



St. Charles Parish
Department of Planning & Zoning

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
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Permit/Case #: 2016-07
Receipt #: 3316
Application Date: 4/11/16
Zoning District:
FLUM Designation:
Date Posted:

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

Fee: \$40 - \$200

Applicant: Brennen + Melissa Friboux
Home address: 123 Wanda St.
Mailing address (if different):
Phone #: 504 559-0568 Email: Brennen - fg@hotmail.com
Property owner: Brennen + Melissa Friboux
Municipal address of property: 10555 River Road Ama LA 70031
Lot, block, subdivision: Section 34, 36, T13S, R21E, LOTS
Change of zoning district from: R1A + C1 to: R-3
Future Land Use designation of the property: Rural Res 4 du / acre #6

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: Start by building one four plex, with the possibilities of building two more. Each 4 plex will be about 4000 sqft. It will not be section B housing, it will be rented to private individuals. Very spacious on how the four plex's are placed on the property + very well landscape.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? Residential housing + a RV park is adjacent to my property. There is no apartments in Ama whatsoever. I would provide people with more places to stay in Ama. It would also help the local businesses.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? The rezoning is necessary b/c there is not one place to rent in Ama, (no apartments). There is apartments in every town in St. Charles parish, but Ama. when families want to come to Ama they can't b/c there is no where to rent.

How does your proposed use of the property comply with the Future Land Use designation for the property? The future land use on one side is for RV park + the other is residential. My 4 plexes will be residential units, and it will help Ama grow. which my future land use is Residential, + we need to also look at the future land use maps again especially in Ama. B/c there is no R3 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.

Every neighborhood needs some sort of apartments, so it will fit into the zoning district. Everything is vacant property around me, nothing is happening anywhere.