

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT CASE NUMBER: 2019-6-SPU

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 4/24/19**  
Kenneth Martin Jr.  
P.O. Box 11  
Kenner, LA 70063  
(504)-610-5000; diandrey10@yahoo.com
- ◆ **Location of Site**  
Lot L1-A, Riverview Estates Subdivision; 10990 River Road, St. Rose
- ◆ **Requested Action**  
Four (4) townhouse units

### SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel(s)**  
The site is 18,094.59 square feet
- ◆ **Current Zoning and Use**  
CR-1, Residential/Commercial Transitional  
  
Lot L1-A is cleared but undeveloped. A site-built single family house was demolished in 2017 (project 29312)
- ◆ **Surrounding Zoning and Land Uses**  
CR-1 zoning is adjacent to the Riverview Drive and railroad sides; C-2 zoning is adjacent to the Charletowne Blvd. side; B1 zoning is adjacent to the River Road side.  
  
Site-built single family house are adjacent to the west/upriver and north, across and along Riverview Drive; a dollar store abuts on the northeast or downriver side and River Road and the levee abut on the southeast.
- ◆ **Utilities**  
Water and sewer are available. The Parish Engineer requests a 15-foot wide drainage servitude along the northern property line to provide the required stormwater drainage for the proposed development in a way that will also provide a way for drainage stormwater to move from the adjacent commercial development. A drainage impact analysis will be required at permitting.  
  
Waterworks stated that if construction requires the relocation of a fire hydrant located on the edge of the property, this cost comes at the expense of the owner/developer.

### APPLICABLE REGULATIONS

#### [I.] *CR-1 Residential/commercial transitional (Commercial in Residential Neighborhood):*

1. Use Regulations:
  - c. Special permit uses and structures:
    - (1) All uses allowed in an R-1A Zoning District, upon review by the Planning Commission.
    - (2) **Multifamily dwellings, including duplexes, apartments, apartment houses, townhouses, condominiums, boarding, and lodging houses, upon review by the Planning Commission and supporting resolution of the Council.**
    - (3) Nonresidential accessory buildings.
    - (4) Mobile homes in accordance with the provisions set forth in the R-IA(M) zoning district upon review and approval by the Planning and Zoning Commission and supporting resolution of the Parish Council.
2. Spatial Requirements: See respective uses under C-1a.
  - a. Minimum lot sizes: Six thousand (6,000) square feet; minimum width - sixty (60) feet. (Ord. No. 86-9-25, 9-22-86)
  - b. Minimum yard sizes:
    - (1) Front - twenty (20) feet
    - (2) Side - five (5) feet
    - (3) Rear - ten (10) feet

- (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- 3. Transportation System Requirement: None.
- 4. Special Provisions:
  - a. Where any commercial use in a CR-1 zoning district (CR-1) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

**Appendix A. Section VII. - Townhouses.**

*Townhouses.*

- a. The maximum density for townhouse developments is seventeen (17) units per acre.
- b. In townhouse developments, structures shall front on a public street or servitude of access
- c. Design criteria.
  - i. No more than six (6) dwelling units shall be included in any one (1) townhouse building.
  - ii. The facades of dwelling units in a townhouse shall be varied by changed front yards of not less than three (3) feet and variation in materials or design so that no more than two (2) abutting units will have the same front yard depth and the same or essentially the same architectural treatment of facades and roof lines.
  - iii. Minimum width for an interior townhouse lot - fifteen (15) feet
  - iv. Minimum width for an exterior townhouse lot—twenty-five (25) feet
  - v. Minimum building setback from a public street—twenty (20) feet
  - vi. Minimum building setback from a rear lot line—twenty (20) feet
- d. Drives, Parking, and Utilities.
  - i. Where allies are provided, off-street parking facilities shall be grouped in bays, either in the rear of the structure or in the interior of the townhouse development.
  - ii. All parking areas shall meet the standards and minimum requirements set forth in Section VIII, Site design requirements, of this ordinance, and must include one (1) visitor parking space per each two (2) dwelling units. Visitor spaces may be provided in separate areas when an adequate area is not provided on an individual lot.
  - iii. Interior access drives shall be at least twenty-two (22) feet wide for two-direction drives or twelve (12) feet with one-direction drive and must be properly drained and accessible to all dwelling units.
- e. Open Space and Buffering
  - i. Maximum land cover is 80%; 20% of a townhouse development site must be left open.
  - ii. Each townhouse unit shall have its own rear yard of at least one hundred twenty (120) square feet. The rear yard shall not be used for any accessory building.
  - iii. A five (5) foot wide landscaped buffer is required along the sides and rear of any townhouse development that abuts an R-1A, R-1B, or R-1A(M) district or any lot containing a single-family dwelling.

**Appendix A. Section IV.**

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

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

<b>SPU &amp; ADU CRITERIA COMPLIANCE</b>
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The proposal meets the criteria as follows:

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

The Future Land Use Map (FLUM) in the Comprehensive Plan recommends Low Density Residential, between four (4) and eight (8) dwellings per gross acre in this area. Recommendations for residential densities "per gross acre" are difficult to use to evaluate infill development—or development on a single-lot. The recommended

residential density of up to eight (8) dwellings per gross acre suggests there should be no more than eight dwellings in 43,560 square feet of *neighborhood* area which includes streets, servitudes, recreation area, etc. Four (4) dwellings on this 18,094-square foot parcel could be seen as creating a density at the front of Riverview Estates that is over eight (8) dwelling units per gross acres. **Does not comply.**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

The proposed development is compatible with existing uses on sites abutting along River Road, and in many ways also with existing uses within Riverview Estates. Townhouses are a site-built single-family uses often located near the front of a neighborhood to reduce traffic impacts. In these ways, the proposed development is compatible with this neighborhood and others along River Road. Townhouses are also built with common walls. In this way, the proposed development is not compatible with Riverview Estates.

A majority of lots in Riverview Estates are 50-foot wide. The lots across Riverview Drive from the subject site are zoned CR-1 (PZS-82-32) and 1985 (PZS-85-33; only 9 of the 31 meet the required 6,000 square foot area for the R-1A zoning district. The lots across the street from the development site are 50-foot wide and 5,000 square feet in area. The applicant requests development at 4,523 square feet per family for the townhome development is not incompatible with higher than average density of the subdivision.

The buildings will either consist of brick or stucco facades, and each unit will have its own front yard driveway and front facing garage. This design is compatible with the façades and parking layout typically found in single-family residential neighborhoods.

**Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* Townhouses require two (2) parking spaces per unit, plus one (1) guest parking space for every two (2) units. At four (4) units, this development requires ten (10) vehicular parking spaces. The site and elevation plans show each unit with a driveway large enough to accommodate one (1) vehicle and a single car garage, providing eight (8) spaces with two (2) additional spaces. Loading does not apply for single-family development even at townhouse density. Lighting will be typical of what is found on a single-family house, and the developers will be advised to direct and shield lighting so it does not cause a glare hazard. **Complies**
4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* The site is zoned CR-1 which permits commercial offices, retail, and personal service shops by right. These uses would require parking and loading and generate higher rates of traffic the proposed townhouses. It would also not be as compatible with the existing residences in the immediate area due to differing hours of operation, building design, etc. **Complies**
5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance will provide for the enforcement of any noise issues that may result. The Senior Parish Engineer stated the adjacent convenience store currently has drainage issues which could be increased as a result of this development. He requested 15 foot drainage servitude along the lot line abutting the adjacent residence in order to improve drainage for both this site and the convenience store. The site plan shows 15 feet of open space in order to accommodate the requested servitude. **Complies**
6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*
  - a. *Required yards and open space.* All open space, building coverage, and yard requirements for townhouses are met. **Complies**
  - b. *Ingress and egress to property.* Each unit will be developed with an individual driveway providing access to Riverview Drive. **Complies**

- c. *Parking and loading areas.* 10 parking spaces required. Each unit will be equipped with a driveway capable of parking two (2) passenger vehicles and a single car garage, a total of 12 parking spaces. No loading areas required. **Complies**
- d. *Location of garbage facilities;* **N/A**
- e. *Landscaping, buffering, and screening;* a five (5) foot landscaping buffer is required where this site abuts an adjacent residence. This would be within the 15 foot drainage servitude requested by Public Works. This requirement may be waived in order to more adequately provide drainage. **Complies**
- f. *Signage;* **N/A**
- g. *Height and bulk of structures.* This townhouse development meets the maximum building coverage requirement of 80%. Each unit is shown to consist of two floors. **Complies**
- h. *Location and direction of site lighting;* any lighting will be similar to that found on single-family residences. **Complies**

*Design and development standards for Townhouses*

- a. The maximum density for townhouse developments is seventeen (17) units per acre. Four (4) units proposed, calculating to 4,523 sf. per family; **Complies**
- b. In townhouse developments, structures shall front on a public street or servitude of access. Each unit shown fronting Riverview Drive; **Complies**
- c. Design criteria.
  - i. No more than six (6) dwelling units shall be included in any one (1) townhouse building. Plan shows two (2) separate buildings, each consisting of two (2) townhouse units; **Complies**
  - ii. The facades of dwelling units in a townhouse shall be varied by changed front yards of not less than three (3) feet and variation in materials or design so that no more than two (2) abutting units will have the same front yard depth and the same or essentially the same architectural treatment of facades and roof lines. Neither structure will consist of more than two (2) abutting buildings; **N/A**
  - iii. Minimum width for an interior townhouse lot - fifteen (15) feet; due to consisting of two (2) units, each building will consist only of exterior units; **N/A**
  - iv. Minimum width for an exterior townhouse lot—twenty-five (25) feet. Each unit is shown as 22 feet wide, with at least 10 feet of space adjacent to the exterior side of each unit, providing a total width of 32 feet in width; **Complies**
  - v. Minimum building setback from a public street—twenty (20) feet. **Complies**
  - vi. Minimum building setback from a rear lot line—twenty (20) feet. **Complies**
- d. Drives, Parking, and Utilities.
  - i. Where allies are provided, off-street parking facilities shall be grouped in bays, either in the rear of the structure or in the interior of the townhouse development. **N/A**
  - ii. All parking areas shall meet the standards and minimum requirements set forth in Section VIII, Site design requirements, of this ordinance, and must include one (1) visitor parking space per each two (2) dwelling units. Visitor spaces may be provided in separate areas when an adequate area is not provided on an individual lot. At four (4) units, this development requires ten (10) vehicular parking spaces. The site and elevation plans show each unit with a driveway large enough to accommodate two (2) vehicles, plus a single car garage, providing each unit with its required two (2) spaces plus two (2) guest spaces. **Complies**
  - iii. Interior access drives shall be at least twenty-two (22) feet wide for two-direction drives or twelve (12) feet with one-direction drive and must be properly drained and accessible to all dwelling units. No interior access driveway provided. Units will be accessed by individual driveways connecting to Riverview Drive; **N/A**
- e. Open Space and Buffering
  - i. Maximum land cover is 80%; 20% of a townhouse development site must be left open. The buildings and parking areas will cover approximately 26% of the overall site, the rest of which will remain open. **Complies**
  - ii. Each townhouse unit shall have its own rear yard of at least one hundred twenty (120) square feet. The rear yard shall not be used for any accessory building. Each rear yard will consist of at least 440 square feet; **Complies**
  - iii. A five (5) foot wide landscaped buffer is required along the sides and rear of any townhouse development that abuts an R-1A, R-1B, or R-1A(M) district or any lot containing a single-family dwelling. This development abuts a single-family residence and the buffer required, but it would be within the 15 foot drainage

servitude requested by Public Works. This requirement may be waived in order to more adequately provide drainage. **Complies**

#### **ANALYSIS**

The request is for a four (4) unit townhouse development on a property zoned CR-1, Residential/Commercial Transitional (Commercial in Residential Neighborhood). Townhouses required a Special Permit in the zoning district.

The proposed use meets the majority of the evaluation criteria for a special permit use and the submitted site plan meets the requirements for townhouse developments.

The buildings have been positioned in order to accommodate a 15 foot drainage servitude at the request of Public Works to lessen the drainage impact this development may have to the business abutting to the rear. Public Works has also stated this development will required a drainage impact analysis. If approved, the DIA must be submitted and reviewed during the permitting stage.

Townhouse developments must go through the subdivision process in order to locate each unit on its own individual townhouse lot. This will require a minor subdivision approval from the Planning Commission.

#### **DEPARTMENT RECOMMENDATION**

**Approval**