

LAND USE REPORT
CASE NUMBER: 2019-14-SPU

<p>◆ Name/Address of Applicant Ryan & Tina Lagarde 2201 Ormond Blvd. Destrehan, La. 70047 (985) 688-1199; tinalagarde@gmail.com</p>	<p>Application Date: 10/9/19</p>
<p>◆ Location of Site 2201 Ormond Boulevard, Destrehan Lot 187, Ormond Country Club Estates Section 1, Square 10</p>	
<p>◆ Requested Action 496 square foot detached accessory dwelling unit</p>	

- ◆ **Size of Parcel(s)**
The site is approximately 16,056 square feet.
- ◆ **Current Zoning and Use**
R-1B, Single-Family Residential; the property is developed with a site-built single family house.
- ◆ **Surrounding Zoning and Land Uses**
R-1B zoning surrounds the site and single family houses exist to the south, southwest, east and northeast of the site. Cypress Lakes Golf Course abuts the rear of the property.
- ◆ **Utilities**
Utilities exist to serve the site and representatives from the Departments of Public Works & Wastewater and Waterworks indicate that utilities can accommodate an ADU on the site.

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
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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. The subject site is approximately 1/3 of an acre, 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 meet the spatial requirements for accessory structures in the R-1B zoning district. It will be similar in size to other detached accessory structures on abutting sites and will match the style of the primary residence. The existing driveway will provide access to the ADU, so the transportation features will not change. **Complies**
- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The site is developed with a driveway that can accommodate up to five (5) passenger vehicles and a two (2) car garage. The parking exceeds the required two (2) parking spaces for a single-family residence 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-1B 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-1B 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.* The structure measures at least five (5) feet from the rear property line and five (5) feet from the nearest side property line. **Complies**
 - b. *Ingress and egress to property.* The property has frontage on Ormond Boulevard. **Complies**
 - c. *Parking and loading areas.* The site has off-street area to park seven (7) passenger vehicles, which meets the requirement for both the house and the ADU. Loading area is not required. **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* Accessory structures in the R-B zoning district cannot occupy more than 25% of the required rear yard or exceed two (2) stories. The required rear yard consists of approximately 4,400 square feet. The proposed ADU is a one-story building that will occupy 20% of the rear yard. **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 ADU is being developed as an accessory building to a primary residence fronting on Ormond Boulevard. **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.* **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 is homesteaded at the primary residence. **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.* Accessory structures in the R-1B zoning district must be set-back five (5) feet from side and rear property lines. Five (5) feet provided in the side yard; five (5) feet in the rear yard. **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 applicant lists the ADU at 496 square feet, 16% of the floor area of the primary residence and below the 1,200 square foot maximum. **Complies**
- x. *ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.* Seven (7) parking spaces provided. **Complies**

ANALYSIS

The applicant requests a Special Permit Use to build a detached Accessory Dwelling Unit (ADU) located in the rear yard at 2201 Ormond Boulevard, Destrehan.

The 496 square foot ADU consists of one (1) bedroom, kitchen, full bath, living, and dining room. The site and floor plans shows the ADU will meet the requirements for accessory structures in the R-1B zoning district as well as the requirements for ADUs and criteria for Special Permits. It is compatible with the surrounding neighborhood and will not increase the density of the area above the recommended six (6) to eight (8) dwelling units per acre recommendation for the area.

DEPARTMENT RECOMMENDATION

Approval