



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-27-R

APPLICATION INFORMATION

- **Submittal Date:** 12/23/2024
- **Applicant / Property Owner**
Regina Joseph
2334 Ormond Blvd
Destrehan, LA 70047
504.251.2436; diniesh@comcast.net
- **Request**
Change of zoning:
 - Current – R-1A, Single family residential detached conventional homes—
Medium density
 - Proposed – C-1, General commercial district—commercial offices

SITE INFORMATION

- **Location:** Lot 9, Square A, Good Hope Subdivision; 318 Clayton Drive, Norco
- **Size:** 5,908 sq. ft.
- **Current Use:** single-family house (Permit no. 44096)
- **Surrounding Zoning:** R-1A
- **Surrounding Uses:** The site is within a developed residential neighborhood.
- **Zoning History**
The existing zoning resulted from a 1990 area-wide rezone converting R-1A(M) to R-1A across a significant portion of Norco (1990-05; Ordinance 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)

Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: A99
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
Lot 9 has 70 ft. of frontage on Clayton Drive. Access is provided via a hard-surface driveway.
- **Utilities**
Per the Parish GIS drainage, gravity sewer, and water facilities are available along Clayton Drive.

No objections were received from the Departments of Public Works, Wastewater, and Waterworks.

APPLICABLE REGULATIONS

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

[II.] C-1. General commercial district- Commercial offices:

1. Use Regulations:

a. A building or land shall be used for the following purposes:

(1) All uses allowed in the CR-1 district.

(2) Any type of commercial office or retail sales, excepting those offices serving gambling operations.

(3) (Repealed by Ord. No. 88-8-5, 8-1-88)

b. Special exception uses and structures include any use related to the principal use.

c. Special permit uses and structure include the following:

(1) Child care centers.

(2) All uses allowed in an R-1A Zoning District, upon review by the Planning Commission.

(3) Multifamily dwellings, including duplexes, apartments, apartment houses, townhouses, condominiums, boarding, and lodging houses, upon review by the Planning Commission and supporting resolution of the 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 System: Collector or arterial preferred. Permitted on local if serving similar uses.

4. Special Provisions:

a. Where any commercial use in a C-1 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.*

The subject site is in an area designated *Low-to-Moderate Residential*, which primarily anticipates residential development ranging from typical single-family dwellings to duplexes and townhomes. Recommended zoning includes the R-1A, R-1B, and R-1A(M) districts. Some consideration for neighborhood serving commercial is given in the form of retail, services, and offices in appropriate locations such as along transportation corridors or at intersections. While the C-1 district permits the neighborhood serving commercial that may be considered under the Low-to-Moderate Residential designation, the site is within a developed residential neighborhood. It is

not appropriately located as per the above guideline and does not conform to the land development pattern of the Comprehensive Plan.

Being within a larger R-1A zoning district the request is also a spot zone. Rezoning Lot 9 to C-1 would extend privileges to a single lot or small area not extended to other land in the vicinity, and as noted above is not done in furtherance of the comprehensive plan. **The request does not meet 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 current zoning was established in 1990 when some R-1A(M) districts in Norco were converted to R-1A (Ordinance No. 90-3-2; PZR-1990-05). The previous R-1A(M) zoning was established in 1981. The neighborhood character/land-use pattern, which has remained largely unchanged, is defined by site-built single-family houses. In line with the existing character Lot 9 is developed with a site-built house and the current R-1A zoning still allows for reasonable use as such. **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 existing neighborhood character is that of a developed residential neighborhood. The nearest commercial zoning and development is appropriately located around the intersection of Apple and Third Streets, with another commercial node focused around Goodhope and Third Streets. While considered more neighborhood serving and lower impact, the retail and office uses primarily permitted in the C-1 district would be incompatible with the surrounding residential neighborhood.

If the request is successful, public utilities are available on Clayton Drive and provide services to the site, and representatives from the Departments of Wastewater and Waterworks offered no objections to the change. **The request does not meet the third guideline.**

DEPARTMENT RECOMMENDATION

Denial, due to not meeting any 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.