

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZR-2014-16

GENERAL APPLICATION INFORMATION

<div>◆ <b>Name/Address of Applicants:</b> Ricky L Cooper 51 Yellowstone St Kenner LA 70065 <b>504.417.5622</b> rickycooper32@yahoo.com</div>	<div><b>Application Date:</b> 9/25/14</div>
<div>◆ <b>Location of Site:</b> 516 St Rose Ave.</div>	
<div>◆ <b>Requested Action:</b> Rezone from: R-1AM—<i>Single-Family Residential, Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium Density.</i> To: R2—<i>Two-Family Residential.</i></div>	

SITE-SPECIFIC INFORMATION

<div>◆ <b>Size of Parcel:</b> Approx. 8,820 sf</div>	<div><b>Plan 2030 Recommendations:</b> Low Density Residential</div>
<div>◆ <b>Existing Zoning and Land Use:</b> R-1AM, with house on site.</div>	<div><b>Traffic Access:</b> St. Rose Ave.</div>
<div>◆ <b>Surrounding Zoning and Land Uses:</b> <u>Surrounding Zoning:</u> R-1AM on Railroad side and across street R-1A to rear; C-1 on River Road side. <u>Surrounding Land Uses:</u> Residential on railroad side and across street; Daycare on River Road side Sparse residential to rear. Site is approximately 400-feet from group of similar multi-family units.</div>	<div><b>Utilities:</b> Existing</div>

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:

- 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:*
  - Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.*
  - Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.*
  - Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.*
- 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:*
  - Undue congestion of streets and traffic access.*
  - Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.*
  - 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.*

## ANALYSIS

This is a request to rezone a site from R-1AM to R-2. The structure on the site was previously a daycare that has ceased operation. If the rezoning request is approved, the owner intends to renovate the building and convert it to a duplex.

Based on conceptual plans submitted with this application, it does not appear that the physical appearance of the structure will be modified. It will look more like a single-family residential structure than it does presently. The land uses surrounding the site are primarily single-family residential and there are a group of multi-family buildings approximately 400-feet from the site. Therefore, the proposed conversion of the vacant day-care building to a duplex will make it more similar to the predominant land uses in the neighborhood than the previous use.

Because the nature of the previous use was more commercial and therefore had more people onsite throughout its operation, it placed more demands on public infrastructure than a duplex would place. It likely resulted in more noticeable congestion due to vehicles coming to and from the site during operation. Conversion of the site to a duplex will significantly reduce the number of vehicle movements since traffic generated with residential uses are lower than daycares do. The site only requires 5 onsite parking spaces and has at least 6 spaces. The comings and goings throughout the average day will be similar to the activity generated by neighboring uses. Finally, because there is a significant gap between demand for duplexes in the community and availability, adding this site to the housing stock is beneficial to the community. Based on all of these facts, the Department concludes that this application **meets all of the standards of the second criteria.**

## DEPARTMENTAL RECOMMENDATION

**Approval.**