
RECOMMENDATIONS AT A GLANCE

PZR-2014-17 requested by Robert Monti, Paul Muller, Joey Bosco and Greg Mollere for a change of zoning classification on several properties from C-2 and R-1A(M) to C-3 at 100, 200, 202, 204, 208, 220, 300, 301, 302 304 and 310 Paul Maillard Road, and 13513, 13505 River Road, and also 105 Luling Avenue, all in Luling. Council District 2.

Planning Department Recommendation:

Because the request fails the three tests, the Department recommends denial.

Should the Planning Commission be compelled by community support for the rezoning request, the applicants arguments for rezoning follow on page 7 of this supplement. The argument regarding the first and third tests is compelling for vacant buildings on the site at the corner of River Road, for the vacant building and adjacent vacant lot at 300 Paul Maillard Road (which over time has developed such that a C3 use may be more likely to be attracted than a C2 use), and also for the house at 310 Paul Maillard Road (non-confirming as a single-family house) and the adjacent 105 Luling Avenue (zoned R-1A(M), but perhaps more likely to redevelop commercial).

The Paul Maillard Road Revitalization Plan recommends that Paul Maillard Road from River Road to Luling Avenue/Union Pacific railroad crossing—be encouraged to redevelop as a neighborhood main street with mixed residential and commercial uses. A strong trend in land use planning is away from separation of land uses at any cost into agricultural, residential, commercial, and industrial zones and toward mixed use zones. History suggests that neighborhoods are more stable when a greater mix of land uses is provided to support them. The challenge is to maintain a neighborhood feel when more intense uses are part of the mix and also to maintain the right balance of land uses.

In order to address these issues, the revitalization plan effort produced the draft Paul Maillard Road Overlay Zone (PMOZ), a set of architectural and site design standards with a special review process for new commercial construction, 50%+ commercial renovations, and some commercial changes of occupancy. An overlay zone like the PMOZ is rooted in the idea that as long as properties are built to certain site design standards and architectural standards, then a greater mix of uses can co-exist without the types of conflicts that cause neighborhood complaints. The plan recommends an overlay like the PMOZ on several locations of Paul Maillard Road where the recommended future land use is mixed use. While further discussion and refinement of the PMOZ is required, it does propose a planning tool that is widely used to maintain a neighborhood character or to foster a sense of place when redevelopment is underway.

Generally an overlay zone lists design standards that apply over a “base zoning district” or the regular zoning district. This means that usually, the permitted uses of the base zoning remain intact and the special design standards of the overlay zone supersede the design standards of the base zoning district. However, considering the need to modernize the permitted uses listed in St. Charles Parish’s C2 and C3 zoning districts, the revitalization plan recommends “work with technical advisors/partners to define list of permitted and exempt uses” (next steps 2.1.2 PMLU #2). The applicants have indicated an interest in advising the Planning Department on this next step to refine the PMOZ for adoption.

Planning Commission Recommendation:

Approval