

**LAND USE REPORT**  
**CASE NUMBER: 2020-2-R**

◆ **Name/Address of Applicant**  
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◆ **Location of Site**  
A 23,958 square foot portion of a tract located at municipal address 16279 River Road, Taft

◆ **Requested Action**  
Rezoning of a 23,958 square foot portion of an arpent tract from O-L, Open Land to R-1M, Manufactured home/recreational vehicle (RV) park.

### ◆ Size of Parcel

### ◆ Current Zoning and Land Use

### ◆ Surrounding Zoning and Land Use

The surrounding area consists primarily of single-family houses fronting River Road and developed at a low density. Specifically, low density single family housing is adjacent to each side, along with a manufactured home park adjacent to the downriver side.

### ◆ Future Land Use Recommendation

**Low Density Residential:** (from 4 up to 8 dwellings per gross acre) this category includes the Parish's predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.

### ◆ Traffic Access

The parcel has 179.37 feet of frontage on River Road

## ◆ Utilities

Water is available. The Department of Public Works & Wastewater has no objection to the rezoning provided the RV Park is developed according to the plan presented during the initially approved 2015 rezoning request.

## APPLICABLE REGULATIONS

**[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:**

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:* Before the Commission makes a recommendation or the 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:
- 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 zoning 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. One or more of following examples may be used in evaluating reasonableness:
    - 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. and
  - 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE EVALUATION</b>
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Before the Commission makes a recommendation or the 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:

- 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 zoning that is incompatible with the surrounding neighborhood.* The proposed rezoning would not be considered a spot zone as it would expand adjacent R-1M zoning, but it does not conform to the Comprehensive Plan Future Land Use map designation of Low Density Residential. **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.* This request is to expand existing R-1M zoning on the applicant's property in order to accommodate all facilities associated with a proposed RV Park. Approximately the first 865 feet of the property is zoned R-1M, the result of a 2015 rezoning from R-1A (PZR-2015-29, Ord. 16-1-1). The land use report from that rezoning determined the existing R-1A zoning unreasonable and the second guideline to be met, citing the adjacent manufactured home park and proximity to the chemical plants upriver as a deterrent to large-scale single family development in the area. The department still agrees with that assessment, but cannot use the same reasoning to determine that the existing O-L zoning is unreasonable. The existing zoning supports the single-family development typically found in this area, which is developed at a very low density and typically on private roads. **The request does not meet 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 subject site is located in the sparsely developed area of Taft, which primarily consists of scattered site-built or manufactured single-family residences fronting River Road or private roads. A manufactured home park is adjacent to the subject site and an RV park is approximately 1,200 feet down river. An additional RV park would not be incompatible with the existing character described above. Representatives from the departments of Waterworks and Public Works & Wastewater (PWW) have no objection to the rezoning. The existing R-1M zoning was approved with no objection from PWW in 2015 based on a plan for 45 RV spaces. PWW, in conversations with the applicant and in order to ensure existing infrastructure is not overburdened, has requested that the expanded R-1M zoning not result in an increase from the initially approved 45 spaces. **The request meets the third guideline.**

**ANALYSIS**

The applicant requests a change of zoning from O-L, Open Land to R-1M, Manufactured home/recreational vehicle (RV) park on a 23,958 square foot portion of a tract located at municipal address 16279 River Road, Taft. The request would expand upon R-1M zoning created by ordinance 16-1-1 in order to accommodate all facilities of a proposed RV Park.

The request meets the third rezoning criteria. An RV Park would be consistent with existing neighborhood character, which already consists of manufactured home and RV parks. The existing R-1M zoning, approved based on a plan depicting 45 RV spaces, received no objections in regards to infrastructure. With this current request Public Works and Wastewater has stated that the expanded R-1M zoning not result in an increase from the initially approved 45 spaces, which would allow the department to maintain its original statement of no objection.

The site is less than three (3) acres, so if approved, the rezoning would not require an amendment to the Future Land Use Map.

**DEPARTMENT RECOMMENDATION**

**Approval.**