

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT CASE NUMBER: PZS-2017-14

### GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 2/10/17**  
Bruce Bourgeois for BMB Real Estate, LLC  
PO Drawer 339  
St. Rose, LA 70080  
504.469.1272; bruce@qualityfab.com
- ◆ **Location of Site**  
Parcel D-2A of Fairview Plantation, 10390 Airline Drive, St. Rose
- ◆ **Requested Action**  
Resubdivision into two lots, D-2A-1, approximately 32,000 square feet, and a large remainder, Parcel D-2A-2, approximately 49.2 acres.

### SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**  
Parcel D2-A is approximately 50 acres; each proposed parcel exceeds the minimum width and square footage for the M-1 zoning district (and the C-3 zoning district proposed for Lot D-2A-1)
- ◆ **Current Zoning and Land Use**  
M-1 zoning. The property occasionally hosts sport events.
- ◆ **Surrounding Zoning and Land Uses**  
Adjacent to the east or right, property is zoned M-1 and is developed with a golf driving range with restaurant and light industrial uses. To the south or across Airline, property is zoned C-3 and M-1 and developed with light industrial uses. To the west or left, property is zoned C-3, but is undeveloped, wooded, and wet.
- ◆ **Plan 2030 Recommendation**  
**Light Industrial** This designation includes such uses as warehouses and distribution activities, as well as office uses, repair facilities, light assembly and light manufacturing activities that do not involve emissions of odors, dust, fumes or excessive noise, consistent with the uses in the M-1 Light Manufacturing and Industrial zoning district.
- ◆ **Traffic Access**  
Proposed Parcel D-2A-1 has 125' +/- of frontage on Airline Drive and Parcel D-2A-2 has 170+/- of frontage on Airline Drive.

### APPLICABLE REGULATIONS

#### **Subdivision Ordinance, Section II. Subdivision Procedure**

C. Minor Resubdivisions. 2. In instances where a net increase of more than five (5) lots is proposed by subdivision or resubdivision and no public improvements are required, no formal preliminary plat shall be required. However, the presented plan of resubdivision shall conform to requirements outlined in Section II.C.3 of this section. Approval requires certification by the planning and zoning commission, determination and mitigation of impacts to public improvements, ordinance by the Council, and certification by the Parish President.

#### **Zoning Ordinance, Section VI. C. [IV.] C-3 Highway Commercial**

[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) Motor vehicle 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) Motor vehicle repair
  - (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 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.
- 2. Spatial Requirements:
    - a. Minimum lot size: Seven thousand (7,000) square feet, min 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, notwithstanding 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.

<b>ANALYSIS</b>
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The applicant requests resubdivision Parcel D-2A, approximately 50 acres, into two lots, which both exceed the required width and area for the M-1 zoning district. The

applicant has also requested a rezone from M-1 to C-3 on the smaller lot (D-2A-1) in order to permit a drive-thru restaurant; the lot exceeds the spatial requirements for the proposed zoning district.

Community sewer is available in the vicinity; however the developer will have to extend a sewer line and likely install a lift station. Water, drainage, electricity, and telecommunications are available for the lot. The subdivider is working with representatives from Wastewater to determine the best way to extend sewer to serve the proposed development.

<b>DEPARTMENT RECOMMENDATIONS</b>
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**Approval.**