

**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>2021-9-R</u>
Receipt #: <u>3783961</u>
Application Date: <u>3/9/21</u>
Zoning District: <u>C-3</u>
FLUM Designation: <u>Com</u>
Date Posted: _____

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

Fee: \$40 - \$200

Applicant: James Roland Dugas III

Home address: 110 Blouin St. Raceland, La. 70394

Mailing address (if different): \_\_\_\_\_

Phone #: 985 713 8574 Email: hacksawproductions@gmail.com

Property owner: James Roland Dugas III

Municipal address of property: \_\_\_\_\_

Lot, block, subdivision: Tract 7, being a portion of Lot 153 Coteau de France

Change of zoning district from: C3 to: R-1A

**R-1A**

or

**R-1AM**

Future Land Use designation of the property: \_\_\_\_\_  
 (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: For residential use, not commercial, to build a home

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

The neighborhood is residential

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

Yes It is all residential

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

The whole neighborhood is residential, people live throughout the neighborhood & I want to build a home on my property & live in the neighborhood also.

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.

The neighborhood is residential. The property was not purchased for commercial use. No other businesses are in the neighborhood. The neighborhood is residential & I want to use the property for residential use also. The project of building a home will be complete.

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No one is going to make a business (commercial use) in the middle of a residential neighborhood.

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from C-3 to R-1A at TRACK 7, Lot 153 :

  
\_\_\_\_\_  
(Property owner)

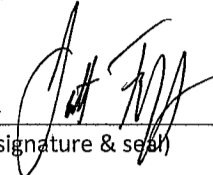
\_\_\_\_\_  
(Property owner)

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(Property owner)

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(Property owner)

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(Property owner)

\_\_\_\_\_  
(Property owner)

  
\_\_\_\_\_  
(Notary signature & seal)

**SCOTT J. FALGOUST**  
**ATTORNEY/NOTARY PUBLIC**  
**BAR# 33545/NOTARY ID #132764**     3/10/21  
**Parish of St. Charles**     (Date)  
**State of Louisiana**

**Rezoning Application Process:**

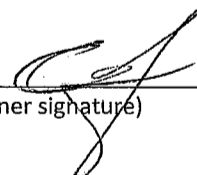
**My Commission is for life.**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

**Application Checklist:**

- 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- 3. Survey of property
- 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- 5. Notarized endorsement of all property owners—affidavits.
- 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

  
\_\_\_\_\_  
(Planner signature)

3/10/21  
\_\_\_\_\_  
(Date)

Notes/comments: \_\_\_\_\_  
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