



Department of Planning & Zoning Staff Report – Text Amendment Case No. 2024-1-ORD

Introduced by Matthew Jewell, Parish President

An Ordinance to amend Ordinance 81-10-6, the St. Charles Parish Zoning Ordinance of 1981, as amended, Section VI. – Zoning district criteria and regulations; Section VIII. – Site design requirements; Section XXI. – Sign Regulations to add the Highway 90 Corridor Overlay Zone (COZ), add criteria for site plans and site plan review, and add recommended sign definitions.

BACKGROUND

The St. Charles Parish 2030 Comprehensive Plan Update emphasizes improvements to the US 90 corridor (p. 95-97). Action Plan item CC 1.3 directs the Parish to “conduct a corridor plan for Highway 90 to address design standards for the corridor” (p. 163).

Responding to this priority item the Parish contracted N-Y Associates Inc. to develop a Highway 90 Overlay Zone between the I-310 North on-ramp in Boutte and Willowdale Boulevard in Luling.

Working closely with Planning and Zoning and conducting meetings attended by corridor stakeholders, DOTD representatives, local elected officials, and the general public, the St. Charles Parish Corridor Overlay Zone (COZ), revised 6/07/24 was developed.

The COZ document includes:

- New design standards for Highway 90, primarily addressing landscaping, building design, and signage.
- Improved standards for site plans and the site plan review process, added under the Site Design Requirements section of the Zoning Ordinance and applicable Parish-wide.
- Corresponding definitions added to the Sign Regulations section of the Zoning Ordinance.

POTENTIAL OUTCOMES

The proposed Highway 90 development standards will aim to improve the visual appearance of the corridor as new developments and significant renovations/additions occur over time.

The new site plan standards and site plan review process guidance will clarify expectations and improve coordination between developers and Parish plan reviewers, netting better outcomes for developments Parish-wide.

Clarifying the standing of an approved site plan will improve the Parish’s ability to ensure when specific design requirements apply and are developed, those design requirements are maintained.

The adoption of the proposed regulations will work toward fulfilling Community Character Policies and Actions item CC 1.3 of the *St. Charles Parish 2030 Comprehensive Plan Update*:

- *Conduct a corridor plan for Highway 90 to address design standards for the corridor.*

The Parish will be in a better position to work with DOTD and regional planning agencies regarding capital improvements along the Highway 90 corridor.

DEPARTMENT RECOMMENDATION

Approval