

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT CASE NUMBER: 2021-1-SPU

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant** **Application Date: 3/9/2021**
Navdeep Singh
S-One Properties, LLC
69 Elmwood Drive
Destrehan, LA 70047
(504)-621-4418; navdeep91@aol.com
- ◆ **Location of Site**
Lot 2010, Ormond Country Club Estates Commercial Area; 15 Storehouse Lane,
Destrehan
- ◆ **Requested Action**
Multi-Family Residential (3 dwellings) in C-2, Commercial zoning

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel(s)**
13,550 sq. ft.
- ◆ **Current Zoning and Use**
C-2; vacant but cleared
- ◆ **Surrounding Zoning and Land Uses**
The irregularly-shaped lot site has frontage on the cul-du-sac of Storehouse Lane, zoned C-2. Uses near the cul-du-sac include office buildings and a daycare. Other uses on the street consist are typical C-2 uses, business offices, medical offices, dance school, gym, salon and telecommunications offices/dispatch yards. Abutting on the other sides are the soccer fields, zoned C-2 and a private swim club, zoned R-1A.
- ◆ **Future Land Use Recommendation**
Neighborhood Commercial: Neighborhood Commercial areas accommodate retail sales and services for the daily self-sufficiency of residents of a neighborhood or neighborhoods, such as convenience shopping, dry cleaners, hair salons and barber shops, day care centers, coffee shops, professional and business service offices, etc. Uses permitted in the C-1 (Commercial Office) zoning district are allowed in this district. Some uses that are permitted in the C-2 zoning district are also appropriate (e.g., bakeries, tailors, etc.).
- ◆ **Traffic Access**
The site has 57 ft. along the cul-de-sac at the end of Storehouse Lane, an improved local road within a 50 ft. right-of-way with access to Ormond Boulevard.
- ◆ **Utilities**
The representative from the Department of Waterworks had no comments on the requested rezoning.

The Parish Engineer responsible for reviewing roadways and traffic impact stated there is concern with the parking arrangement and vehicular flow as shown on the original plan depicting four (4) units and requiring ten (10) parking spaces, specifically for the two outside units. Upon review of the revised plans showing three (3) units and reduced parking requirements, the Parish Engineer stated his initial concerns regarding the parking arrangement and vehicular flow through the site have been addressed.

The building official was sent the site plan and noted that at this time, the proposed building meets IBC requirements.

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 Cellular/communication towers.
 - (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) Motor vehicle 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. (Ord. No. 08-8-9, § XI, 8-18-08)
- 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 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

SPU & ADU CRITERIA COMPLIANCE
--

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The Comprehensive Plan designates the site as Neighborhood Commercial, which provides “retail sales and services for the daily self-sufficiency of residents of a neighborhood”. This would support a change of zoning or the placement of a commercial use within or in close proximity to residential areas, but not the inverse as this designation does not extend to residential uses. **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.* The proposed multi-family development must meet the same site-design standards as a new commercial development. Meeting these standards can help mitigate the impact differing uses may have by providing compatibility and predictability from site to site. The revised plan addresses the requirements for parking and landscaping, but this is still clearly a residential building with a design resembling a townhouse, and is still not compatible with the other uses on what is an established commercial street.

The conflict between this proposed residential use and the existing commercial uses regarding buffering requirements still exists, which states:

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.

If the special permit is approved and the site is developed with a multi-family residential building, a legally non-conforming site condition would be created for the abutting commercial uses. Neither the abutting daycare nor office building have the required 10 feet buffer, and would be required to do so if these sites ever undergo significant redevelopment. **Does Not Comply**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* A designated loading area is not required for this development. Eight (8) parking spaces, including one (1) designated accessible space is required. The site plan shows the required eight (8) parking spaces, including the one (1) accessible space. Six (6) of the spaces are shown within enclosed garages attached to each unit, and the other two (2) spaces are located on each end of the site. The reduced parking requirement and the additional area resulting from the elimination of a dwelling unit alleviates the initial concerns regarding overflow parking and maneuvering through the site. **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 C-2 zoning district permits uses ranging from retail and personal service shops, offices, restaurants, mini-storage, and hotels. These uses can differ significantly in terms of traffic, required parking, and hours of operation. While the use of this site for residential purposes would contrast with the commercial uses, the impact on existing sites should not exceed that of other permitted uses in the district. **Complies**
5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance will provide for the enforcement of any noise issues that may result. Drainage review occurs as part of the building permitting process. **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.* The zoning district is C-2, but spatial requirements for the R-3 zoning district, where this use is typically permitted, are being applied. The plan shows 20 ft. provided in the front, 20 ft. provided in the rear, and 10 ft. provided on each side. **Complies**
 - b. *Ingress and egress to property.* The original plan showed access from a driveway with an approximately 33 ft. opening on the Storehouse Lane cul-de-sac. This has been revised to meet the 25 ft. maximum as per the Parish site-design requirements. **Complies**
 - c. *Parking and loading areas.* A designated loading area is not required as the total square footage does not meet the 20,000 sq. ft. threshold for multi-family uses.

Regarding parking, the site plan now shows a single building consisting of three (3) dwelling units. Multi-family dwellings require two and a half (2.5) parking spaces per dwelling unit. Eight (8) parking spaces are required for this development. The site plan shows the following parking arrangement:

- Six (6) spaces within three separate two car garages
- One (1) space along the side of the left unit, with extra width for handicap accessibility.
- One (1) standard space along the side of the right unit

The above parking arrangement provides the required eight (8) spaces. The reduction in parking along with the extra space provided by eliminating one of the units has addressed the initial concerns regarding vehicular maneuverability and flow throughout the site. **Complies**

- d. *Location of garbage facilities.* This use would have the same municipal garbage pick-up as the existing commercial uses on abutting sites. The reduction from the initial four (4) units to three (3) units alleviates the initial concerns regarding the amount of cans needed for this development as there are multi-unit commercial buildings on Storehouse which use up to three (3) cans as well. **Complies**
- e. *Landscaping, buffering, and screening.* The lot consists of approximately 13,550 sq. ft. Site design requirements state 10% of the site, or 1,355 sq. ft., must consist of "designed" landscaping, including two (2) trees. The landscape plan shows 1,443 sq. ft. designated for "designed" landscaping, including the depiction of

three (3) trees. These areas are located as such so they are visible from the street, achieving one of the stated purposes for landscaping in that it should “*enhance the visual and aesthetic appearance of the parish*”. This also allows for the Parish to see that the required landscaping is properly maintained. If the special permit is approved, an updated landscape plan depicting detailed plantings within the designated landscape areas will be required for additional review upon submittal for permits. **Complies**

- f. *Signage.* **N/A**
- g. *Height and bulk of structures.* The setback requirements as detailed above are met. But multi-family uses have an additional spatial requirement limiting land coverage to a maximum of 80%. At approximately 13,550 sq. ft., the site must have 2,710 sq. ft. of open space. The site plan shows approximately 3,777 sq. ft. of open space. **Complies**
- h. *Location and direction of site lighting.* **N/A**

ANALYSIS

The applicant requests a Special Permit for an R-3 use in a C-2 zoning district, specifically a three (3) unit multi-family development. This is a reduction from what was originally four (4) units. The site, addressed as 15 Storehouse Lane, Destrehan, is currently vacant and cleared. The applicant purchased the property in September 2020.

The revised plan meets the majority of the criteria for a Special Permit Use.

The first two criteria which address use and compatibility are still not met, as this is a distinctly residential development in both use and design within what is a developed commercial corridor. It abuts commercial uses on each side, and would place additional burden on those uses, specifically regarding buffering requirements in the event those sites are significantly redeveloped.

The remaining criteria, which primarily address site-design requirements as depicted on a site plan, are met. Specifically, the revisions address the following items which were of previous concern:

- **Parking.** The revised site plan now shows three (3) units requiring eight (8) parking spaces, including one (1) accessible space. Each of these spaces can be accepted and the overall parking requirement is now met.
- **Vehicular Circulation.** The revised site plan allows for a parking area which can be more conveniently and safely navigated. The initial concerns regarding maneuverability and traffic flow through the site have been alleviated.
- **Landscaping.** The plan shows 1,443 sq. ft. of space designated for “designed” landscaping, which meets the approximately 1,335 sq. ft. required for this site. The plan also depicts three (3) trees when two (2) are required. All “designed” landscaped area are located to be visible from the street.

DEPARTMENT RECOMMENDATION

Approval.