

**St. Charles Parish
Department of Planning & Zoning**

LAND USE REPORT
CASE NUMBER: PZSPU 2016-02

GENERAL APPLICATION INFORMATION

Name/Address of Applicant Aaron Campeaux 103 Villere Drive Destrehan, LA 70047 (504) 487-1541 actcampeaux@yahoo.com

Application Date: 3/29/16
Joseph Barbara
12118 River Road
St. Rose, LA 70087
(504)-464-0767
riverroadauto@bellsouth.net

◆ Location of Site

Lot 9C, Pecan Grove Subdivision; 12118 River Road, St. Rose

◆ Requested Action

Special permit for a towing yard in an M-2 zoning district.

SITE-SPECIFIC INFORMATION

◆ Size of Parcel

Approximately 54,416 sq. ft.

◆ Current Zoning and Use

The site is zoned M-2 and is developed with River Road Auto Paint & Body, and Aaron Campeaux Towing.

◆ Surrounding Zoning and Land Uses

M-2 zoning is located to the north, east, and west of the subject site. B-2 zoning is located across River Road to the south. Offices for industrial uses are located to the north and west of the subject site; undeveloped land/the Mississippi River levee is located across River Road to the south; and IMTT-St. Rose is located to the east.

◆ Future Land Use Recommendation

Heavy Industrial—this land use category includes heavy manufacturing, such as oil refineries, petrochemical plants and other uses permitted in the M-2 and M-3 Heavy Manufacturing zoning districts, that have the potential to impact adjacent uses with noise, dust, odors or fumes and related safety and health factors. Some policy issues associated with Heavy Industrial land uses include, but are not limited to proper buffering to minimize impacts on neighboring uses; proper access for vehicular and truck traffic to the local and regional road network; and the minimization of visual impacts on the major road corridors.

◆ Traffic Access and Parking

The site has approximately 112-feet frontage/width on River Road.

APPLICABLE REGULATIONS

Appendix A. Section. III. Definitions

Towing Yard: An open area used for temporary vehicle storage in which no repair, dismantling, auto-wrecking, or sale of salvaged parts occurs. Towing yards shall not exceed storage of fifty (50) vehicles and vehicles shall be stored no longer than ninety (90) days. (Ord. No. 99-3-15, 3-22-99)

Appendix A. Section VI. Zoning District Criteria and Regulations

(6) Towing Yards

1. Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a. The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface:

- b. A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c. A ten-foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d. All buildings and structures to be located on the site and the required off-street parking layout.
2. Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 3. Towing yards shall also adhere to state and local licensing requirements.
 4. Any change of permitted plan will result in a cease and desist order being placed on the towing yard.

(Ord. No. 13-12-3, II, 12-2-13)

Appendix A. Section IV.

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

ANALYSIS

The applicant requests a special permit for a towing yard on Lot 9C, Pecan Grove Subdivision, bearing municipal address 12118 River Road, St. Rose, an M-2 zoning district. Currently, the site is developed with a site-built structure with an auto body shop, a modular building the towing company operates from, and an open area where the towing company stores vehicles.

The Zoning Ordinance requires towing yards to follow specific criteria. This includes a ten foot buffer zone when abutting a C-3 or lesser zoning district or use, an aggregate paving surface where the vehicles are stored, plans showing the layout for how vehicles are stored and the max amount of vehicles that can be stored, and a seven foot solid, opaque fence enclosing the tow yard.

The buffer zone is not required as the site does not abut C-3 or lesser zoning or uses. The tow yard meets the aggregate surface requirement as it is currently surfaced with gravel. The submitted site plan shows the layout of how vehicles will be stored and that the yard can accommodate up to 45 vehicles. The fencing requirement will also be met as the applicant will be providing an opaque mesh screen over the existing fence.

There are also six evaluation criteria for special permitted uses this proposal must comply with. The proposal meets criterion 1 through 5 which involves compliance with the St. Charles Parish Comprehensive Plan, compatibility with existing uses on abutting sites, adequacy and convenience of off street parking, loading facilities, and impact from site lighting, unfavorable impacts on existing uses on abutting sites, and protection of persons

and property form other hazards and impacts that may result from this proposal. Criterion six which establishes what is required to be shown on a site plan is also met.

DEPARTMENTAL RECOMMENDATION

Approval