at 332 Apple St., Norco. Zoning District R-1A. Council District 6.

**Requires Planning Commission approval and Council resolution. Forward to Council January 22, 2019.**

**28 PZS-2018-32**

Requested by: MHI Investments LLC to modify the Preliminary Plat and Construction approvals for Oak Alley Subdivision to include an additional waiver to the dedicated public street frontage requirement for each new lot and to waive the geometric standards to the lot that will contain the private road. Zoning District C-2/R-1B. Council District 3.

**Requires Planning Commission recommendation and Council resolution. Forward to Council January 22, 2019.**

**35 PZR-2019-01**

Requested by: Brennen & Melissa Friloux for a change in zoning classification from C-3 to R-3 at 14187 & 14189 Hwy. 90. Council District 4

**Requires Planning Commission recommendation and Council approval. Forward to Council February 4, 2019.**

**44 PZO-2019-01**

Requested by: Larry Cochran, Parish President to amend the Zoning Ordinance to clarify the definition of child daycare home and child daycare center.

**Requires Planning Commission recommendation and Council approval. Forward to Council February 4, 2019.**

**LAND USE REPORT**  
**CASE NUMBER: PZS-2018-32**

<p>◆ <b>Name/Address of Applicant</b>  MHI Investments LLC  10557 Airline Highway  St. Rose, LA 70087  504.737.1600; garyjr@mdi-dredging.com</p>	<p><b>Application Date: 12/10/18</b></p>
<p>◆ <b>Location of Site</b>  Tract X-1, eight (8) acres of land north of the Ormond Plantation Mansion at west of Oak Alley Lane.</p>	

"Waiver from the requirement for frontage on a developed public street"

- ◆ **Size of Parcel**  
Tract X-1 is 8 acres (348,480 square feet)  
Proposed Lot 1 is 33,009 square feet  
Proposed Lot 2 is 53,663 square feet  
Proposed Lot 3 is 48,514 square feet  
Proposed Lot 4 is 50,629 square feet  
Proposed Lot 5 is 140,250 square feet
- ◆ **Current Zoning and Land Use**  
The bulk of the site is zoned C-2, General Commercial. Proposed lot 1 is predominantly zoned R-1B, single-family low-density.
- ◆ **Surrounding Zoning and Land Use**  
R-1B zoning and single-family uses are located on the west, southwest and northwest. C-2 Zoning developed with the Ormond Plantation Manor House.
- ◆ **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.). On the Future Land Use Map, Neighborhood Commercial areas are shown conceptually as nodes around major intersections or segments along roadways where commercial uses serve on or multiple adjacent neighborhoods, or where the development of new commercial uses to serve adjacent neighborhoods is intended. The size of a Neighborhood Commercial area ranges between 2-5 acres, and its service/trade area is approximately 1 mile.
- ◆ **Traffic Access**  
The applicants request retaining ownership of the roadway surface and width.
- ◆ **Utilities**  
This subdivision received construction approval from the Planning Commission on September 6, 2018; Council approval of waivers on September 17, 2018; and Notice to Proceed with construction from the Director of Public Works/Wastewater on September 26, 2018. Utilities are under construction as approved. The

applicants wish to continue with construction in order to dedicate the water, sewer, and drainage utilities.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, Section II. Subdivision Procedure.**

- D. *Major Resubdivisions.* For any subdivision or resubdivision resulting in six (6) or more lots, including any remainder of the original lot, plat, tract, parcel, and/or any subdivision or resubdivision requiring dedication of public improvements, approval shall consist of preliminary plat approval and construction approval by the Planning and Zoning Commission, and final approval by the Parish Council.
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for all subdivisions except where no street, drainage, or sewer improvements are required. (See Section II.C.).
  2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
    - a. The name(s) and address(es) of the owner(s) and subdivider(s).
    - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
    - c. A title block containing the subdivision name, location of the property, a true north arrow, and the required scale for the preliminary plat, both written and graphic. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet for a subdivision of one hundred and sixty (160) acres and less. If the subdivision contains more than one hundred and sixty (160) acres, the preliminary plat may be drawn to a scale of one (1) inch equals two hundred (200) feet.
    - d. Existing property lines, including width and names of bounding streets.
    - e. Section and township lines.
    - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
    - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
    - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
    - i. Existing drainage ditches and canals and their respective servitudes.
    - j. Existing lakes and ponds.
    - k. Name(s) and address(es) of adjoining property owner(s) as they appear on the tax assessor's roles.
    - l. Name(s) of adjoining subdivisions.
    - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
    - n. Layout and dimensions of servitudes and rights-of-way, including sidewalks.
    - o. Existing bridges, culverts, watermain, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
    - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
    - q. Proposed method and source of sewage disposal and/or treatment.
    - r. Proposed method and plan for drainage.
    - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
    - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
    - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
    - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
  3. Preliminary Plat/Additional Submission Requirements.
    - a. Drainage Impact Analysis. A Drainage Impact Analysis shall be completed by a Civil Engineer registered with the State of Louisiana for all subdivisions of property of one (1) acre or greater. The said Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations. (Ord. No. 00-11-12, § III, 11-20-00)
    - b. Preliminary Subdivision Stormwater Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control, Section 25-14.
  4. Preliminary Plat Procedure.



- a. Submission Procedure. An application for subdivision approval and the Preliminary Plat shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. One (1) Mylar or film reproducible copy, five (5) original copies, and one (1) 11" × 17" Mylar or film reproducible copy of the Preliminary Plat shall accompany the application. Upon submission, the Preliminary Plat shall be stamped with the date of filing, and with an acknowledgment that the required filing fees have been paid.
- b. Departmental Review. The Director of the Department of Planning and Zoning shall then review the Preliminary Plat for conformance with the relevant land use regulations. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat the data submitted does or does not meet the objectives of these subdivision regulations. If the data submitted does not meet the objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.

**Subdivision Ordinance, Section II. Subdivision Procedure. E. 4.**

- e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:
  - (1) Approve the Preliminary Plat as submitted.
  - (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
  - (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

**Subdivision Ordinance, Section III. Geometric Standards**

**III. - Geometric standards.**

A. Streets. Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.

1. Classification. Streets shall be classified as one of the following:
  - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
  - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
  - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
  - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways.
  - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet.
  - c. Alley. Twenty (20) feet.
  - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
  - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
  - f. Boulevards. One hundred (100) feet.
3. Street Names: omitted

4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
  - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
  - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks*:
  1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved. (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.
- C. *Lots*:
  1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
    - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
    - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
  2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
  3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way*:
  1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
  2. Drainage Servitude. Whenever a drainage channel, stream, or water course exists or is provided for in a subdivision, a servitude or right-of-way shall be dedicated on each side of such facilities to provide for maintenance and construction. The minimum width shall be the top bank width of the drainage ditch plus twenty (20) feet on one (1) side and ten (10) feet on the opposite side.
- E. *Building Lines*. Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.

## ANALYSIS

The applicant requests a waiver from the lot arrangement requirement: "All lots shall possess frontage on a street or roadway that meets the specifications of these regulations." Oak Alley lots would be accessed by a private street, however, the developers intend to dedicate the water, sewer, and drainage improvements.

Dedication is the third phase of subdivision development which generally occurs as an act of the Parish Council after the construction is approved and does not require action by the Planning Commission. In this case, if the waiver is approved, the final plat will

need to show the street as a lot or parcel in and of itself and servitudes for the utilities to be dedicated will need to be shown and described.

**DEPARTMENT RECOMMENDATIONS**

The Department has no objection.



**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
DEPARTMENT OF PLANNING AND ZONING**

**RESOLUTION NO.**\_\_\_\_\_

A resolution providing supporting authorization to endorse a waiver from the geometric standards regarding lot arrangement.

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

**WHEREAS,** the subdivider has requested a waiver from the requirements for minimum frontage on a developed public street, or lot arrangement; and,

**WHEREAS,** the Planning and Zoning Commission approved/denied the requested waiver at their January 10, 2019 meeting.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** does hereby provide this supporting authorization to endorse the waiver from minimum frontage on a developed public street (lot arrangement) for Oak Alley Subdivision as requested by Gary Smith.

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: \_\_\_\_\_

December 10, 2018

Mr. Michael Albert  
Director, Department of Planning and Zoning  
St. Charles Parish  
P.O. Box 302  
Hahnville, Louisiana 70057

RE: Oak Alley

Dear Mr. Albert:

Please accept this letter request to apply to the Planning and Zoning Commission for a Waiver of the St. Charles Parish Subdivision Ordinance of 1981 for a Supporting Resolution to waive requirements for minimum frontage width on a developed public Street.

We ask that this request be heard at the commission's January 10, 2019 meeting and if approved to the parish council for further consideration.

Should you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Gary I. Smith Sr.".

Gary Smith Sr.

FROM THE APPROVED CONSTRUCTION PLANS

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A-1	Street Layout
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**CUL DE SAC**

**G.M. STROUT & CO.  
INDUSTRIAL/MARINE  
CARUBBA  
ENGINEERING**

OAK ALLEY SUBDIVISION

DESTREHAN, LOUISIANA

PLAT STREET SECTION



**MURRAY**  
A Division of

ARCHITECTS	
PROJECT NUMBER	1822

date 04-07-2018

phase	CD
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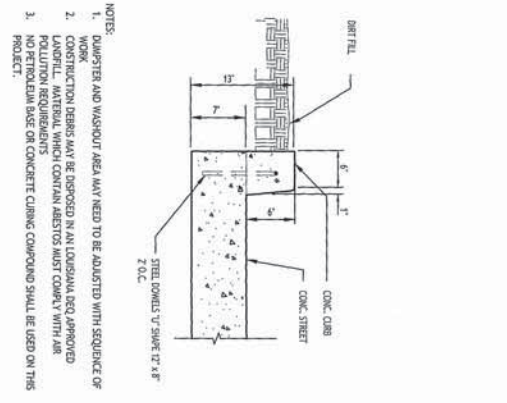
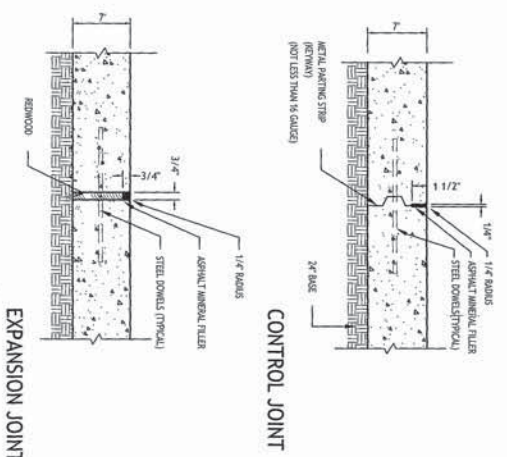
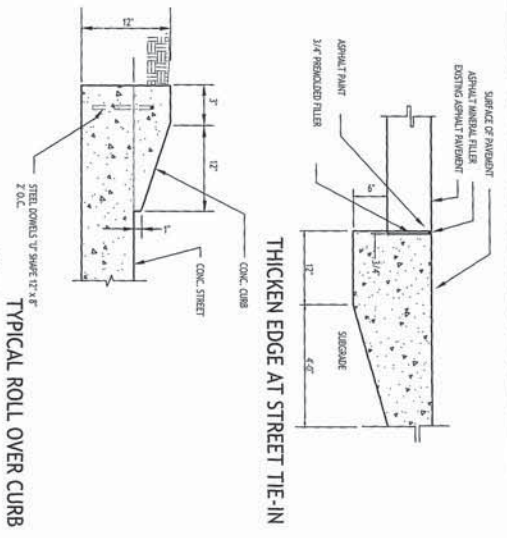
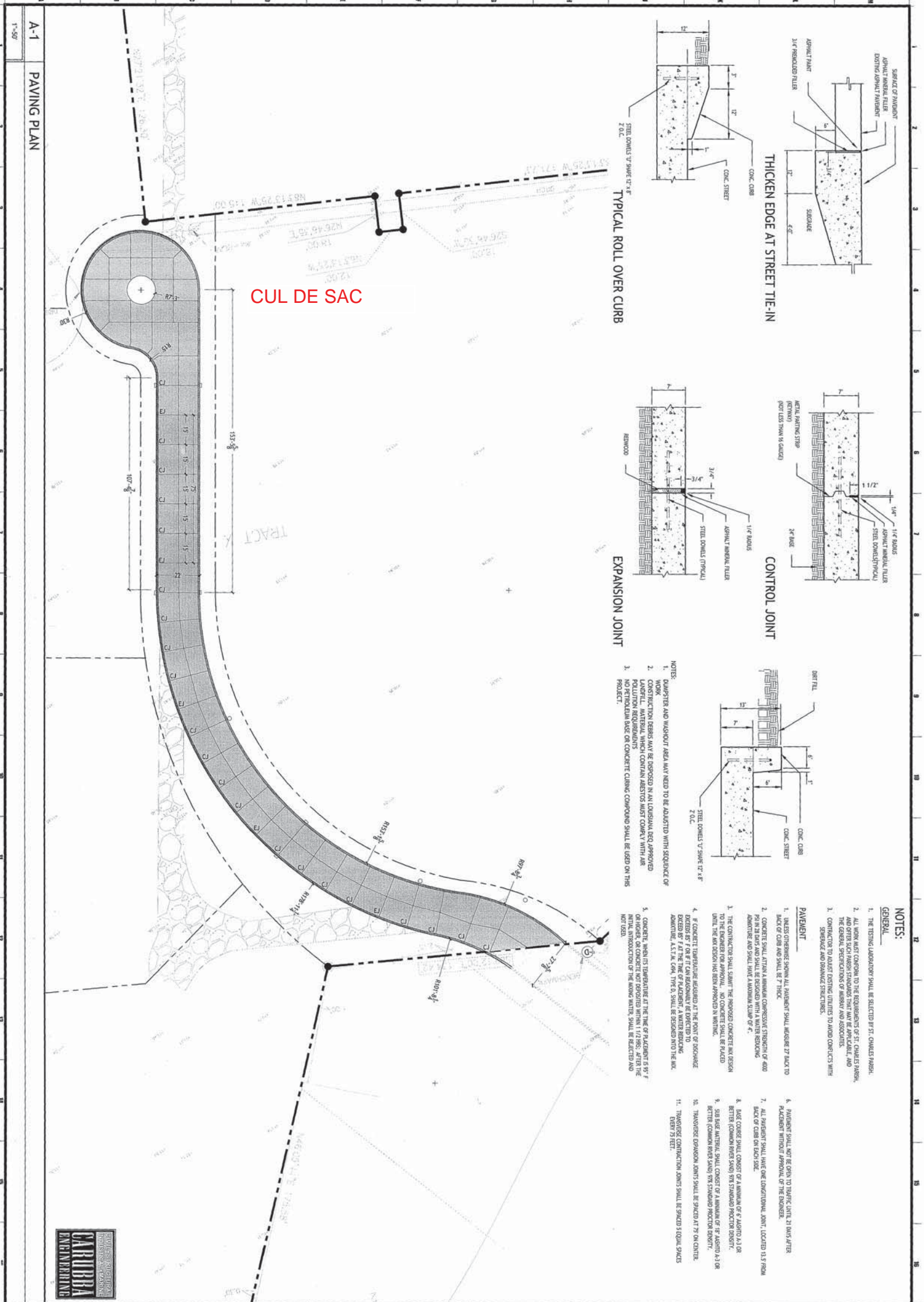


**MURRAY**  
ARCHITECTS

13760 River Road  
Destrehan, LA 70047  
(985) 764-7275  
fax (985) 725-0182

### C.1.1

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- NOTES:**
- GENERAL**
1. THE TESTING LABORATORY SHALL BE SELECTED BY ST. CHARLES PARISH.
  2. ALL WORK MUST CONFORM TO THE REQUIREMENTS OF ST. CHARLES PARISH, AND OTHER SUCH PARISH STANDARDS THAT MAY BE APPLICABLE, AND THE GENERAL SPECIFICATIONS OF MURPHY AND ASSOCIATES.
  3. CONTRACTOR TO ADJUST EXISTING UTILITIES TO AVOID CONFLICTS WITH SEWERAGE AND DRAINAGE STRUCTURES.
- PAVEMENT**
1. UNLESS OTHERWISE SHOWN ALL PAVEMENT SHALL MEASURE 27\"/>
  2. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS AND SHALL BE RESIDUED WITH A WATER REDUCING ADMIXTURE AND SHALL HAVE A MAXIMUM SLUMP OF 4\"/>
  3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONCRETE MIX DESIGN TO THE ENGINEER FOR APPROVAL. NO CONCRETE SHALL BE PLACED UNTIL THE MIX DESIGN HAS BEEN APPROVED IN WRITING.
  4. IF CONCRETE TEMPERATURE EXCEEDS 77°F AT THE POINT OF DISCHARGE EXCEEDS 95°F AT THE TIME OF PLACEMENT, A WATER REDUCING ADMIXTURE, A.S.T.M. C494, TYPE D, SHALL BE RESIDUED INTO THE MIX.
  5. CONCRETE, WHEN ITS TEMPERATURE AT THE TIME OF PLACEMENT IS 95°F OR HIGHER, OR CONCRETE NOT RESIDUED WITHIN 1 1/2 HRS. AFTER THE MIX DESIGN HAS BEEN APPROVED, SHALL BE RESIDUED AND NOT USED.
  6. PAVEMENT SHALL NOT BE OPEN TO TRAFFIC UNTIL 24 HRS AFTER PLACEMENT WITHOUT APPROVAL OF THE ENGINEER.
  7. ALL PAVEMENT SHALL HAVE ONE LONGITUDINAL JOINT, LOCATED 115' FROM BACK OF CURB ON EACH SIDE.
  8. BASE COURSE SHALL CONSIST OF A MINIMUM OF 6\"/>
  9. SUB BASE MATERIAL SHALL CONSIST OF A MINIMUM OF 18\"/>
  10. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 75' ON CENTER EVERY 75 FEET.
  11. TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED 5 EQUAL SPACES EVERY 75 FEET.

<b>C.1.2</b>	<b>REVISIONS</b>	NO.	DATE
		1	
		2	
		3	
		4	
<b>OAK ALLEY SUBDIVISION</b>		<b>DESTREHAN, LOUISIANA</b>	<b>MURRAY ARCHITECTS</b>
<b>PAVING AND ERISON CONTROL PLAN</b>		<b>06.07.2018</b>	<b>1822</b>
<b>CARUBBA ENGINEERING</b>		<b>PROJECT NUMBER</b>	<b>DATE</b>
<b>1300 New Road</b>		<b>06.07.2018</b>	<b>1822</b>
<b>Destrehan, LA 70047</b>		<b>PHONE</b>	<b>504.725.7275</b>
<b>(504) 725-7275</b>		<b>FAX</b>	<b>(504) 725-0182</b>



RESOLUTION WHICH WAS PASSED BY THE COUNCIL AND  
APPROVED BY PARISH PRESIDENT ALONG WITH ITEMS FROM  
THE AGENDA REGARDING THIS 1ST WAIVER REQUEST

2018-0237

INTRODUCED BY: DICK GIBBS, COUNCILMAN, DISTRICT III

RESOLUTION NO. 6370

A resolution providing supporting authorization to endorse the Preliminary Plat approval for Oak Alley Subdivision with waivers from the geometric standards regarding streets.

**WHEREAS**, the St. Charles Parish Subdivision Ordinance of 1981 requires that the St. Charles Parish Council endorse waivers from subdivision regulations for a Preliminary Plat; and,

**WHEREAS**, the subdivider has requested a waiver from the geometric standards regarding streets; and,

**WHEREAS**, the Planning and Zoning Commission approved the preliminary plat with the requested waivers at their September 6, 2018 meeting.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL**, does hereby provide this supporting authorization to endorse the preliminary plat approval of Oak Alley Subdivision with a waiver from the geometric standards regarding streets as requested by MHI Investments, LLC.

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

YEAS: HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: BENEDETTO

And the resolution was declared adopted this 17th day of September, 2018, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: 

SECRETARY: 

DLVD/PARISH PRESIDENT: 9-18-2018

APPROVED: 

DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: 2:45 pm

RECD BY: 

PRELIMINARY PLAT

OAK ALLEY

SURVEY PLAT AND RESUBDIVISION OF TRACT X-1 OF ORMOND PLANTATION INTO LOTS 1, 2, 3, 4 & 5 OF OAK ALLEY SUBDIVISION, SECTION 12, TOWNSHIP-12-SOUTH, RANGE-8-EAST, & SECTION 1, TOWNSHIP-13-SOUTH, RANGE-8-EAST, ST. CHARLES PARISH, LOUISIANA

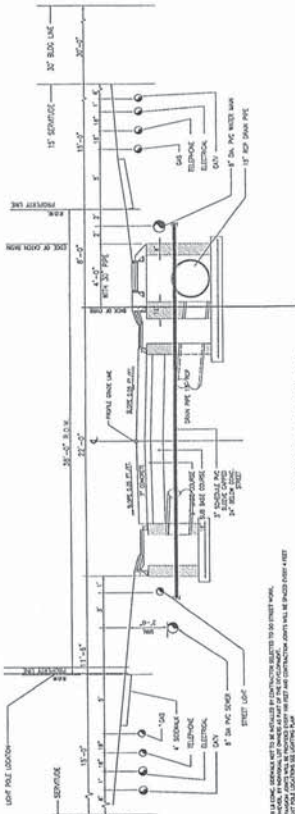
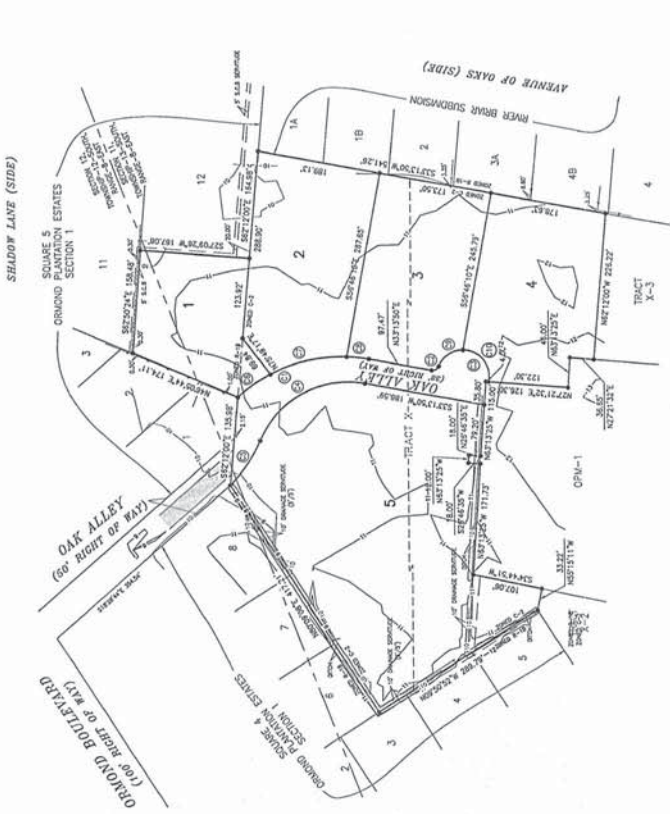
AREA TABLE	
LOT 1	21.00 AC.
LOT 2	21.00 AC.
LOT 3	21.00 AC.
LOT 4	21.00 AC.
LOT 5	21.00 AC.
TOTAL	105.00 AC.

CURVE DATA	
CURVE	ARC LENGTH
C1	215.87
C2	215.87
C3	119.85
C4	119.85
C5	119.85
C6	119.85
C7	119.85
C8	119.85
C9	119.85
C10	119.85

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH ON THE DAY OF \_\_\_\_\_, 20\_\_ IN BOOK \_\_\_\_\_, FOLIO \_\_\_\_\_, ENTRY NO. \_\_\_\_\_

APPROVED: *[Signature]* DATE: 9/2/18  
PARISH PRESIDENT  
PLANNING & ZONING COMMISSION CHAIRMAN  
CHAIRMAN OF THE PARISH COUNCIL

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION AND LAWS OF THE STATE OF LOUISIANA, AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



TYPICAL SECTION (NOT TO SCALE)

ADJOINING PROPERTY OWNERS	
LOT 1	ORMOND PLANTATION
LOT 2	ORMOND PLANTATION
LOT 3	ORMOND PLANTATION
LOT 4	ORMOND PLANTATION
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LOT 84	ORMOND PLANTATION
LOT 85	ORMOND PLANTATION
LOT 86	ORMOND PLANTATION
LOT 87	ORMOND PLANTATION
LOT 88	ORMOND PLANTATION
LOT 89	ORMOND PLANTATION
LOT 90	ORMOND PLANTATION
LOT 91	ORMOND PLANTATION
LOT 92	ORMOND PLANTATION
LOT 93	ORMOND PLANTATION
LOT 94	ORMOND PLANTATION
LOT 95	ORMOND PLANTATION
LOT 96	ORMOND PLANTATION
LOT 97	ORMOND PLANTATION
LOT 98	ORMOND PLANTATION
LOT 99	ORMOND PLANTATION
LOT 100	ORMOND PLANTATION

LEGEND:  
• = 100' SCALE



VICINITY MAP (1" = 200')

**DEVELOPER:** AMI INVESTMENTS, LLC  
1007 JEFFERSON HIGHWAY  
ST. CHARLES, LOUISIANA 70087

**OWNER:** AMI INVESTMENTS, LLC  
1007 JEFFERSON HIGHWAY  
ST. CHARLES, LOUISIANA 70087

**INTENT TO DEDICATE:**  
THE DEVELOPER WILL SUBMIT AN ACT OF DEDICATION FOR INFRASTRUCTURE PRIOR TO APPROVAL OF THE FINAL PLAT.

**CURRENT ZONING:**  
ZONED C-2 (GENERAL COMMERCIAL DISTRICT - RETAIL SALES) & R-18 (SINGLE FAMILY RESIDENTIAL DETACHED DISTRICT)

**LAND USE STATISTICS:**  
SETBACK: 20 FEET  
FRONT: 5 FEET  
SIDE: 10 FEET  
REAR: 25 FEET

**LAND USE STATISTICS:**  
SETBACK: 20 FEET  
FRONT: 5 FEET  
SIDE: 10 FEET  
REAR: 25 FEET

**GENERAL SURVEY NOTES:**  
1. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK REQUIREMENTS, SUPERSEDE PRIVATE SUBDIVISION AGREEMENTS WHEN IN CONFLICT WITH THE CHARLES PARISH LAND USE REGULATIONS.  
2. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.  
3. LOT OWNERS NAMES AND ADDRESSES ARE AS THEY APPEAR ON THE ST. CHARLES PARISH TAX ASSESSORS SITE.  
4. THE MONUMENTS WILL BE SET UPON PARISH APPROVAL.  
5. ZONING INFORMATION OBTAINED FROM THE ST. CHARLES PARISH INTERACTIVE GIS SERVICE AND ST. CHARLES PARISH MUNICIPALITY.

**SURVEY REFERENCE:**  
1. RESUBDIVISION OF THE ORMOND PLANTATION MANSION & TRACT X INTO TRACTS X-1, X-2, X-3 & OPM-1, ORMOND PLANTATION BY CORY A. DUMAS, P.L.L.C., DATED MARCH 2, 2018, LAST REVISED JULY 19, 2018.  
2. ORMOND PLANTATION ESTATES, SECTION 1 BY DONALD PAUL BOURGEOIS, SURVEYOR DATED APRIL 4, 1973.  
3. SURVEY OF TRACT "X" AND ORMOND PLANTATION MANSION BY GILBERT, KELLY AND COUTURE INC., DATED APRIL 10, 1996.

**BASIS OF BEARING:**  
TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

**ELEVATION NOTES:**  
ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING DATUM DATUM DATED 7/26/2018 AND 83 INTO 86 GEOD 10A.

**BAIDING, MARQUES & ASSOCIATES, LLC**  
P.O. BOX 780  
METairie, LA 70004  
(504) 834-0200

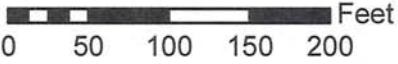
MADE AT THE REQUEST OF:  
MURRAY ARCHITECTS, INC.  
P.O. BOX 780  
METairie, LA 70004  
(504) 834-0200

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US BY THE CLIENT. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND AND THE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLIANCE WITH THE DATA FOR THIS SURVEY.

DATE: 07-14-2018  
SCALE: 1" = 100'  
DRAWN BY: J.A.  
CHECKED BY: J.A.  
JOB NO.: 973308

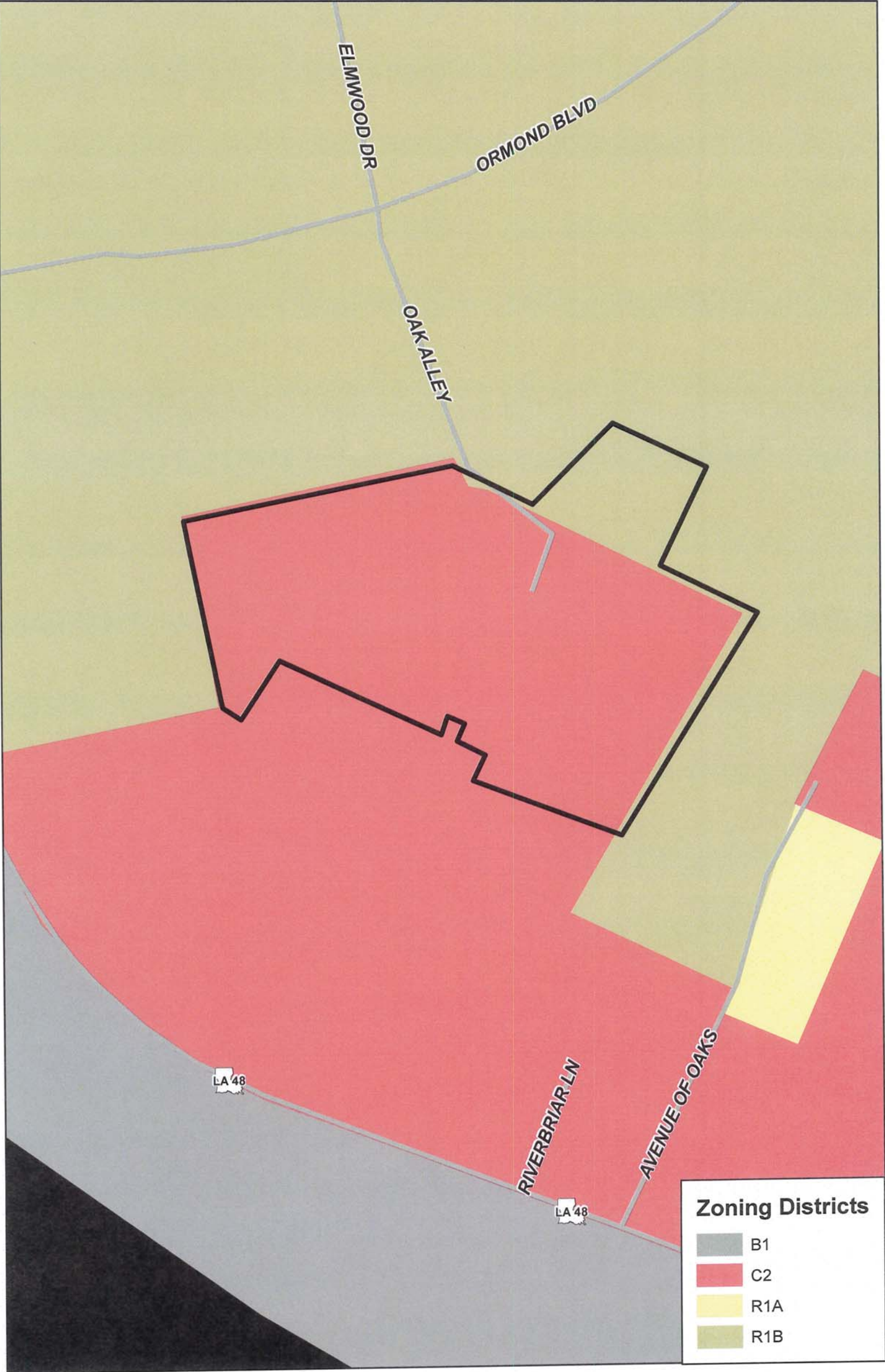
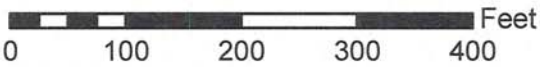


PZS-2018-32  
Requested by: MHI Investments, LLC  
For preliminary plat approval of a five lot subdivision





PZS-2018-32  
Requested by: MHI Investments, LLC  
For preliminary plat approval of a five lot subdivision

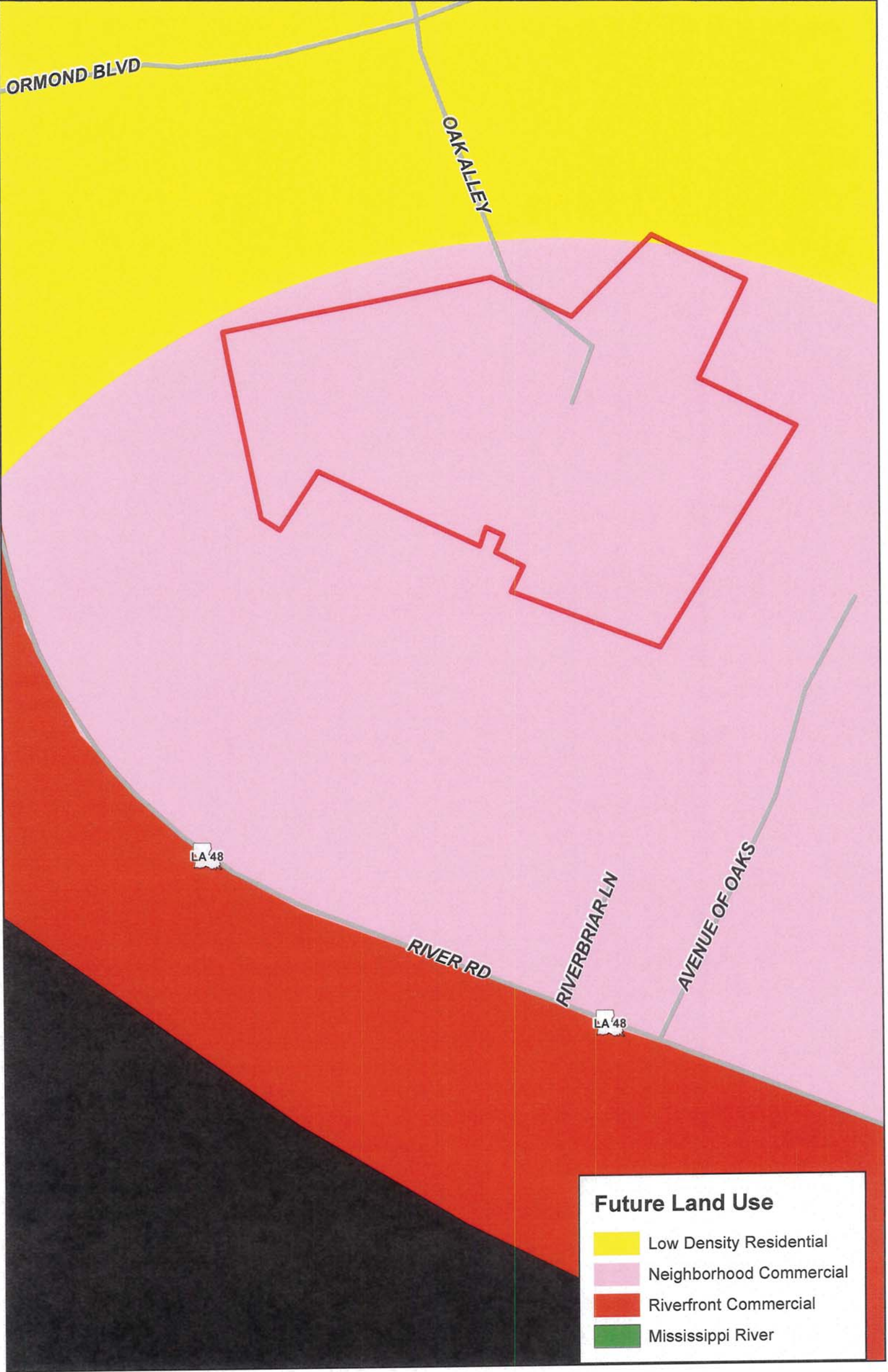
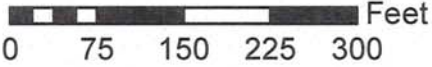


**Zoning Districts**

	B1
	C2
	R1A
	R1B



PZS-2018-32  
Requested by: MHI Investments, LLC  
For preliminary plat approval of a five lot subdivision



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## **RECOMMENDATIONS AT A GLANCE**

PZS-2018-32 requested by MHI Investments LLC for Preliminary Plat and Construction approval for Oak Alley Subdivision, a resubdivision of Tract X-1 of the Ormond Plantation Mansion into 5 Lots in Destrehan, with a waiver from geometric standards for streets. Zoning District C-2/R-1B. Council District 3.

### **Planning Department Recommendation:**

Preliminary Plat:

Approval with waivers from the geometric standards regarding streets.

### **Planning Commission Recommendation:**

Preliminary Plat:

Approval with waivers from the geometric standards regarding streets.



Commissioner Booth: Next item on the agenda PZS-2018-32 requested by MHI Investments LLC for Preliminary Plat and Construction approval for Oak Alley Subdivision, a resubdivision of Tract X-1 of the Ormond Plantation Mansion into 5 Lots in Destrehan, with a waiver from geometric standards for streets. Zoning District C-2/R-1B. Council District 3. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This applicant is requesting both a preliminary plat approval and a construction plans approval. It's a major subdivision, it's 5 lots that will be served by a 38 ft. wide right of way. It would be about 465 ft. long. That right of way that they are proposing would be substandard, it would be an extension of Oak Alley. The majority of the proposed subdivision is currently zoned C-2 and that is general commercial. There is one portion, actually Lot 1, is predominately zoned R-1B and that's large lot residential. So these get a little confusing, these were on your agenda last month for preliminary plat approval and the conceptual layout was not complete, it sat on the table last month and comes back to you this month for approval of both phases. The preliminary plat contains all the elements that it has to have for a preliminary plat. The applicant has submitted the required drainage impact analysis and a subdivision stormwater pollution prevention plan. However the proposed lots do not meet the geometric standards for lots, they're not perpendicular to the street. The street is also irregular, it doesn't meet the required width. The developer has requested waivers from these requirements. The subdivision also does not provide 2 ways in and out, that is a requirement, it's a block standard actually, why it's there in the geometric standards I'm not quite sure. The applicant did not request a waiver from that requirement but they'll discuss that this evening I think themselves. The construction plans are approved, those have gone to the Departments of Waterworks, Public Works, to the Contract Monitor for the street lighting layout and also the Department of Parks and Rec has completed their review of what they would request, either a fee in lieu of land or land dedication and they have decided to go with the fee. The developer intends that the subdivision develop with single family houses but because most of the lots remain C-2 there's no proposal to rezone. Single family houses would require a special permit from you. So anytime anybody wants to build a house in here with the exception of a house on Lot 1, they'll be coming back to you for a special permit. In addition, to develop any of the lots with C-2 uses, that would be retail commercial, that would require coming down Oak Alley Lane which also requires a special permit. So to access any commercial property through a residentially zoned street requires your approval also with a supporting resolution by the parish council. We do recommend approval of the subdivision, it has to be done in 2 phases and approval of the preliminary plat in contingent upon approval of all of the requested waivers. In addition, we also recommend that they request a waiver from the requirement for 2 ingresses and egresses to serve the property. If you vote to approve the preliminary plat, the request will go forward to the parish council for approval of the waivers, that will happen later in September. You can also vote separately on the construction plans which again has the endorsement of all the required review agencies, so we recommend approval of the construction plans as well but separately.

Commissioner Booth: Thank you Ms. Stein. This is a public hearing for PZS-2018-32, MHI Investments, LLC, the preliminary plat and construction approval of Oak Alley Subdivision, resubdivision of Tract X-1 of Ormond Plantation Mansion into 5 lots in Destrehan with waiver from geometric standards for streets. Anyone here to speak for or against? State your name and address Mr. Murray.

Yes Sir, my name is Joey Murray with Murray Architects and I'm here representing MHI Investments which is the owner of the resubdivision of the property. I'd like to point out that there are 3 specific waivers that has been asked for and it's dealing with first of the width of the street itself. Recently waivers have been granted with the street widths when you have a very short street such as this. There are other streets in the same neighborhood that are 18 ft. wide that serve just as many lots, actually more lots than what this would serve. The intention of the developer, this is a family development for family members, they want to include in their waivers the special permit use for single family homes because there is a restriction on the property that only single family



homes can be built there. With the street instead of 18 ft., they're asking the waiver to be 22 ft. for the portion that comes into the property itself serving those 5 lots. In addition the curves for the radius, the parish requirements call for 100 ft. radii and these are slightly less than 100 ft. so we need to have a waiver on that. This board has voted in the past for similar waivers and I find it quite refreshing to see some subdivisions with some curves put into them, it makes them look much better than straight shot subdivision. I think y'all have agreed with me in the past on that. The other item is concerning the dead end street and I think that the request from the dead end street including the turning circle took care of the request for the waiver for 2 points of ingress and egress. As you can see this is a portion of property that is left over from the plantation home that was not in commerce at all. With the acquisition of this property, the owner, which is the Smith family and Mr. Smith is here tonight, if you have any specific questions for him, he can get up and answer them. Their intention is to take this put it into commerce and build 5 homes there on that property. The smallest lot there is about 2 acres. In this we ask that you not only approve the waivers that we're asking for but also approve the special use for the single family homes, that was the request from the very beginning because this is going to be used for single family homes. On the street construction drawings those have been approved by the Public Works Department. All of the requirements have been met and been addressed and all the approvals have been issued and it's ready to move forward. With that I'm happy to answer any questions that you might have.

Commissioner Booth: Any questions for Mr. Murray? Yes Sir, Mr. O'Malley.

Mr. O'Malley: Mr. Murray is that width the 22 ft. is that the same as the existing Oak Alley?

Mr. Murray: No. Oak Alley is actually 26 ft. and this would transition to 22 ft. through the curve.

Mr. O'Malley: Which is not an issue. The cul de sac to be reduced from the 60 ft. down to 40.

Mr. Murray: The cul de sac has been reduced to 40 and we've addressed this with the school district in the past and the 40 ft. does allow for a school bus and a garbage truck to turn.

Mr. O'Malley: Ok. Not at the same time though.

Mr. Murray: Not at the same time.

Mr. O'Malley: I would think that the overall length of the street is not more than 2/10 of a mile?

Mr. Murray: The length of the street is about 850 ft. long.

Mr. O'Malley: Good, that's my only question. Thank you.

Mr. Murray: From the extension.

Mr. O'Malley: From the extension?

Mr. Murray: If you add the footage from Ormond you would have to add another 290-300 ft.

Mr. O'Malley: And that would be my concern if busses turning in the 40 ft. becomes an issue they would just have to get out to the boulevard.



Mr. Murray: They could get out and go there. The short distance that you have has 3 or 4 homes there. There are a lot of instances where a lot of school children walk that short distance to catch the bus.

Mr. O'Malley: Ok. Good. Thanks.

Mr. Albert: Mr. Chairman. Just for clarity the Commission has no authority to waive land use regulations so the special use provisions cannot be waived as part of this application.

Commissioner Booth: Ok.

Mr. Murray: Can you explain that please? I didn't hear you.

Mr. Albert: The special use requirements are part of the land use regulations, this is a subdivision application, the Board has limited authority to waive subdivision and street standards but no authority to waive, reduce, alter or engage in land use regulations outside of rezoning.

Mr. Murray: Ok, but a special use permit for a single family home is permissible correct?

Mr. Albert: It is permissible, it has to be done as a separate application.

Mr. Murray: Ok. Alright.

Commissioner Booth: Any other questions for Mr. Murray? Anyone else here to speak for or against this particular issue? Yes Ma'am. State your name and address for the record.

Anna Oliver, 107 Ormond Boulevard. The property is a great piece of property and checking with the people in the neighborhood who lives right there on Oak Alley, we're not aware of it being so commercially zoned and the neighborhood idea is fine for the family but we want to make sure that instead of just intentions of being residential, 5 houses for their family, that maybe a rezoning would help settle the neighbors so that we know that down the road a year or later one lot didn't do what they wanted and their business decides to put an office building or something back there because they can because it's C-2. So we just don't want commercial in that area.

Commissioner Booth: Ok. Thank you Ma'am. Will you respond to that Mr. Murray?

Mr. Murray: If I can answer that. The owners are putting a restriction on the property, it can only be used for residential purposes.

Commissioner Booth: Anyone else here to speak for or against this particular issue?

Commissioner Frangella: I've got a question. So the owner can put the restriction but if they sell it is that restriction binding?

Mr. Murray: It is binding, yes Sir.

Ms. Stein: Whether it's binding or not, the parish would be required to permit any commercial use that fits in a C-2 if somebody requests it and if they come to you for a special permit for the access. So I'm not really sure, people in our office discussed rezoning with the applicants, I wasn't at the meeting when that happened, so you will be seeing anything that develops on this property will come back to you. It will come back either for a rezone to R-1B is what we would recommend. It would come back to you because a special permit is required for access for commercial land through a residential zone, that ordinance has been on the books since 2006 and actually prior and also each lot that's zoned C-2 requires a special permit for a single family house.

Mr. Murray: Just so you know there are similar instances to that. My father's house on the River Road at #1 River Briar is commercial property but he uses as single family use. There is a single family home that is being used as commercial property right now next door but it could go back to single family use, but it is the statement from the owner, Mr. Gary Smith is here, he can tell you. The restriction on the property is residential. They're building their personal homes there.

Commissioner Booth: Any other questions or comments for Mr. Murray? Thank you Sir. Thank you Mr. Murray. Anyone else here to speak for or against this particular issue? Seeing none, the public hearing is closed. Any other comments or questions? Call for the vote. This is Preliminary Plat vote.

Ms. Stein: With waivers and actually I understand, I agree that the dead end request in the waiver request that's in your packet, I think that satisfies the same.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Booth: That passes unanimously. Our second vote is for the Construction Plans, any questions or comments for those plans? None? So we'll cast the vote for the Construction Plans.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Booth: That passes unanimously Mr. Murray.

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# St. Charles Parish

## Department of Planning & Zoning

### LAND USE REPORT

#### CASE NUMBER: PZS-2018-32

#### GENERAL INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 07/03/18**  
MHI Investments LLC  
10557 Airline Highway  
St. Rose, LA 70087  
504.737.1600; garyjr@mdi-dredging.com
- ◆ **Location of Site**  
Tract X-1, eight (8) acres of land north of the Ormond Plantation Mansion at west of Oak Alley Lane.
- ◆ **Requested Action**  
Preliminary Plat and Construction Plans Approval for a major subdivision of five (5) lots on an extension of Oak Alley with a request for waivers from geometric standards for lots and streets.

#### SITE INFORMATION

- ◆ **Size of Parcel**  
Tract X-1 is 8 acres (348,480 square feet)  
Proposed Lot 1 is 33,009 square feet  
Proposed Lot 2 is 53,663 square feet  
Proposed Lot 3 is 48,514 square feet  
Proposed Lot 4 is 50,629 square feet  
Proposed Lot 5 is 140,250 square feet
- ◆ **Current Zoning and Land Use**  
The bulk of the site is zoned C-2, General Commercial. Proposed lot 1 is predominantly zoned R-1B, single-family low-density.
- ◆ **Surrounding Zoning and Land Use**  
R-1B zoning and single-family uses are located on the west, southwest and northwest. C-2 Zoning developed with the Ormond Plantation Manor House.
- ◆ **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.). On the Future Land Use Map, Neighborhood Commercial areas are shown conceptually as nodes around major intersections or segments along roadways where commercial uses serve on or multiple adjacent neighborhoods, or where the development of new commercial uses to serve adjacent neighborhoods is intended. The size of a Neighborhood Commercial area ranges between 2-5 acres, and its service/trade area is approximately 1 mile.
- ◆ **Traffic Access**  
All proposed lots would exceed the required 60-foot width on an extension of Oak Alley, a public street.
- ◆ **Utilities**  
As a major subdivision, the developer will have to install utilities. Representatives for Parish utilities: water, sewer, drainage, streets, indicate that utilities in the area



can accommodate the impact of this development. Waterworks and the Contract Monitor have approved construction plans; the Parish Engineer has no objection to construction plans approval subject to waiver from street standards and resolution of seven (7) other minor technical issues with the plans and additional submissions.

## **APPLICABLE REGULATIONS**

### **Subdivision Ordinance, Section II. Subdivision Procedure.**

- D. *Major Resubdivisions.* For any subdivision or resubdivision resulting in six (6) or more lots, including any remainder of the original lot, plat, tract, parcel, and/or any subdivision or resubdivision requiring dedication of public improvements, approval shall consist of preliminary plat approval and construction approval by the Planning and Zoning Commission, and final approval by the Parish Council.
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for all subdivisions except where no street, drainage, or sewer improvements are required. (See Section II.C.).
  2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
    - a. The name(s) and address(es) of the owner(s) and subdivider(s).
    - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
    - c. A title block containing the subdivision name, location of the property, a true north arrow, and the required scale for the preliminary plat, both written and graphic. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet for a subdivision of one hundred and sixty (160) acres and less. If the subdivision contains more than one hundred and sixty (160) acres, the preliminary plat may be drawn to a scale of one (1) inch equals two hundred (200) feet.
    - d. Existing property lines, including width and names of bounding streets.
    - e. Section and township lines.
    - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
    - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
    - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
    - i. Existing drainage ditches and canals and their respective servitudes.
    - j. Existing lakes and ponds.
    - k. Name(s) and address(es) of adjoining property owner(s) as they appear on the tax assessor's roles.
    - l. Name(s) of adjoining subdivisions.
    - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.
    - n. Layout and dimensions of servitudes and rights-of-way, including sidewalks.
    - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
    - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
    - q. Proposed method and source of sewage disposal and/or treatment.
    - r. Proposed method and plan for drainage.
    - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
    - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
    - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
    - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," Indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
  3. Preliminary Plat/Additional Submission Requirements.
    - a. Drainage Impact Analysis. A Drainage Impact Analysis shall be completed by a Civil Engineer registered with the State of Louisiana for all subdivisions of property of one (1) acre or greater. The said Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations. (Ord. No. 00-11-12, § III, 11-20-00)
    - b. Preliminary Subdivision Stormwater Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance



with Chapter 25—Stormwater Management and Erosion and Sedimentation Control, Section 25-14.

4. Preliminary Plat Procedure.

- a. Submission Procedure. An application for subdivision approval and the Preliminary Plat shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. One (1) Mylar or film reproducible copy, five (5) original copies, and one (1) 11" × 17" Mylar or film reproducible copy of the Preliminary Plat shall accompany the application. Upon submission, the Preliminary Plat shall be stamped with the date of filing, and with an acknowledgment that the required filing fees have been paid.
- b. Departmental Review. The Director of the Department of Planning and Zoning shall then review the Preliminary Plat for conformance with the relevant land use regulations. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat the data submitted does or does not meet the objectives of these subdivision regulations. If the data submitted does not meet the objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.

**Subdivision Ordinance, Section II. Subdivision Procedure. E. 4.**

- e. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. Following the public hearing, the Commission shall either:
  - (1) Approve the Preliminary Plat as submitted.
  - (2) Conditionally approve the Preliminary Plat with conditions stated in writing.
  - (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider.

The reason(s) for disapproval shall be stated in writing to the subdivider. Approval or conditional approval shall be evidenced by the Commission Chairman's signature on the Preliminary Plat. Any conditions or requirements shall be referenced and attached to the Preliminary Plat and application. The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval shall be valid for a period of six (6) months from the date of the Commission decision, unless extended by the Commission. Preliminary Plat approval of any successive phase of an approved subdivision expires when construction is interrupted on any such phase for a period of six (6) months or more.

**Subdivision Ordinance, Section III. Geometric Standards**

**III. - Geometric standards.**

- A. *Streets*. Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.
1. Classification. Streets shall be classified as one of the following:
  - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
  - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
  - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
  - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways.
  - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet.
  - c. Alley. Twenty (20) feet.
  - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
  - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
  - f. Boulevards. One hundred (100) feet.



3. Street Names: omitted
4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
  - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
  - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks*:
  1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved. (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.
- C. *Lots*:
  1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
    - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
    - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
  2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
  3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way*:
  1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
  2. Drainage Servitude. Whenever a drainage channel, stream, or water course exists or is provided for in a subdivision, a servitude or right-of-way shall be dedicated on each side of such facilities to provide for maintenance and construction. The minimum width shall be the top bank width of the drainage ditch plus twenty (20) feet on one (1) side and ten (10) feet on the opposite side.
- E. *Building Lines*. Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.

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

1. Use Regulations:
  - 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
- (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. (Ord. No. 08-8-9, § XI, 8-18-08)
- 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.



## ANALYSIS

The applicant requests Preliminary Plat and Construction Plans Approval of a major subdivision of five lots served by a 38-foot wide right-of-way approximately 466 feet-long. The right-of-way would be a sub-standard extension of Oak Alley. The majority of the proposed subdivision is zoned C-2 while the bulk of proposed Lot 1 is zoned R-1B. The applicant has requested a waiver from the street standards.

The Subdivision Regulations require major subdivisions to obtain Planning and Zoning Commission approval in two phases. The first is the Preliminary Plat, or conceptual layout. If approved, the developer completes and submits construction design plans for review by parish departments. Construction Approval is the second phase. After the Planning Commission approves the construction plans, the developer can begin construction. Parish Departments monitor the construction of the drainage, water, sewer, utilities, and streets. When construction is complete and certified to meet Parish standards, the developer can request Final Plat Approval, which includes a dedication of the streets and infrastructure to the Parish for public use. When the Final Plat is approved and recorded in the Clerk of Courts, the developer can begin selling lots.

The Preliminary Plat contains all 22 elements required by the Subdivision Regulations and the applicant has submitted the required drainage impact analysis and Preliminary Subdivision Stormwater Pollution Prevention Plan. However, the proposed lots do not meet the geometric standards for lots in that they are not perpendicular to the irregular street that provides access; the developer has requested a waiver which is included in this agenda. The surrounding area is characterized by irregular streets and lots.

Construction Plans are approved by Waterworks for the water line and by the Contract Monitor for the lighting layout. The Parish Engineer/Department of Public Works has issued a letter stating no objection to approval of the Construction Plans providing the required right-of-way width is reduced from 50 feet to 38 feet, the required paving width is reduced from 27 feet to 22 feet and required turn and cul-du-sac radii are also waived. Seven (7) other minor issues must be addressed to the satisfaction of the Public Works Director prior to construction. In addition, the design does not meet the requirement for a minimum of two ingresses and egresses. The developer has requested waivers from the standards.

The developer intends that subdivision to develop with residential uses. Because most of the lots remain C-2, single-family houses will require a Special Permit approved by the Planning Commission. C-2 uses in Oak Alley subdivision would also require a Special Permit because the only ingress is from Ormond Boulevard onto Oak Alley. Access to commercially zoned property through a residentially zoned street, like Oak Alley, requires a Special Permit approved by both the Planning Commission and the Parish Council.

## DEPARTMENT RECOMMENDATIONS

The Commission must make two separate votes on this project, first for the Preliminary Plat and then for the Construction approval.

1. Preliminary Plat: **The Department Recommends Approval subject to the approval of all requested waivers.** Should the Commission find that the waivers are not acceptable, the Preliminary Plat must be revised to reflect that determination. Requests for waivers during the Preliminary Plat process require a supporting resolution from the Parish Council.
2. Construction plans: **The Department Recommends Approval subject to the following conditions:**
  - a. Approval of the Construction plans is contingent upon approval of the Preliminary Plat and a supporting resolution of all requested waivers from the Parish Council. A Notice to Proceed shall not be issued until all requested waivers have final approval.
  - b. The Construction Plans must be revised to address the Parish Engineer's comments.







LARRY COCHRAN  
PARISH PRESIDENT

CLAYTON FAUCHEUX  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PUBLIC WORKS

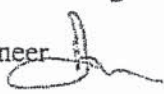
100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047


(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

## Memo

To: Michael Albert, Planning and Zoning Director

From: Don Edwards, Senior Engineer 

Cc: Clayton Fauchaux, Public Works Director   
Chandra Sampey, Contract Monitoring Specialist  
John Gutierrez, MS4 Coordinator

Re: Oak Alley Subdivision

Date: August 16, 2018

---

We reviewed the following documents for the Oak Alley subdivision:

1. A set of plans entitled "Oak Alley Subdivision", dated June 7, 2018, consisting of 19 sheets, by Murray Architects with Roy M. Carubba, P.E.
2. A drainage impact analysis (DIA), dated August 9, 2018, by Roy M. Carruba, P.E.

These documents were reviewed for conformance with the St. Charles Parish Code of Ordinances, Appendix C – St. Charles Parish Subdivision Regulations. We focused our review on roads, drainage and sanitary sewer. References to the applicable, specific section in Appendix C are shown in parentheses following some comments.



1. The minimum width of a local street right-of-way is 50 feet. (Sec. III.A.2.b)
2. Soil borings are required for the road design. (Sec. IV.A)
3. The minimum radius for a local road curve is 100 feet. (Sec. IV.A.6.a)
4. The minimum width of a local street is 27 feet with subsurface drainage. (Sec. IV.A.1.b)  
The proposed width of the street is 22 feet.
5. The minimum radius of a cul-de-sac is 60 feet. (Sec. IV.III.A.2.e)
6. All drawings need to be signed and sealed by the Professional Engineer.
7. Drawing No. C.1.0: The utility servitudes shown on Drawing No. C.1.13 need to be shown on the plat.
8. Drawing No. C.1.2
  - a. General Note No. 2 needs to be revised to add "... and Carubba Engineering".
  - b. Pavement Note No. 1 needs to be revised to be consistent with the detail on Drawing No. C.1.13.
9. Drawing No. C.1.5
  - a. The scale is shown as 1" = 50', but the plan is at a different scale. The scale on other drawings should be checked.
  - b. Sewer Note No. 7 should be removed, because it is unnecessary.
10. Drawing No. C.1.7: The plan view shows multiple "Sewer Manhole 4".
11. Drawing No. C.1.2: The manhole material type should be changed from concrete to fiberglass to be consistent with Sewer Note No. 9 on Drawing No. C.1.5.
12. Drawing No. C.1.13: The right-of-way for the typical roadway section should be changed to 40 feet to be consistent with the plat.
13. I defer to Chandra Sampey for any comments on the streetlight plans and John Gutierrez for any comments on MS4 plans.

As part of the applicant's response to the preceding comments, we request that the applicant provide a letter that responds to each of the comments. If there are any new revisions to the plans, the applicant should clearly identify them when the plans are resubmitted.

We have no objection to approval of these plans with the condition that the preceding review comments are addressed to the satisfaction of the Public Works Director prior to construction.

Please feel free to contact us with any questions or comments.

DTE:dte





LARRY COCHRAN  
PARISH PRESIDENT

CLAYTON FAUCHEUX  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

July 19, 2018

This letter certifies that I have received a statement from Joey Murray of Murray Architects stating that the expected disturbed soil area of the Oak Alley extension for MHI Investments is 23, 589 square feet and is exempt from further MS4 permitting. Minimum best management practices for managing construction storm water still apply. They are:

1. Toed-in silt fencing protecting the low-lying areas of the property.
2. Installation of temporary construction entrances designed to prevent vehicle-transported sediment from leaving the site.
3. Dumpsters/Trash Receptacles must be kept closed or covered when no workers are present and during periods of inclement weather.
4. Concrete washout must take place more than fifty (50) feet from any parish drainage conveyance.

If there are any questions, please do not hesitate to contact the office of Public Works/Waste Water for further assistance.

John C. Gutierrez, Jr.  
MS4 Coordinator



LARRY COCHRAN  
PARISH PRESIDENT

ROBERT BROU  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF WATERWORKS

P.O. BOX 108 • LULING, LOUISIANA 70070  
(985) 783-5110 • Fax: (985) 785-2005  
Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

August 10, 2018

Mr. Michael Albert  
Director, Planning and Zoning  
St. Charles Parish  
P.O. Box 302  
Hahnville, LA 70057

Re: Oak Alley Subdivision  
Waterline Installations

Dear Mr. Albert:

The proposed water main plans as shown on Oak Alley Subdivision construction plans, dated June 7, 2018, with a revision date of August 9, 2018, by Murray Architects are approved for construction.

If there are any questions regarding this matter, please do not hesitate to call.

Sincerely,

Robert Brou

RB:rcj

CC: Clayton "Snookie" Fauchaux – Department of Public Works  
Murray Architects



LARRY COCHRAN  
PARISH PRESIDENT

DUANE P. FORET  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PARKS & RECREATION

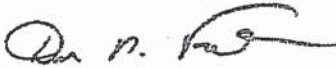
274 JUDGE EDWARD DUFRESNE PARKWAY • LULING, LOUISIANA 70070

(985) 331-3795 • Fax: (985) 783-5095

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

DATE: August 10, 2018

TO: MRS. MARNEY STEIN  
ST. CHARLES PARISH PLANNING AND ZONING, REVIEW PLANNER

FROM: DUANE P. FORET   
DEPARTMENT OF PARKS AND RECREATION, DIRECTOR

RE: Recreation Obligation,  
Oak Alley Subdivision

The Department of Parks and Recreation has received and reviewed the proposed residential development with the Department of Planning and Zoning Review Planner's calculation of 32,622.73 square feet for a land donation, or a fee donation of \$7500.00, for Oak Alley Subdivision located in Destrehan, Louisiana. The Department of Parks and Recreation would like to accept the fee donation of \$7,500.00 from the developer, in order for the developer to meet their recreation obligation as per our Council Ordinance.

If you have any questions regarding this letter, please feel free to contact me at your convenience.

cc: Billy Raymond, COA, St. Charles Parish  
Dwayne Lagrange, Executive Director, St. Charles Parish





LARRY COCHRAN  
PARISH PRESIDENT

CLAYTON FAUCHEUX  
DIRECTOR

# ST. CHARLES PARISH

## DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

Date: August 24, 2018

To: Michael Albert  
Director, Planning & Zoning

From: Chandra Sampey  
Contract Monitoring Specialist

RE: **Lighting Layout Approval: Oak Alley Subdivision**

This is a letter of approval for the lighting layout of streetlights in Oak Alley Subdivision. The Parish Contract Monitor has no objections to the layout as per the submitted construction plans. The lighting layout will consist of two single arm aluminum streetlight standards and one double arm aluminum streetlight standard.

Thank You,

Chandra Sampey  
Contract Monitoring Specialist

CC:  
Clayton Fauchaux, Public Works Director  
Don Edwards, Sr. Parish Engineer

July 5, 2018

Michael J. Albert, AICP  
Planning Director  
St. Charles Parish  
Department of Planning and Zoning  
14996 River Road  
P.O. Box 302  
Hahnville, Louisiana 70057

RE: Oak Alley Subdivision  
Waiver Request

Dear Mr. Albert:

In connection with the preliminary plat submitted on July 3, 2018 we wrote a letter to you transmitting an application for a rezoning in connection with the Oak Alley Subdivision.

The letter was signed and was awaiting the signed application, but the owner asked to wait on zoning. Due to this, the letter was revised to only ask for the waivers however due to clerical error, the wrong letter was place in the mail.

We ask that the mailed letter be disregarded and disposed of.

The correct letter that should have been sent to you is attached.

Thank you for your attention to this matter.

Murray Architects, Inc.



Joey Murray



13760 river road • destrehan, la 70047  
ofc: 985.764.7275 • fax: 985.725.0182

July 3, 2018

Michael J. Albert, AICP  
Planning Director  
St. Charles Parish  
Department of Planning and Zoning  
14996 River Road  
P.O. Box 302  
Hahnville, Louisiana 70057

RE: Oak Alley Subdivision  
Waiver Request

Dear Mr. Albert:

In connection with the preliminary plat submitted on July 3, 2018 we ask that the following waivers be placed on the Planning and Zoning Commission agenda for its August 2, 2018, 7:00 p.m. meeting for public hearing and consideration:

In reviewing of the Parish Code of Ordinance's geometric standards for this project the applicant request three (3) waivers from the parish. They are as follows:

1. Geometric Standards, A. Streets, 1.c. call for local streets to twenty-seven (27) feet in Width, the waiver request the street to be twenty-two (22) feet in Width with curb and gutter on both sides as shown on the attached plan C.1.1, dated June 7, 2018.
2. Geometric Standards, A. Streets, 6: a. horizontal curves call for 100 radii, the waiver request is to have the radii to be as shown on the attached plan C.1.1, dated , 2018.
3. Geometric Standards, A 2.E. Dead End Street call for a turning circle (cul-de-sac) of sixty (60) feet, the waiver request forty (40) feet as shown on the attached plan C.1.1, dated June 7, 2018.



July 3, 2018

Michael J. Albert, AICP  
Page 2

The main reason for the waiver request is if unilateral enforcement of the provisions of the ordinance stated above were to be made, is to provide efficient street design for a small neighborhood with no on-street parking and allow lot sizes similar in size to the surrounding neighborhood along with a change of zoning to provide larger residential home sites. The proposed street is similar in nature to the Ave of Oaks which has been in existence for more than 30 years.

The neighborhood is a residential community that dates back to the 1970's with this portion of land being reserved for commercial use in connection with the frontage on River Road which wraps around the historic Ormond Plantation Manor House.

The plantation house has been in commerce for the last 30 years as a bed and breakfast/Restaurant and tourist attraction. The acres which wrap around the manor house property we formerly used by Mr. Alfred Brown Owner of (Browns Velvet Dairy) for livestock, chickens and other farm uses before selling the property to Johnson Loggins in the 1970 to be developed into a residential community called Ormond Plantation Estates. The reservation of the subject land was for a future clubhouse that was not built but was sold along with the manor house to Betty LeBlanc of Barq's Root Beer who began restoration of the home.

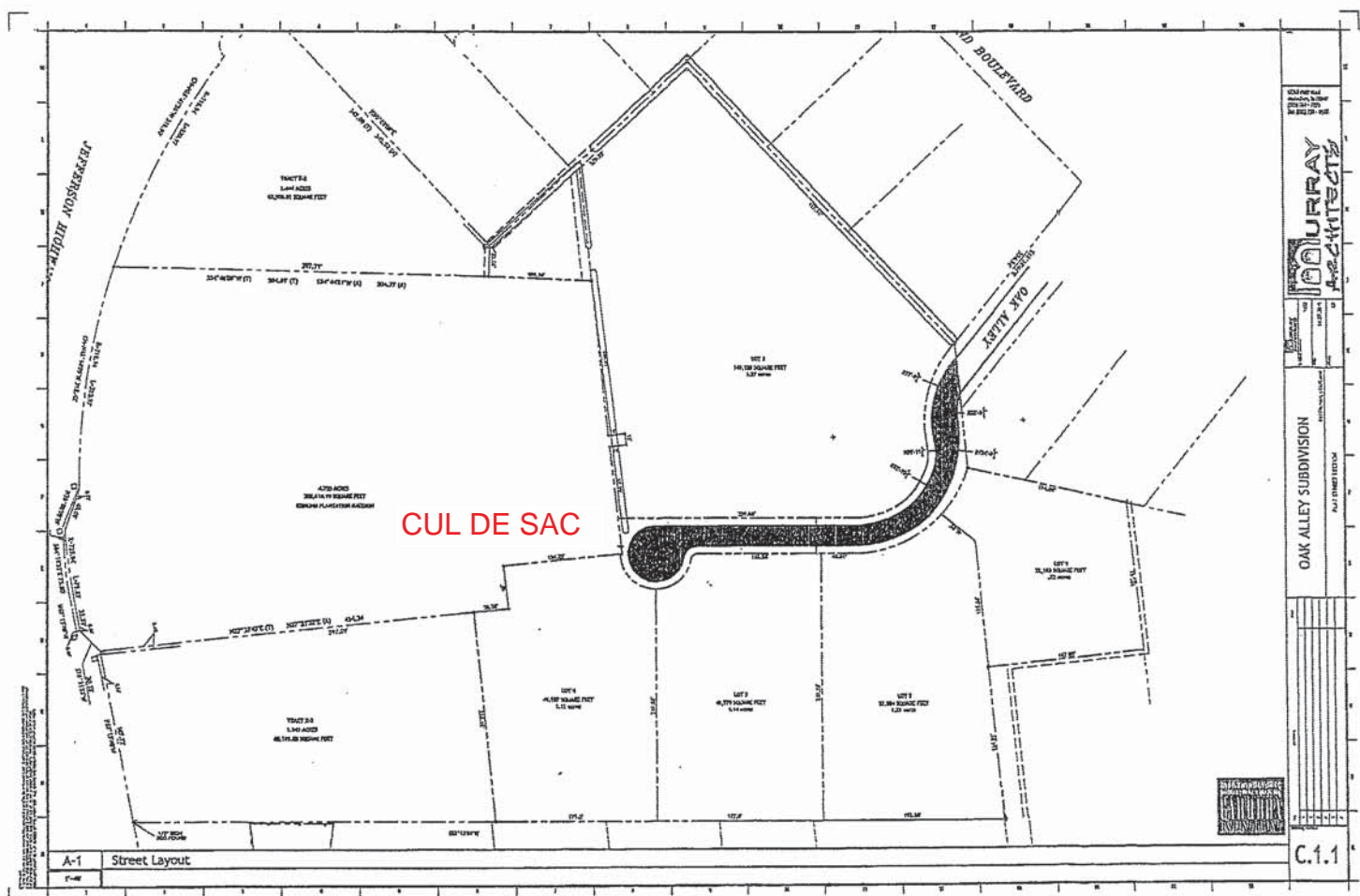
The developer has been consistent in belief that the highest and best use of this property is low density single family residential in lieu of the commercial use currently allowed with its present-day zoning of C-2. They further have demonstrated his commitment to the community by developing the acreage in complimentary form to its neighbors.

Please advise if you require any additional information.

Murray Architects, Inc.

A handwritten signature in black ink, appearing to read 'Michael Tabb', with a long horizontal flourish extending to the right.

Michael Tabb A.I.A.





K. L. L.

2014-0021

INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT  
(DEPARTMENT OF PLANNING AND ZONING)

RESOLUTION NO. 6065

A resolution providing mandatory supporting authorization to endorse the resubdivision of Lots 3-A-1-A and 4B, Ormond Center Ormond Plantation, into Lots 3-A-1-A-1, 3-A-1-A-2, Lot 4B-2, 4B-3, 5, 6, 7 and to create Tract OCC for access, Ormond Center Ormond Plantation at 12609, 12627 Airline Hwy, 110, 121, 131, 141, 150 Ormond Center Court, and 3001 Ormond Blvd, with waivers to the required 60' width on a developed public street and to the requirements that all side lot lines be at right angles to straight street lines.

**WHEREAS,** the St. Charles Parish Subdivision Ordinance of 1981 (as amended) requires a Supporting Resolution of the Parish Council to waive the requirements for minimum frontage width on a developed public street; and,

**WHEREAS,** the St. Charles Parish Subdivision Ordinance of 1981 (as amended) requires a Supporting Resolution of the Parish Council to waive requirements the that all side lot lines be at right angles to straight street lines; and,

**WHEREAS,** proposed Lots 3-A-1-A-2, 4B-2, 4B-3, 5 and 7 do not meet the requirements for minimum frontage width on a developed public street; and,

**WHEREAS,** the side lot lines of proposed Lots 4A-1 and 6 are not at right angles to straight street lines; and,

**WHEREAS,** at their January 16, 2013 meeting, the Planning Commission approved, as stipulated, PZS-2014-01 with the noted waivers to the subdivision regulations.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** does hereby provide this supporting resolution of the approval of PZS-2014-01, a subdivision of Lots 3-A-1-A and 4B, Ormond Center Ormond Plantation, into Lots 3-A-1-A-1, 3-A-1-A-2, Lot 4B-2, 4B-3, 5, 6, 7 and to create Tract OCC for access, Ormond Center Ormond Plantation at 12609, 12627 Airline Hwy, 110, 121, 131, 141, 150 Ormond Center Court, and 3001 Ormond Blvd, with waivers to: the required 60' width on a developed public street for proposed Lots 3-A-1-A-2, 4B-2, 4B-3, 5 and 7 and to the requirements that all side lot lines be at right angles to straight street lines for Lots 4A-1 and 6 with the following stipulations:

1. The applicant shall submit for review, approval and recordation a servitude agreement that clearly outlines the ownership and maintenance of Tract OCC. Said agreement shall be recorded in conjunction with the subdivision.
2. The applicant shall submit for review and approval of a parking analysis showing all proposed lots meet or exceed the parking requirements. Should shared parking be required, it shall be noted on the subdivision map and/or recorded in a Parking Agreement in conjunction with the subdivision filing.

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

YEAS: SCHEXNAYDRE, TASTET, WILSON, WOODRUFF, BENEDETTO, HOGAN, COCHRAN, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 3<sup>rd</sup> day of February, 2014, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: 2-4-14

APPROVED: ☒ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: V. St. Pierre

RETD/SECRETARY: 2-4-14

AT: 4:00 pm RECD BY: [Signature]