



Parish of St. Charles  
Department of Planning and Zoning

P.O. Box 302 • Hahnville, Louisiana 70057  
(783-5060) • 783-6447

APPLICATION FOR PUBLIC HEARING  
CHANGE OF ZONING DISTRICT

APPLICANT CASE #: 2007-21 DATE SUBMITTED: 10-9-07

RECEIPT #: 2473

CHANGE OF ZONING DISTRICT FROM: R3 TO: C2 + R1A

APPLICANT: Mosella Five, LLC PHONE #: 504-427-1700

MAILING ADDRESS: 29 E. LEVERT DR  
Luling, LA 70070

PROPERTY OWNER (S): Mosella Five, LLC

ADDRESS: 29 E. LEVERT DR Luling LA 70070

PHONE #: 504-427-1700

MUNICIPAL ADDRESS OF AFFECTED PROPERTY (OR GENERAL LOCATION, IF NO MUNICIPAL ADDRESS IS ASSIGNED):

[Mosella - Behind Burger King & Waffle House] 14165 Hwy 90  
(14157) (14173)

PROPERTY IS LOCATED ON THE (N, S, E, W) SIDE OF US 90 @ UNDEVELOPED 3rd Street  
RIGHT OF WAY

STREET, APPROXIMATELY 475' FEET (N, S, E, W) OF TIGER DRIVE  
+ US 90 STREET (NEAREST INTERSECTING STREET).

SUBDIVISION: MOSELLA TOWNSITE

SQUARE #: BLOCK 7 LOT #: "S"

ACREAGE OR PROPERTY SIZE (SQUARE FEET): 5.1 Acres

FLOODPLAIN DESIGNATION: AE-5

PRESENT USE OF PROPERTY AND STRUCTURES THEREON: VACANT LAND -  
Permitted by USALOE, Cleared

CONTEMPLATED USE: C2 - Motel + OFFICE PARK  
BALANCE - Residential R1A

APPROXIMATE COST OF CONTEMPLATED IMPROVEMENTS: \$3M

HAS THERE EVER BEEN A PREVIOUS PETITION MADE FOR A CHANGE OF ZONING FOR THE PROPERTY?  
YES NO IF YES, GIVE DETAILS

SEE ATTACHMENTS

DESCRIBE THE IMPACT OF THE PROPOSED CHANGE IN ZONE ON SUBJECT PROPERTY AND SURROUNDING PROPERTIES (ATTACH ADDITIONAL TEXT, IF NECESSARY).

NONE - JUST GOING BACK TO PREVIOUS ZONING

PRE-2003

CHECKLIST OF APPLICATION REQUIREMENTS:

- 1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
- 2. Complete abutting property owner form (information can be obtained from the Assessor's Office).
- 3. Copy of deed to the property.
- 4. Paid fee of \$40 (checks/money orders made payable to the St. Charles Department of Finance).
- 5. Survey of property.

PLANNER CERTIFICATION OF APPLICATION

(signature)

OWNER'S ENDORSEMENT

STATE OF LOUISIANA  
PARISH OF ST. CHARLES

Mosella Five LLC  
(owner's name)

being duly sworn, deposes and states: (i) that he or she is

owner of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

(signature of owner)

Subscribed and sworn before me this

9TH

day of OCTOBER 2007

in my office at LULING LA

(city, town)

Louisiana.

(signature of Notary Public)

(seal)

HARRY J. MOREL, JR.  
ATTORNEY AT LAW/NOTARY PUBLIC  
LA STATE BAR #2232  
P O BOX 1046 • LULING LA 70070  
985-785-1090