



Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2026-6-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner**
William Sigmon
Sigmon Rental Properties, LLC
16780 Hwy 90
Des Allemands, LA 70030
- **Request:**
Automobile Fleet Services in C-3 zoning

SITE INFORMATION

- **Location:** 16825 Hwy 90, Des Allemands, Tract B of Tract 53, Coteau De France
- **Size of Site:** 114,127 sq. ft. (2.62 acres)
- **Current Zoning and Land Use**
The site is zoned R-1A and R-1A(M). A change to C-3, where this Special Permit Use is permitted, is proposed as part of a corresponding rezoning application (2026-7-R)

The site has been cleared and is in use as overflow vehicle storage for Outcast Marine (permit pending).

- **Surrounding Zoning and Land Use**
C-2, C-3 and R-1A(M) districts are located across Hwy 90. R-1A and O-L districts are directly adjacent to the sides and rear of the site.

The site is located where residential neighborhoods and commercial uses of varying intensity converge along Hwy 90. Specifically, residential homes abut to each side and are across Hwy 90. Commercial uses are also across Hwy 90, at its intersections with Norman Avenue and Autin Lane.

- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**
Tract B has 424.18 feet of frontage along Hwy 90. Two (2) separated 30' wide driveways were installed upon approval from DOTD.
- **Utilities**
Per Parish GIS, drainage, gravity sewer, and water facilities are available along Hwy 90.

The Departments of Wastewater and Waterworks have no objections. DPW offered no objections, but did provide comments concerning that additional Drainage Review will be required during the permitting process.

APPLICABLE REGULATIONS

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

[IV.] C-3. *Highway commercial district*—Wholesale and retail sales:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes.
 - (1) All uses allowed in the C-2 District.
 - (2) Commercial auditoriums, coliseums or convention halls
 - (3) Retail manufacturing
 - (4) Automobile sales and service
 - (5) Wholesale uses
 - (6) Warehouses (less than 10,000 sq. ft.)
 - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
 - (8) Bottling works
 - (9) Dog pound
 - (10) Building supply
 - (11) Heating and air conditioning service
 - (12) Plumbing shops
 - (13) Automotive repair, minor and major
 - (14) Glass installation
 - (15) Fabrication of gaskets and packing of soft metal material
 - (16) Creameries
 - (17) Parcel delivery service
 - (18) *Reserved.*
 - (19) Frozen food lockers
 - (20) Public stables
 - (21) Bulk dairy products (retail)
 - (22) Animal hospitals
 - (23) Gymnasiums
 - (24) Sheet metal shops.
 - (25) Upholstery
 - (26) Other uses of similar intensity
 - (27) Customary accessory uses incidental to the above uses when located on the same lot.
 - b. Special exception uses and structures:
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) *Reserved.*
 - (5) Cellular installations and PCS (personal communication service) installations.
 - (6) *Reserved.*
 - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
 - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
 - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
 - (11) **Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.**
2. Spatial Requirements:
 - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) feet
 - (4) 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.
3. Transportation System: Arterial, local industrial, rail, water.
4. **Special Provisions:**
 - a. **Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same 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 unless the Planning and Zoning Department shall require a greater or lesser buffer strip.

[V.] *Prohibited use:* Medical waste storage, treatment or disposal facilities.

Appendix A. Section IV.

- A. Evaluation Criteria – those uses requiring approval for either a Special Exception or a Special Permit Use shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.
1. Compliance with the current St. Charles Parish Comprehensive Plan.
 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

Appendix A. Section VIII. Site plan review and design requirements.

- F. *Off-street parking in general:*
2. Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving except for single-family residences in the O-L District and manufactured and mobile homes in the R-1A(M) District which must be surfaced with appropriate materials.

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is designated *Low-to-Moderate Residential* on the Parish’s Future Land Use Map (FLUM), anticipating residential uses as permitted in the R-1A, R-1B and R-1A(M) zoning districts.

Commercial uses under this designation are limited to those typical of the lower intensity commercial districts (CR-1, C-1) permitting neighborhood retail, services, offices, and institutions in appropriate locations. This does not include the proposed Fleet Services use, with a higher impact assumed by its categorization as an SPU in C-3 and by right use in M-1 (light industrial).

Does not comply

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

This request is to permit overflow vehicle storage in association with operations at Outcast Marine (16780 Hwy 90) under the umbrella of Fleet Services. No buildings, ancillary facilities, or specific operations are proposed with this request. Improvements are limited to new hard-surface driveways providing ingress/egress from Hwy 90 and an aggregate vehicle circulation and loading/storage area.

With residential homes abutting to each side, any commercial development here would be a significant departure from existing conditions on those abutting sites. But it would not be a departure from other commercial businesses already operating within this stretch of Hwy 90. And as noted above, actual business activity here should be minimal, and the full installation of the required buffer fencing and landscaping mitigates this lack of compatibility. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

As referenced under item 2 above, this request is limited to vehicle storage related to operations at the nearby Outcast Marine facility. With no buildings or specific on-site activities proposed, there is no set amount of parking spaces required. Instead, the submitted plans adequately demonstrate the orderly parking of the vehicles (boats) along the rear property line. The remaining space amounts to what is needed to adequately maneuver and load/unload the boats on and off site.

Aside from the driveway entrances, the site plan does show use of an aggregate surface for vehicular circulation areas within the site. Hard-surface paving is required. The applicant has requested a waiver to allow the aggregate surface as shown.

Site lighting is not proposed on the submitted plans. If site lighting is utilized, it must be installed and directed to eliminate glare or any other impacts on the adjacent residences and highway traffic.

Does not comply due to utilization of aggregate surface for vehicular circulation areas (waiver requested)

4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*

Site-built houses are immediately adjacent to each side of the site. A heavily wooded, undeveloped tract is adjacent to the rear.

As noted previously, this application was submitted in tandem with a rezoning to C-3 (2026-7-R), where this Special Permit Use may be permitted. The C-3 district permits a number of uses with varying intensity by right, including automobile sales and service, automotive repair (including large mechanical equipment), warehouses (<10,000 sq. ft.), building supply, and various light fabrication/manufacturing.

There are no buildings or other notable facilities proposed with this SPU request, with improvements limited to new driveways and the aggregate surface of the larger storage area. Primary activities should amount to the movement of vehicles on and off the site. These activities should not pose any more of an impact compared to those by right uses referenced above. Automotive sales and service would have comparable vehicular storage areas, but with the potential addition of employee, customer, and repair facilities. Fabrication and other repair-based operations could generate more noise among other nuisances. Compared to what is proposed under this application, the by-right uses would have more of an impact on the adjacent residential sites. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

This proposal requires full review as a new commercial development via a parking lot permit. As referenced in the Utilities section of this report, Public Works will require additional drainage review during the permitting process. With improvements limited to the new driveways and aggregate surfacing of the storage area, exceptional hazards or impacts to surrounding persons or property are not expected from this use. **Complies**

6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:

a. *Required yards and open space.* No buildings are proposed. As shown on the submitted plan, no boat storage is shown within the 20 ft. front yard setback or where residential buffers are required. This should remain the case while operating. **Complies**

b. *Ingress and egress to property.* As shown on plan sheet C1.0, two separate 30 ft. wide concrete driveways provide ingress/egress to Hwy 90. DOTD approval was received as per the submitted Access Connection Permit Certificate. **Complies**

c. *Parking and loading areas.* Use of an aggregate surface is shown for parking and vehicular circulation areas within the site. Hard-surface paving is required. The applicant has requested a waiver to allow the aggregate surface as shown.

Does not comply due to utilization of aggregate surface for vehicular circulation areas (waiver requested)

d. *Location of garbage facilities.* Dedicated garbage facilities are not proposed. Due to the limited activity proposed with this request, the generation of waste should be minimal. **N/A**

e. *Landscaping, buffering, and screening.* With a site area of 114,127 sq. ft., 11,412 sq. ft. of designed landscaping is required, including 23 trees (7 of which must be Class A). These base landscaping requirements are met. The landscape plan shows 11,704 sq. ft. of designed landscaping, including the 23 trees, 8 of which are Class A. Additionally, the minimum 5 ft. strip required between parking areas and the public right-of-way is shown, with a depth of 24 ft. along Hwy 90.

Buffering in the form of a minimum 6 ft. tall fence supplemented with a 10 ft. wide landscaped strip is required along the two sides abutting residential zoning/uses. The site plan shows a 6 ft. wood fence along each side property line. But the 10 ft. wide landscaped strip is only partially shown. At 146 ft. along the side property lines, approximately 42% and 45% of each required buffer is left unplanted. The applicant requests a waiver for the incomplete residential buffers, with the justification detailed on the submitted waiver request form.

Does not comply due to incomplete plantings along required residential buffers (waiver requested)

f. *Signage.* Signage is not proposed with this request. Any future on-premises signage will require review under a sign permit application. **N/A**

g. *Height and bulk of structures.* No structures proposed with this request. **N/A**

h. *Location and direction of site lighting.* Site lighting is not proposed on the submitted plans. If utilized, it must be installed and directed to eliminate glare or any other impacts on the adjacent residences and highway traffic. **N/A**

ANALYSIS

This request is to permit overflow vehicle storage in association with operations at Outcast Marine (16780 Hwy 90, Des Allemands) under the umbrella of Automobile Fleet Services.

Of the nine (9) review criteria applicable to this request, five (5) are met. This includes:

- A determination of overall compatibility between the proposed site development and the surrounding area.
- A determination that the SPU would not exceed the impacts by right uses could have on abutting sites.

- That exceptional hazards or impacts to surrounding persons or property are not expected from this use.
- Setbacks and open space requirements are met.
- Adequate ingress/egress is provided.

The following summarizes why the other four (4) applicable criteria are not met:

- Incompatibility with the *Low-to-Moderate Residential* FLUM designation.
- Utilization of aggregate surfaces for interior vehicular circulation areas (this is accounted for across two separate review criteria).
- Incomplete planted buffers where abutting residential zoning/uses.

The applicant is requesting a waiver from both the hard surface and buffering requirements as detailed on the submitted waiver request form.

The Department does not object to a waiver from the hard surfacing requirements given the limited improvements and activity associated with this specific use. But the Department does recommend completing the required residential buffer to its fullest extent.

DEPARTMENT RECOMMENDATION

Approval, contingent on the following:

- **Approval of the corresponding rezoning to C-3 (2026-7-R) by the Parish Council.**
- **Submittal of a revised landscaping plan showing the fully landscaped residential buffer (unless the waiver is supported by the Planning Commission and Parish Council)**
- **That the use is limited to overflow vehicle storage associated with the operations at Outcast Marine, as per the submitted application and as detailed in this report. Mechanical work is not included under this SPU.**

If the Planning Commission approves this request with either waiver, it will be forwarded to the Parish Council.