



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2026-9-R

APPLICATION INFORMATION

- **Submittal Date:** 7/2/2026
- **Applicant / Property Owner**
Paul Hogan
PDJ Enterprises, LLC
P.O. Box 250
Des Allemands, LA 70030
- **Request**
Change of zoning:
 - Current – 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**
Lot 9A, St. Gertrude Catholic Church Campus, 17302 LA 631, Des Allemands
- **Size:** 52,620.48 sq. ft. (1.208 acres)
- **Current Use:** none (former St. Gertrude Church and parking lot)
- **Surrounding Zoning:** R-1A(M), C-3, R-1A
- **Surrounding Uses**
Single family homes are adjacent to the rear and Savoie Lane side; additional unoccupied structures from the St. Gertrude Church Campus are adjacent to the Kosher Lane side; additional single-family homes are across LA 631.
- **Zoning History:** R-1A(M) was established in 1981.
- **Future Land Use Recommendation**
Neighborhood Mixed Use: This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.

Recommended Zoning Districts: Create a new mixed-use district consistent with the Paul Maillard overlay recommendations.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**
Lot 9A has 270.51 ft. of frontage along LA 631 and contains its own driveway access to the existing parking lot.
- **Utilities**
Per the Parish GIS, this section of LA 631 is improved with water facilities and gravity sewer. 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 9A is within an area designated *Neighborhood Mixed-Use* on the Future Land Use Map, which anticipates predominantly residential development supported by compatible, neighborhood-scale commercial uses. While the designation allows a mixture of uses, it does not anticipate the intensive commercial uses permitted in the C-3 zoning district, which includes warehousing, fabrication, and wholesale trade.

C-3 zoning is present in the area, primarily on the opposite side of LA 631. So while this cannot be considered a spot zone, 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.*

St. Gertrude Catholic Church occupied this site for many years until operations ceased in 2024. It has since remained vacant. The existing improvements, including the building and associated parking lot, were designed for institutional rather than standard residential use. Their reuse is more conducive to the type of development permitted under commercial zoning.

The property fronts state highway LA 631, where C-3 zoning is present. The highway location provides visibility and traffic access conducive to commercial development. Any future commercial use must to comply with buffering and other development standards to protect adjacent residences.

Given the property's longstanding institutional use, its existing site improvements, its frontage on LA 631 adjacent to commercial zoning, and the practical limitations of redevelopment under the existing zoning, the proposed C-3 district would allow a more reasonable use of the property than the current R-1A(M) zoning.

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.*

Single-family residences are the predominant use along and off the state highway, but commercial uses are present amongst residential areas, including a gas station, retail store, bank, post office, boat repair facility, and seafood wholesale business. Additionally, while improved with residential homes, the C-3-zoned properties opposite the subject site can be developed for commercial purposes. The potential for additional commercial development with this request would not be incompatible with the character of the area.

The site is on a state highway and served by existing public infrastructure. No objections were received from Public Works, Wastewater, or Waterworks. Redevelopment for commercial purposes should not overburden public facilities or infrastructure any more than the five (5) home sites which could be developed out of Lot 9A.

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.