



**St. Charles Parish**  
**Department of Planning & Zoning**  
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057  
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 www.stcharlesparish-la.gov

Permit/Case #: _____
Receipt #: _____
Application Date: _____
Zoning District: _____
FLUM Designation: _____
Date Posted: _____

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

Fee: \$40 - \$200

Applicant: Susan Gore Brennan

Home address: 550 Bienville St., New Orleans, LA 70130

Mailing address (if different): \_\_\_\_\_

Phone #: (504) 224-2241 Email: Susangbrennan@gmail.com

Property owner: Gore-St. Charles, L.L.C.

Municipal address of property: 14296 River Road, Destrehan, LA

Lot, block, subdivision: Undesignated lot in Victoria Plantation, Multiple Lots in Victoria Acres.

Change of zoning district from: Open Land District to: R-1A and C-2

Future Land Use designation of the property: Mixed Residential  
 (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: Victoria Estates is a proposed community that will be designed to reengage the community aspect of small town living by providing amenities and facilities surrounded by great design. Approximately 76 acres will be allocated to single-family residential homes and the remaining property will be used for light retail and commercial. Property will also include a Farmer's Market, community parks, and a town square.

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

There are residential subdivisions on the north and south sides of the property.  
There is a restaurant located adjacent to the north side of the property along River Road.  
Since there are existing commercial and residential areas adjacent to the site, the proposed residential and commercial zoning is compatible with the neighborhood.

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

Rezoning is necessary to subdivide the property which is currently zoned as an open land.  
Open land districts are intended to be reclassified to the appropriate residential, commercial, or industrial category in accordance with the amendment procedure set forth by the zoning code.

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

The future land use designation is mixed residential. The proposed use is largely residential with a designated commercial area to support the residential portion of the development and the surrounding residential areas.

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.

Rezoning a portion of the property to a R-1A district will only allow single family detached residential homes. This is compatible with the surrounding areas. The C-2 designation will allow commercial retail. This is compatible with the surrounding areas where there are C-2 zones north and south of the site along River Road. If not developed the allowable uses would not differ from the

Permit/Case #: \_\_\_\_\_ allowable uses in the adjacent C-2 zones to the north and south.