




Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP
Planning Director

November 7, 2019

TO: Planning Commission
FROM: Frank M. Duke, FAICP, Planning Director 
SUBJECT: TA-22-19 Section 4.2, RV Parks

Application Summary			
Applicant	Metropolitan Council	Submittal Date	October 9, 2019
Code Section(s)	Section 4, RV Parks		
Areas Affected	Parishwide		
Planning Commission Meeting Date	November 18, 2019	Metropolitan Council Meeting Date	December 4, 2019
Request			
Summary of Change	This amendment revises Section 4.2, Site Plans, creating a new Section 4.2.4, Recreational Vehicle Parks, with standards for the design of RV Parks while eliminating inconsistencies between these provisions and those in Section 4.2.3, Manufactured Home Parks		
Findings			
Approval is recommended, based on consistency with the comprehensive plan and the need to establish standards for commercial recreational vehicle parks			

Case History

- Recreational vehicle parks have historically been treated as any form of commercial outdoor recreation permitted in any Heavy Commercial zoning district
- The Unified Development Code provides no standards for the development of RV Parks
- Standards are needed for:
 - Lot area;
 - Waste disposal;
 - Driveways; and,
 - Landscaping

Comprehensive Plan Consistency

- These changes are consistent with the following provisions of FUTUREBR:
 - Land Use Action 3.1.2, which calls for differentiating areas by natural variations of use, scale, and context;
 - Land Use Action 6.1.1, which calls for ensuring regulatory processes are responsive, efficient, and customer friendly;
 - Land Use Action 6.1.2, which calls for making the UDC more customer friendly;

- Community Design and Neighborhoods Action 2.1.1, which calls for encouraging the building of environments that respect the character of place; and,
- Community Design Action 2.1.9, which calls for requiring new development to be appropriate to the context of its location

Analysis

- This amendment establishes:
 - Locations where RV parks would be appropriate;
 - Minimum acreage required;
 - Maximum density allowed;
 - Minimum size of RV spaces;
 - Standards for driveways;
 - Standards for waste disposal;
 - Requirements for amenities;
 - Requirements for parking;
 - Requirements for landscaping; and,
 - Maximum length of stay
- It addresses inconsistencies with other areas of the UDC
- It renumbers the section appropriately

Community Outreach/Notification

- Meeting with Baton Rouge Health District to discuss on September 19, 2019
- Language provided to Baton Rouge Area Foundation, Baton Rouge Health District, Federation of Greater Baton Rouge Civic Associations, and Growth Coalition on October 10, 2019
- Staff reports available to review on November 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on November 8, 12, and 14, 2019

Findings

Approval is recommended, based on consistency with the comprehensive plan and the need to establish standards for commercial recreational vehicle parks

Section 4.2 Site Plans

Section 4.2.1 Application Requirements

A. Generally

All requests for site plan approval shall submit a completed application providing all information required by the department along with all fees established by Metro Council.

B. Site Plans Requiring Planning Commission Approval

Any site plan requiring approval by the Planning Commission shall require submittal consistent with the submittal calendar established by the department in addition to the requirements listed above.

Section 4.2.2 Thresholds for Approval

A. The approval authority of projects shall be determined by the intensity of development, as described in Table 4.B, Site Plan Thresholds for Approval.

**Table 4.B
Site Plan Thresholds for Approval**

Type of Project	Threshold	Approval Authority
Multi-Family Residential	75 units or less	Department of Development
	76 – 99 units	Planning Commission staff
	100 units or more	Planning Commission
Additions to Multi-Family Residential	See 4.2.2.B., Additions to Multi-Family Residential	
Manufactured Home Park	all	Planning Commission
RV Park	all	Planning Commission
Commercial Recreation	Less than ½ acre	Department of Development
	½ acre – one acre	Planning Commission staff
	More than one acre	Planning Commission
All Other New Non-Residential	30,000 sf or less	Department of Development
	More than 30,000 sf but less than 50,000 sf	Planning Commission staff
	50,000 sf or more	Planning Commission
Additions to All Other Non-Residential (resulting in a 20% or more increase in gross floor area)	30,000 sf or less	Department of Development
	More than 30,000 sf but less than 50,00 sf	Planning Commission staff
	50,000 sf or more	Planning Commission

B. Additions to Multi-Family Residential

1. An increase in the number of units in a multi-family residential development that results in the cumulative number of units at the site reaches the threshold for approval by a different approval authority shall require the approval of that new approval authority.

2. Exception

A multi-family development that was previously approved by the Planning Commission following a public hearing shall only require a new public hearing if the cumulative number of

units as a result of the addition represents 20% or more of the number of units previously approved by the Planning Commission following a public hearing.

Section 4.2.3 Manufactured Home Parks

Manufactured home parks shall be built to development standards as set forth below:

- A. A minimum site of three acres shall be required, with a minimum frontage of 200 feet on a publicly maintained street or road.
- B. Maximum density shall be 12 manufactured home sites per acre.
- C. Minimum manufactured home site size shall be 30 feet by 75 feet.
- D. Driveways
 - 1. Driveways within the manufactured home park shall be at least 23 feet back to back of curb in a 35 foot width between building lines with storm drainage and pavement construction consistent with the requirements of Chapter 13, Streets and Sidewalks.
 - 2. Where only one drive is to be provided, a cul-de-sac or "T-turnaround" as described in Section 13.2, Street and Alley Widths, shall be provided at the rear of the driveway.
- E. Each manufactured home site shall have two two-foot wide concrete runners six inches thick for the trailer location and a four inch thick concrete parking pad meeting the requirements of Chapter 17, Parking and Loading, or an alternative approved by the Director of the Department of Development.
- F. Solid waste disposal sites consistent with those used by multi-family developments shall be provided.
- G. 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, public water supply, and fire hydrants in compliance with the standards of the Public Health Unit, the State Health Department, and Department of Development.
- H. A separate or optional area for recreational vehicles meeting the design standards of Section 4.2.4, Recreational Vehicle Parks, ~~provided with central public facilities~~ may be established.
- I. A solid fence or wall at least six feet high shall be provided along all sides and rear property lines.
- J. An accessible area of open space representing at least ten percent of the overall site area shall be provided. Parks approved prior to October 1, 2019, shall not be required to dedicate more than one acre to meet this requirement.
- K. Individual manufactured home sites may be leased or rented but not subdivided or sold.

Section 4.2.4 Recreational Vehicle Parks

Recreational vehicle parks may be located in the Suburban and Rural Character Areas. They shall be built to development standards as set forth below:

- A. A minimum site of two acres shall be required, with a minimum frontage of 200 feet on a publicly maintained street or road.
- B. Maximum density shall be 20 recreational vehicle spaces per acre.
- C. Minimum recreational vehicle space size shall be 20 feet in width by 35 feet in length. At least 90 percent of the spaces shall be provided with electrical and water hook-ups.
- D. An accessible area of open space representing at least ten percent of the overall site area shall be provided and equipped as a recreational facility for use of the tenants of the park.
- E. Driveways
 - 1. Driveways within the recreational vehicle park shall be at least 23 feet back to back of curb in a 35 foot width between building lines with storm drainage and pavement construction consistent with the requirements of Chapter 13, Streets and Sidewalks.
 - 2. Where only one drive is to be provided, a cul-de-sac as described in Section 13.2, Street and Alley Widths, shall be provided at the rear of the driveway.
- F. Solid waste disposal sites consistent with those used by multi-family developments shall be provided.
- G. Recreational vehicle parks shall provide at least one disposal site for the sole use of receiving discharges from recreational vehicle holding tanks and one additional disposal site for every 60 recreational vehicle spaces or fraction thereof. Said discharge facility shall be located in such a manner as to not present unpleasantness to tenants and neighboring residents.
- H. Every recreational vehicle park shall contain one public service building equipped with water flush toilets, and lavatories and showers with hot and cold running water.
- I. Recreational vehicle parks shall provide at least one additional parking space for every three recreational vehicle spaces with the parking spaces meeting the requirements of Chapter 17, Parking and Loading, or an alternative approved by the Director of the Department of Development.
- J. Landscaped areas shall be provided on all sides of a recreational vehicle park.
 - 1. Along all public streets, a 25 foot deep area planted with the equivalent of an L1 buffer shall be provided.
 - 2. Along all sides not abutting a public street, a 15 foot deep area planted with the equivalent of an L3 buffer in combination with a six foot tall wall or fence shall be provided.
- K. Guests may not stay longer than 90 days.

Section 4.2.45 Criteria for Approval

In order to be approved, a site plan shall:

- A. Meet all of the requirements of the Unified Development Code, including the requirements for:
 - 1. The dimensions of all aspects of the development, as described in Chapter 11, Dimensions;
 - 2. Open space, as described in Chapter 12, Open Space;
 - 3. Sidewalks, as described in Chapter 13, Streets and Sidewalks;
 - 4. Utilities, as described in Chapter 14, Utilities;
 - 5. Drainage, as described in Chapter 15, Floodways, Floodplains, Drainage and Water Quality;
 - 6. Signage, as described in Chapter 16, Signs;
 - 7. Parking, as required in Chapter 17, Parking; and,
 - 8. Buffers and landscaping, as required in Chapter 18, Landscape.
- B. Be in the public interest by not resulting in:
 - 1. Undue congestion of streets and traffic access;
 - 2. Overcrowding of land;
 - 3. Overburdening of public facilities including, among others, sewage, solid waste, drainage, schools, and parks; or,
 - 4. Impairment of water quality.

Section 4.2.56 Appeals

- A. Appeals of the Decision of Planning Commission Staff
The applicant may appeal the decision of the Planning Commission staff to the Planning Commission by filing a notice of appeal by the first submittal deadline date following the decision. The appeal shall be heard by the Planning Commission at the public hearing corresponding to that deadline date. Failure to file a notice of appeal shall make the staff decision final.
- B. Appeals of the Decision of the Planning Commission
Any member of the Metropolitan Council may introduce an appeal of the decision of the Planning Commission at the Metropolitan Council meeting following the decision of the Planning Commission. If the Metropolitan Council introduces the appeal of the site plan, the item shall be heard at the next regularly scheduled Metropolitan Council Zoning Meeting. Failure to introduce the Site Plan will make the Planning Commission decision final.

Section 4.2.67 Period of Validity

No site plan shall be valid for more than three years from the date of its approval. No building permits may be issued after the expiration of the site plan.

Section 4.2 Site Plans

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All requests for site plan approval shall submit a completed application providing all information required by the department along with all fees established by Metro Council.

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- C. Minimum manufactured home site size shall be 30 feet by 75 feet.
- D. Driveways
 - 1. Driveways within the manufactured home park shall be at least 23 feet back to back of curb in a 35 foot width between building lines with storm drainage and pavement construction consistent with the requirements of Chapter 13, Streets and Sidewalks.
 - 2. Where only one drive is to be provided, a cul-de-sac or "T-turnaround" as described in Section 13.2, Street and Alley Widths, shall be provided at the rear of the driveway.
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