



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 #:	<u>2020-6-R</u>
Receipt #:	
Application Date:	<u>4/29/2020</u>
Zoning District:	<u>R-3</u>
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Fashion Plantation Estates, LLC

Home address: _____

Mailing address (if different): P.O. Box 1440, Paradis, LA 70080

Phone #s: 985-785-8481 Email: Louis@lgalaw.com

Property owner: same

Municipal address of property: Fashion Plantation Estates Subdivision

Lot, block, subdivision: Parcels G-1, F-1, I-1 & I-2 of Fashion Plantation Estates Subdivision

Change of zoning district from: R-3 to: R-1A

Future Land Use designation of the property: 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: The land will be used strictly for single family residences.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? Adjacent properties are used for single family residences. The proposed zoning change will make the applicant's property completely compatible with the adjacent developed property.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? The purpose of the rezoning request is to settle the concerns of the neighboring property owners who were opposed to multi-family developments on the property.

How does your proposed use of the property comply with the Future Land Use designation for the property? The proposed use as single family residences is consistent with the Future Land use designation which calls for residential use of the property.

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 is no project proposed for this property. The only use that is intended for this property is single family residences.