



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>2019-21-R</u>
Receipt #:	<u>3026925</u>
Application Date:	<u>11/5/19</u>
Zoning District:	<u>0-L</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: JCJR St. Charles , LLC and Highway 18, LLC

Home address: 13726 River Road, Destrehan LA 70047

Mailing address (if different): _____

Phone #s: 985-764-9911 Email: joelchaisson@aol.com

Property owner: see attached

Municipal address of property: see attached

Lot, block, subdivision: Lot 18 and 19, Block 19, Fashion Plantation

Change of zoning district from: QL to: R1-A

Future Land Use designation of the property: Low Density 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: _____
Residential subdivision as shown on application for re-subdivision

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


Residential lots similar to adjoining nearby subdivisions

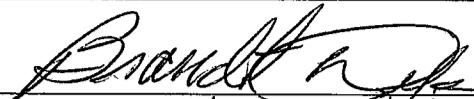
Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____
The Proposed subdivision with 100' wide lots does not meet the lot size minimums for open land zoning

How does your proposed use of the property comply with the Future Land Use designation for the property? _____
the proposed use is consistent with the future land use designation

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.
the property is in the process of application for re-subdivision. if the project does not proceed than the zoning will remain as submitted, which is similar in use.

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from _____ to _____ at _____:


(Property owner) NEJR St. Charles, LLC

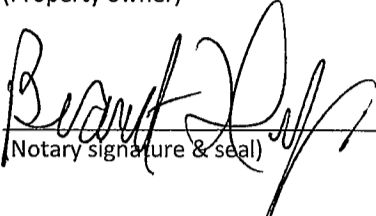

(Property owner) Highway 18, LLC

(Property owner)

(Property owner)

(Property owner)

(Property owner)


(Notary signature & seal)

Brandt J. Dufrene, Jr
Notary Public
My Commission Expires at 11-1-19
Bar #26020

Rezoning Application Process:

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

Application Checklist:

- cut 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- cut 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- cut 3. Survey of property
- cut 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- cut 5. Notarized endorsement of all property owners—affidavits.
- cut 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

Planner Certification of Completed Application:


(Planner signature)

11/5/19
(Date)

Notes/comments: _____

