

Commissioner Booth: The next item on the agenda is PZSPU-2017-07 requested by David Price for a special permit to place a modular home in an R-1A at 158 Wisner St., Paradis. Council District 4. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. The applicant requests a special permit to construct a modular house, on a permanent foundation, in an R-1A zoning district at 158 Wisner Street. The lot appears to be 31,500 square feet: 50 feet wide for the first 150 feet of depth, then 100' wide for an additional 240 feet. The property is part of two large "truck farm lots" that were divided into residential lots *by deed* prior to the 1960s. At the time of writing this report, the applicant has just had a preconstruction survey completed, and staff are determining if the deeded portions of the site must be resubdivided into one lot.

All special permit uses must meet the spatial requirements and special provisions for their zoning district; some also are subject to supplemental regulations. With these requirements in mind, special permit uses are evaluated using six criteria that consider impacts to the abutting properties and the surrounding neighborhood. Modular homes in R-1A require approval of the Planning and Zoning Commission and a supporting resolution of the Parish Council.

In order to be permitted at this location, the house must be installed on a permanent foundation on a lot that is at least 6,000 sf lot with 60' width sited to provide 20' front and rear yards a 5' side yards. The site plan shows the request complies with these requirements and further, that the request meets the majority of the evaluation criteria as discussed below:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The Plan 2030 designation of *Low Density Residential*: (from 4 up to 8 dwellings per gross acre). The request is for a dwelling unit at low density, so the request complies with the recommendation of the Comprehensive Plan and **meets this evaluation criterion.**
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.* At the time of writing this report, staff have received no complaints about the proposed modular home. Staff have considered the "site development" and "building design" and found that the applicant has used the irregular shape of the property to site the modular house such that if it's design is found by neighbors to be an incompatible with uses on abutting sites, it is setback and less visible from the street and neighboring properties. **The request meets this criterion.**
3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* A 225 foot long driveway is shown on the site plan. This will provide parking for more than eight passenger vehicles where two parking spaces are required. Loading spaces are not required. Lighting will be evaluated by site inspection to ensure glare does not affect neighboring properties. **The request meets this criterion.**
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.* Because the building is required to meet the requirements of the Louisiana State Uniform Construction Code, **the request meets this criterion**; however, it should be stated that many people consider modular construction inferior to site-built construction if not in quality of work, then in the finished look of the house. Neighbors may feel that granting this permit will have a negative impact on the neighborhood.
5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The development and building code standards will require that the site meets the safety requirements. Noise impacts for this type of development will be consistent with the neighboring uses. In fact, because the lot is

larger than abutting lots, the distance from the neighboring uses will provide a buffer to those impacts. **The request meets this criterion.**

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.* **Complies.**

b. *Ingress and egress to property.* The site will have a single driveway from Wisner Street. **Complies.**

c. *Parking and loading areas.* The driveway will be 225 feet long, more than adequate length to park two vehicles. **Complies.**

d. *Location of garbage facilities.* **Complies.**

e. *Landscaping, buffering, and screening.* While this is not generally required for a residential use, the applicant proposes to use the irregular shape of the property to buffer and screen the house. **Complies.**

f. *Signage* **Not applicable.**

g. *Height and bulk of structures.* The site plan shows the request **Complies.**

h. *Location and direction of site lighting.* Lighting will be evaluated by site inspection to ensure glare does not affect neighboring properties. **Complies.**

Approval contingent upon the administrative resubdivision, signed and recorded and Council resolution in support. Do you have a copy of the letter dated September 3<sup>rd</sup> from Elvina Toups, 153 Wisner St., Paradis?

Commissioner Booth: Yes. Public hearing for PZSPU 2017 07, special permit request for a modular home in Paradis. Anyone here to speak for or against that particular issue? Please state your name and address for the record.

David Price, 158 Wisner Street, Paradis, La. Just trying to get a modular house on the property. I do have signatures from 5 of my neighbors and they had no problem with me putting a modular home. It's only zoned in that one little spot that way and that was because a neighboring property was trying to put rental trailers in and they wanted to prevent a trailer park from going right in the middle of our neighborhood. I just feel that this isn't the same as a trailer. It has a picture of what it will look like.

Commissioner Frangella: Is there still a building at 158?

Mr. Price: Not anymore, it was demolished.

Commissioner Frangella: It's not showing on there, I just wanted to make sure if there was a trailer or something there that it was removed.

Mr. Price: It was a shotgun styled home on blocks.

Commissioner Booth: Any other questions or comments for the applicant? Thank you sir. Anyone else here to speak for or against this particular modular home?

Robert Price, 207 Matherne Dr., Des Allemands. In what he was saying about the look of the modular home, compared to what was there, this is a whole lot better.

Commissioner Booth: Anyone else to speak for or against this particular issue? Any other questions or comments from anyone? We're voting on approval contingent on the resubdivision and the Council resolution in support of it. Please cast your vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Booth: That passes unanimously. You need to be back in this room at 6:00 on September 18<sup>th</sup> to talk to the Council about this for final approval.

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