



St. Charles Parish

APPROVED

Planning & Zoning

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Permit/Case #:	PER- 2017-0102
Receipt #:	3394
Application Date:	12-6-16
Zoning District:	R-1AM
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Dunn Homes, LLC

Home address: 124 Edna Dr. Des Allemands

Mailing address (if different): _____

Phone #: 504-615-2500 Email: DunnHomes@yahoo.com

Property owner: _____

Municipal address of property: 311 First St. Luling

Lot, block, subdivision: _____

Change of zoning district from: R1AM to: R2

Future Land Use designation of the 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: We plan to construct a duplex on the property.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Adjacent properties are currently single family homes. Two lots away there is a duplex and within the neighborhood there are two larger multiunit properties.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
The demand for newer quality rentals.

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

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.
A single family or a duplex can be constructed.