



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2026-7-R

APPLICATION INFORMATION

- **Submittal Date:** 6/17/2026
- **Applicant / Property Owner**
William Sigmon
Sigmon Rental Properties, LLC
16780 Hwy 90
Des Allemands, LA 70030
- **Request**
Change of zoning:
 - Current – R-1A, Single family residential detached conventional homes - Medium density and R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes
 - Proposed - C-3, Highway Commercial District - Wholesale and Retail Sales

SITE INFORMATION

- **Location**
16825 Hwy 90, Des Allemands, Tract B of Tract 53, Coteau De France
- **Size:** 114,127 sq. ft. (2.62 acres)
- **Current Use:** overflow boat storage for Outcast Marine (permit pending)
- **Surrounding Zoning:** O-L, R-1A, R-1A(M), C-2, C-3
- **Surrounding Uses**
The site is located where residential neighborhoods and commercial uses of varying intensity converge along Hwy 90. Specifically, residential homes abut to each side and are across Hwy 90. Commercial uses are also across Hwy 90, at its intersections with Norman Avenue and Autin Lane.
- **Zoning History**
Dating back to 1981 the original zoning of this site was R-1M (RV/mobile home parks).

The R-1M zoning encompassing the subject site and stretching up to Mitchell Lane and Breezeway Street was changed to R-1A in 1982 (Ord. 82-1-7).

The existing R-1A/R-1A(M) split zone is the result of a 2011 rezone by a previous owner across a 300 ft. wide portion of the subject site (Ord. 11-4-2, PZR-2011-05).
- **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: X Zone
2013 Digital Flood Insurance Rate Map: AE5

- **Traffic Access**
Tract B has 424.18 feet of frontage along Hwy 90. The applicant installed two 30' wide driveways upon receiving a permit from DOTD.
- **Utilities**
Per Parish GIS, drainage, gravity sewer, and water facilities are available along Hwy 90.

The Departments of Wastewater and Waterworks have no objections. DPW offered no objections but did state that additional drainage review will be required during the permitting process.

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 site is designated Low-to-Moderate Residential on the Parish’s Future Land Use Map (FLUM), anticipating uses permitted in the R-1A, R-1B and R-1A(M) zoning districts. Commercial zoning under this designation is limited to those lower intensity commercial districts (CR-1, C-1) permitting neighborhood retail, services, offices and institutions in appropriate locations. This does not include the proposed C-3 district.

C-3 zoning is present directly across from the subject site, over two separate properties around the intersection of Highway 90 and Norman Avenue. So this cannot be considered a spot zone, but there must be compliance with the FLUM designation.

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.*

Single-family residential zoning on this site has been in place since 1982, with the R-1A(M) district resulting from a 2011 rezone (Ord. 11-4-2). The site was developed with a house which was demolished in July 2024 (Permit 48211).

This stretch of Highway 90 focused around Norman Avenue and Autin Lane has been the subject of multiple rezonings resulting in both residential and commercial

expansion. In addition to the 2011 rezone on the subject site referenced above, this also includes:

- PZS-2000-16 (Ord. 00-9-12), C-2 to R-1A(M) at 120 Autin Lane
- PZS-2000-17 (Ord. 00-9-13), C-2 to R-1A(M) at 101 Norman Ave
- PZS-2007-01 (Ord. 07-4-3), R-1A(M) to C-2 at 16830 Hwy. 90
- PZS-2019-2 (Ord. 19-4-1), C-2 to C-3 at 16780 Hwy. 90
- PZS-2019-3 (Ord. 19-4-2), C-2 to C-3 at 16806 Hwy. 90
- 2024-26-R (Ord. 25-3-2), R-1A(M) to C-2 at 16830 Hwy. 90

Aside from the two cases from 2000 eliminating C-2 zoning along the highway in favor of R-1A(M), the four rezonings between 2007 and 2024 expanded the commercial zoning footprint and intensity in this area. Residential activity has remained limited and primarily confined to those local streets extending off the highway.

An expansion of C-3 zoning across the highway to the subject site will further establish what has historically been a commercial node between the larger commercial corridors further up and down the highway. And the subject site in particular is better suited to accommodate C-3 development due to its larger size and the reduced presence of residential uses on this side of the highway.

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 uses permitted by the proposed C-3 zoning district will not be incompatible with the existing neighborhood character, which consists of both residential and commercial uses focused on this particular segment of Highway 90.

Compatible commercial uses in the area include a boat repair shop at 16780 Highway 90, a metal fabrication shop at 16806 Highway 90, and the recently permitted vehicle sales lot at 16830 Highway 90. Each of these commercial sites are located across from the subject site and are notably surrounded by a higher concentration of residential development.

No objections were received from Public Works, Wastewater, or Waterworks, indicating infrastructure impacts associated with C-3 uses would not exceed the up to eight (8) individual home sites that could be permitted under the existing residential zoning.

The request meets the third guideline.

DEPARTMENT RECOMMENDATION

Approval (based on meeting guidelines 2 and 3)

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