



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2026-2-R

### APPLICATION INFORMATION

- **Submittal Date:** 1/28/26
- **Applicant / Property Owner**  
Anna Nelson  
DNA Real Estate, LLC  
12350 River Road  
St. Rose, LA 70087
- **Request**  
Change of zoning:
  - Current - M-1, Light manufacturing and industry district
  - Proposed - R-1M, Manufactured home/recreational vehicle (RV) park

### SITE INFORMATION

- **Location**  
Lot 19-A, Pecan Grove Plantation Subdivision; 12350 River Road, Destrehan
- **Size:** 10,920 sq. ft. (.25 acres)
- **Current Use:** under development as an RV park
- **Surrounding Zoning:** R-1M, M-1, O-L
- **Surrounding Uses**  
The downriver side consists of mostly undeveloped and wooded land, but a small RV Park is located on Christina Lane. The first phase of the Nelson RV Park and DNR Group office and warehouse is adjacent to the upriver side.
- **Zoning History**  
The original zoning was O-L as established in 1981. This was changed to the current M-1 and larger R-1M districts with a 2024 rezoning (2024-3-R; Od. 24-3-3).
- **Future Land Use Recommendation**  
*Industrial: This designation includes uses such as warehouse and distribution activities, as well as office uses, repair facilities, light assembly and light manufacturing activities that do not involve emissions of odors, dust, fumes or excessive noise.*  
  
*Recommended Zoning Districts: M-1 (light manufacturing and industrial), Batture (industrial)*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X Zone  
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**  
Lot 19A has 381.37 ft. frontage on River Road.
- **Utilities**  
Parish GIS shows public sewer and water facilities located along River Road.  
  
Representatives of Public Works, Wastewater and Waterworks did not offer any objections.

## APPLICABLE REGULATIONS

### Appendix A. Section VI. – Zoning District Criteria and Regulations

[IV.] 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 1) the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met, and 2) the request receives review and approval by the Planning Commission and a supporting resolution of the Council.
  - b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
  - a. Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
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.
      - (b) Five (5) feet clearance between each coach and its respective site line.
      - (c) Ten (10) feet between coaches and any adjoining property lines.
      - (d) Twenty (20) feet between coaches and any public street right-of-way.
      - (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
      - (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
      - (g) Nonresidential accessory buildings shall not be permitted.
  - b. Reserved.]
  - c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.
  - d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
  - e. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
  - f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
  - g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
  - h. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or masonry wall shall border the park, and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
  - i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
  - j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

RV Park:

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

**Appendix A. Section XV. - Amendment procedure**

- D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two 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 zone 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, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
    - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
    - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
    - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
  - 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.
- E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:
  - 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
  - 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
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- 1. *The proposed rezoning conforms to the 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.*

The subject site is designated *Industrial*, which anticipates development of those Industrial uses typical in the M-1 and Batture zoning districts. The R-1M district does not conform to the land development pattern established by the comprehensive plan. It would not be considered a spot zone as it is expanding the existing R-1M zoning district, however the conformance with the comprehensive plan takes precedence.

**The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The current zoning and land-use pattern has been developed across two connected rezonings in 2015 and 2024. The first (PZR-2015-04; Ord. 15-3-5) created an R-1M district extending approximately 1,600 ft. back from River Road with M-1 making up the remainder to the railroad tracks, giving way to the development of Nelson RV Park in 2016 (Permit No. 29955). The 2024 rezoning repeated this zoning pattern on the adjacent downriver site, where expansion of the RV park is underway (Permit No. 47742).

During the ongoing RV park expansion, it became evident that required RV park amenities and associated facilities would extend into the M-1 zoned area, where they are not permitted. This small expansion of R-1M would allow for the reasonable use of the property and accommodate the full footprint of the RV park.

**The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The R-1M zoning district is specific to the permitting of Manufactured Home Parks and RV Parks. This is consistent with the neighborhood character which includes the Nelson RV Park immediately adjacent to the subject site and the Christina Mobile Home Park less than 200 ft. downriver

Regarding infrastructure, representatives of Wastewater, Public Works and Waterworks did not have any objections. Any necessary public facilities and infrastructure improvements are being addressed as part of the expansion of Nelson RV Park, or will be addressed as part of any permitting that may occur if the request is approved.

**The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval, based on meeting the second and third rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.**