



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2026-1-R

APPLICATION INFORMATION

- **Submittal Date:** 1/12/2026
- **Applicant / Property Owner**
Yvette & Joseph Wolford
Gadah Investments, LLC
195 Rachel Lane
Des Allemands, LA 70030
- **Request**
Change of zoning:
 - Current – C-2, General Commercial District – Retail Sales
 - Proposed - C-3, Highway Commercial District - Wholesale and Retail Sales

SITE INFORMATION

- **Location**
Lot ADV-3, Block A, Mimosa Park Subdivision; 12429 Hwy. 90, Luling
- **Size:** 21,129.6 sq. ft. (0.49 acres)
- **Current Use:** vacant/undeveloped
- **Surrounding Zoning:** C-2, C-3, R-3
- **Surrounding Uses**
The subject site fronts the Hwy. 90 commercial corridor, where a multi-tenant commercial building, coffee shop, and automotive repair business are adjacent. Residential townhomes and single-family houses are nearby on Mimosa Avenue.
- **Zoning History**
The C-2 zoning district was established in 1981. This site is within the Hwy. 90 Corridor Overlay Zone (COZ).
- **Future Land Use Recommendation**
Commercial: This category includes single-use commercial, retail, office, and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.

Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office), C-2 (general commercial retail), C-3 (highway commercial), MS (medical service), and B-1 (batture, non-industrial)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**
Lot ADV-3 maintains 162.54 ft. of frontage along Hwy 90 and 161.3 ft. along Mimosa Avenue. There is no developed driveway access presently.

▪ **Utilities**

Per the Parish GIS, Hwy. 90 is improved with water facilities and gravity sewer runs along Mimosa Avenue. A drainage ditch runs parallel to Mimosa Avenue. 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.*

Lot ADV-3 is within an area designated *Commercial* on the Future Land Use Map, which anticipates development of single-use commercial, retail, office, and service uses, with C-1, C-2, and C-3 identified as appropriate zoning districts. The proposed C-3 zoning is therefore consistent with the St. Charles Parish Comprehensive Plan.

C-3 zoning is present in the area, including immediately adjacent to the rear of the subject site (90 Mimosa Avenue). Additional C-3 zoning is located across Mimosa Avenue, on the site addressed 12411 Hwy. 90. Both C-3 districts resulted from successful rezonings from C-2 (PZR-2009-18, PZR-2016-11), introducing higher-intensity commercial uses along this segment of the Hwy. 90 corridor. As such, the proposed C-3 rezoning would not constitute a spot zone.

The request meets 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.*

The subject site is within a stretch of the Hwy. 90 corridor zoned C-2 and heavily developed with uses permitted in the district (retail, offices, restaurants, multi-tenant commercial buildings, etc.). The area around Mimosa Ave. and Hwy. 90 in particular has undergone new C-2 commercial growth with the recent development of a coffee shop and car wash (12413 and 12401 Hwy. 90 respectively).

While zoning changes have introduced C-3 uses in the immediate vicinity (PZR-2009-R; PZR-2016-R), these changes do not indicate a significant departure from the

predominant neighborhood-general commercial character, and recent C-2 development indicates the current zoning continues to allow reasonable use.

The request does not meet 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 ADV-3 fronts a developed commercial corridor along U.S. Hwy 90 in Luling primarily consisting of uses typical of the C-2 district (retail, offices, restaurants, gas stations, multi-tenant commercial buildings). But some C-3 zoning/uses within this stretch are present, including an automotive repair shop immediately adjacent to the rear and daiquiri shop across Mimosa Ave.

With C-3 zoning and uses in the immediate vicinity and the highway frontage Lot ADV-3 possesses, an additional change to C-3 would not permit uses incompatible with the neighborhood character. Additionally, being within the Hwy. 90 Corridor Overlay Zone (COZ), outsized impacts on the area from higher intensity commercial development could be mitigated by the higher development standards of the COZ.

No objections were received from Public Works, Wastewater, or Waterworks, indicating infrastructure impacts associated with C-3 uses would not exceed those anticipated under the existing C-2 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.