



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2025-2-R

### APPLICATION INFORMATION

- **Submittal Date:** 2/3/25
- **Applicant / Property Owner**  
Malcolm Darensbourg  
M.A.D. III, LLC  
199 Good Hope Street  
Norco, LA 70079  
504.512.0358; malcolmfab@gmail.com
- **Request**  
Change of zoning:
  - Current – C-2, General commercial district— Retail sales
  - Proposed – R-2, Two-family residential

### SITE INFORMATION

- **Location**  
Lots 1A and 2A, Sq. B, St. Rose Subdivision; across from 112 St. Rose Ave., St. Rose
- **Size:** 12,637 sq. ft. (Lot 1A = 6,329 sq. ft.; Lot 2A = 6,308 sq. ft.)
- **Current Use:** undeveloped and cleared
- **Surrounding Zoning**  
The site is located within a C-2 zoning district. While not directly adjacent, R-1A(M) and R-2 zoning is located to the rear along Oak Street.
- **Surrounding Uses**  
The site is located within a commercial node focused around the intersection of St. Rose Avenue and River Road. Specifically, commercial buildings are located across St. Rose Avenue and adjacent to each side. Residential uses are also in the vicinity, including immediately adjacent to the rear along Oak Street. Residential uses become more prominent away from River Road.
- **Zoning History**  
The C-2 zoning district was established in 1981.
- **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.*  
  
*Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office), C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), and B-1 (batture, non-industrial)*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X Zone  
2013 Digital Flood Insurance Rate Map: X

▪ **Traffic Access**

Lots 1A and 2A each have 60 ft. of frontage on St. Rose Avenue. Open-swale drainage extends across the entire frontage and no driveway culverts are present. For access driveway culverts must be installed per Parish specifications and approval.

▪ **Utilities**

Per the Parish GIS drainage, gravity sewer, and water facilities are available along St. Rose Avenue. Representatives from the Departments of Public Works, Wastewater, and Waterworks offered no objections to the rezoning.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[VII.] *R-2. Two-family residential:*

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) See uses allowed in the R-1A district
    - (2) Two-family dwellings
    - (3) Single family dwellings
    - (4) Accessory uses.
    - (5) Nonresidential accessory buildings shall not be permitted.
  - b. Special exception uses and structures include the following:
    - (1) Club houses and/or accessory recreational facilities for resident use only
    - (2) Professional, non-retail offices
  - c. Special permit uses and structures include the following:
    - (1) Child care centers
    - (2) Schools (public, private, and commercial)
    - (3) Religious institutions
    - (4) Reserved.
    - (5) Reserved.
    - (6) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
  - d. Transportation system required: Local or collector street.
2. Spatial Requirements:
  - a. Minimum lot size: Six thousand (6,000) square feet (3,000 per family); minimum width - sixty (60) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty (20) feet
    - (2) Side - five (5) feet each side
    - (3) Rear - twenty (20) 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.
  - c. Accessory buildings:
    - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
    - (2) The accessory building shall not exceed two-story construction.
    - (3) Minimum rear setback of accessory building shall be the same as side yard requirement of the district in which it is located.
    - (4) Accessory buildings shall be located on the same parcel of land as the main structure.
  - d. Permitted encroachments:
    - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
    - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System Requirement: Front on local or collector street only.
4. Special Provisions:
  - a. Where any two-family residential district (R-2) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall be erected.

**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.*

Lots 1A and 2A are designated *Commercial*, which primarily focuses on *single-use commercial, retail, office, and service uses* as typically permitted in the C-1, C-2, and C-3 zoning districts. The designation also considers *complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses*. The proposed R-2 zoning is not a directly recommended district, but the two-family dwellings it permits should be considered a “complimentary adjoining use” as anticipated under the Commercial designation.

This request does not meet the standards for a spot zone. R-2 zoning is present approximately 60 ft. from the subject site, fronting on Oak Street (PZR-1995-03; Ord. 95-3-5). The surrounding C-2 zoning permits two-family dwellings as Special Permit Uses. The proposed R-2 district would not extend special rights to Lots 1A and 2A that are not extended to other properties in the vicinity. **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 neighborhood character/land-use pattern is defined by commercial uses focused around the intersection of St. Rose Avenue and River Road, and primarily single-family dwellings along Oak Street and further down St. Rose Avenue. This land use pattern has remained fixed, with most zoning changes affecting the area occurring in the 1980s. The existing C-2 zoning continues to allow reasonable use of the property. It permits a range of commercial uses that would fit within this commercial node, such as retail sales, offices, and restaurants—uses that the surrounding residential neighborhood would benefit from. It also permits a range of residential uses, from single to multi-family, making it one of the Parish’s more versatile zoning districts. **The request does not meet 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 site is located at the intersection of St. Rose Avenue and River Road, where a mix of C-2, R-1A, R-1A(M), and R-2 zoning converge. The varying zoning allows for a range of uses lending to a more mixed-use character. This is evident within the same block as the subject site, which is developed with a multi-tenant commercial building, residential homes, and a fire station. A change to R-2, which permits single and two-family dwellings by right, would not result in a substantial departure from this neighborhood character. There is no increase in development potential that would impact Parish water, sewage, and drainage available in the area. Representatives from the Departments of Public Works, Wastewater, and Waterworks offered no objections to the rezoning. **The request meets the third guideline.**

## DEPARTMENT RECOMMENDATION

**Approval, due to meeting two of the three rezoning criteria.**

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