



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2025-13-R

APPLICATION INFORMATION

- **Submittal Date:** 11/14/2025
- **Applicant / Property Owner**
Brennen Friloux
225 Lake Catherine Drive
Luling, LA 70070
- **Request**
Change of zoning:
 - Current – R-3, Multi-Family Residential
 - Proposed - C-3, Highway Commercial District - Wholesale and Retail Sales

SITE INFORMATION

- **Location**
Lot 15-A, Block 6, Mosella Subdivision; 14183 & 14189 Hwy. 90, Boutte
- **Size:** 26,700 sq. ft. (0.61 acres)
- **Current Use:** 15-A is developed with two separate, site-built residential structures.
- **Surrounding Zoning:** C-3, C-2, and R-1A
- **Surrounding Uses**
15-A is within a highway commercial corridor, but residential homes are adjacent to each side and the rear. Commercial uses typical for the corridor are located just beyond the residences on each side of 15-A, and across Highway 90.
- **Zoning History**
The subject site was originally zoned C-3. The current R-3 resulted from a rezone request in 2019 (2019-1-R; Ord. 19-2-2).
- **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-1A(M) (accessory units and individual mobile homes).
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: AE4
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**
Lot 15-A maintains 120 feet of frontage along Hwy 90, where an aggregate driveway provides access.
- **Utilities**
Per the Parish GIS, Hwy 90 is improved with gravity sewer and water facilities. A drainage ditch runs parallel to Hwy 90. The Departments of Public Works, Wastewater, and Waterworks do not object to the request.

APPLICABLE REGULATIONS

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

[IV.] C-3. *Highway commercial district*—Wholesale and retail sales:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes.
 - (1) All uses allowed in the C-2 District.
 - (2) Commercial auditoriums, coliseums or convention halls
 - (3) Retail manufacturing
 - (4) Automobile sales and service
 - (5) Wholesale uses
 - (6) Warehouses (less than 10,000 sq. ft.)
 - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
 - (8) Bottling works
 - (9) Dog pound
 - (10) Building supply
 - (11) Heating and air conditioning service
 - (12) Plumbing shops
 - (13) Automotive repair, minor and major
 - (14) Glass installation
 - (15) Fabrication of gaskets and packing of soft metal material
 - (16) Creameries
 - (17) Parcel delivery service
 - (18) *Reserved.*
 - (19) Frozen food lockers
 - (20) Public stables
 - (21) Bulk dairy products (retail)
 - (22) Animal hospitals
 - (23) Gymnasiums
 - (24) Sheet metal shops.
 - (25) Upholstery
 - (26) Other uses of similar intensity
 - (27) Customary accessory uses incidental to the above uses when located on the same lot.
 - b. Special exception uses and structures:
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) *Reserved.*
 - (5) Cellular installations and PCS (personal communication service) installations.
 - (6) *Reserved.*
 - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
 - (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 Parish Council.
 - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
 - (11) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
2. Spatial Requirements:
 - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) 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: Arterial, local industrial, rail, water.
4. Special Provisions:
 - a. Where any commercial use in a C-3 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 unless the Planning and Zoning Department shall require a greater or lesser buffer strip.

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 Comprehensive Plan Future Land Use Map designates the subject site as *Low to Moderate Residential*, anticipating a development pattern of detached single-family homes at a low density, with R-1A, R-1B, and R-1A(M) as recommended zoning districts. Commercial development is limited under this designation, only extending to neighborhood scale commercial/institutional uses typical of the CR-1 and C-1 districts where appropriate.

This is not a spot zone due to being within an established stretch of C-3 zoning extending along the Highway 90 corridor from Boutte to Paradis, but conformance with the FLUM designation is necessary to meet this guideline.

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.*

Lot 15-A was rezoned from C-3 to R-3 in 2019 (2019-1-R; Ord. 19-2-2), creating an R-3 spot zone within an established commercial corridor. The intent was to redevelop the site with multi-family structures.

The current request would revert 15-A back to its original C-3 zoning, which as argued in the same section of the 2019 report allowed for reasonable use. This is unchanged under the current request. With the rezone to R-3, 15-A was limited to residential development along a busy stretch of a U.S. highway. A change back to C-3 provides flexibility, supporting by right commercial development where expected within the established commercial corridor, while allowing residential development as Special Permit Uses.

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.*

Lot 15-A fronts a developed commercial corridor along U.S. Highway 90 between Boutte and Paradis. This commercial center consists of uses typical of the C-2 district focused around Hahnville High School, including several restaurants, gas stations, offices, and multi-tenant commercial buildings. The subject site itself marks where the C-2 zoning gives way to C-3 extending down to Paradis, and a concentration of uses typical of the C-3 district can be found just beyond Fourth/Ruth Streets.

Those uses permitted in the C-3 zoning district, which include wholesale trade, warehousing, light manufacturing/fabrication, and various trades, will not be incompatible with the existing character described above. And based on the no objections received from representatives from Public Works, Wastewater, and Waterworks, these uses should not be any more impactful than the 10 dwelling units permitted by right under the current R-3 zoning.

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.