

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2011-02

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date: 11/22/10**
Herschel Hill Jr.
P.O. Box 842
Boutte LA 70039
504.256.0928

- ◆ **Location of Site:**
Blueberry Hill St, Boutte

- ◆ **Requested Action:**
Special Permit to operate an RV park on lot area of less than 1 acre.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Approximately 10,123.5 sq. ft.

- ◆ **Existing Zoning and Land Use:**
R-1AM (requesting rezoning to R-1M in case number PZR-2011-01). Currently, there is no use on the land.

- ◆ **Surrounding Land Uses and Zoning:**
Residential to the rear; vacant elsewhere; all zoned R-1AM.

- ◆ **Comprehensive Plan Specifications:**
(Boutte) "Maintain the existing land use mix, protect existing residential uses and encourage commercial and light industrial development."

- ◆ **Utilities:**
Does not have public water or sewer.

- ◆ **Traffic Access:**
Blueberry Hill Street is an unimproved street that intersects with Paul Maillard Rd.

APPLICABLE REGULATIONS

Appendix A, Zoning Ordinance, Section IV.

9. Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:
- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
 - b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
 - c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
 - d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
 - e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
 - f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
 - g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.

- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a--g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

AND:

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 that the Special Provisions for RV Parks [subsection 4 below], other than the minimum site requirement, are met.

b. Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § IV, 10-5-92)

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.(Ord. No. 08-8-9, § VI, 8-18-08)

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. (Ord. No. 06-2-9, § I, 1-20-06)***
 - (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.***

[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. (Ord. No. 06-2-9, § I, 2-20-06)
 - (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.
- 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.
(Ord. No. 82-6-9, § 1, 6-7-82; Ord. No. 87-1-14, 1-5-87)

ANALYSIS

This application is for a special permit to allow an RV park on a site of one-half acre on land with proposed zoning of R-1M. The site is situated on a private, unpaved street and consists of 3 lots with a total area of 10,123.5 square feet. The applicant intends to place 3 or more RVs or campers on the site if approved. There is no site plan submitted that indicates the installations required such as a recreation area, parking area and pads for RVs or campers. Therefore, the applicant will need to obtain approval of a waiver to the land area from one half acre to 10,123.5 square feet, a waiver to the requirement for approved access per Parish Subdivision regulations, and without the required recreation area.

In order to receive a recommendation for approval a Special Permit request must meet a majority of the evaluation criteria listed above. **This application fails 5 of 8 criteria.**

The Comprehensive Land Use Specifications for the community of Boutte is to “Maintain the existing land use mix, protect existing residential uses and encourage commercial and light industrial development.” Because development of a site to allow either RVs or campers to abut single family

residential use is a direct conflict in land uses, considerations of both **criteria a and criteria b, which are not met.**

Blueberry Hill Street is an unimproved, unpaved, dead end street. Therefore, movements to and from the site will come from one direction and consist of turnarounds for ingress and egress. This could be considered a compromise in the safety and convenience of vehicular and pedestrian circulation in the vicinity, a consideration of **criteria d, which is not met.**

The minimum size for land zoned R-1M is an acre. Special permit approval allows development on a half-acre. However, this does not take into account the requirement for ancillary installations that are supposed to be situated. This application seeks to make the site even smaller than what a special permit allows. Therefore, the difficulty to install adequate off-street parking and loading facilities increases accordingly. These are the considerations of **criteria f, which this application does not meet.**

Approval of this special permit with the requested waivers will have the following result: a 10,123.5 square foot site with 3 or more RVs or campers to abut a residential area and not enough room to install the required recreation area. It will front on a non paved dead end street. This **does not conform to criteria g.** “conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.”

Approval of the Special Permit Use is contingent upon the rezone to R-1M.

DEPARTMENTAL RECOMMENDATIONS

Denial