

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZR 2015-29

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** Bayou Fleet Partnership LLP
P.O. Box 446
Hahnville LA 70057
985.783.6403
bayoufleet@aol.com
- ◆ **Location of Site:** 16279 River Road, Taft (Hahnville)
- ◆ **Requested Action:** Change of zoning from R-1A / OL to R-1M / OL
- ◆ **Purpose of Requested Action:** RV Park development.

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel:** Approximately 3.55 acres (Meets minimum required 1-acre for RV Park).
- ◆ **Zoning and Current Use:** R-1A, vacant (house shown on aerial has been removed).
- ◆ **Surrounding Land Uses and Zoning**



R-1A zoning and land uses upriver side, OL zoning and land uses to rear, R-1M zoning and land uses (mobile home park) on downriver side with exception of mobile home owner's residence, which is zoned R-1A.

◆ **Traffic Access and Parking**

Property has approximately 179.37 feet of frontage on River Road. Site plan indicates 35-foot wide driveway to serve site.

◆ **Plan 2030 Recommendations:**



Low Density Residential.

APPLICABLE REGULATIONS

Appendix A., Zoning Ordinance, Section XV Amendment Procedure:

D. Rezoning Guidelines and Criteria: Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property. One or more of following examples may be used in evaluating reasonableness:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

R-1M. Manufactured Home/Recreational Vehicle (RV) Park:

Policy statement: This district is established to allow single-family residential usage of manufactured housing and recreational vehicles (RV) in a specially designed community or park with public and private amenities provided by the park developer as opposed to the park tenants. This district will allow a greater density of single-family residences to locate in an aesthetically pleasing environment by requiring certain spatial and buffer requirements.

1. Use Regulations:
 - a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
 - b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
 - a. Include RV parks of one-half acre provided that the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met.
 - b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § IV, 10-5-92)
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
 - a. Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.(Ord. No. 08-8-9, § VI, 8-18-08)
4. Special Provisions: Shall conform to either the Manufactured Home Park or [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

- a. Location, space and general layout:
 - (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
 - (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic.
 - (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
 - (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
 - (5) A minimum site of two (2) acres is required for a manufactured home park.
 - (6) Manufactured homes shall be parked on each space to conform to the following minimums:
 - (a) Twenty-five (25) feet clearance between coaches. (Ord. No. 06-2-9, § I, 1-20-06)
 - (b) Five (5) feet clearance between each coach and its respective site line.
 - (c) Ten (10) feet between coaches and any adjoining property lines.
 - (d) Twenty (20) feet between coaches and any public street right-of-way.
 - (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
- [b. Reserved.]
- c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.
- d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
- f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
- g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
- h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
- j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

RV Park:

- a. Location, space and general layout:
 - (1) The RV park shall be located on a well-drained site [and] shall be so located such that its [its] drainage will not endanger adjacent property and water supply.

- (2) Any lot or portion of ground proposed to be used for an RV park shall have sufficient frontage for construction of entrances and exits properly designed for the safe movement of park traffic.
- (3) Each RV space shall contain a minimum of fourteen hundred (1,400) square feet, shall be at least thirty-five (35) feet wide, and shall have its boundaries clearly defined. The space shall abut on a driveway.
- (4) A minimum site of one (1) acre is required for an RV park.
- (5) RV's shall be parked on each space to conform to the following minimums:
 - (a) Twenty-five (25) feet clearance between RV's. (Ord. No. 06-2-9, § 1, 2-20-06)
 - (b) Five (5) feet clearance between each RV and its respective site line.
 - (c) Ten (10) feet between RV's and any adjoining property lines.
 - (d) Twenty (20) feet between RV's and any public street right-of-way.
 - (e) Twenty-five (25) feet between RV's and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any RV.
- b. Parking: Sufficient area shall be provided for the parking of at least one (1) motor vehicle for each RV space plus an additional car space for each three (3) lots to provide for guest parking, two (2) car tenants and for delivery and service vehicles.
- c. Transportation system:
 - (1) Streets and access drives: All streets and access drives within the RV park shall be constructed to required parish specifications as outlined in subdivision regulations [appendix C].
 - (2) Driveway: All driveways within the RV park shall be designed and surfaced with appropriate materials which will provide adequate and safe means of transit for park residents.
- d. Recreation: Not less than ten (10) percent of the gross area of the RV park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Utilities: Each RV site shall be provided with a sanitary sewer connection, and each RV shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
- f. Garbage: If garbage hoppers are to [be] provided, then two (2) shall be provided for each twenty (20) RV sites, and each hopper shall be screened from view by wood or masonry fencing.
- g. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- h. General: Individual RV sites may be leased or rented but not subdivided or sold.
- i. All improvements required in this section must be completed prior to the placement of any RV on the site.
(Ord. No. 82-6-9, § 1, 6-7-82; Ord. No. 87-1-14, 1-5-87)

ANALYSIS

The owner is requesting a rezoning from R-1A to R-1M on a portion of property at 16279 River Road in Taft (Hahnville) for developing an RV Park. The subject site is approximately 3.55 acres of a 17 acre tract of land. It has 179.37 of frontage on River Road and extends to a depth of approximately 865 feet. The submitted site plan indicates each RV site will conform with or exceed all minimum standards and setbacks stipulated for RV Park development. The site plan shows the RV Park being laid out with a 35-foot wide private roadway down the middle with individual sites situated on both sides and each RV pad is shown to well-exceed the minimum 1,400 square foot requirement. There are also adequate setbacks and buffering of the site from abutting lots. The proposed plan will exceed minimum parking requirements and will include a building for shower, restroom, and washeteria facilities.

In order to receive a recommendation for approval, a rezoning request must meet all the criteria of at least one of three tests. The Department finds that this request **meets two of the three criteria.**

In the first criteria, there are two tests to consider: does the request comply with the Future Land Use Map (FLUM) and will it create a spot zone. This request does not meet the FLUM recommendation for *low-density residential* because it will allow for at least double the units per acre than the 4 to 8 per acre recommended. But a spot zone would not result because the site abuts a mobile home park that is also zoned R-1M. But since the request fails the FLUM test, **the first criteria is not met.**

Because the site abuts a mobile home park zoned R-1M, its current R-1A zoning allowing only single-family residential development could limit its use. Locating a new residential area next to a mobile home park could present the applicant with an unreasonable burden. Approving the site for RV uses would be a more compatible land use with the abutting property. There are a larger number of contract employees of

nearby industrial facilities who own and reside in RVs or camper trailers. The demand for RV spaces in the parish greatly exceeds the supply. Such are the “consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.” **The second criteria is met.**

The third criteria considers if the rezoning and its potential land use change will result in a land use incompatibility or negatively impact the community infrastructure. There is sparse development in this part of the parish. The site abuts a mobile home park and providing an opportunity to serve a housing need is a desirable result. It also should not overburden existing infrastructure. River Road currently operates well below capacity and with fewer than 50 sites proposed in the RV Park, fewer than 500 additional vehicular trips added to the total is a minimal increase. There is also adequate sewer and water service along River Road, according to the Directors of Public Works, Wastewater and Waterworks. **Therefore, the third criteria is met.**

This site is above the three acre threshold that mandates a corresponding FLUM amendment. Therefore, if the rezoning is approved, a change to the adopted FLUM from *Low-Density Residential* to *Manufactured Home / Residential Vehicle (RV) Park* will be required.

DEPARTMENT RECOMMENDATIONS

Rezoning Approval, and to amend the Future Land Use Map from *Low-Density Residential* to *Manufactured Home / Residential Vehicle (RV) Park* on the subject site.