

**St. Charles Parish  
Department of Planning & Zoning**

# LAND USE REPORT

**CASE NUMBER: PZR 2015-08**

## GENERAL APPLICATION INFORMATION

- |  |                                  |
|--|----------------------------------|
| <b>◆ Name/Address of Applicant:</b><br>KD Development<br>c/o William Kingsmill<br>1200 Bus Hwy 190, Suite 13<br>Covington LA 70433<br>985.893.8492 | <b>Application Date: 1/28/15</b> |
| <b>◆ Location of Site:</b><br>West side of Almedia Road approximately 1396 feet from River Road and across from 280 thru 324 Almedia Road.         |                                  |
| <b>◆ Requested Action</b><br>Rezone from C-2 to M-1.   |                                  |
| <b>◆ Purpose of Requested Action</b><br>Warehousing  |                                  |

## SITE – SPECIFIC INFORMATION

- ◆ **Size of Parcel**  
68,432 sq. ft.
- ◆ **Existing Land Use and Zoning**  
C-2 and vacant.
- ◆ **Surrounding Land Uses and Zoning**  
M-1 zoning and land uses to the north and across road, C-2 zoning but vacant land uses to south and west.
- ◆ **Traffic Access and Parking**  
Almedia Rd.
- ◆ **Plan 2030 Recommendations:**  
General Commercial.

## APPLICABLE REGULATIONS

**Appendix A., Zoning Ordinance, Section IV.9:**

**Rezoning Guidelines and Criteria:** Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
  - a. Land use the same as, or similar to that existing on properties next to, or across the street from 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 tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
  - a. Undue congestion of streets and traffic access.

- b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
  - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
  - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
- a. It is not capricious or arbitrary in nature or intent.
  - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
  - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
  - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

## ANALYSIS

This request is for the purpose of developing the site with several warehouses of less than 10,000 square feet for rental purposes. The site is located across Almedia Road from several light-industrial businesses and abuts another one to the north. That site was rezoned in 2013. Toward River Road, there are vacant lands zoned C-2 and a partially occupied strip center next to there. This strip center, a Dollar General store just beyond there at River Road, and a RaceTrac convenience store at Airline Drive are the only commercial uses along Almedia Road. The primary land uses are M-1, even though slightly more land is zoned C-2 than M-1. These are indications that the land use development pattern appear to be trending away from C-2 and more toward M-1. This means that marketing forces seem to show that the corridor is more conducive for general commercial uses. All of these facts lead the department to conclude that all tests of the **third criteria are met.**

The Future Land Use Map for Almedia Road indicates General Commercial. Amending the Future Land Use Map is not required in this case as the site is less than 3 acres. However, the Department does recommend it be changed Light Manufacturing

## DEPARTMENT RECOMMENDATIONS

**Approval of the rezoning and an amendment to the Future Land Use Map to indicate the site as Light-Manufacturing.**