



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-12-R

### APPLICATION INFORMATION

- **Submittal Date:** 5/7/2024
- **Applicant / Property Owner**  
Baron Tregle  
White Boot Investments, Inc. dba Southern RV Park  
170 Up the Bayou Road  
Des Allemands, LA 70030  
504.715.1754; barontregle@gmail.com
- **Request**  
Change of zoning:
  - Current – R-1A(M), Single Family Residential Detached Conventional Homes, and C-3, Highway commercial district—Wholesale and retail sales
  - Proposed – R-1M, Manufactured home/recreational vehicle (RV) park

### SITE INFORMATION

- **Location:** Tract 1, Coteau De France; 117 Gwen Lane, Des Allemands
- **Size:** approximately 2.49 acres
- **Current Use:**  
There is no active use of the site presently. It was previously the location of a mobile home park known as the Brandt Dufrene Trailer Park. There is an older site-built house on the property that is currently uninhabited.
- **Surrounding Zoning**  
The zoning pattern in the area reflects the mix of uses detailed in the following section. Specifically, this stretch of LA 631 consists of R-1A(M), C-3, and M-1 zoning. C-3 zoning is also adjacent to the Rogers Lane side and R-1A(M)/R-1A zoning is adjacent to the Easy Street side.
- **Surrounding Uses**  
The site is located in an area of Des Allemands developed with a mix of uses. Single family houses are located across LA 631 and adjacent to each side. A seafood wholesale business is located across LA 631 and a boat shop fronting Highway 90 is adjacent to the Rogers Lane side. St. Gertrude Catholic Church and a park are also nearby, fronting on LA 631.
- **Zoning History:** the R-1A(M) and C-3 districts were established in 1981.
- **Future Land Use Recommendation**  
*Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.*  
  
*Recommended Zoning Districts: Mix of R-2 (two-family residential), R-3 (multi-family residential), CR-1 (residential/commercial transitional), C-1 (general commercial office), C-2 (general commercial retail)*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X Zone  
2013 Digital Flood Insurance Rate Map: AE5

- **Traffic Access**

The site has 387.81 ft. of frontage along LA 631 and 529.18 ft. of frontage on Highway 90. Access is gained through a driveway (Gwen Lane) connecting to LA 631.

- **Utilities**

The Parish GIS map shows water and sewer facilities along Highway 631.

Records allude to the site's previous use as a manufactured home park, indicating 5 electric poles and 5 sewage connections available on this site.

The Parish GIS also depicts the Grand Marais canal running through the western side of the site from LA 631 to Highway 90. The edge of the proposed R-1M zoning would run roughly within the boundaries of this canal.

The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning. But the expansion of the R-1M zoning would allow increased residential development at a higher density, so impact to existing public facilities could be expected and must be addressed as part of any resulting development.

Development limits as they relate to the Grand Marais canal must also be established and understood as part of the permitting process.

## **APPLICABLE REGULATIONS**

### **Appendix A. Section VI. – Zoning District Criteria and Regulations**

[IV.] *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 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, not withstanding 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 or [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 is [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: The proponent for a change should present reasonable factual proof that two 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 zone 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, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - 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, also
  2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

## REZONING GUIDELINE & CRITERIA EVALUATION

1. *The proposed rezoning conforms to the 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 Future Land Use Map designation for this site is *Town Center*, which primarily anticipates a walkable neighborhood with a mix of higher density residential and commercial uses focused around employment centers. This type of development pattern could be achieved through the recommended R-2, R-3, CR-1, C-1, and C-2 zoning districts. R-1M is excluded from the list of recommended districts as it does not permit the type of development that may foster a walkable, mixed use development pattern. The request would expand on an existing R-1M zoning district, but it is not done in furtherance of the Comprehensive Plan. **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 and the proposed zoning does.*

This subject site was historically used as a manufactured home park and is partially zoned R-1M for that reason. The site also contains Gwen Lane, a pond, and the Grand Marais canal, each of which are either meandering or oddly shaped. It is unclear how the current R-1M district was officially established but its extent appears to cover the area specifically used as a manufactured home park while being limited in some way by the features referenced above. This has left the subject site with an odd zoning pattern consisting of three separate districts (R-1M, R-1A(M), and C-3). This situation limits reasonable use of the site under any of its zoning districts. The confines and locations of the R-1A(M) and C-3 districts limit its development for those purposes. With the primary district being R-1M, it is logical to reduce the existing split zoning pattern in favor of expanding that district. This more clearly defines the R-1M boundaries while allowing for manufactured home or RV park development that can more adequately comply with design requirements established by that district. **The request meets 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 existing neighborhood is a mixture of residential, institutional, and commercial/industrial use. And a manufactured home/RV park was once part of the neighborhood character and could still be permitted within the confines of the existing R-1M district. While this request would increase the area where a manufactured home/RV park can technically be developed, the existing features within this site (pond and canal) along with the development standards a new park must meet limits

the development potential. The expanded R-1M boundary will also not immediately abut residential homes found on either side of the site.

The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning, but expanding R-1M would increase the amount of dwellings that can be permitted at a higher density, so impact to existing public facilities could be expected and must be addressed as part of any resulting development. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval, based on meeting two of the three rezoning criteria.**

**This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.**