



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-24-R

APPLICATION INFORMATION

- **Submittal Date:** 12/9/24
- **Applicant / Property Owner**
Malcolm Darensbourg, III
M.A.D. III, LLC
199 Good Hope Street
Norco, LA 70079
504-512-0358; malcolmfab@gmail.com
- **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 25A, Section 6, Good Hope Subdivision Annex “C”; 196 Good Hope Street, Norco
- **Size:** 6,926 sq. ft.
- **Current Use:** automotive service station (permit no. 37023)
- **Surrounding Zoning**
C-2 zoning is found to the north and across Good Hope Street. R-1A zoning is adjacent to the rear and side.
- **Surrounding Uses**
The subject site is located within a commercial node located at the intersection of Good Hope Street and Third Street, situated within a larger residential neighborhood featuring a mix of site-built and manufactured single-family homes.
- **Zoning History**
The C-2 zoning district 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 Mallard overlay recommendations.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: A99
2013 Digital Flood Insurance Rate Map: AE9.5
- **Traffic Access**
Lot 25A is a corner lot with 83.6 ft. of frontage on Good Hope Street and 95.17 ft. of frontage on Third Street. Access is gained from hard surface paving across the entirety of the site.

▪ **Utilities**

Per the Parish GIS drainage, gravity sewer, and water facilities are available along Good Hope Street.

Representatives from the Departments of Public Works, Wastewater, and Waterworks have no objections to the rezoning.

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.

[V.] *Prohibited use:* Medical waste storage, treatment or disposal facilities.

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.*

The subject site is in an area designated *Neighborhood Mixed Use*, which primarily anticipates development of residential uses with a variety of housing types and compatible, local-serving commercial, retail, office and service uses. The intensity of commercial uses permitted under the requested C-3 district, which includes wholesale, warehousing, manufacturing/fabrication, and various trades, does not fit amongst the more local serving, neighborhood scale commercial uses anticipated under the *Neighborhood Mixed Use* designation. While there's an argument for this not being a spot zone due to the presence of C-3 zoning at the opposite intersection of Goodhope and Third Streets (PZR-2006-19; Ord. 07-1-4), along with a concentration of C-3 zoning 2-3 blocks over on Apple and Barreca Streets, it must demonstrate furtherance of the comprehensive plan. **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.*

The subject site has been under commercial zoning since at least 1981. The neighborhood character/land-use pattern is defined by older site-built houses, manufactured homes, and commercial uses.

The current use for the subject area 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 node such as retail sales, offices, and restaurants—uses that the surrounding residential neighborhood would benefit from. The existing C-2 zoning allows reasonable use of the site, and the land use pattern in the area has not changed in a way making the existing zoning unreasonable. **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.*

The existing neighborhood character is that of a commercial node around the intersection of Good Hope Street and Third Street, and developed residential neighborhoods with homes fronting primarily along Good Hope Street and St. Charles Street. Each corner of the above intersection is developed with commercial buildings historically occupied with a variety of commercial uses:

- 199 Good Hope Street was formerly used as the St. Charles Parish Library Norco Branch. Recent occupancies include a barber shop and online sales office.
- 1001 Third Street was developed as a credit union. Occupancy was most recently issued for an RV parts store and office.
- 184 Good Hope Street is developed with a cellular tower installation.

Several uses permitted in the C-3 district would be incompatible with the surrounding neighborhood despite the commercial nature of the intersection. C-3 zoning and uses, which includes wholesale, warehousing, manufacturing and fabrication, and various trades are not compatible with the residential-neighborhood commercial character of the area. The transportation requirements detailed under the C-3 zoning district calls for access on arterial streets (highways). Good Hope Street is considered a collector street and is not appropriate for the type of traffic generated by C-3 uses. Public utilities are available on Good Hope Street and provide services to the existing commercial development. Representatives from the Departments of Public Works, Wastewater, and Waterworks have no objections to the rezoning. **The request does not meet the third guideline.**

DEPARTMENT RECOMMENDATION

Denial, due to not meeting any of the rezoning criteria.

This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.