



St. Charles Parish
 Department of Planning & Zoning
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	_____
Received By	_____
Receipt #	14605249
Case #	2024-25-R

APPLICANT INFORMATION

Applicant: LG & E Holdings, LLC
 Mailing Address: 3608 David Drive
 Phone: 504-458-5444 Email: NADiecidue@gmail.com

PROPERTY INFORMATION

Municipal Address (if assigned): 16139 River Road, Hahnville, LA 70057
 Lot, Block, Subdivision: _____
 Current Zoning: OL Proposed Zoning: R-1m
 Future Land Use designation (info can be provided by Planning and Zoning): Low/MOD - RURAL

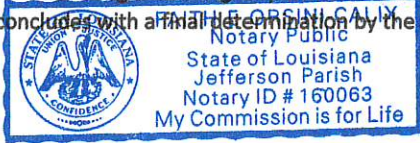
APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 1. Application with notarized endorsement of all property owners (see page bottom)
 *If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- 2. Completed zoning change questionnaire (see following page)
- 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- 4. Survey of property showing area to be rezoned
- 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.



I/we swear to be the sole owner(s) of the property in this request and endorse this application.

	<u>NICHOLAS DIECIDUE</u>
(Signature)	(Print)
<u>amanda diecidue</u>	<u>amansa diecidue</u>
(Signature)	(Print)
_____	_____
(Signature)	(Print)
	<u>12/17/2024</u>
(Notary signature & seal)	(Date)

Case # _____

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

The proposed rezoning to add RV sites is consistent with the Comprehensive Plan's designation of this area for recreational and commercial development. This aligns with the plan's objectives of supporting local businesses.

How does the proposed zoning serve the best interest of the community?

The proposed rezoning to increase the size of Nicholas RV Park serves the best interest of the community by providing additional recreational opportunities for residents and visitors, generating tourism revenue, and supporting local businesses.

Do uses on adjacent properties limit the use of your property under current zoning?

No, the current zoning of adjacent properties does not limit the use of your property under current zoning. However, the proposed rezoning will ensure the expansion of Nicholas RV Park is compatible with future development in the surrounding area.

Do unique physical or environmental limitations affect the use of your property under current zoning?

No, unique physical or environmental limitations do not currently affect the use of the property under the current zoning. However, the proposed rezoning will ensure the expansion of Nicholas RV Park is developed in a manner that minimizes potential impacts on the environment and surrounding properties.

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning?

No

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

Yes, the proposed rezoning to increase the size of Nicholas RV Park is compatible with the existing neighborhood character. The expansion will maintain the existing recreational use of the property while providing additional recreational and commercial opportunities for residents.