



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-10-R

APPLICATION INFORMATION

- **Submittal Date:** 4/2/2024

- **Applicant / Property Owner**
Derek Pelloquin
J. Breaux Enterprises, LLC
1807 W. Gloria Switch Road
Carencro, LA 70520
337.781.7476; derek@jbreauxent.com

- FOR

Geraldine M. Sanders, et al.
1000 Gassen Street
Luling, LA 70070

- **Request**
Change of zoning:
 - Current - O-L, Open Land District
 - Proposed - R-1A, Single family residential detached conventional homes - Medium density

SITE INFORMATION

- **Location**
50 acre tract (designated as 6A); 223 Joe Louis Lane, Hahnville.

- **Size:** 50.22 acres

- **Current Use:**
There is no active use of the site. It was previously the location of the Fashion Golf & Country Club.

- **Surrounding Zoning**
C-1 is located to the Joe Louis Lane (River Road) side; O-L is located to the Union Pacific Railroad side and adjacent to the Lee Lane (downriver) side; R-1A is adjacent to the Courthouse Lane side.

- **Surrounding Uses**
The site is located in an area of Hahnville developed primarily with St. Charles Parish government facilities and single-family subdivisions. Specifically, the St. Charles Parish Communications building is located across Joe Louis Lane, and Flagville Subdivision is adjacent to the Courthouse Lane side. Undeveloped, mostly wooded land is adjacent to the Lee Lane and Union Pacific Railroad sides.

- **Zoning History**
The O-L district was established in 1981.

- **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: X zone
2013 Digital Flood Insurance Rate Map: X

- **Traffic Access**

The site has approximately 380 ft. of frontage along Joe Louis Lane. No other direct access to a dedicated and improved public right-of-way is currently available.

- **Utilities**

The Parish GIS map shows drainage, water, and sewer facilities along Joe Louis Lane. Additional drainage facilities are also depicted along the Lee Lane side of the site and the Union Pacific Railroad.

Representatives with the Departments of Public Works, Wastewater, and Waterworks stated they have no objections to the rezoning itself.

Any subsequent subdivision development would go through the Major Subdivision process. As part of that process a Drainage Impact Analysis, Traffic Impact Analysis, Sewer Impact Report, and detailed construction plans are submitted and reviewed by the Departments of Public Works, Wastewater, and Waterworks to ensure new infrastructure is developed to Parish standards and existing infrastructure and surrounding areas are not adversely affected.

APPLICABLE REGULATIONS

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

[I.] R-1A. *Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:

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

- (1) Site-built single-family detached dwellings
- (2) Accessory uses
- (3) Private recreational uses

b. Special exception uses and structures include the following:

- (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
- (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
- (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias

c. Special permit uses and structures include the following:

- (1) Child care centers.
- (2) Public and private schools (except trade, business, and industrial).
- (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
- (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
- (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
- (6) *Reserved.*
- (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
- (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
- (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.

2. Spatial Requirements:

- a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
- b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.

- (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) 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 setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (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.

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 proposed zoning conforms to the Future Land Use Map designation of *Low-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The request would not be considered a spot zone since it covers a large area (50 acres), expands on an adjacent R-1A district (Courthouse Lane side), and as noted above, is done in furtherance of the comprehensive plan. **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.*

This particular area of Hahnville, situated between River Road and the Union Pacific Railroad and bounded downriver by Avalon Place and upriver by Highway 3160, had long been defined by a rural character. Development focused primarily along River Road, while anything off River Road consisted of open, undeveloped tracts in agricultural use and homes along unimproved private drives. The earliest instance of

a residential “subdivision” is Flaggville, located immediately adjacent to the subject site along Courthouse Lane and shown on a map dated to 1872.

Modern residential subdivisions were introduced starting in the late 1950s with development of Fashion Terrace from 1956 to 1965 (56 lots), followed by Homeplace Plantation Estates in 1979 (93 lots). In total, 149 residential lots were introduced in this period. After a nearly two decade pause an additional 149 residential lots would be created starting with the development of Avalon Place Phases 1 & 2 between 1997 and 2001 (70 lots) and Fashion Plantation Estates Phase 1 in 1999 (78 lots).

After another two decades subdivision development resumed with the development of River Place Estates Phase 1 in 2021. The preliminary plat for Phase 2 was approved in March of 2024 and in total, this subdivision will result in 42 lots.

Of the subdivisions referenced above, Avalon and River Place required rezonings from O-L to R-1A (PZR-1989-09; Ord. 89-4-3, PZR-2000-19; Ord. 01-1-5, 2019-21-R; Ord. 20-2-2). The others were either already zoned R-1A (Fashion Terrace, Homeplace Plantation, & Fashion Plantation) or rezoned from R-1A(M) to R-1A (Flaggville, PZR-1996-02; Ord. 96-2-3).

Site-built single-family homes can be permitted under the current O-L zoning, just at a lower density. The proposed R-1A zoning would be more reasonable as it would allow for a continuation of the developing land-use pattern and character detailed above while eliminating use types permitted under O-L zoning that could be detrimental to the growing residential development. **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 proposed R-1A zoning would be compatible with the surrounding character, specifically the single-family residential Flaggville Subdivision directly adjacent to the Courthouse Lane side.

R-1A zoning would allow residential development at a higher density compared to O-L (6,000 sq. ft. lot minimum vs. 20,000 sq. ft. lot minimum), so impact to existing public facilities could be expected and must be addressed as part of any resulting development. If subsequent subdivision development occurs, it must go through the Major Subdivision process. The Departments of Public Works, Wastewater, and Waterworks do not have objections to the rezoning, but as part of the Major Subdivision process those entities would review drainage, traffic, and sewer analyses along with detailed plans to ensure new infrastructure will be built to Parish standards and any adverse impact to existing facilities and the surrounding area identified and mitigated. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on 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.