

2024-24-R requested by Malcolm Darensbourg, III for M.A.D. III, LLC for a change of zoning from C-2 to C-3 on Lot 25A, Good Hope Subdivision Annex "C", 196 Good Hope Street, Norco. Council District 6.

Mr. Welker – yea the department recommends denial of this request due to the finding it does not meet any of the three rezoning guidelines. To summarize how each of those guidelines are not met whether it conforms to the future land use map or creates a spot zone the site is in an area designated neighborhood mix use which anticipates development a variety of residential uses along with compatible local serving commercial retail office and service uses. The intensity of the commercial uses that are permitted under the C-3 district includes, wholesale, warehousing, some manufacturing and fabrication various trades, it does not fit with the more neighborhood scale local serving commercial uses anticipated under the neighborhood mix use designation while there is an argument for this not being considered a spot zone due to the presence of C3 zoning at the opposite intersection of Goodhope and Third along with the concentration of C3 zoning 2 to 3 blocks over on Apple and Barreca it must demonstrate further (inaudible) comprehensive plan in order for this guideline to be met, because it does not criteria one is not met. The subject site has been as far as whether the land use pattern or character has changed to the extent that the existing zoning allows for reasonable use the subject site has been under commercial zoning since at least 1981 the neighborhood character land use pattern is defines by older site built houses, manufactured homes, and some commercial uses, the current use of the subject site is a permitted automobile service station under the existing C-2 zoning. The C-2 zoning district allows for a variety of commercial uses that would fit within this commercial nodes such as retail sales, offices and restaurants, anything that can be considered local serving. The C-2 zoning because of how much it actually permits and that it allows what is currently operating out of this location we do find it does a lot for reasonable use of the subject site. On criteria three whether or not potential use is permitted by the proposed rezoning will be incompatible with the existing neighborhood character or overburden public facilities. The existing neighborhood character is that of a commercial node around the intersection of Goodhope St. and Third St. and developed residential neighborhoods with homes fronting primarily on Goodhope and St. Charles St. each corner of the above the intersection is developed with commercial buildings historically occupied with variety of commercial uses that once included the St. Charles Parish library Norco branch which has now moved further down Apple and now it's just a commercial building that's available for C-2 use 1001 Third St. was developed as a credit union occupancy was most recently issue for and rv parts store and office and there is other kind of more institutional or infrastructure uses such as a large cell tower directly behind it. Several uses permitted in a C-3 district would be incompatible with the surrounding neighborhood despite commercial nature of the intersection C-3 zoning and uses which include as previously mentioned whole sales, warehousing, manufacturing and fabrication of various trades are not compatible with the residential neighborhood and commercial character of the area basically the idea C-3 is almost nearly an industrial zoning district basically further intrusion of that type of use within what is ultimately a very strongly residential area with more small scale commercial it just doesn't have the same compatibility. So, the request does not meet

the third guideline and as mentioned due to not meeting any of the three criteria the department recommends denial.

Applicant – Malcolm Darensbourg 318 Devon Road LaPlace, LA I initially asked for a rezoning because I want to be able to get a dealer license to be able to purchase and sell a few cars out of my service station for extra income if I cant get it rezoned I just want to be able to do that and I was told that I have to get it rezoned but I’m also understanding I can get something called a um I think it’s called a special use permit but I also understand a rezoning was done from a R1 to a C3 recently not to long ago in the same neighborhood. On that particular street Shell Chemical is behind the building, they have an empty lot which AT & T owns a tower nothing is there I own the property across the street that use to be a library, next to that to the right is a train track and across the track is an RV parts store which it makes it looks like an rv mechanic shop because they have a lot of rv’s over there, across there is another big warehouse that area does more look like and around my area is more of industrial area but like I said I just want to be able to purchase and sell cars that’s the only reason why I want to do a C3, don’t want a warehouse, don’t want anything such. So I’m just asking to see if it can be granted.

Commissioner Petit- and Chris to clarify we can so a special permit use can be requested for automobile sales in C2.

Mr. Welker – trying to remember correctly I think the issue and one of the reasons why the C3 is necessary is because the special permit in C2 you can do automobiles sales and service as a special permit but only when you’re fronting on a state road. So with not being a state road that option kinda falls away prompting the only route is a rezone.

Mr. Darensbourg – also in the pass they use to have a car dealership on Goodhope St. So I just want to state that.

The public hearing was open and closed after no one spoke for or against.

Commissioner Frangella made a motion, seconded by Commissioner Ross.

YEAS: PRICE
NAYS: FRANGELLA, PETIT, FOLSE, JAY, ROSS
ABSENT: KEEN
FAILED