



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 #:	2022-1-R
Receipt #:	4217692
Application Date:	2/1/22
Zoning District:	C-2A(M)
FLUM Designation:	Neighborhood Comm.
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Carla Elizabeth Portera Grunberg

Home address: 12 Mustang Lane, St. Rose, LA 70087

Mailing address (if different): _____

Phone #s: 504-615-8207 Email: carla.grunberg@ymail.com

Property owner: Carla Elizabeth Portera Grunberg

Municipal address of property: 118 St. Rose Ave., St. Rose, LA 70087

Lot, block, subdivision: Lot 1B Subdivision St. Rose Gardens

Change of zoning district from: Residential to: C 2

Future Land Use designation of the property: Neighborhood 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:

Planning to sell and looking to make it more marketable.

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

There are commercial business surrounding area

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

Makes more sense for property to be C 2 than residential with firedept on one side and across the street, subway on other side and business across the street

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

It does comply because neighborhood commercial allows C 2.

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.

There are already commercial business around property

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 RIAM to C2 at 118 St. Rose Ave :

Carla Elizabeth Portera Shunkey
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Donna M. Bechet #66212
(Notary signature & seal)



January 24, 2022
(Date)

Rezoning Application Process:

- 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:

- CMB 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.
- CMB 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.
- CMB 3. Survey of property
- CMB 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.
- CMB 5. Notarized endorsement of all property owners—affidavits.
- CMB 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:

[Signature]
(Planner signature)

2/2/22
(Date)

Notes/comments: _____

