

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2020-2-SPU

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 6/5/2020**
William Hamilton
610 Diane Drive
Luling, LA 70070
(504)-812-8373; hamiltoninla@outlook.com
- ◆ **Location of Site**
Lot 19, Lagattuta Estates Subdivision; 610 Diane Drive, Luling
- ◆ **Requested Action**
680 square foot accessory dwelling unit (ADU)

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel(s)**
The site is 14,000 square feet
- ◆ **Current Zoning and Use**
R-1A; developed with a site-built single family house
- ◆ **Surrounding Zoning and Land Uses**
R-1A zoning surrounds the site, which located on the edge of a developed single family neighborhood. Undeveloped and wooded land is adjacent to the rear.
- ◆ **Utilities**
Representatives from the Department of Waterworks and Department of Public Works & Wastewater stated they have no objection to the request. Facilities are present to accommodate the additional living space.

APPLICABLE REGULATIONS

[I.] R-1A. Single family residential detached conventional homes —Medium density

1. Use Regulations:
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) Reserved.
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.**
2. Spatial Requirements:
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted

Appendix A. Section VII. - Accessory dwelling units.

- a. Purpose. To offer a wider range of housing options within residential zoning districts.
- b. Design and development standards for all accessory dwelling units (ADU).
 - i. There shall be no more than one (1) ADU permitted per lot.

- ii. No ADU will be permitted without a primary building.
- iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
- iv. There shall not be more than one (1) bedroom in an ADU.
- v. An ADU shall use the electrical service of the primary structure.
- vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
- vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
- viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
- ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred(1,200) square feet.
- x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

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

SPU & ADU CRITERIA COMPLIANCE
--

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan*
 The Comprehensive Plan recommends Low Density Residential, up to eight (8) single-family dwelling units per acre (1 per 5,445 square feet). The subject site is consists of 14,000 square feet, so two dwelling units on the site would not exceed the recommended density. **Complies**

- 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.* The proposed ADU will be located behind the primary structure and to the side of an existing detached garage, leaving it out of sight from the street and in a location typical for accessory residential structures. It is a residential use compatible with the surrounding residential neighborhood. **Complies**

- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The residence is developed with a 92 foot long driveway with a width ranging from 10 to 20 feet, accommodating up to six (6) vehicles, exceeding the required two (2) parking spaces for a single-family house plus one (1) for ADUs. Loading and lighting is not required. **Complies**

- 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.* The R-1A zoning district permits site-built single-family houses and residential accessory structures by right, with ADUs requiring special approval. The proposed

ADU meets all the requirements for an accessory structure in the R-1A district.
Complies

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The ADU will be located in a detached accessory structure. Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance applies. In order to permit the building, plans must show it will be built to the required base flood elevation and that stormwater will drain to existing drainage features rather than to adjacent properties. **Complies**
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.* Detached ADUs are required to meet the setbacks for accessory structures in the zoning district, which is three (3) feet in R-1A. **Complies**
 - b. *Ingress and egress to property.* Access provided via a driveway to Diane Drive. **Complies**
 - c. *Parking and loading areas.* Driveway allows for parking of up to six (6) vehicles, which exceeds the required two (2) spaces for the house and one (1) additional space for the ADU. **Complies**
 - d. *Location of garbage facilities.* **N/A**
 - e. *Landscaping, buffering, and screening.* **N/A**
 - f. *Signage.* **N/A**
 - g. *Height and bulk of structures.* ADUs are limited to single story construction, must be three (3) feet away from the principal building, and occupy no more than 25% of the required rear yard The site plan shows the ADU meeting each of these requirements. **Complies**
 - h. *Location and direction of site lighting.* **N/A**

Design and development standards for all accessory dwelling units (ADU)

- i. *There shall be no more than one (1) ADU permitted per lot.* **Complies**
- ii. *No ADU will be permitted without a primary building.* The lot is currently developed with a single family house. **Complies**
- iii. *An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.* Site plan shows this as a detached ADU located 5 feet from both the primary residence and detached garage. **Complies**
- iv. *There shall not be more than one (1) bedroom in an ADU.* **Complies**
- v. *An ADU shall use the electrical service of the primary structure.* **Complies**
- vi. *The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.* The applicant purchased the property on June 3, 2020, so the assessor's information has not been updated to reflect ownership or homestead status. The applicant/owner has stated they will be moving into the primary residence at the end of this month (June 2020). **Complies**
- vii. *Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.* **N/A**
- viii. *Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.* Three (3) feet required, **Complies**
- ix. *The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.* The primary dwelling unit consists of approximately 3,800 square feet of living space, so an ADU may be built to the 1,200 square foot maximum. The ADU is shown consisting of 680 square feet. **Complies**
- x. *ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.* **Complies**

ANALYSIS

The applicant requests a Special Permit Use to build a detached Accessory Dwelling Unit (ADU) at 610 Diane Drive, Luling.

The proposal meets the requirements for ADUs and criteria for Special Permits. At 680 square feet, it is below the maximum square footage for an ADU on this property. It is a single story consisting of one (1) bedroom, bathroom, closet, and living room/kitchen. It meets setbacks to both property lines and existing structures, and occupies less than 25% of the required rear yard (including the square footage of the existing garage).

DEPARTMENT RECOMMENDATION

Approval