

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2012-11

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Date of Application: 9/14/12**
Lottland LLC
23275 Elm Street
Mandeville LA 70448
504.430.9753
- ◆ **Location of Site:**
14411, 14463, and 14469 Old Spanish Trail, Boutte.
- ◆ **Requested Action:**
Rezoning of from R-1AM to R-1M
- ◆ **Purpose of Requested Action:**
To expand Mozella RV Park

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
40, 327 sq. ft., 3,050 sq. ft., and 3,000 sq. ft.
- ◆ **Existing Land Use:**
Residential
- ◆ **Existing Zoning:**
R-1AM
- ◆ **Surrounding Land Uses and Zoning:**
R-1AM zoning, R-1A & R-1M land use abut the OST sides.
- ◆ **St. Charles Parish 2030 Comprehensive Plan Future Land Use Map Compatibility:**
The Future Land Use Map lists the sites as Wetlands
- ◆ **Utilities:**
Standard utilities serve the site.
- ◆ **Floodplain Information:**
X; non flood hazard area.
- ◆ **Traffic Access:**
Old Spanish Trail.

APPLICABLE REGULATIONS

Appendix A. (Zoning), Section VI. R-1M. Manufactured home/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.

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 is [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, § I, 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)

AND

Appendix A. Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish 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. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from 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 tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.

- d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

ANALYSIS

This is a request to rezone 3 individual lots fronting on Old Spanish Trail that abuts an existing RV Park from R-1AM to R-1M. The purpose of this request is for expansion of Mozella RV Park. The existing land use for the subject sites are site built single-family and allows for the placement of mobile homes.

Local law requires rezoning proposals to meet all of the guidelines of at least one of the three criteria headings listed in Applicable Regulations (above). **This application meets the third criteria** for the following reasons.

The proposed zoning change is in keeping with zoning law and precedent. The proposed rezone will not adversely affect the reliance that neighboring property owners have placed on existing zoning patterns because the dominant land use in the areas is the existing RV Park; and, the dominant zoning in the area is R-1M. The proposed zoning change could allow for an increase in about 10-15 additional RV slots. Buffering requirements between the proposed and existing zoning districts would lessen impacts from the RV Park development. Rezoning to R-1M would not inhibit the ability of neighboring properties to utilize their property for single family and mobile home development. Because this is an extension of an existing R-1M zoning district boundary, it would not result in a spot zone.

Because the Future Land Use Map has a specific designation for Manufactured Home/RV Parks, Staff recommends the FLUM be amended accordingly.

DEPARTMENTAL RECOMMENDATION

Approval with an amendment to the FLUM to Manufactured Home/RV Park