



St. Charles Parish  
 Department of Planning & Zoning  
**ZONING MAP AMENDMENT**

<b>OFFICE USE</b>	
Submittal Date	12/23/24
Received By	<i>[Signature]</i>
Receipt #	15462356
Case #	2024-27-R

**APPLICANT INFORMATION**

Applicant: Regina Joseph  
 Mailing Address: 2334 Ormond Blvd Destrehan, La. 70047  
 Phone: 5042512436 Email: diniesh@comcast.net

**PROPERTY INFORMATION**

Municipal Address (if assigned): 318 Clayton Dr. Norco La. 70079  
 Lot, Block, Subdivision: Good hope  
 Current Zoning: R1 Proposed Zoning: MS/CI  
 Future Land Use designation (info can be provided by Planning and Zoning): low to moderate residential

**APPLICATION CHECKLIST** (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)  
 \*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 4. Survey of property showing area to be rezoned
- 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

**ZONING MAP AMENDMENT PROCESS**



<sup>1</sup> The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

**I/we swear to be the sole owner(s) of the property in this request and endorse this application.**

*Regina Joseph* (Signature)      Regina Joseph (Print)

\_\_\_\_ (Signature)      \_\_\_\_\_ (Print)

\_\_\_\_ (Signature)      \_\_\_\_\_ (Print)

*[Notary Signature]* (Notary signature & seal)      12/15/24 (Date)



Case # 2024-27-R

**REASONS FOR ZONING CHANGE** (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

promoting mixing of various housing types, consistent with future land use maps. Meanwhile preserving the look and small town feel and rural character of St. Charles Parish.

How does the proposed zoning serve the best interest of the community?

The population is continuing to age and grow more diverse. This change will offer a wider variety of housing types and services by providing a diversity of housing choices that serve all residents of the parish, while providing medical service to its community.

Do uses on adjacent properties limit the use of your property under current zoning?

no

Do unique physical or environmental limitations affect the use of your property under current zoning?

no

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning?

no

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

yes