



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-17-R

### APPLICATION INFORMATION

- **Submittal Date:** 12/22/23
- **Applicant / Property Owner**  
Troy A. Bailey  
115 Pine Street  
Hahnville, LA 70057  
985.722.0367; trilandacannon@hotmail.com
- **Request**  
Change of zoning:
  - Current - R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes - Medium density
  - Proposed - R-3, Multi-family Residential

### SITE INFORMATION

- **Location**  
Lots D-1 and D-2, Square 14, Hahnville; municipal address 315-317 Smith Street (Lot D-1) and 212 Hwy. 3160 (Lot D-2), Hahnville
- **Size:** 21,080 sq. ft. (0.48 acres)
- **Current Use:**  
Lot D-1 is developed with two manufactured homes; Lot D-2 is developed with one manufactured home.
- **Surrounding Zoning**  
Surrounding zoning includes R-1A(M) focused along Smith Street and R-1A focused along Hwy. 3160.
- **Surrounding Uses**  
The surrounding area consists primarily of single family homes, both site-built and manufactured. A cemetery abuts Lot D-2.
- **Zoning History**  
The R-1A(M) zoning on Lot D-1 was changed from R-1A with approval of an area wide rezoning in 1982 (PZR-1982-17A, Ord. No. 82-12-4).  
  
The R-1A(M) zoning on Lot D-2 was changed from R-1A with approval of a rezoning request in 2007 (PZR-2007-05, Ord. No. 07-5-10).
- **Future Land Use Recommendation**  
*Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre).*  
  
*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X zone  
2013 Digital Flood Insurance Rate Map: X

▪ **Traffic Access**

Lot D-1 has 68 ft. of frontage and driveway access on Smith Street. Lot D-2 has 68 ft. of frontage and driveway access on Hwy. 3160.

▪ **Utilities**

The representative with the Department of Waterworks stated a 10 inch water line runs along the Hwy. 3160 frontage and a 6 inch water line runs along the Smith Street frontage, and there are no issues regarding water.

The representative from the Department of Public Works stated they see no issues with wastewater impact, and drainage impact would have to be determined upon review of subsequent detailed development plans.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[VIII.] *R-3. Multi-family residential:*

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) All uses allowed in the R-2 district.
    - (2) Multi-family dwellings.
    - (3) Boarding and lodging houses.
    - (4) Townhouses (see Section VII for Supplemental Use and Performance regulations).
  - b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
  - c. Special permit uses and structures:
    - (1) Supplemental C-1 and C-2 uses.
    - (2) *Reserved*.
    - (3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
  - a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
  - b. Minimum yard requirements:
    - (1) Front - twenty (20) feet
    - (2) Side - ten (10) feet
    - (3) Rear - twenty (20) 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.
  - c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
  - d. Accessory buildings:
    - (1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
    - (2) Accessory buildings shall be located on the same parcel of land as the main structure.
    - (3) Nonresidential accessory buildings shall not be permitted.
  - e. Permitted encroachments:
    - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
    - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System: Servitude of access, local, or collector street.
4. Special Provisions:
  - a. Where any multi-family residential district (R-3) 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 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.

## REZONING GUIDELINE & CRITERIA EVALUATION

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 within an area designated *Low-to-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation does recommend for residential development at moderately higher densities in the form of duplexes, patio/zero-lot line homes, townhomes, and accessory units. But those examples are more closely related to and more easily integrated with the housing types typically permitted in the single-family districts. The typical multi-family development permitted under the proposed R-3 district does not conform to this designation. The limited extent of this request coupled with the lack of significant R-3 districts in the area also makes this a spot zone. **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 most significant changes affecting the land-use pattern/character of the area occurred in the 1980s, when approval of two large area rezonings established nearly all of the R-1A(M) that exists in Hahnville (PZR-1982-17A, Ord. No. 82-12-4; Ord. No. 84-7-6). These districts were focused primarily along Smith Street, and Sycamore Street between Smith Street and Lincoln Street. The portion of the subject site resubdivided into Lot D-1 was part of the 1982 change. Lot D-2 was rezoned to R-1A(M) with an individual rezoning request in 2007 (PZR-2007-05, Ord. No. 07-5-10).

Currently the most notable development in this area of Hahnville has come in the form of infill development of new site-built single family homes. Department permit data shows 16 permits for new site-built single-family since 2013, with 11 of those permits dating from 2020-2023. This reinforces the established land-use pattern/character of the area and indicates the existing zoning on the subject site is reasonable, as R-1A(M) supports the potential for similar infill development. **The request does not meet 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.*

Multi-family development in the vicinity is limited to the St. Charles Parish Housing Authority site on Sunset Court which is currently zoned R-1A (a non-conforming use). Other instances of multi-family sites are limited, and the single-family neighborhood character of the area is predominant.

Adjacency to Highway 3160 and the potential for traffic movement from the highway, into, and around the site via Smith St. and Sycamore St. provide potentially favorable access to a multi-family site at the edges of the neighborhood and would not be strictly incompatible with the area.

Parish representatives stated existing water and wastewater infrastructure would not be overburdened by those uses permitted under R-3 zoning. Drainage impact would not be determined until a proposed plan is submitted following a rezone approval. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Denial, due to not meeting two of the three rezoning criteria.**

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