



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

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Permit/Case #:	2022-12-R
Receipt #:	7515709
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: St. Charles Parish Hospital Service District No 1

Home address: 1057 Paul Maillard Road, Luling, LA 70070

Mailing address (if different): (SAME)

Phone #s: 985-785-3644 Email: Keith.dacus@ochsner.org

Property owner: St. Charles Parish Hospital Service District No. 1

Municipal address of property: 1001 Paul Maillard Road, Luling, LA

Lot, block, subdivision: Portion of ground on Ellington Plantation (200'x 450')

Change of zoning district from: C-2 to: MS

Future Land Use designation of the property: Mixed Use Corridor

(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: Expansion of Medical Services and parking for St. Charles Parish Hospital

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? Public Hospital and Medical Office Buildings

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

This site is adjacent to the current Hospital and will be used for Hospital/Medical Office uses. This will make the entire square from Paul Maillard Road to Milling Ave and Angus Drive to Hall St. a Medical Complex

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

As a Mixed Use Corridor the proposed use complies with the Future Land Use designation. The rezoning continues to physically and functionally integrate health care services at the premier MS site in our Parish.

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.

All future uses will be as allowed in Medical Services District