



**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 #: 2020-5-R  
Receipt #: 3192749  
Application Date: 4/7/2020  
Zoning District: C-2  
FLUM Designation: Comm.  
Date Posted: \_\_\_\_\_

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

Fee: \$40 - \$200

Applicant: PAUL J. HOGAN  
Home address: 222 DOWN THE BAYOU ROAD, DES ALLEMANS, LA 70030  
Mailing address (if different): P.O. BOX 250, DES ALLEMANS, LA 70030  
Phone #s: 504-615-4862 Email: PHINDA9@AOL.COM  
Property owner: PAUL J. HOGAN  
Municipal address of property: 16644 HIGHWAY 90, DES ALLEMANS, LA 70030  
Lot, block, subdivision: LOT 69-A-2A, COTEAU DE FRANCE  
Change of zoning district from: C-2 to: R-1M  
Future Land Use designation of the property: GENERAL COMMERCIAL  
(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: \_\_\_\_\_

RECREATIONAL VEHICLE (RV) PARK

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

NONE. THE ADJACENT PROPERTY IS VACANT AND NEARBY PROPERTY IS PRIMARILY WOODED.

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

THE ADOPTED ADVISORY BASE FLOOD ELEVATION OF +5.0' HAS SEVERLY LIMITED THE ABILITY OF THE PROPERTY TO BE DEVELOPED DUE TO THE ELEVATION OF THE PROPERTY ( EL. 0' TO -2').

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

THE PROPOSED USE WOULD BE BE A COMMERCIAL OPERATION WHICH REQUIRES R-1M ZONING

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.

IT WOULD ALLOW FOR MANUFACTURED HOMES WHICH IS COMPATIBLE WITH THE HOMES AND TRAILERS IN THE VICINITY. IF THE PROJECT DOES NOT DEVELOPE HOWEVER, I WILL SEEK TO REZONE TO A COMMERCIAL DISTRICT

Permit/Case #: 2020-5-R