

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
April 13, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1 **2023-6-HOP** requested by **Mons Monson** for a home occupation – “Voodoo Construction and Landscaping, LLC” – at **26 Parlange Drive, Destrehan**. Council District 3.

- 9 **2023-7-HOP** requested by **Jeffery Vicknair** for a home occupation – “Climate Control Services, LLC” – at **180 Evangeline Road, Montz**. Council District 6.

- 14 **2023-1-MIN** requested by **Ryan Espey, et al** for a resubdivision of eight lots into six, **Highway 306 (Bayou Gauche Road), between Pine Street and Michael Drive, Bayou Gauche**. Zoning District R-1A. Council District 4.

- 22 **2023-2-MIN** requested by **Dunn Homes, LLC & Jessica Gore** for a resubdivision of two lots into two with a waiver, **19 Mary Street, Norco**. Zoning District R-1A. Council District 6.

- 30 **2023-5-R** requested by **Brandt Dufrene for One Mile, LLC** for a change of zoning from O-L to M-1 on Lots 526, 527, 528, 529, Sunset Drainage District, **837 Highway 306 (Bayou Gauche Road), Paradis**. Council District 4.

**UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES –
ADJOURN-**



Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-6-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Mons Monson
26 Parlange Drive
Destrehan, LA 70047
504.621.8891
monsmonson2010@gmail.com

BUSINESS INFORMATION

- **Name & Description**
Voodoo Construction and Landscaping LLC – grass cutting and demolition contractor
- **Licensing & Permits**
Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment**
Ford F-250 Truck, Load Trail dump trailer, Tuff dump trailer

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the home is located in a developed residential subdivision consisting of site-built single-family houses.
- **Traffic Access & Parking**
The house is developed with a driveway providing access to Parlange Drive. The driveway can provide parking for six (6) vehicles, three (3) of which can be located behind the front façade of the home. The trailers for the proposed home occupation must be kept in this area behind the front façade.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational

- regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License”; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

The applicant has applied to permit Voodoo Construction and Landscaping LLC at their residence located at 26 Parlange Drive, Destrehan. Voodoo Construction and Landscaping LLC was registered with the Louisiana Secretary of State on February 8, 2022.

The request comes before the Planning Commission due to requiring licensing with the Louisiana State Licensing Board for Contractors.

Business activities occur mostly off-site, with the home primarily utilized as an office per the application. The trailers used for business purposes are intended to be stored at the residence. The site is equipped with a driveway which will allow for the trailers to be parked behind a fence and the front façade of the home.

The applicant has acknowledged the Home Occupation Operational Regulations which state “no dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation.” This does not allow storage of the bobcat or similar construction vehicles/equipment on property.

No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Staff recommend approval with the following stipulations:

- **The trailers must be stored out of site, behind the front façade of the home.**

March 7 - deadline
April 6 - meeting



St. Charles Parish
Department of Planning & Zoning
14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
Phone (985) 783-5060 • Fax (985) 783-6447
www.stcharlesparish-la.gov

Permit/Case #:	2023-6-HOP
Receipt #:	10128057
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25

State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Mons Mavrick Manson

Home address: 26 Parlane Dr. Destrehan, LA, 70047

Mailing address (if different): _____

Phone: 504-621-8891 Email: MonsManson2010@gmail.com

Property owner: Mons Manson

Name of proposed business: Voodoo Construction & Landscaping LLC

Are state or federal permits/licenses required for your proposed business? YES/NO

If yes, please list the agency/office involved: _____

Description of proposed business/business-related activities: Use home for office work. Company does grass cutting, Demo work

How many people will be employed by the proposed business? 1 - ONE

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

Ford F-250 2017 DRIVE way
Load trail Dump trailer 2022 side yard behind fence
Tuff Dump trailer 2022 side yard - behind fence

What materials and equipment will be used in the proposed business? Where will these items be stored?
Small bobcat with buckets - In the trailers in side yard or on remote storage yard.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Mons
(Property owner - Signature)

2-10-23
(Date)

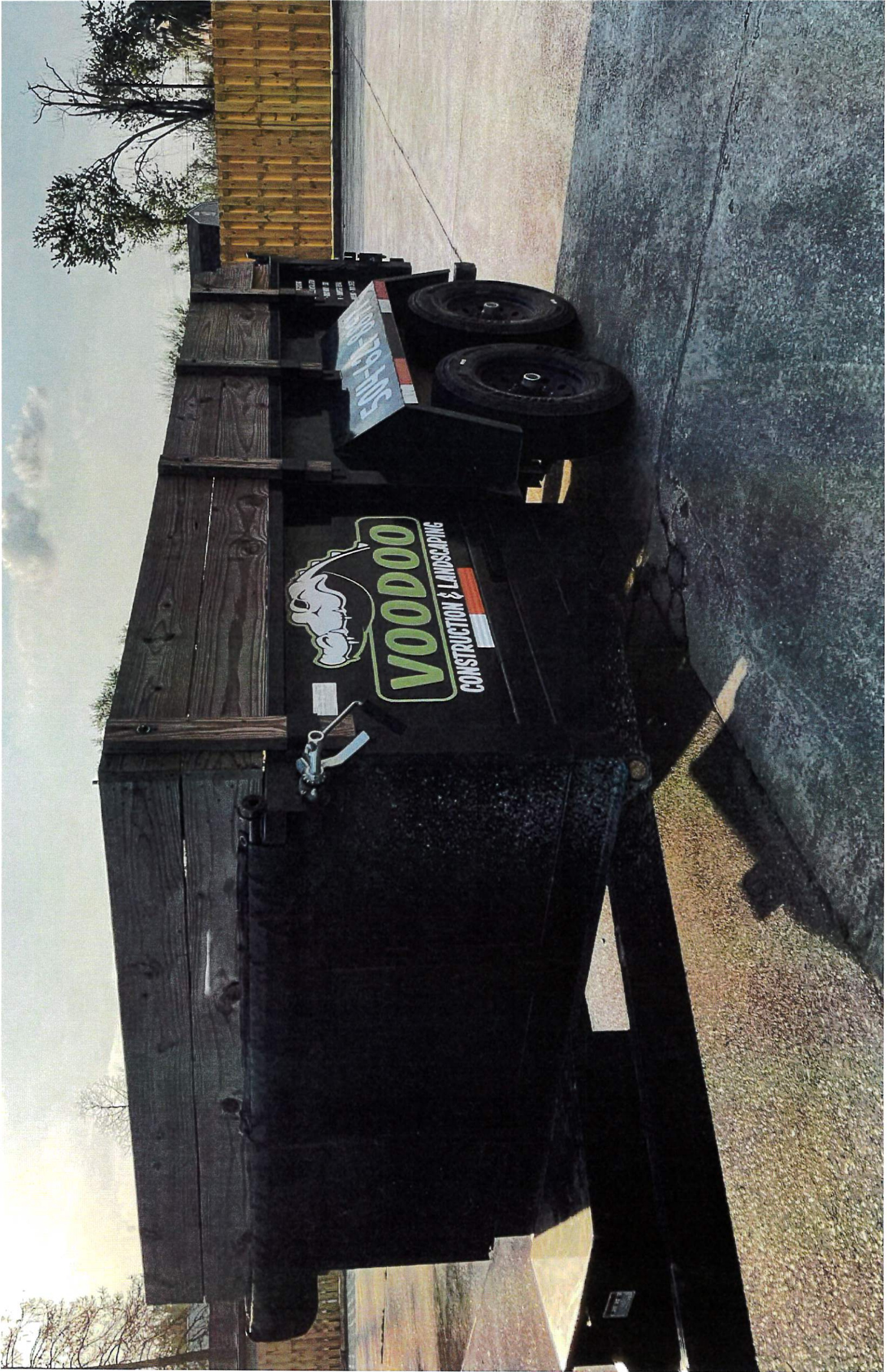
Mons Manson
(Property owner - Print Name)

(Notary signature & seal)

(Date)

Permit/Case #: _____











Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-7-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Jeffrey Vicknair
180 Evangeline Road
Montz, LA 70068
504.875.6744
jeffvicknair@cox.net

BUSINESS INFORMATION

- **Name & Description**
Climate Control Services, LLC – HVAC repairs and replacement
- **Licensing & Permits**
Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment**
Ford F-150 Truck and Cargo Craft trailer

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A zoning is located to the front and adjacent on each side; R-1A(M) zoning is adjacent to the rear.

The home is located in a developed single-family residential neighborhood.

- **Traffic Access & Parking**
The house is developed with a driveway providing access to Evangeline Road. The driveway runs along the side of the house and provides parking for up to 10 vehicles.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

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- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
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 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
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- regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
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 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
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 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

The applicant has applied to permit Climate Control Services, LLC at their residence located at 180 Evangeline Road, Montz. Climate Control Services, LLC was registered with the Louisiana Secretary of State on February 20, 2022.

The request comes before the Planning Commission due to requiring licensing with the Louisiana State Licensing Board for Contractors.

As per the application the home is primarily utilized as an office. Any materials kept at the residence are stored in the trailer and truck. Space is available to park the trailer in the driveway, behind the front façade of the house.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner and none were apparent during a site visit.

DEPARTMENT RECOMMENDATION

Approval.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	2023-7-1160
Receipt #:	
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Jeffrey Vicknair

Home address: 180 Evangeline Rd Montz, LA 70068

Mailing address (if different): _____

Phone: 504-875-6744 Email: jeffvicknair@cox.net

Property owner: Jeffrey Vicknair

Name of proposed business: Climate Control Services, LLC

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: _____

Description of proposed business/business-related activities: HVAC Repairs and replacement.

How many people will be employed by the proposed business? _____

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. _____

2018 Ford F150
2023 Cargo Craft Trailer

What materials and equipment will be used in the proposed business? Where will these items be stored?
Misc. supplies and materials stored in trailer and service truck.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

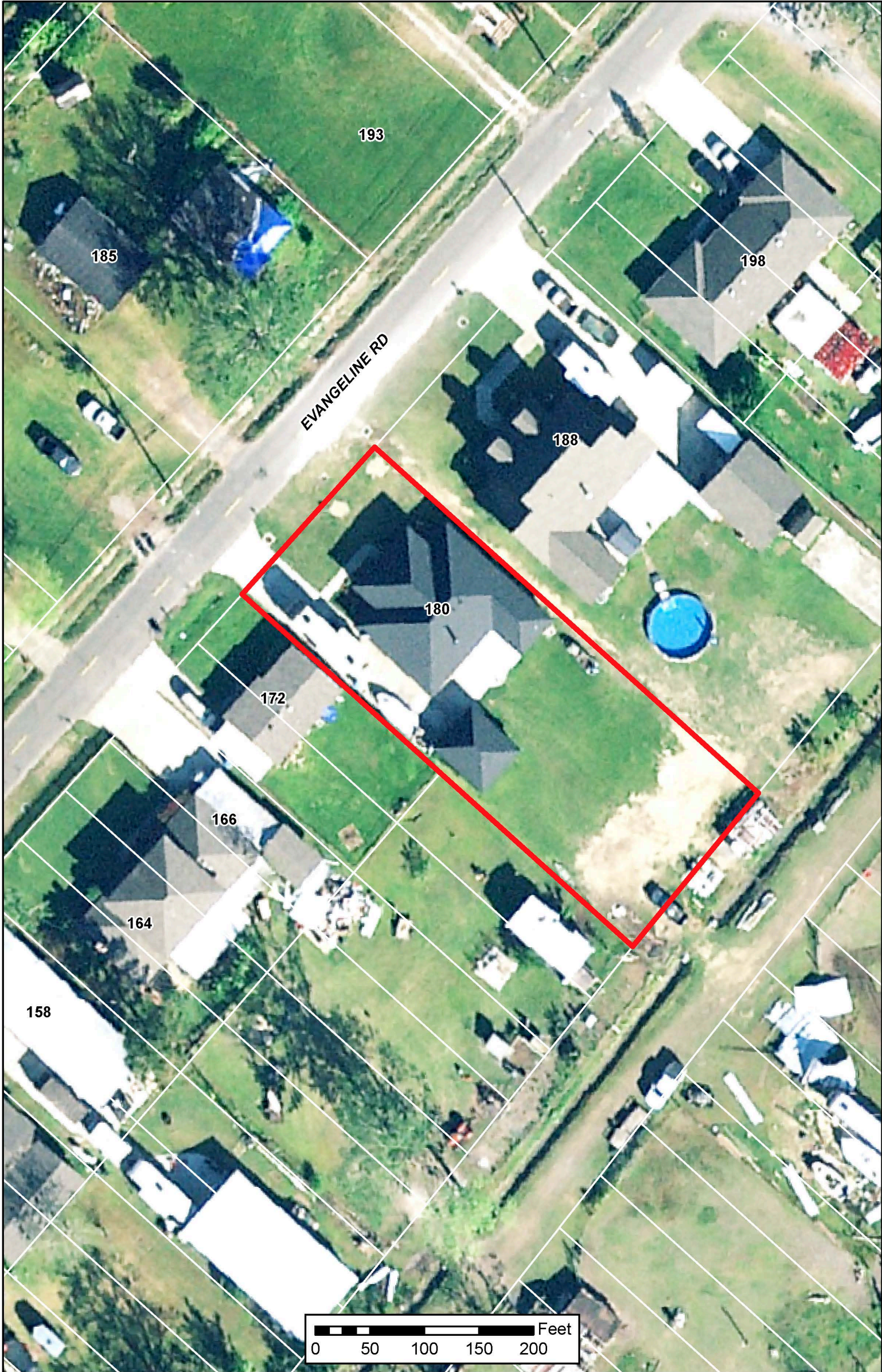
 (Property owner - Signature) (Date)

 (Property owner - Print Name)

 (Notary signature & seal) (Date)

Permit/Case #: _____







Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-1-MIN

APPLICATION INFORMATION

- **Submittal Date:** 3/15/23

- **Applicant / Property Owner**

Ryan Espey 135 Pine Street Des Allemands, LA 70030 985.718.8483 essentialts@yahoo.com	Christopher & Rochelle Touchard 107 Michael Drive Des Allemands, LA 70030
Blake Cornett 118 Market Street Paradis, LA 70080 225.439.4781 blakecornett@ymail.com	John & Terry Linder 106 Pine Street Des Allemands, LA 70030
	Mark Anthony Dufrene 122 Pine Street Des Allemands, LA 70030

- **Request**

Resubdivide Lot 914, Portion of 965, and Lot 5, Sunset Drainage District, Lot 9, Grand Bayou Estates, and Half of Lot 6, Lot 7, Half of Lot 8, and Lot 18, Block 2, Pine Gardens, into Lots 965-A, 965-B, 965-C, and 5-A, Sunset Drainage District, Lots 7-A and 18-A, Block 2, Pine Gardens (8 lots into 6).

SITE INFORMATION

- **Location**

The main tracts extend from Bayou Gauche Road, between Pine Street and Michael Drive. Additional located are located at 106 Pine Street, 122 Pine Street, and 107 Michael Drive.

- **Size of Proposed Lots**
 - Lot 965-A: 412,758.79 sq. ft. (9.476 acres); 60.08 ft. – 329 ft. wide
 - Lot 965-B: 16,457.99 sq. ft. (0.377 acres); 135 ft. wide
 - Lot 965-C: 46,455.60 sq. ft. (1.066 acres); 134.01 ft. wide
 - Lot 7-A: 44,800.00 sq. ft. (1.028 acres); 160 ft. wide
 - Lot 18-A: 30,400.00 sq. ft. (0.697 acres); 80 ft. – 160 ft. wide
 - Lot 5-A: 57,070.00 sq. ft. (1.310 acres); 130 ft. wide

- **Current Zoning**

Half of Lot 6, Lot 7, Half of Lot 8 are zoned C-2. The remaining lots are zoned R-1A. Resulting Lot 7-A will be split zoned C-2/R-1A.

- **Current Use**

Lot 965 and 914 of the Sunset Drainage District and Lot 9 of Grand Bayou Estates are undeveloped. All other lots are developed with single family homes.

- **Surrounding Zoning**

R-1A and C-2 zoning is located to the north; R-1A zoning is located to the south and east; O-L zoning is located to the west.

- **Surrounding Uses**

Developed single family subdivisions are adjacent to the north and south; the tract adjacent to the east is undeveloped; the area to the west is open pasture.

- **Flood Zone and Elevation:** X Zone / DFIRM AE6

▪ **Plan 2030 Recommendation**

Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).

▪ **Traffic Access**

Lots 965-A, 985-B, and 985-C have frontage on Bayou Gauche Road, but only Lot 965-A currently has driveway access from the roadway. Lots 7-A and 18-A have frontage and driveway access on Pine Street. Lot 5-A has frontage and driveway access on Michael Street.

▪ **Utilities**

Standard utilities are available on Bayou Gauche Rd., Pine St., and Michael Dr.

▪ **Development History**

- Lots 965 and 914 are shown on the original map of the Sunset Drainage District dated December 1, 1925 and have remained undeveloped.
- Lot 9 is the result of proposed Grand Bayou Estates Subdivision as shown on the map by E.M. Collier dated March 15, 1969. The subdivision was not developed and no other lot as shown on the subdivision map exists as a lot of record.
- Lot 5 of the Sunset Drainage District was plotted in 1969 by E.M. Collier as part of a Survey of Lots 966, 913 and 903 of the Sunset Drainage District. Michael Drive is now a developed residential street.
- The subject lots fronting Pine Street were originally platted as shown on the subdivision map of Pine Gardens by E.M. Collier dated July 28, 1970. Pine Gardens is now a developed residential subdivision.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] R-1A. *Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.

- (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
- a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) 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.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

[III.] C-2 General commercial district— Retail sales:

- 1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses allowed in C-1 District.
 - (2) Retail sales (except auto and mobile home sales), usage, and storage
 - (3) Hotels, motels and apartment hotels
 - (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
 - (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
 - (6) Animal hospitals where all animals are kept inside the building
 - (7) Service station
 - (8) Commercial recreation facilities
 - (9) Commercial greenhouses and nurseries
 - (10) Commercial schools
 - (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
 - bicycles
 - radios
 - televisions
 - stereos and recorders
 - household appliances
 - locksmith
 - typewriters
 - other similar uses
 - (12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
 - dressmakers
 - millinery
 - tailors
 - baking goods sales
 - laundry and dry cleaners
 - theatres (but not the drive-in type)
 - (13) Laboratories
 - (14) Customary accessory uses incidental to the above uses when located on the same lot
 - (15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
 - (16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.
 - (17) Other uses of similar intensity.
 - (18) Mini-storage facilities (limited to one-story construction in C-2 district).
 - (19) Historic home site bed and breakfast.
 - b. Special exception uses and structures include the following:
 - (1) Dwelling units contained within the office building
 - (2) Reserved
 - (3) Reserved
 - (4) Churches
 - (5) Movie theaters
 - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.

- c. Special permit uses and structures include the following:
 - (1) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.
 - (5) Heating and air conditioning service.
 - (6) Sheet metal shops
 - (7) Plumbing shops.
 - (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 St. Charles Parish Council.
- 2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) 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 Requirements: Arterial
- 4. Special Provisions:
 - a. Where any commercial use in a C-2 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.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

- 1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
- 3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

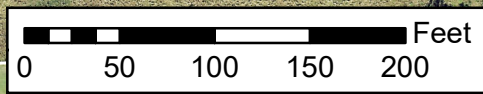
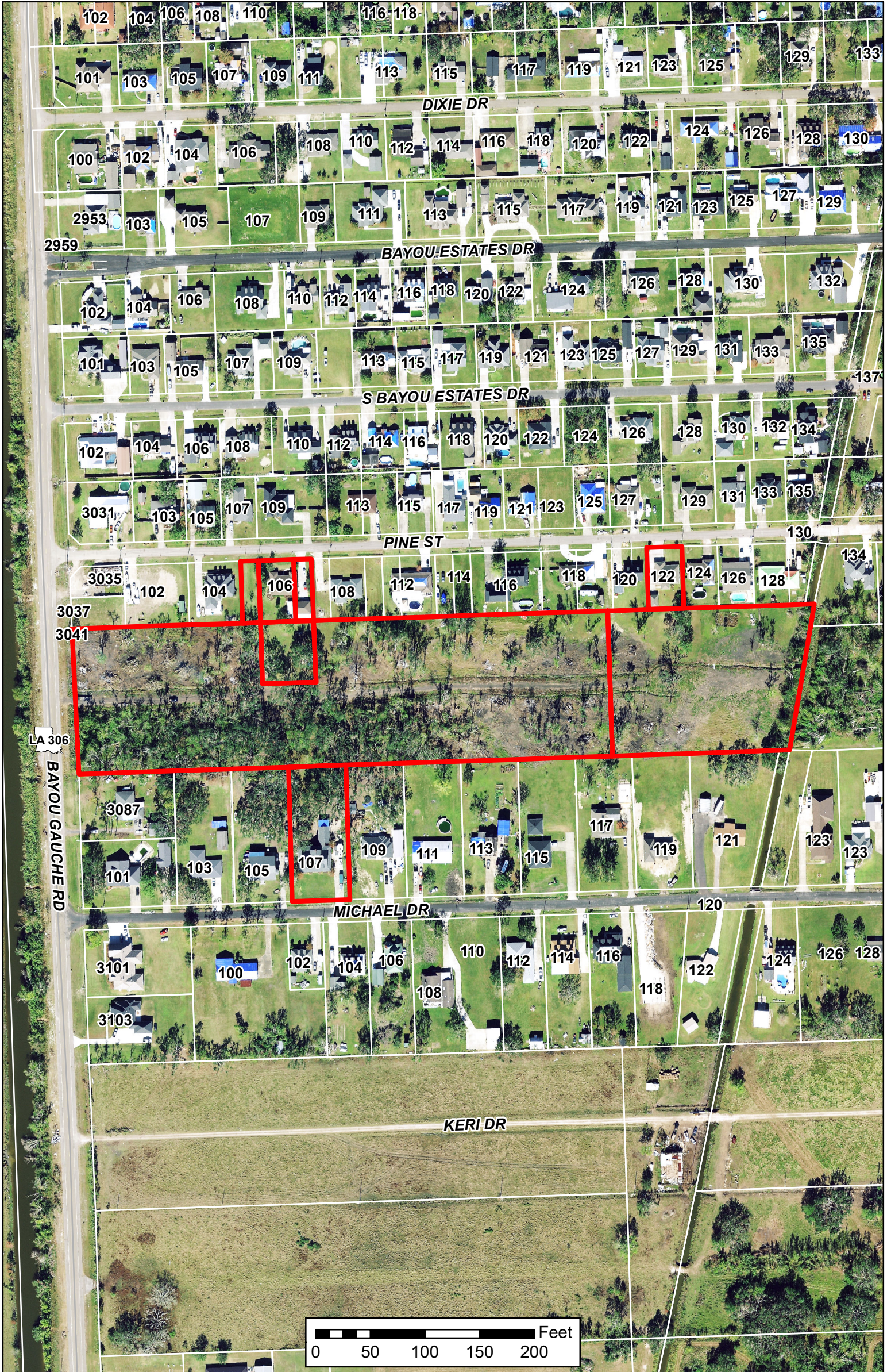
Each proposed lot meets the minimum area and width requirements for their zoning district, as well as geometric standards.

The resubdivision does not result in an increase in existing lots, but requires Planning Commission approval as a minor resubdivision due to involving more than five (5) lots.

DEPARTMENT RECOMMENDATION

Approval





2023-1-MIN Espey and Cornett 8 lots into 6

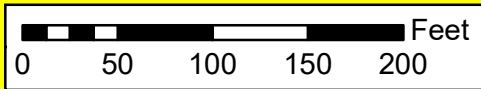
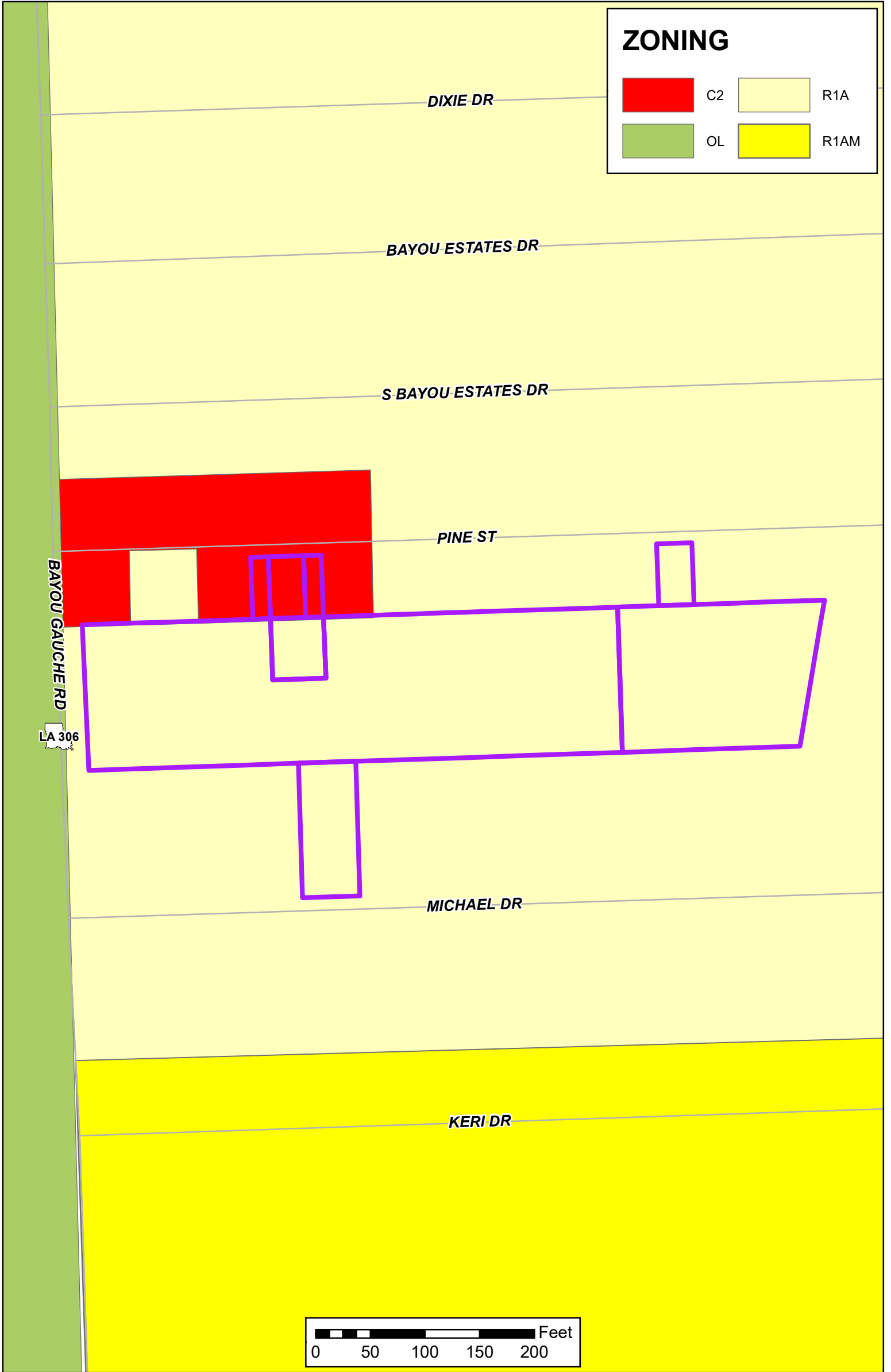


2023-1-MIN Espey and Cornett 8 lots into 6

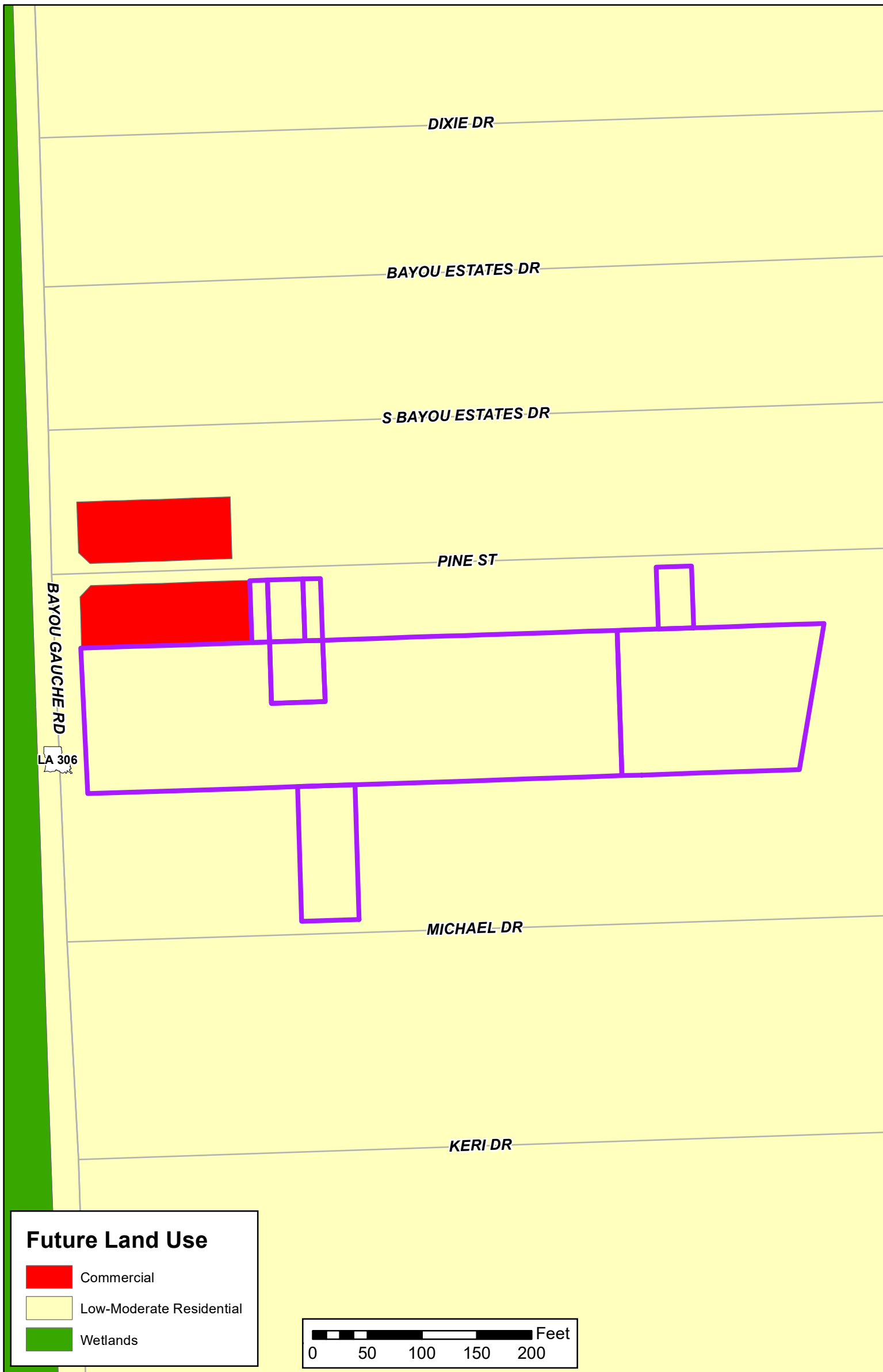


ZONING

	C2		R1A
	OL		R1AM



2023-1-MIN Espey and Cornett 8 lots into 6





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2023-2-MIN

APPLICATION INFORMATION

- **Submittal Date:** 3/23/23
- **Applicant / Property Owner**

Johnny & Vicki Dunn	Jessica Gore
Dunn Homes, LLC	19 Mary Street
124 Edna Drive	Norco, LA 70079
Des Allemands, LA 70030	504.380.5348
504.615.2500	
dunnhomes@yahoo.com	
- **Request**

Resubdivision of Lots D-4 and E-5, Square 1 of Mule Subdivision Number Two, Section One, into Lots D-4A and E-5A.

SITE INFORMATION

- **Location:** 19 Mary Street, Norco
- **Size of Proposed Lots**
 - Lot D-4A: 5,570.40 sq. ft.; 66 ft. wide
 - Lot E-5A: 5,486.00 sq. ft.; 65 ft. wide
- **Current Zoning:** R-1A, Single Family Residential
- **Current Use**

Lot D-4 is developed with a single-family home. Lot E-5 is undeveloped.
- **Surrounding Zoning**

R-1A is located to the front and First Street sides; R-1A(M) is adjacent to the rear; C-2 is adjacent to the River Road side.
- **Surrounding Uses**

Mary Street is developed with site built houses. The tract adjacent to the rear is undeveloped.
- **Flood Zone and Elevation:** X Zone / DFIRM X
- **Plan 2030 Recommendation**

Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections (over six dwellings per acre).
- **Traffic Access**

Each lot has frontage on Mary Street. Lot D-4A will have access to Mary Street via an existing driveway. Lot E-5A does not have driveway access across the open swale ditch to Mary Street.
- **Utilities**

Standard utilities are available on Mary Street.
- **Development History**

Lots D-4 and E-4 are shown on the resubdivision map by E.M. Collier dated November 5, 1971.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] R-1A. Single family residential detached conventional homes—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) 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, not withstanding 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.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix C. Section II. Subdivision Procedure

C. Minor Resubdivisions.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of

the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:

- a. Location of the property.
- b. Name(s) and address(es) of the owners.
- c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
- d. Existing property lines and lot numbers, including names and width of adjoining streets.
- e. Proposed property lines and revised numbers of proposed lots.
- f. Location and dimensions of existing buildings.
- g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
- h. Existing lakes and ponds.
- i. North arrow and scale.
- j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
- k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25— Stormwater Management and Erosion and Sedimentation Control.
- l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

The minor resubdivision does not result in an increase in existing lots but requires Planning Commission approval due the need for a waiver.

Existing lots D-4 and E-5 meet the minimum 60 ft. width for the R-1A zoning district, but are legally non-conforming since they fall below the minimum 6,000 sq. ft. area. This is due to being platted at 84.4 ft. deep.

The resubdivision shifts the common lot line between D-4 and E-5 approximately 2 ft. towards First Street, further reducing the area of Lot E-5 by 168.8 sq. ft. and increasing the extent of the non-conformity (alternatively, nonconforming Lot D-4 is improved with the addition of 168.8 sq. ft.).

The resubdivision is being requested so the driveway improvements on Lot D-4 no longer encroach into the adjacent lot.

Resulting Lots D-4A and E-5A will continue to meet the minimum 60 ft. lot width but will still have non-conforming lot area (this could only be resolved if adjacent lots were in common ownership).

The Department does not object to the waiver.

DEPARTMENT RECOMMENDATION

Approval

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS:

St. Charles Parish Planning and Zoning Commission Chairman _____ Date _____

St. Charles Parish Council Chairman _____ Date _____

St. Charles Parish President _____ Date _____

RECORDED IN THE CLERK OF COURT'S OFFICE,

ST. CHARLES PARISH, LOUISIANA

ON THE ____ DAY OF _____ 20__.

INSTRUMENT NUMBER _____

REFERENCE PLANS:

- RESUBDIVISION OF LOTS 1, 2, 3, & 4, SQUARE 1 MULE SUBDIVISION NUMBER TWO, SECTION ONE BY M. COLLIER, DATED NOV. 5, 1971, REVISED MARCH 20, 1972, LOTS A, B, C, D, E ADDED SURVEY OF LOT D-4.
- SQUARE 1 MULE SUBDIVISION NUMBER TWO, SECTION ONE BY E. M. COLLIER, DATED NOV. 6, 1971, REVISED APRIL 1972 & JUNE 7, 1972.
- SURVEY OF LOT E-5, SQUARE 1 MULE SUBDIVISION NUMBER TWO, SECTION ONE BY GASSEN SURVEYING, LLC, LOUIS J. GASSEN JR., PLS

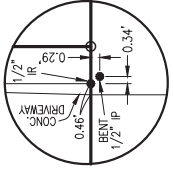
The reference plans shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.

20 10 0 GRAPHIC SCALE

RIVER ROAD - JEFFERSON HIGHWAY Side

192.4' TO RIVER ROAD - JEFFERSON HWY.

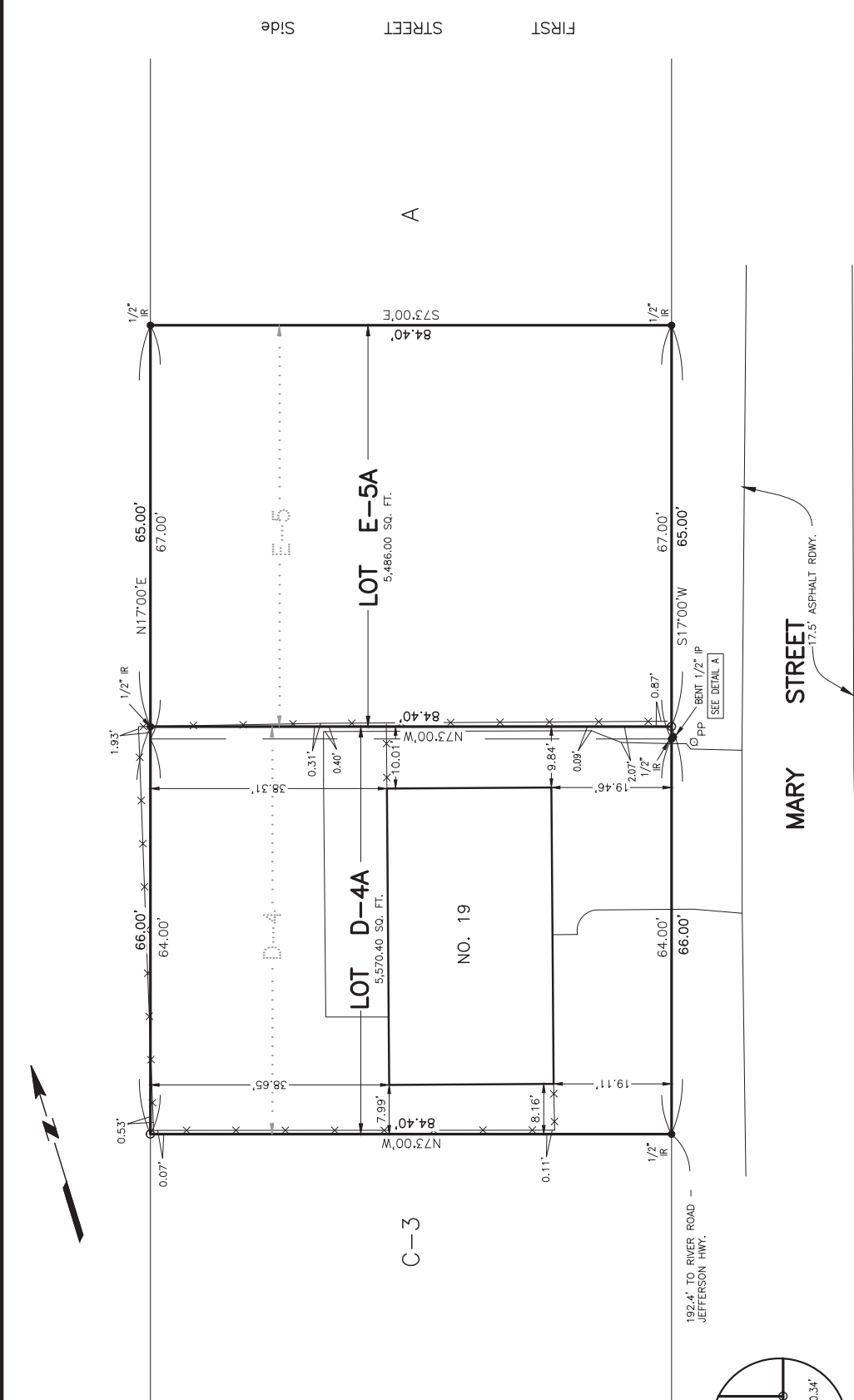


DETAIL A
NOT TO SCALE

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

LEGEND

- O = 1/2" IRON ROD SET
 - = FOUND
 - IP = IRON PIPE
 - IR = IRON ROD
 - PP = POWER POLE
 - X— = FENCE
- BEARINGS ARE BASED ON REFERENCE PLANS



RESUBDIVISION OF LOTS D-4 & E-5, SQUARE 1
MULE SUBDIVISION NUMBER TWO
SECTION ONE

INTO LOTS D-4A & E-5A
SECTION 6, T12S - R8E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 20'

MARCH 13, 2023

CERTIFIED TO DUNN HOMES, LLC
& JESSICA MARIE GORE

I certify that this plot represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

LOUIS J. GASSEN JR., PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070



GASSEN SURVEYING, LLC

Vicki Dunn
Johnny Dunn

Name: Dunn Homes, LLC

Address: 31 Mary St. Norco, La 70079

Case Number: 2023-2-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Appendix C, Section III.C.1. Size.** The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
- **Appendix A, Section VI.B.[I].2.a. Minimum lot size:** Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The previous owners of 19 Mary St, Norco, La 70079 poured a driveway that encroached the property line between 19 Mary St. and 31 Mary St. by approximately 2 feet. We feel the best resolution would be to sell them 2 feet of our property to save them the trouble of removing two feet of their driveway.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Date: 3-29-23

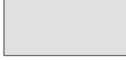



2023-2-MIN: Dunn-Gore
2 lots into 2

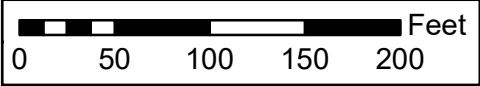
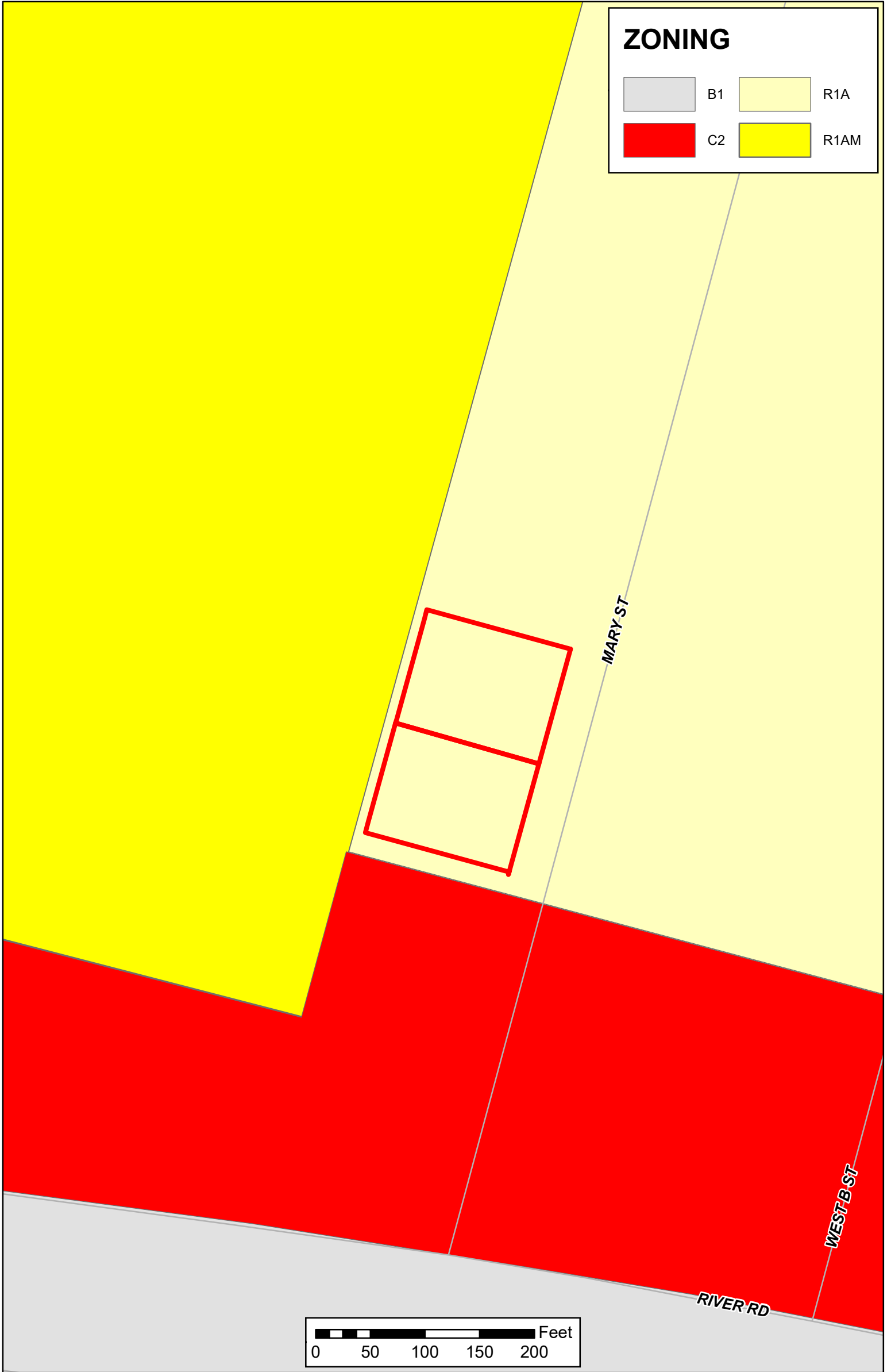


2023-2-MIN: Dunn-Gore
2 lots into 2

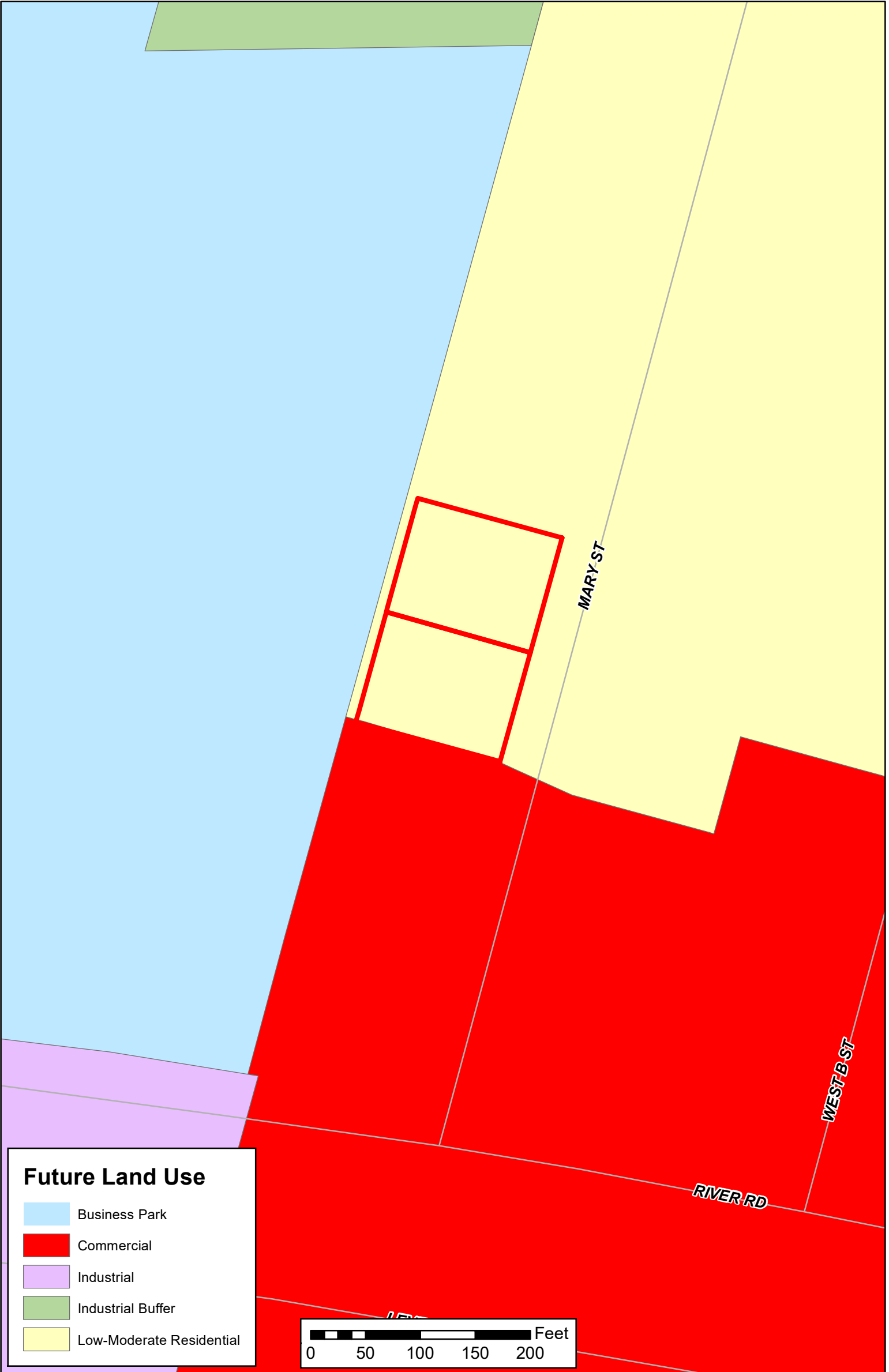


ZONING

	B1		R1A
	C2		R1AM



2023-2-MIN: Dunn-Gore
2 lots into 2





**Department of Planning & Zoning
Staff Report – Map Amendment
Case No. 2023-5-R**

APPLICATION INFORMATION

- **Submittal Date:** 3/7/23
- **Applicant / Property Owner**
Brandt Dufrene
One Mile, LLC
P.O. Box 510
Boutte, LA 70039
(504)-460-4989; bjdufrene@aol.com
- **Request**
Change of zoning from O-L, Open Land to M-1, Light Manufacturing and Industry

SITE INFORMATION

- **Location**
837 LA 306 (Bayou Gauche Road), Paradis; Lots 526, 527, 528, 529, Sunset Drainage District.
- **Size**
40 acres
- **Current Use**
Approximately 3 acres on Lots 526 and 527 are improved with a single family house and two separate structures used for storage. The remaining approximately 37 acres is undeveloped but cleared.
- **Surrounding Zoning**
O-L zoning is located to each side.
- **Surrounding Uses**
The surrounding area is comprised mostly of land used for agricultural purposes, specifically cattle grazing.

Residential uses can be found on Rivet Lane (approx. 600 ft. down Bayou Gauche Road), Bergeron Lane (approx. a quarter-mile up Bayou Gauche Road), and the developed Town of Paradis (approx. a half-mile up Bayou Gauche Road).

- **Zoning History**
The O-L district was established in 1981.
- **Future Land Use Recommendation**
Industrial – This designation includes uses such as warehouse and distribution activities, as well as office uses, repair facilities, light assembly and light manufacturing activities that do not involve emissions of odors, dust, fumes or excessive noise.

Recommended Zoning Districts: M-1 (light manufacturing and industrial), Batture (industrial)
- **Traffic Access**
The site consists of four separate lots, each having 330 ft. of frontage on Bayou Gauche Road. Access is through Lot 526 via an aggregate driveway.

▪ **Utilities**

Standard utilities are located along Bayou Gauche Road, including water and sewer along the front of Lots 526, 527, 528, 529.

Improvements will warrant additional drainage review during the permit process.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.
 - (5) Assembly plants.
 - (6) Bottled gas sales and/or service.
 - (7) Food processing plants.
 - (8) Cellophane products manufacturing.
 - (9) Cold storage or refrigerating plants.
 - (10) Electrical parts manufacturing and assembly.
 - (11) Fiber products manufacturing (previously prepared fiber).
 - (12) Garment manufacturing.
 - (13) Glass products manufacturing.
 - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
 - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
 - (16) Leather products manufacturing (previously prepared leather).
 - (17) Commercial vehicle and heavy equipment sales and service.
 - (18) Millwork.
 - (19) Paint mixing and treatment (not employing a boiling process).
 - (20) Paper products manufacturing (previously prepared material).
 - (21) Plastic products manufacturing (previously prepared material).
 - (22) Sheet metal products manufacturing (light).
 - (23) Sign manufacture.
 - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
 - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
 - (26) Television and radio broadcasting transmitters.
 - (27) Textile products manufacturing.
 - (28) Toy manufacturing.
 - (29) Well drilling services.
 - (30) Wood products manufacturing (assembling work and finishing).
 - (31) 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.
 - b. Special exception uses and structures (variation):
 - (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) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98).
Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities

- d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
 - (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) 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.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
- 2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) 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, not withstanding 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, rail, water.
- 4. Special Provisions:
 - a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
 - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) 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 buffer strip.
 - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

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 designated *Industrial*, which anticipates uses such as warehouse and distribution activities, offices, repair facilities, and light assembly and light manufacturing activities that do not involve emissions of odors, dust, fumes or excessive noise. The recommended zoning district is M-1. The proposed M-1 zoning district conforms to this anticipated land development pattern established by the Future Land Use Map, but the request is a spot zone. No industrial zoning is located on Bayou Gauche Road, with the closest being an M-2 district approximately 0.62 miles to the west on Highway 90. **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 is located on Bayou Gauche Road approximately 0.5 miles south of the developed neighborhoods of Paradis, and the beginning of an approximately 3.5 mile stretch of minimal development before reaching the neighborhoods in Bayou Gauche. The development that does exist is limited to a handful of single family dwellings and large open tracts used for agricultural purposes. Aerial imagery over the past 20 years shows this land-use pattern has remained mostly unchanged. The existing O-L zoning is appropriate for this land-use pattern, but it doesn't necessarily allows for reasonable use of the property. One purpose of the O-L district is to act as a "holding" district where *"it is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code."* As referenced earlier development here is sparse and the area has remained mostly unchanged for some time. Any residential development pressure is limited to those developed areas of Paradis and Bayou Gauche and any commercial development pressure is focused along nearby U.S. Highway 90. With the subject site's proximity to a U.S. Highway corridor along with its relative isolation, a change to M-1 would allow for reasonable use of the property while minimizing potential impacts to surrounding communities. **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.*

Uses permitted in the M-1 district include agriculture and general farming, warehousing, various fabrication and manufacturing operations, open storage, and commercial vehicle/heavy equipment sales and service. The character of the area is agricultural, with the primary land use consisting of large open tracts, some of which is used for cattle grazing. Residential use in the immediate area is sparse, with the most concentrated residential development approximately 0.5 miles north in the developed neighborhoods of Paradis. There is no industrial zoning or development along Bayou Gauche Road, but the inclusion of agricultural and farming uses within the M-1 zoning district indicates the higher intensity manufacturing uses would be compatible in this area. This zoning change is also not expected to result in development that would overburden public infrastructure. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based on meeting the second and third rezoning criteria.

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



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	<u>2023-5-R</u>
Receipt #:	_____
Application Date:	<u>3/7/23</u>
Zoning District:	<u>O-L</u>
FLUM Designation:	<u>Palustrine</u>
Date Posted:	_____

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: One Mile, LLC /Brandt Dufrene, manager

Home address: 13386 Hwy 90, Boutte, LA 70039

Mailing address (if different): P.O. Box 510, Boutte, LA 70039

Phone #s: 504-460-4989 Email: bjdufrene@aol.com

Property owner: One Mile, LLC/Brandt Dufrene

Municipal address of property: 837 Highway 306, Paradis, LA 70080

Lot, block, subdivision: Lots 526, 527, 528 & 529, Sunset Drainage Dist.

Change of zoning district from: Open Land to: M-1

Future Land Use designation of the property: industrial
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: _____
Develop something permitted in industrial zoning.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

Mitigation bank & cattle grazing-leased to ranchers to raise cattle. Property is unlikely to develop for residential purposes.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____

Nothing-open land, not for future residential development . Land is surrounded by Chevron, no neighbors will be affected,
Current and former use of property has been for Machine Shop - Fabrication Shop and Warehouse

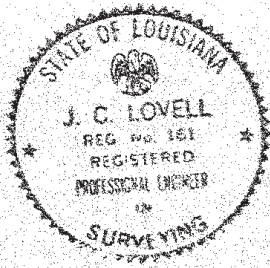
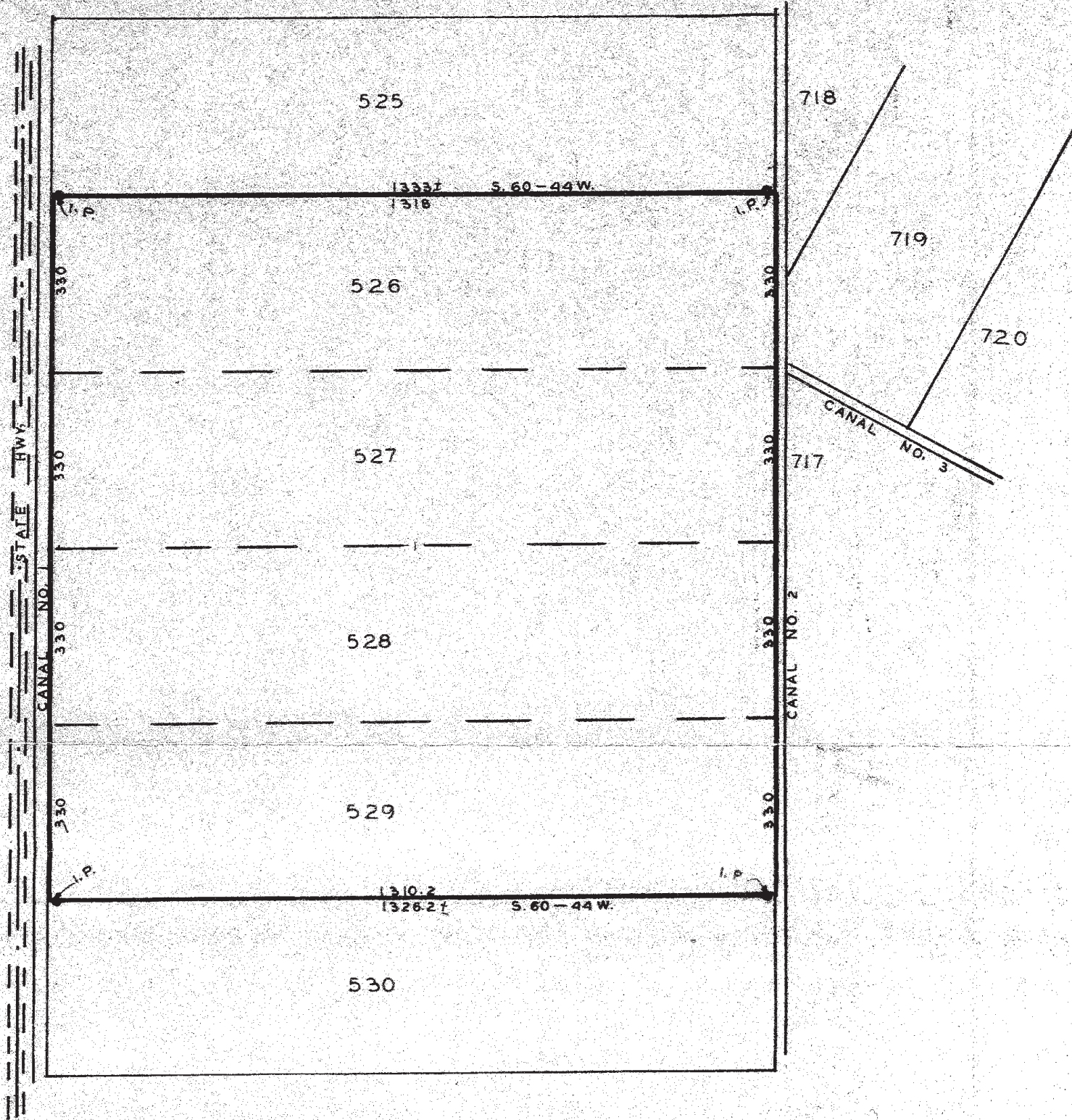
How does your proposed use of the property comply with the Future Land Use designation for the property? _____

Complies with the Parish future land use to be zoned M-1.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

Used for warehouse storage and light industrial.
No Neighborhoods around property-surrounded by Chevron mitigation bank.

Permit/Case #: 2023-5-R



PROPERTY OF
 LOUIS J. ROUSSEL
 LOTS 526, 527, 528 & 529
 OF
 SUNSET DRAINAGE DISTRICT
 BY JAMES S. WEBB, DEC. 1, 1925
 ST. CHARLES PARISH, LA.
 SCALE: 1"=200' OCTOBER 1, 1959

J. C. Lovell, Jr.
 J. C. LOVELL, SUR.

2023-5-R
Map Ammendment, O-L to M-1



2023-5-R
Map Ammendment, O-L to M-1



2023-5-R
Map Ammendment, O-L to M-1

