



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2025-6-R

APPLICATION INFORMATION

- **Submittal Date:** 7/11/2025
- **Applicant / Property Owner**
Edward Hymel III for TKENQ, LLC
21 Shadow Lane
Destrehan, LA 70047
- **Request**
Change of zoning:
 - Current - M-1, *Light manufacturing and industry district*
 - Proposed - C-2, *General Commercial District – Retail Sales*

SITE INFORMATION

- **Location:** Lot 4-II-A-5, Plantation Business Campus; 13080 River Road, Destrehan
- **Size:** 9,773.25 sq. ft. (0.224 acres)
- **Current Use:** none
- **Surrounding Zoning:** M-1, C-2, B-2
- **Surrounding Uses**
Lot 4-II-A-5 is located within a developing commercial area focused around the intersection of River Road and West Campus Drive. Various commercial and institutional uses are present, including the multi-tenant St. Charles Parish Hospital Medical Offices building, St. Charles Parish East Regional Library, East St. Charles Volunteer Fire Station, and the historic Destrehan Plantation site.
- **Zoning History:** the M-1 district was established in 1981.
- **Future Land Use Recommendation**
Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.

Recommended Zoning Districts: R-2 (6,000 sf. min. lot size), R-3 (10,000 sf. min. lot size), CR-1 (6,000 sf. min. lot size), C-1 (6,000 sf. min. lot size), C-2 (6,000 sf. min. lot size).
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
The site has 101.44 feet of frontage on River Road. Improved access from River Road is not available.
- **Utilities**
A drainage swale crosses in front of the site. Per the Parish GIS water facilities are available along River Road.

Direct connection to Parish sewer is not available. A connection could be made at a manhole on the library property, which then feeds into a lift station. Coordination with the St. Charles Parish East Regional Library would be necessary to complete this connection.

Representatives from the Departments of Public Works, Wastewater, and Waterworks have no objections to the rezoning.

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.*

Lot 4-II-A-5 is designated *Town Center*, which anticipates “mixed-use development concentrated around employment uses.” Various zoning districts are recommended in order to achieve this type of development, including R-2, R-3, CR-1, C-1, and as per this request, C-2.

This request is consistent with the vision established in the Comprehensive Plan Future Land Use Map as C-2 zoning supports a range of commercial and service-orientated uses that are appropriate for a mixed-use, employment-focused environment. It aligns with the Comprehensive Plan’s intent to concentrate development in strategic locations that provide access to employment opportunities, services, and civic amenities. There is no indication of active industrial use in the immediate vicinity, and a continued industrial designation may be inconsistent with current and planned land use trends in the area.

The request is not considered a spot zone, not only due to complying with the Comprehensive Plan, but also by expanding an adjacent C-2 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.*

Lot 4-II-A-5 is in an area with a history of industrial use. The larger site between River Road and the railroad tracks was occupied by the old Pan American / Amoco refinery until its closure in 1958. And the M-1 zoning dates to at least 1981. But in the ensuing decades significant changes have occurred altering the land-use pattern and character of the area. Most notably the development of the East Regional Library in 2008 (Permit No. 21320) and the Plantation View medical office building in 2013 (Permit No. 26913). The Destrehan Plantation historic site, a main tourist attraction in the Parish, is also adjacent to the downriver side.

Between the development changes in the surrounding area and the size of Lot 4-II-A-5 itself, M-1 zoning no longer allows reasonable use of the site. The industrial uses permitted under M-1 do not fit with the institutional and commercial uses which have developed around the intersection of River Road and West Campus Drive. And at 9,773 sq. ft. it is substandard to the 10,000 sq. ft. minimum area for lots under M-1 zoning, and increased setbacks under M-1 limits the buildable area.

A change to C-2 is far more reasonable. It permits uses in character with the area, the lot would conform to the C-2 minimum area, and decreased setbacks create more flexibility for development of the site. **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 is characterized by institutional and commercial uses, including medical offices, a library, and a fire station. The C-2 zoning district permits a range of retail, office, service, and institutional uses that are generally low-to-moderate intensity in nature. These uses are consistent with the existing neighborhood character. The area already functions as a community hub, with supporting infrastructure and services in place to accommodate customer and employee traffic associated with commercial development due to its proximity to I-310.

The area is improved with drainage and water facilities. A direct sewer connection is not available, but facilities are present in the area. Coordination with the St. Charles Parish East Regional Library may be necessary to tie into sewer connections on that property. The scale of commercial development which could be permitted here is not expected to exceed the capacity of existing infrastructure. Moreover, any future site development will be subject to site plan review and permitting processes that ensure compliance. Representatives from the departments maintaining those facilities do not object to the zoning change. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, due to meeting all 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.