



## Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-5-SPU

### APPLICATION INFORMATION

- **Applicant / Property Owner**  
Abdel R. Ennabut  
Nabut Brothers, LLC  
P.O. Box 1054  
Hahnville, LA 70057  
985.308.1071; bffgas@gmail.com
- **Request**  
Bingo Hall in a C-3 district.

### SITE INFORMATION

- **Location:** 13113 Highway 90, Boutte
- **Size of Site:** 9,318 sq. ft.
- **Current Zoning and Land Use**  
C-3; the site developed with a multi-tenant commercial building. The bingo hall is proposed in the unit formerly occupied by Stell's Furniture.
- **Surrounding Zoning and Land Use**  
C-3; the site is located within a multi-tenant commercial center along the Highway 90 commercial corridor through Boutte and Luling. The only exception to the commercial land uses is a church located to the rear, opposite River Ridge Drive.
- **Future Land Use Recommendation**  
*Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X, AE4  
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**  
The commercial center is developed with two separate ingress/egress points to Highway 90. An additional ingress/egress point is available to the rear of the credit union from River Ridge Drive.
- **Utilities**  
Parish GIS shows water facilities along Highway 90 and River Ridge Drive. Parish sewer is shown along River Ridge Drive. No improvements are proposed that would affect drainage.

No objections were received from representatives of Wastewater, Public Works, or Waterworks.

## 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, 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.

**Appendix A. Section IV.**

9.C. *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

<b>SPU CRITERIA COMPLIANCE</b>
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The proposal meets the criteria as follows:

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

The site is designated *Commercial* on the Parish's Future Land Use Map. The use of a bingo hall is consistent with this Future Land Use designation and the Comprehensive Plan. **Complies**

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.*

The bingo hall is proposed within an existing commercial center along the Highway 90 corridor. No changes to the existing building or parking/vehicle circulation areas are proposed. **Complies**

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

The use will utilize the larger shared parking lot developed as part of the commercial center and consisting of approximately 200 spaces. No changes to the existing site lighting or off-street parking facilities are proposed or required as part of this request. **Complies**

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.*

The proposed bingo hall is proposed within an existing multi-tenant commercial development consisting of restaurants, personal services, a community college and retail stores. The proposed use is not expected to exceed the impacts of other uses permitted by right in the C-3 district, which includes commercial auditoriums, coliseums, or convention halls, bus, railroad, passenger, and truck terminals, and gyms. **Complies**

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

The site is already developed, and additional hazards and impacts are not expected from the proposed bingo hall. Any necessary renovations are subject to building code review and occupancy levels are set by the State Fire Marshal. Noise impacts are not expected from this type of development, but the noise ordinance will provide for any enforcement necessary should it occur. **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 improvements are proposed to the building footprint and existing setbacks will be maintained. **N/A**
- b. *Ingress and egress to property.* The site is developed with two separate driveway openings to Highway 90. Another ingress/egress point is available to River Ridge Drive. **Complies**
- c. *Parking and loading areas.* The site utilizes a shared commercial parking lot. This parking area consists of approximately 200 spaces which can accommodate the proposed use in addition to those which exist or could be permitted within the larger commercial center. The Department does advise restriping where necessary. **Complies**
- d. *Location of garbage facilities.* The site currently uses standard rolling waste bins. **N/A**
- e. *Landscaping, buffering, and screening.* No additional landscaping or buffering required or proposed. **N/A**
- f. *Signage.* Signage is not proposed as part of this request. Any new signage would be reviewed as part of a sign permit application. **N/A**
- g. *Height and bulk of structures.* The use is proposed within an existing building on a developed site. No improvements are proposed which would affect the height and bulk of the structure. **N/A**
- h. *Location and direction of site lighting.* The site is developed and no changes to existing site lighting are proposed. **N/A**

#### **ANALYSIS**

The applicant requests a special permit for a bingo hall at 13113 Highway 90, Boutte.

The proposed use would occupy an existing building within a developed multi-tenant commercial center. No changes to the building or larger site are required or proposed as part of this request.

As detailed in the previous section, the Department finds the request meets all applicable review criteria, specifically those addressing compatibility with the surrounding area and adjacent uses.

The Department does recommend restriping the parking area where necessary as part of the occupancy of this use.

#### **DEPARTMENT RECOMMENDATION**

**Approval.**

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