

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZR-2016-03

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date:** 1/27/16
Anthony Reynaud, Sr.
299 Meadows Drive
Destrehan, LA 70147
504.458.3493
- ◆ **Location of Site**
Lots 30, 31, and 32 of Square 4, St. Charles Terrace Annex Subdivision
237 Annex St, New Sarpy
- ◆ **Requested Action**
Change of zoning from C-2 to R-1AM
- ◆ **Purpose of Requested Action**
To permit a residential mobile home

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**
7,800 square feet
- ◆ **Current Zoning and Land Use**
C-2 & vacant
- ◆ **Plan 2030 Recommendation**
General Commercial: Includes sites for commercial uses that provide a mix of business activities and that serve the community as a whole. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. In general, this designation applies to most commercial uses that are permitted in the C-2 (General Commercial–Retail) and all of the uses permitted in the C-3 (Highway Commercial) zoning districts.
- ◆ **Surrounding Land Uses and Zoning**
The site is surrounded by R-1A zoning. St. Charles Terrace Subdivision was platted and developed in the 1930s as two main streets serving six squares or blocks with 25' x 110' lots. St. Charles Terrace Annex Subdivision was developed alongside several years later adding two main streets and a similar lot and block pattern (most lots are 25' x 104').

The predominant land use is site-built single-family houses of various sizes and construction styles on properties of various sizes. Families who built houses in the subdivision bought as many lots as they could afford and maintain. The result is developments sites of various sizes with houses in different orientations to the street. Properties have mature gardens, and the neighborhood has a well-established tree canopy.

There are at least two duplexes in the subdivision and approximately 10% of the housing stock is legally non-conforming mobile homes (most likely established prior to the 1981 zoning ordinance). In addition to the legally nonconforming mobile homes, there are five single-site R-1A(M) zoning districts in the neighborhood, that are developed with mobile homes. Notably, a site of five contiguous lots that was rezoned to R-1A(M) in 2009 DID NOT result in a mobile home being developed on the site; that property remains developed with a site-built house. While there appear

to be 11 mobile homes on Annex Street, properties abutting the subject site along and across Annex Street are developed with site-built houses.

◆ **Traffic Access**

The site has 75' of width at the north end of Annex Street, a local road that connects to River Road, a collector.

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.

AND

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built, single-family detached dwellings.
 - (2) Manufactured homes.
 - (3) Mobile homes.
 - (4) Accessory uses.
 - (5) Private recreational uses.
 - (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.
 - b. Special exception uses and structures include the following:
 - (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.

- (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § II, 10-5-92)
 - (6) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council. (Ord. No. 15-7-5)
2. Spatial Requirements.
- a. Minimum lot size: five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—fifteen (15) feet.
 - (2) Side—five (5) feet.
 - (3) Rear—five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line. (Ord. No. 99-8-6, 8-2-99)
 - (5) 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, § IV, 8-18-08)
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. 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 yard.
3. Special Provisions:
- a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
 - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Home Installation in Flood Hazard Areas.
 - c. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator in accordance with the manufacturer's installation instructions to ensure aesthetic compatibility with the residential character of the neighborhood. The entire underfloor of the home shall be completely enclosed, except for the required openings.
Editor's note— The enforcement of this subparagraph c. was placed on a one-year moratorium expiring Sept. 5, 1990.
 - d. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.

ANALYSIS

The applicant requests rezoning a site of three contiguous 25' x 104' lots at 237 Annex Street from C-2 to R-1AM in order to permit a mobile home. The site is situated between two site-built houses near the northern end of Annex Street. The site was rezoned from R-1A to C-2 in 1988 in order to permit a fast food diner "with the stipulation that the zoning revert back to R-1A in the occurrence of any one or more of the following (1) the use of the property changes from that of the proposed fast food diner; (2) The property is sold or changes ownership; (3) the use ceases operation for any period of time; (4) the use is managed by anyone other than the applicant or his immediate family" (ordinance 89-12-9). These types of conditions on a rezone have been found to be

unenforceable, and the zoning did not revert back to R-1A when the conditions occurred.

Two Change of Occupancy permits suggest that a restaurant or convenience store operated on the site (projects 7184-89 and 13079-98). A Special Permit request to operate teen center was denied in 1989 (PZSPU 89-06). The site currently has no structure or use.

The St. Charles Terrace and Annex Subdivisions were zoned R-1A in 1981. Since then a total of seven (7) requests for R-1AM rezoning have been processed by the Department; the Department recommended for denial in each case; four (4) of those received approval by the Council; three (3) mobile homes have been permitted as a result.

In order to receive a recommendation for approval, an applicant for rezoning must show that the request meets at least one of three criteria. The applicant states that there are residential homes abutting the property, several trailers on the street (Annex Street), and that with the property being near a chemical plant that is undergoing expansion that there is no future use as a residential neighborhood. The Department disagrees that there is no future use as a residential neighborhood, and for that reason finds that the request fails all criteria. The predominant land use in the community is single-family site-built houses and the majority of properties are zoned R-1A.

A rezoning must follow the future land use recommendations of Plan 2030 and also not create a spot zone. Plan 2030 recommends this site for *General Commercial*—a conflict with the surrounding neighborhood land use designation of *Low-Density Residential*. While rezoning to R-1AM may actually be a better fit with the Future Land Use recommendation, it would create a spot zone—as the majority of the subdivision is zoned R-1A and developed with site-built construction. **The request fails the first criteria.**

The site is more suitable for residential use than for C-2 uses; however, site-built construction would be more compatible to the development on abutting properties and the neighborhood. The C-2 zoning designation allows the applicant to request a Special Permit for a site-built single-family house. Rezoning to R-1AM would result in the site being out of character with the community. Therefore, **the request fails the second criteria.**

While a mobile home on the site would not likely overburden public facilities or infrastructure, a mobile home would be out of character with the existing neighborhood. It is for this reason that the department concludes that **the request fails the third criteria.**

At 7,800 sf, the site is below the three acre threshold that mandates a corresponding Future Land Use Map amendment; therefore, if the zoning is changed, the map need not be amended. However, the Department recommends changing the Future Land Use recommendation to the same *Low-Density Residential* recommendation of the neighborhood.

DEPARTMENT RECOMMENDATIONS

Denial.

The Department also recommends amending the Future Land Use Map to show *Low-Density Residential* for the site.