



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-17-R

### APPLICATION INFORMATION

- **Submittal Date:** 8/5/2024
- **Applicant / Property Owner**  
Craig & Melissa Perrier  
Bayou Bahamas, LLC  
154 Villere Drive  
Destrehan, LA 70047  
504.315.8704; coachcraigperrerr@gmail.com
- **Request**  
Change of zoning:
  - Current – R-1A(M), Single Family Residential Detached Conventional Homes, and O-L, Open Land District
  - Proposed – R-1M, Manufactured home/recreational vehicle (RV) park

### SITE INFORMATION

- **Location:** Lot DZ-1; 10577 River Road, Ama
- **Size:** Approximately 18 acres
- **Current Use:**  
The front of Lot DZ-1 is improved with a single-family house and accessory structure. The remainder is undeveloped and partially wooded.
- **Surrounding Zoning:**  
C-2 and R-1A(M) are adjacent to the Triche Street side; C-2, R-1A(M), R-1M, and O-L zoning is adjacent to the Michael Street side. The C-2 and W zones that cover portions of the subject site and not subject to this request abut to the front and rear.
- **Surrounding Uses:**  
A residential neighborhood is adjacent to the Triche Street side; single-family homes and an RV park are adjacent to the Michael Street side; the remaining portions of abutting properties are undeveloped and wooded.
- **Zoning History:**  
The R-1A(M) and O-L districts were established in 1981. The C-2 zoning was established as part of the 2008 Ama area rezoning (PZR-2008-14; Ord.08-9-10).
- **Future Land Use Recommendation**
  - *Commercial: This category includes single-use commercial, retail, office and service uses, Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.*  
  
*Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office) zoning, C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), B-1 (batture, non-industrial)*
  - *Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices, and institutions are also*

*permitted in appropriate locations such as along transportation corridors or at intersections. (Over six dwellings per acre)*

*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*

- *Residential Rural: Low-density large lot residential development and agricultural land. The rural residential land use is the least intensive in terms of density and is intended to help preserve the Parish's rural character.*

*Neighborhood retail, services, offices, and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (Less than one dwelling unit per acre)*

*Recommended Zoning Districts: O-L (open land), CR-1 (residential/commercial transitional)*

- *Wetlands: Constrained lands due to wetlands and flood zones. Allowable land uses in areas designated as wetlands are limited to low impact uses, such as eco-tourism and recreation (e.g., boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture (e.g., periodic haying and grazing), managed timber harvest, and other uses that may be permitted by special exception or special permit by the Louisiana Department of Natural Resources, the U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council.*

*Recommended Zoning Districts: W (wetland district).*

- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X, AE4

2013 Digital Flood Insurance Rate Map: X, AE 0.5

- **Traffic Access**

Lot DZ-1 has approximately 169.6 feet of frontage on River Road where it is accessed via a gravel driveway.

- **Utilities**

Per the Parish GIS, standard utilities are available along River Road and the Union Pacific Railroad.

Representatives of Public Works have no objections to the rezone. Representatives of Wastewater stated that there may be a requirement for downstream improvements to sewer which would be at the expense of the property owner. Representatives of Waterworks stated that the only water available is at River Road and developers would have to tie in there for any future development.

## **APPLICABLE REGULATIONS**

### **Appendix A. Section VI. – Zoning District Criteria and Regulations**

[IV.] *R-1M. Manufactured home/recreational vehicle (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.

1. Use Regulations:
  - a. A building or land shall be used only for manufactured home and RV parks and accessory uses.
  - b. Special exception uses and structures include clubhouses, laundry facilities, rental offices, managers' homes, and/or accessory recreational facilities for park residents only.
2. Special permit uses:
  - a. Include RV parks of one-half acre provided 1) the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met, and 2) the request receives review and approval by the Planning Commission and a supporting resolution of the Council.
  - b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
3. Spatial Requirements: Shall conform to the Manufactured Home Park or RV Park regulations and design standards outlined as Special Provisions [subsection 4] below.
  - a. 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.

4. Special Provisions: Shall conform to either the Manufactured Home Park of [or] RV Park regulations and design standards noted below as they pertain to the total park use.

Manufactured home park:

- a. Location, space and general layout:

- (1) The manufactured home park shall be located on a well-drained site [and] shall be so located such that its drainage will not endanger adjacent property and water supply.
- (2) Any lot or portion of ground proposed to be used for a manufactured home park shall have sufficient frontage for construction of entrances and exits properly designed for safe movement of park traffic.
- (3) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
- (4) A patio slab of at least one hundred eighty (180) square feet shall be provided on each manufactured home lot and conveniently located at the entrance of each manufactured home.
- (5) A minimum site of two (2) acres is required for a manufactured home park.
- (6) Manufactured homes shall be parked on each space to conform to the following minimums:
  - (a) Twenty-five (25) feet clearance between coaches.
  - (b) Five (5) feet clearance between each coach and its respective site line.
  - (c) Ten (10) feet between coaches and any adjoining property lines.
  - (d) Twenty (20) feet between coaches and any public street right-of-way.
  - (e) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
  - (f) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
  - (g) Nonresidential accessory buildings shall not be permitted.

- [b. Reserved.]

- c. Parking: Sufficient paved parking shall be provided for the parking of at least one (1) motor vehicle for each manufactured home space plus an additional paved parking space for each three (3) lots to provide for guest parking for two (2) car tenants and for delivery and service vehicles.
- d. Recreation: Not less than ten (10) percent of the gross area of the manufactured home 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. Transportation system: All streets and access drives within the manufactured home park shall be constructed to required parish specifications as outlined in Subdivision Regulations [appendix C].
- f. Sewage Disposal: Each manufactured home site shall be provided with a sanitary sewer connection, and each manufactured home park 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.
- g. Garbage: If garbage hoppers are to be provided, then two (2) shall be provided for each twenty (20) manufactured home sites, and each hopper shall be screened from view by wood or masonry fencing.
- h. 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 masonry wall shall border the park, and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- i. General: Individual manufactured home sites may be leased or rented but not subdivided or sold.
- j. All improvements required in this section must be completed prior to the placement of any manufactured home on the site.

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 its [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.
  - (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.
  - (g) Nonresidential accessory buildings shall not be permitted.

- 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.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two 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 zone 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, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - 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.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
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1. *The proposed rezoning conforms to the 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.*

A long tract extending from River Road, Lot DZ-1 is designated *Commercial, Low-to-Moderate Residential, and Residential Rural*. It also has a *Wetlands* designation falling outside of the subject area. The designation covering the majority of the subject area is *Low-to-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The proposed R-1M zoning district is considered under the *High-Density Residential* Future Land Use designation. The requested rezone does not conform to the land development pattern established by the Comprehensive Plan.

The proposed zoning would not be considered a spot zone as it covers a large area (18 acres) and would expand on an adjacent R-1M zoning district. But it must be done in furtherance of the Comprehensive Plan. **The request does not meet the first guideline.**

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 and the proposed zoning does.*

Lot DZ-1 is a long narrow tract, with the subject portion measuring approximately 135 ft. wide and nearly 5,400 ft. deep from River Road to the Union Pacific Railroad.

Separately owned and developed properties are adjacent to each side for nearly half of this depth, including an older residential neighborhood to the Triche Street side and an RV park along Michael Street.

The most significant change to the land use pattern/character of the entire Ama area occurred in 2008 with the changes adopted by Ord. 08-9-10, resulting in large areas of R-1A(M) zoning converting to R-1A and reducing the permitting of manufactured homes. The changes recommended and approved with that effort only affected the front portion of the subject area with the creation of the C-2 district along River Road. Otherwise the R-1A(M) and O-L zoning covering the subject site and adjacent properties remain as established in 1981.

The most significant change to the land-use pattern/character in the immediate vicinity was the development of the adjacent Ama RV Park, permitted upon approval of a similar rezoning in 2005 (PZR-2005-22; Ord. 05-12-23). With this development a new use type was introduced, but most notably a row of separately owned but contiguous undeveloped tracts was disrupted, which under the right conditions and coordination had the potential for future subdivision development. Lot DZ-1 was isolated and its development footprint largely confined to its own 135 ft. width. At this size and shape additional residential development is possible, but accommodating a 50 ft. wide road right-of-way to do so would result in wide, shallow lots which are not ideal for typical residential development. This is magnified when considering the primary O-L zoning requires 20,000 sq. ft. lots. At this time, the proposed R-1M zoning can be considered more reasonable given the limited development options of this long and narrow lot. And the less permanent nature of the uses permitted under R-1M still maintains the potential for incorporation of the site into future development should it ever occur. **The request meets the second guideline.**

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 neighborhood character is defined by the single-family residential neighborhood adjacent to the Triche Street side consisting of a mix of site-built and manufactured homes, and the Ama RV Park adjacent to the Michael Street side. The neighborhood predates any current development regulations and consists of extremely narrow streets and uncertain property boundaries. The proposed R-1M zoning district is specific to the permitting of Manufactured Home Parks and RV Parks, which should not result in a significant shift away from the existing character.

This rezoning would significantly increase the development potential, so impact to existing public facilities could be expected and must be addressed as part of any resulting development. Specifically, as referenced in the Utilities section of this report, representatives from Wastewater stated downstream improvements may be required in order to sufficiently handle sewerage. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval, based on meeting two of the three rezoning criteria.**

**This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.**