



Staff Report for Morgan City Planning Commission
From: Prepared by Jake Young, Contracted City Planner
To: Morgan City, Teresa Shope

RE: Approximately 249 E 300 E – Review Date Completion: 2.15.2024

Project Description: This report provides information on two applications.

The first is requesting a rezone of a 0.12-acre parcel 00-0056-1256 from Central Commercial (C-C) to General Commercial (C-G). For the purpose of this application, it is considered a change in the base zone.

The second request is a rezone to an overlay zone of parcels 00-0056-1256 and 00-0004-9278, totaling 4.12 acres to the Mixed Residential Overlay (MRO).

Both rezones require a public notice and public hearing. The Planning Commission will make a recommendation in favor of or against the request, and the City Council will make the final decision. In addition, at this meeting, the Planning Commission may consider studying it further or request changes from the applicant.

Summary comments:

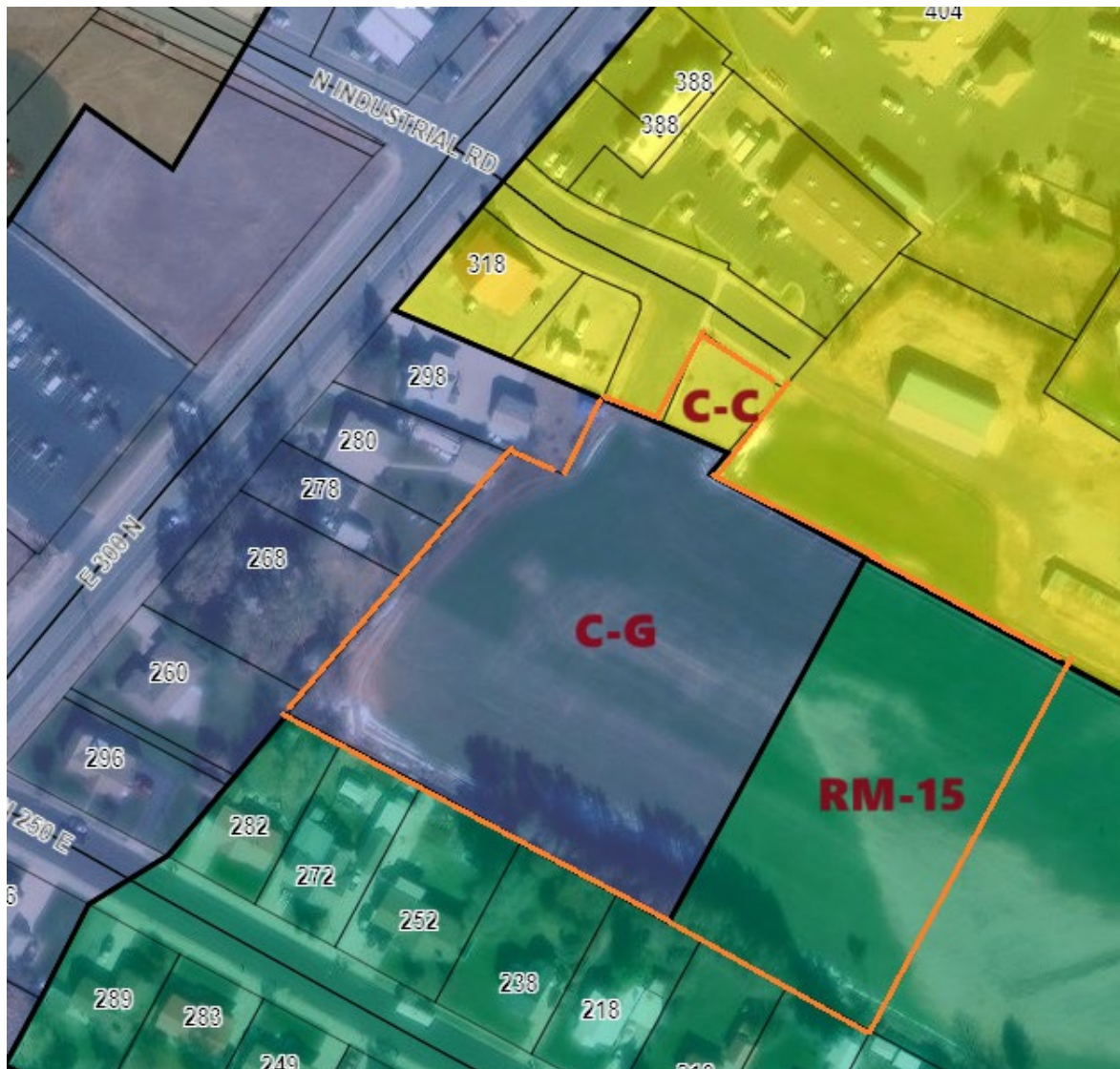
1. The project meets basic requirements for the following:
2. Finding Summary:
 - a. The rezone of parcel 00-0056-1256 to C-G conforms with the General Plan and is compatible with the surrounding area.
 - b. The application of 00-0056-1256 and 00-0004-9278 parcels meets the requirements of:
 - i. Site Layout
 - ii. Building Types and Unit Numbers
 - iii. Setbacks
 - iv. Lot sizes and widths
 - v. Usable Open Acreage (if zoning text is approved for Usable Open Space)
3. It is recommended that the Planning Commission consider the rezone of parcel 00-0056-1256 first.
4. If approved for rezone by the City the project will be required to go through a subdivision plat. Additional information on subdivision and site improvements will come at the subdivision. Additional information will be required for building permits (architectural requirements, open space amenities, etc).
5. The Planning Commission may discuss the design details with the applicant. The Planning Commission may approve the design, not approve the design, ask for additional information or change, or postpone the recommendation until the next meeting.

Site Location:**The property requested to rezone from C-C to G-C:**

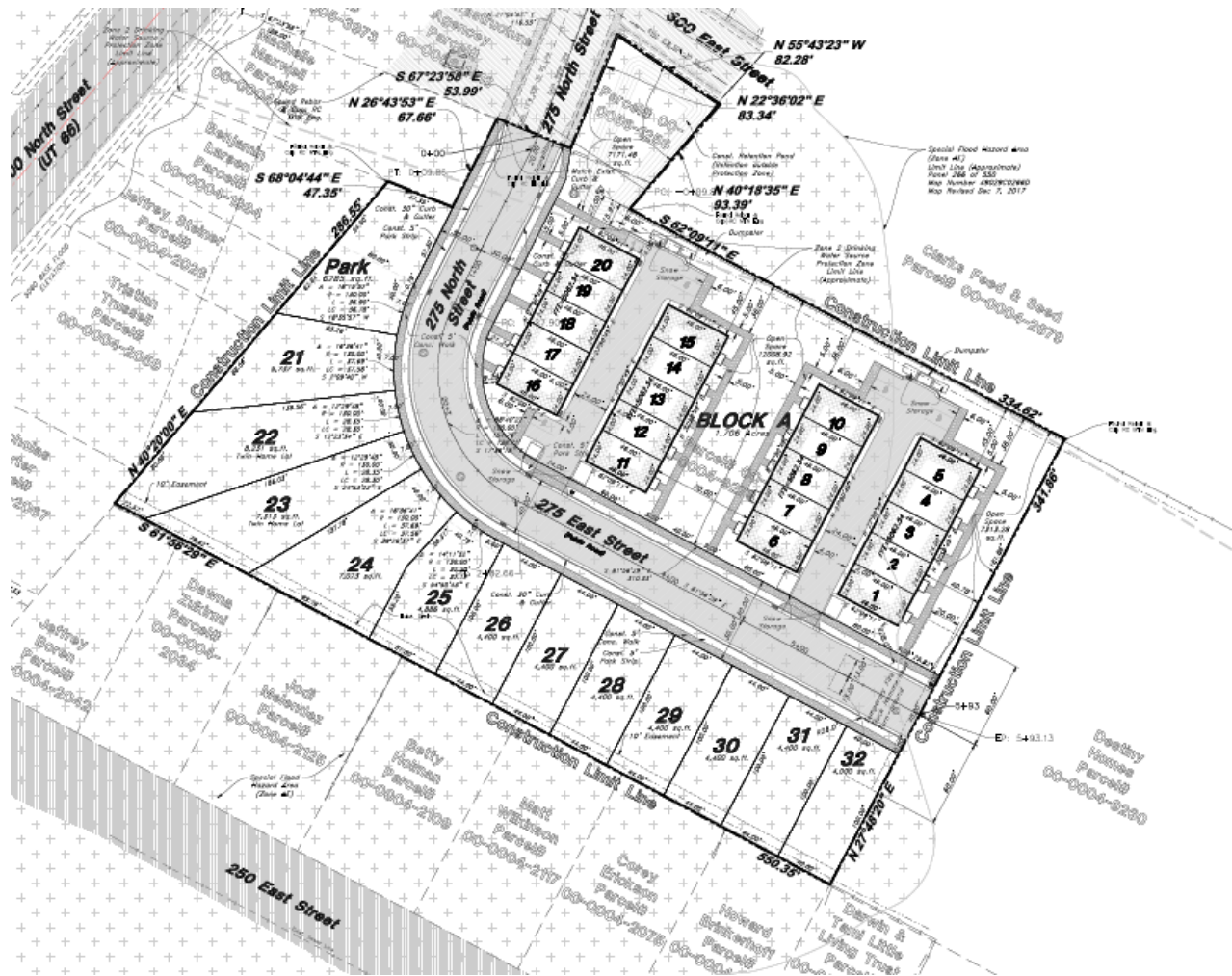
Both parcels requested for rezone to overlay Mixed Residential Overlay



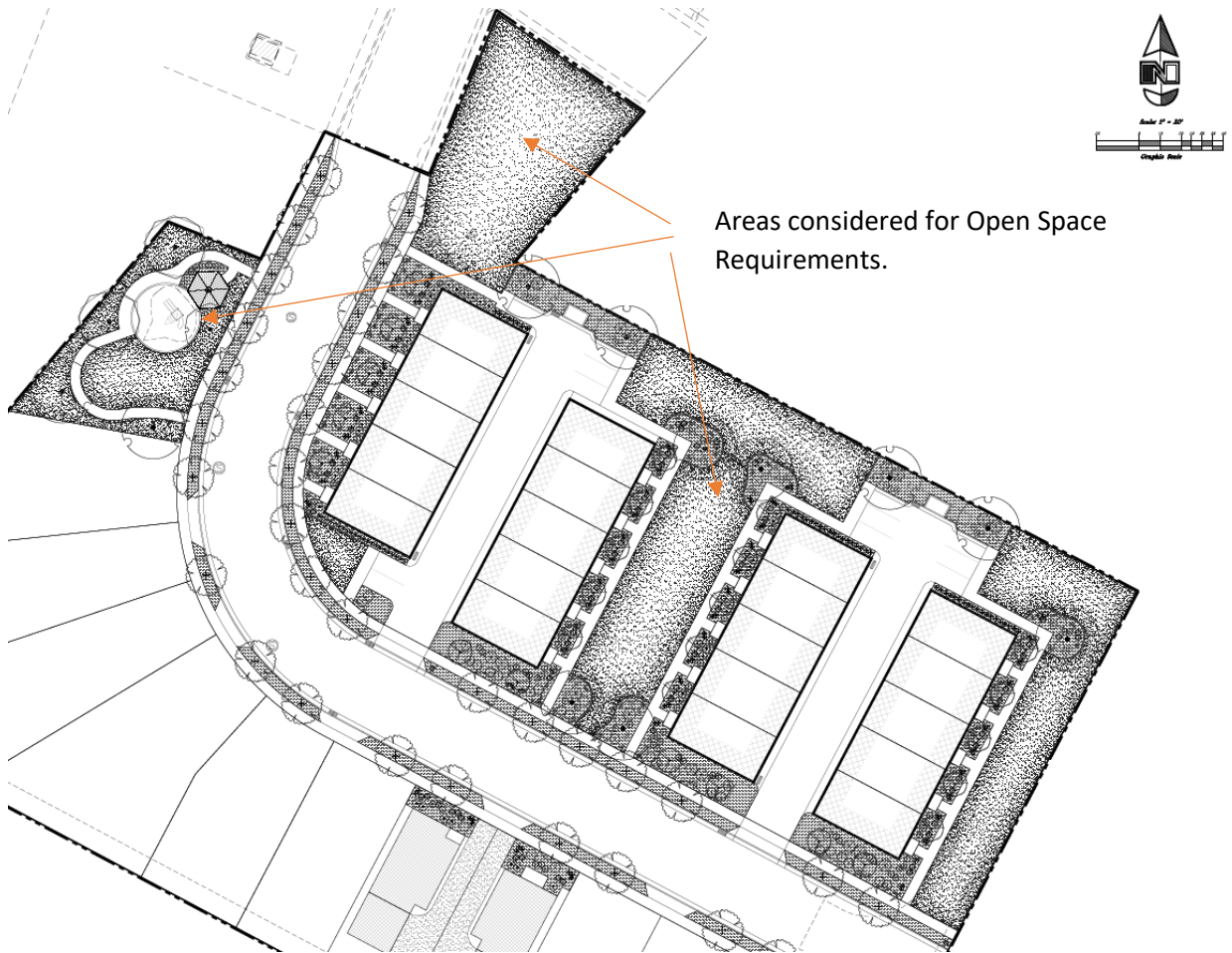
Existing Zoning



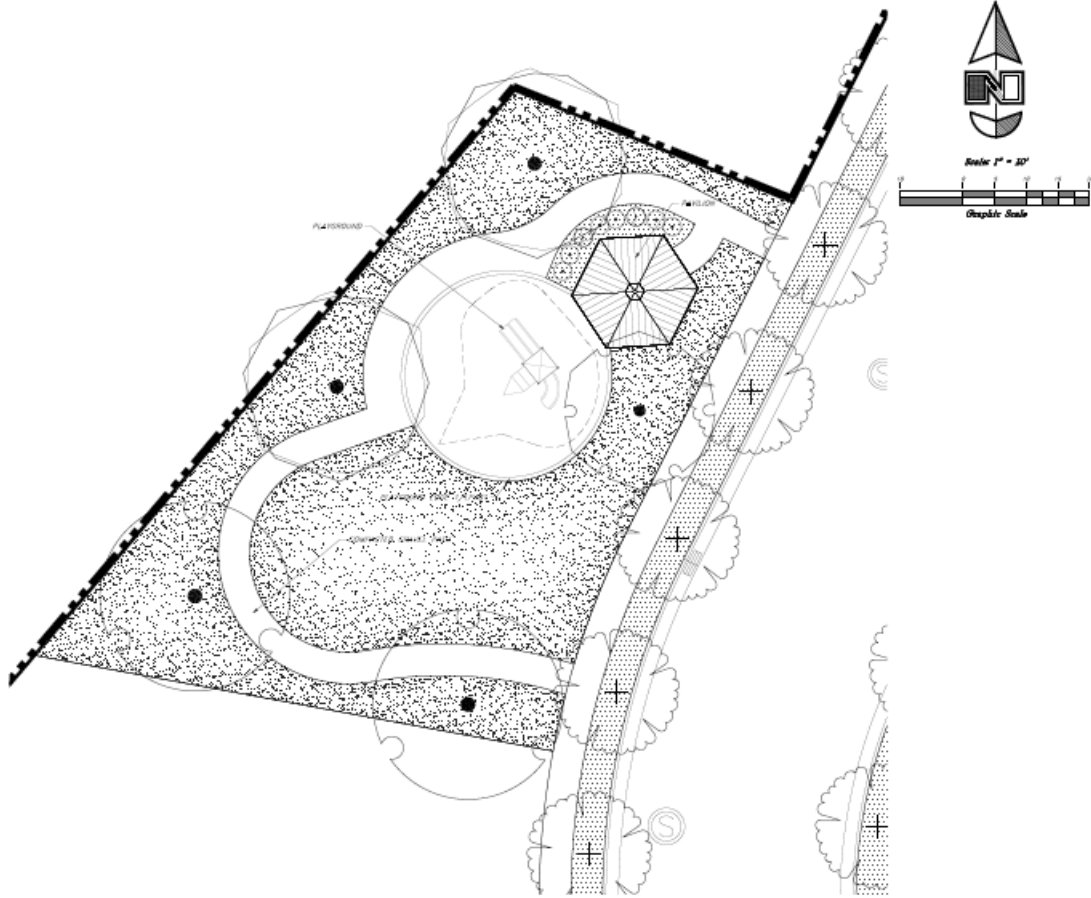
Proposed Site Plan



Proposed Open Space Plan

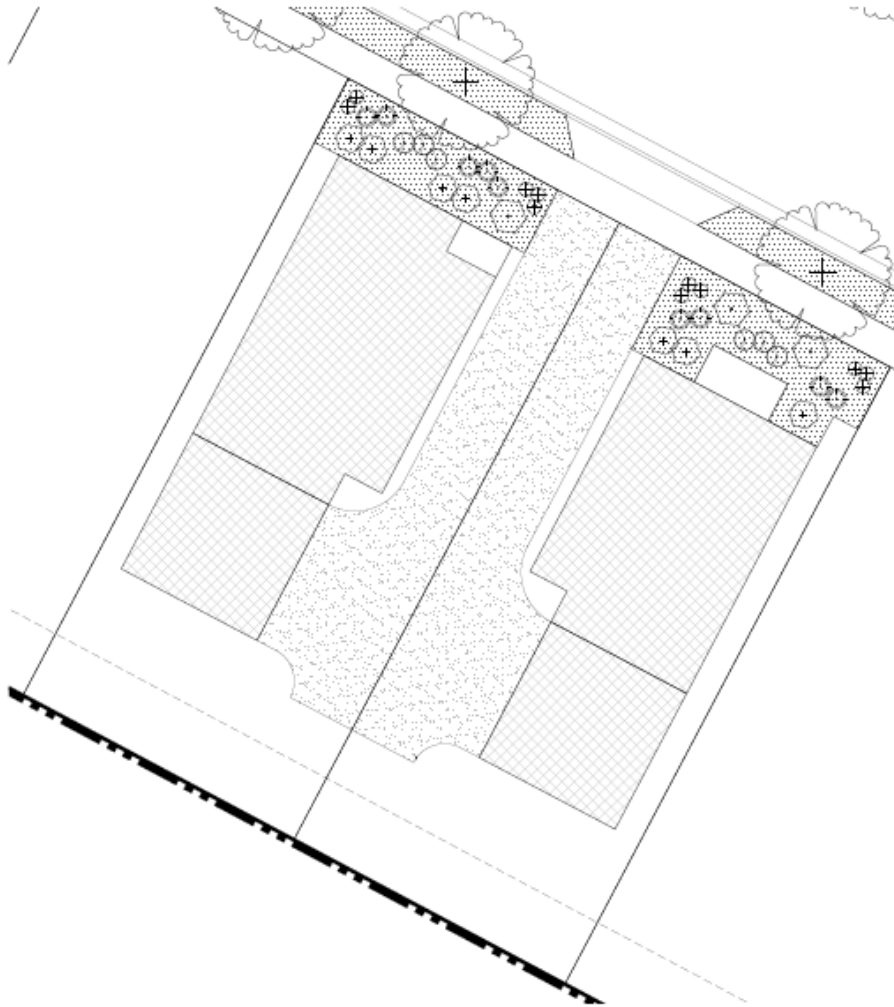


Proposed Park Plan (Part of Usable Open Space Plan)



3 ENLARGED PARK PLAN

Single-Family Exhibit Showing Layout and Parking



2 SINGLE FAMILY EXHIBIT PLAN

Architectural Exhibits provided with application





Detailed Review:

Site Address:	249 E 300 E
Parcel(s) Size:	4.12 acres. This conforms to the MRO minimum size of 4 acres.
Zone(s):	Existing zones are CG, RM15, and CC. The proposed zone is MRO. The property with the current zoning Central Commercial must be rezoned from C-C to another compatible base zoning to be compatible with the MRO.
Uses Allowed in Zone: Residential	Conforms
Site Plan:	The provided site plan and layout meet the requirements of the ordinance.
Link to land use table:	Table
Maximum number of units/lots:	At 4.12 acres, the maximum number of units is 41. The proposed project includes 32 lots/units.
Proposed uses:	Residential
Usable Open Space Requirements: Link to Open Space Requirements	This development's required Usable Open Space is 0.618 acres/26,920 SF. The project contains 27,076, including the three main open space areas. The Open Spaces must be maintained by the HOA. The Usable Open Space is required to have a playground, open grass space for play and recreation, benches, sidewalks/trails, and landscaping. The proposed plan includes these items; however, more information is needed for the playground. The PC/CC could require more information now, or it can come at subdivision time. The slope is less than 10% for this area.
Residential Density/Unit County:	Conforms The project may have up to 41 units; however, often, due to the geometry of the land, obtaining the maximum is not feasible. The proposed project has 32 units. The minimum required for each building

	type is 12 units. The project contains 12 single-family small homes and 20 townhomes.
Streets:	Conforms The street ROW follows standards. Access to the garages will be from driveways (not alleys).
Sensitive Lands Zone:	Yes. The Sensitive Lands doesn't affect the rezone; however, it would affect the project development.
Maximum Building Height: 27'	Not applicable at rezoning
Minimum SF Lot Size: 4,000 SF Townhomes is 1,500 SF	Conforms
Minimum Size Per Unit: NA	Not applicable
Minimum lot width (feet) at setback (inside/corner): 40 SF and 24 for townhomes.	Conforms
Minimum front setback: 7	Townhomes conform. The Single Family Homes setback will be shown at the building plans.
Minimum Side-yard Setback: 5/0	Conforms
Minimum Rear Setback: 10/4	Conforms
Landscape Plan required: Yes. Link to Landscape ordinance	The landscape plan has been submitted. Additional information is required for townhomes, which will be required for building permits.
Street Tree Plan required: Yes. Link to Landscape ordinance	The street trees plan was included with the landscape plan. Additional information is required for spacing.
Fencing:	Not Applicable
Off-street parking required: 2.5 per unit. Link to parking ordinance	Conforms Each home/townhome has a garage with two stalls. The single-family homes have a driveway with two stalls per exhibit submitted. The site plan has 11 stalls for the townhomes, and in addition to the garages, 10 are required.
Site plan requirements: Group mail-box on plans and trash receptacles	Not applicable for rezone.
HOA Requirements	The application includes an HOA and documents. A detailed review for compliance will come later.
Development Agreement	The Development Agreement will follow standard City processes and be worked out with the City Council



Located within the Sensitive Lands District: Yes Link to Sensitive Lands Ordinance	Not applicable for rezone.
Building Design: Link to building design/architecture requirements.	Planning Staff will conduct reviews for compliance of buildings as they're submitted.