

PZO 2017-01

Introduced by Larry Cochran, Parish President

To allow for garden home developments as a Special Permit Use with approval from the Planning Commission and supporting resolution from the Parish Council.

Background

The St. Charles Parish 2030 Comprehensive Land Use Plan sets forth implementation actions in its LAND USE, HOUSING, AND COMMUNITY CHARACTER element that direct the Department of Planning and Zoning to expand alternative housing options (pg. 167). The following items from the plan are applicable to the proposed updates to the Zoning and Subdivisions regulations:

Immediate Actions

1.2 Identify opportunities to provide workforce and alternative housing in appropriate locations compatible with zoning and the character of existing neighborhoods. Ensure equitable Parish-wide distribution.

1.5 Promote mixing of various types of housing (e.g. single family detached and attached homes) in mixed-residential developments (consistent with the FLUM).

3.1 Introduce or revise the following as Subdivision Regulations to improve the functionality and visual character of new subdivisions:

Ensure that each phase of a phased development meet minimum requirements for open space and recreational areas.

Short-Term Actions

2.1 Implement guidelines to ensure the quality of new housing (livable community design, quality construction, energy efficiency, etc.).

2.2 Require that the architectural design of different types of housing within the same community be consistent.

The proposed ordinance changes will:

- Update the FLUM in accordance with the changes made, by the Parish Council, during rezoning cases.

Planning and Zoning context

The Planning and Zoning Department will be required to coordinate with developers in both the initial design phases and in the later construction phases to ensure development consistent with the Comprehensive Plan and the new subdivisions being proposed. A greater level of professional guidance and cooperation on the part of the Department will be essential to bringing forth development proposals that meet the needs of the community they will reside in and are practical enough in application to succeed.

Potential outcomes

St. Charles Parish will enable a greater variety of home construction while having a degree of oversight in the design and character of the development proposals. The Department of Planning and Zoning will be required to implement the necessary tools to ensure that standards for these developments can be maintained over time.