



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-10-R

### APPLICATION INFORMATION

- **Submittal Date:** 6/7/23
- **Applicant / Property Owner**  
Malcolm Darensbourg  
M.A.D. III, LLC  
318 Devon Road  
LaPlace, LA 70068  
504.512.0358; malcolmfab@gmail.com
- **Request**  
Change of zoning from *R-1A, Single Family Residential Detached Conventional Homes-Medium Density* to *C-2, General Commercial-Retail Sales*

### SITE INFORMATION

- **Location**  
191, 195, 199 Goodhope Street, Norco; Lots 28, 29, and portions of 30, 31, 32, & 33, Square 4, Goodhope Annex.
- **Size:** approximately 11,570 sq. ft. (0.26 acres)
- **Current Use**  
Lots 28 and 29 are undeveloped but cleared. Lots 30-33 are developed with a multi-tenant commercial building previously occupied by the St. Charles Parish Library Norco Branch.
- **Surrounding Zoning**  
C-2 zoning is adjacent to the Third Street side. C-2/R-1A zoning is located to the Goodhope Street side and adjacent to the St. Charles Street side. R-1A zoning is adjacent to the First Street side.
- **Surrounding Uses**  
Single family houses are adjacent to the First Street and St. Charles Street sides. An automotive service station and a cellular tower installation are located across Goodhope Street. The Canadian National Railroad is located to the Third Street side.
- **Zoning History**  
The current zoning was established under an area wide rezoning changing R-1A(M) districts in Norco to R-1A (PZR-90-05, Ord. No. 90-3-2).
- **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).*  
  
*Neighborhood Mixed Use: This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.*

- **Flood Zone:** A99 / DFIRM AE+9.5.
- **Traffic Access**  
The subject area has 90 ft. of frontage on Goodhope Street.
- **Utilities**  
Parish GIS shows public sewer, water and drainage facilities along Goodhope Street.

**APPLICABLE REGULATIONS**

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

- [III.] C-2 *General commercial district*— Retail sales:
 
  1. Use Regulations:
    - a. A building or land shall be used for the following purposes:
      - (1) All uses allowed in C-1 District.
      - (2) Retail sales (except auto and mobile home sales), usage, and storage
      - (3) Hotels, motels and apartment hotels
      - (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
      - (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
      - (6) Animal hospitals where all animals are kept inside the building
      - (7) Service station
      - (8) Commercial recreation facilities
      - (9) Commercial greenhouses and nurseries
      - (10) Commercial schools
      - (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
 

bicycles  
 radios  
 televisions  
 stereos and recorders  
 household appliances  
 locksmith  
 typewriters  
 other similar uses
      - (12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
 

dressmakers  
 millinery  
 tailors  
 baking goods sales  
 laundry and dry cleaners  
 theatres (but not the drive-in type)
      - (13) Laboratories
      - (14) Customary accessory uses incidental to the above uses when located on the same lot
      - (15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
      - (16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.
      - (17) Other uses of similar intensity.
      - (18) Mini-storage facilities (limited to one-story construction in C-2 district).
      - (19) Historic home site bed and breakfast.
    - b. Special exception uses and structures include the following:
      - (1) Dwelling units contained within the office building
      - (2) Reserved
      - (3) Reserved
      - (4) Churches
      - (5) Movie theaters
      - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.
    - c. Special permit uses and structures include the following:
      - (1) R-1A and R-1B uses upon review and approval by the Planning Commission.
      - (2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
      - (3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
      - (4) Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.
      - (5) Heating and air conditioning service.
      - (6) Sheet metal shops
      - (7) Plumbing shops.
      - (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 St. Charles Parish Council.
- 2. Spatial Requirements:
  - a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) 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 Requirements: Arterial
- 4. Special Provisions:
  - a. Where any commercial use in a C-2 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.

**Appendix A. Section XV. - Amendment procedure**

- D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:
- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
  - 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant’s property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
    - a. Consideration of uses on adjacent properties that would limit the use of 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 can be shown to limit the usefulness of vacant land or buildings.
  - 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.
- The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.
- E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:
- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
  - 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

**REZONING GUIDELINE & CRITERIA EVALUATION**

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

Two different Future Land Use Map designations encompass the portion of the subject site under consideration. Lot 29 and 30-33 fall under the *Neighborhood Mixed Use* designation which provides for walkable development with a variety of residential uses and local-serving commercial uses. Lot 28 is under the *Low-Moderate Residential* designation which provides for residential uses ranging from standard single family homes to duplexes and townhomes. It also takes into consideration neighborhood level commercial uses where appropriate, such as along “transportation corridors or at intersections.” Based on the location of the subject site the type of development permitted under the proposed C-2 district would work towards meeting the goals of both designations. Goodhope Street is a two lane collector connecting River Road and Airline Drive. And the subject site itself is located by a commercial district focused around an intersection. This meets the conditions allowing for consideration of neighborhood level commercial zoning within the Low-Moderate Residential designation. It is also not considered a spot zone since it does expand on established C-2 zoning district. **The request meets the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The site addressed as 199 Goodhope Street has been under commercial zoning since at least 1981 and was formerly occupied by the St. Charles Parish Library Norco Branch. This site, like other commercial development focused around the intersection of Goodhope and Third Streets, was developed before St. Charles Parish adopted current design standards for required parking spaces, parking lot design, landscaping, and residential buffering. At approximately 4,200 sq. ft. the building could require 17 to 28 parking spaces for common uses permitted under C-2 zoning (restaurants, offices, personal services). That number increases for permitted assembly uses. The existing parking area cannot accommodate the parking required to re-occupy the former library space. By expanding the C-2 district onto the two adjacent lots the parking area can be expanded to better accommodate uses which may be permitted in the building. Additionally, an expanded parking area would have to meet current standards for traffic circulation, landscaping, and residential buffering, resulting in bringing the site more into compliance with current requirements while mitigating affects on abutting residences.

Similar expansions of this commercial zoning district have resulted from map amendments. This includes an extension east across Norco Street (PZR-1988-02; Ord. 88-3-3) and north up Goodhope and Norco Streets (PZR-1989-22; Ord. 89-9-6). **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The existing neighborhood character is that of a commercial node around the intersection of Goodhope and Third Streets, and developed residential neighborhoods with homes fronting primarily along Goodhope and St. Charles Streets. Each corner of the above intersection is developed with commercial buildings historically occupied with a variety of commercial uses:

- 199 Goodhope Street was formerly used as the St. Charles Parish Library Norco Branch. Recent occupancies include a barber shop and online sales office.
- 196 Goodhope Street is developed and historically used as an automotive repair shop/service station.
- 1001 Third Street was developed as a credit union. Occupancy was most recently issued for an RV parts store and office.

These commercial sites were developed prior to the adoption of current site design standards aiming to improve how commercial sites are developed and mitigate their effects on adjacent residential areas. Development within the expanded C-2 district would be compatible with the already established commercial area, but effects on the adjacent homes on Goodhope and St. Charles Streets should be mitigated since any new development is required to meet current standards for parking area design, landscaping, and residential buffering. Public utilities are available on Goodhope Street and provide services to the existing commercial development. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval, based on meeting each of the rezoning criteria.**

**This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.**