



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 #:	2023-17-R
Receipt #:	13001141
Application Date:	12/22/23
Zoning District:	R-1A(m)
FLUM Designation:	Low-Med
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Troy A Bailey

Home address: 115 Pine St. Hahnville, LA 70057

Mailing address (if different): _____

Phone #s: 985 722 0367 Email: tristanda cannon@hotmail.com

Property owner: Troy A. Bailey

Municipal address of property: 212 Hwy 3160 & 315 SmithSt and 317 Smith St. Hahnville LA 70057

Lot, block, subdivision: D-2 and D-1

* Change of zoning district from: RM to: R3

Future Land Use designation of the property: Multi family rental property

* (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 property will continue to be used as housing rentals. The property will be converted from mobile home rentals to a wood structure.

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

Adjacent properties are used as rental property and a graveyard. The property in its existing state is currently used as rental housing.

11 Is there something about the property or the surrounding neighborhood that make the rezoning necessary? The

rezoning will create stable and more affordable housing necessary for the lack of multi family housing in the area.

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

proposed use complies with the Future Land use by providing multi-family housing as per the St. Charles Parish 2023 Comprehensive plan where the parish states this type of housing is important and the population favors it. See pg. 33 of the 2023 Comprehensive Plan for exact wording.

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.

I pray the project does develop, but if it does not, the new zoning will not change the existing neighborhood character as the property will continue to be used as a rental.