

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: PZR 2015-04

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date: 12/9/14**
DNA Real Estate, LLC
Anna & Glendon Nelson
12246 River Rd
St Rose LA 70087
504.451.2368
nelsonbros@cox.net
- ◆ **Location of Site:**
Lot 20-A of Pecan Grove Subdivision (between E James St & Cristina Ln) Destrehan.
- ◆ **Requested Action**
Rezone from OL to R-1M & M-1.
- ◆ **Purpose of Requested Action**
RV Park & laydown area for equipment (latter requires Special Permit Use)

SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**
8.467 acres.
- ◆ **Existing Land Use and Zoning**
OL & vacant.
- ◆ **Surrounding Land Uses and Zoning**
R-1A zoning, vacant uses abuts upriver side; OL zoning, vacant uses abut on downriver side.
- ◆ **Traffic Access and Parking**
River Rd.
- ◆ **Plan 2030 Recommendations:**
Low Density Residential.

APPLICABLE REGULATIONS

Appendix A., Zoning Ordinance, 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.

AND:

[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:

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.

ANALYSIS

The applicants are requesting to rezone Lot 20-A of Pecan Grove Subdivision (situated between E James St & Cristina Ln in Destrehan) from OL to R-1M and M-1 on one portion of the lot and to keep a 30-foot wide piece along the upriver side of the lot as OL. The owners plan to develop approximately 1,800 feet of the lot from River Road back as an 80 or less site RV Park and utilize the 30-foot wide upriver side as an access to one side of the Park to the rear lot portion to be zoned M-1. This lot portion is intended to be used to store trucks and equipment for the applicants' existing tree clearing and storm recovery businesses.

The submitted site plan shows the RV Park being laid out with a private roadway down the middle with individual sites situated on both sides. This road will also end at M-1 site. Each RV pad is shown to well-exceed the minimum 1,400 square foot requirement. The RV Park site plan also shows that all requirements spelled out for RV Park design are adequately addressed and exceed minimum requirements. These include setbacks and buffering of the site from abutting lots, as well as providing for extra parking, recreation, and a DHH required shower / restroom / washeteria building. The site will also meet the MS4 requirements which stipulate that any developed site exceeding 1 acre must adequately regulate storm water discharge. The owners intend to keep some of the larger trees on the lot and lay out the recreation area and green space throughout the site to encourage absorption of some storm water within the site.

Because this application is a request for rezoning from a single OL into 3 (including keeping existing OL on a 30-foot strip of the lot, the Department deemed it more prudent to analyze each request individually.

For the request to rezone to R-1M, the application **meets the second criteria**, which refers to how the rezoning and its potential land use change could have impacts to the community infrastructure. River Road in this portion of Destrehan operates well below capacity. With 80 sites within the project, it is estimated that an increase of fewer than 500 vehicular trips per day will result. This segment of River Road is also sparsely developed. So as with the increase in traffic, there is enough water and sewer service along there to adequately handle the anticipated increase.

Development of an RV Park could result in a land use incompatibility if it is considered that the predominant surrounding land uses are vacant. However, just downriver is an existing smaller camper or RV Park. But adding this site to that inventory serves a greatly underserved need in this community for places where RV owners can reside. There are a significant number contract employees of nearby industrial facilities who, rather than rent hotels or multi-family housing, own and operate RVs or camper trailers. There are more of these than there are spaces to occupy in the community.

Regarding consideration of incompatibility with the Future Land Use Map (low-density residential), the primary surrounding land uses are vacant. Adding up to 80 residential uses to the area would better match the designation.

For the request to rezone to M-1, the application also **meets the second criteria**. There should not be enough truck traffic added to River Road to cause any traffic problems. Demand to public sewer or water, if any are even needed there, will be addressed by extending these services through the RV Park. And pertaining to resulting in land use incompatibly, it is anticipated that some of the equipment housed on this site will serve the RV Park as well. So it could be contended that the uses of the site will be accessory uses to the RV Park.

Rezoning to M-1 would conflict with the Future Land Use Map. However, this section of the site is below the three acre threshold that mandates a corresponding FLUM amendment. No change to the adopted FLUM is recommended at this time.

Preserving the 30-foot by 1,818 foot portion of Lot 20A as OL, **meets the third criteria** because there is still much land in the vicinity zoned OL. This means there are no issues of arbitrariness or the creation of monopolies of certain land uses, nor will it create a spot zone. It will also benefit future tenants of the RV Park because the owners intend to install a road on this segment to the M-1 portion of Lot 20A to provide a way to bypass the RV Park without using the road down the middle.

DEPARTMENT RECOMMENDATIONS

Approval to rezone from OL to R-1M;

Approval to rezone from OL to M-1.

Approval to keeping the 30-foot wide by 1,818 foot portion of Lot 20A as OL.