

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZR-2014-19

GENERAL APPLICATION INFORMATION

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| ◆ Name/Address of Applicants: Cembell Industries, Inc. PO Box 40 Norco, LA 70042 504.252.7220 | Application Date: 10/31/2014 |
| ◆ Location of Site: 740 CC Road Hwy 628 Montz, LA 70068 | |
| ◆ Requested Action: Rezone from OL to M-1 | |

SITE-SPECIFIC INFORMATION

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| ◆ Size of Parcel: Approx. 23 acres total / Approx. 18.36 acres rezone | Plan 2030 Recommendations: Rural Residential |
| ◆ Existing Zoning and Land Use: OL zoning; undeveloped agricultural | Traffic Access: CC Road through existing M-1 site |
| ◆ Surrounding Zoning and Land Uses: <u>Surrounding Zoning:</u> OL; <u>Surrounding Land Uses:</u> undeveloped agricultural | Utilities: Existing through existing M-1 site |

APPLICABLE REGULATIONS

Appendix A., Zoning Ordinance, Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish 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. *Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:*
 - a. *Land use the same as, or similar to that existing on properties next to, or across the street from 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 tend to limit the usefulness of vacant land or buildings.*
2. *The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:*
 - a. *Undue congestion of streets and traffic access.*
 - b. *Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.*
 - c. *Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.*
 - d. *An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.*
3. *The proposed zoning change is in keeping with zoning law and precedent, in that:*
 - a. *It is not capricious or arbitrary in nature or intent.*
 - b. *It does not create a monopoly, or limit the value or usefulness of neighboring properties.*
 - c. *It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.*
 - d. *It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.*

ANALYSIS

This is a request to rezone an 18.36 acres portion of a 23 acres tract in Montz Louisiana from Open Land (OL) to Light Industrial (M-1) for the expansion of an existing fabrication shop, located at 740 CC Road in Montz. The stated purpose of the expansion is to increase parking, construct new buildings and shops, and additional laydown area. The applicants have requested that 5,000' of the 6,183.64' be rezoned to M-1, leaving 1,183.64' zoned OL to act as a buffer to residents near the southern end of the property.

A rezoning request must meet all of the tests of at least one of three criteria listed in applicable regulations if a recommendation for approval is stated. **This request meets the second criteria.**

Because this is the expansion of an existing business and only accessible through the existing businesses site, the impact of the expansion should not increase the traffic in the area. The existing business has not been an issue in this regard, and the proposed site is accessible on an underutilized state road that does not travel through a residential area. The proposed expansion also should not have effect on other utilities.

Regarding consideration of land use incompatibility, the proposed site is surrounded by undeveloped agricultural uses and should have no impact. Finally, approving the site for M-1 zoning will have a minimal impact to the neighborhood because the proposed zoning request was limited by the applicant to stay more than 1000' feet from the nearest neighbors.

The Future Land Use Map contained in the St. Charles 2030 Comprehensive Land Use Plan has the area designated as Rural Residential. The Comprehensive Land use plan states, "Rezoning requests ... should be reviewed for consistency with the Comprehensive Plan and should not be approved if found to be contrary to the Comprehensive Plan, unless the Plan is amended."

This zoning change would not be consistent with the St. Charles 2030 Plan. However, it is both consistent and compatible with the development trends in the area. To the west of this site, the Future Land Use is shown as Heavy Industrial and to the east of the site, Light Industrial.

With consideration of the surrounding areas on the Future Land Use Map and the limits of the applicant's proposed rezoning, an amendment to the FLUM is both desirable and appropriate. The land use designation of the subject site should be changed to Light Industrial on the Future Land Use Plan (FLUM) to be consistent with the proposed rezoning.

DEPARTMENTAL RECOMMENDATIONS

Approval of the required FLUM amendment from Rural Residential to Light Industrial.
Approval of the requested rezoning from OL to M-1.