



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 #: 2016-14
Receipt #: 3321
Application Date: 9/2/16
Zoning District: _____
FLUM Designation: _____
Date Posted: 9/30/16

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

Fee: \$40 - \$200

Applicant: Kevin + Shannon Templet

Home address: 137 Thoroughbred Ave. Montz, LA 70068

Mailing address (if different): _____

Phone #: 985-652-3430 Email: stemplet@cox.net

Property owner: Kevin + Shannon Templet

Municipal address of property: 17898 River Rd. Montz, LA 70068

Lot, block, subdivision: _____

Change of zoning district from: Commercial (C-1) to: Residential (R-1A)

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: Single family dwelling

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

- Other single family dwellings are adjacent to property
- It would be the same as the neighborhood

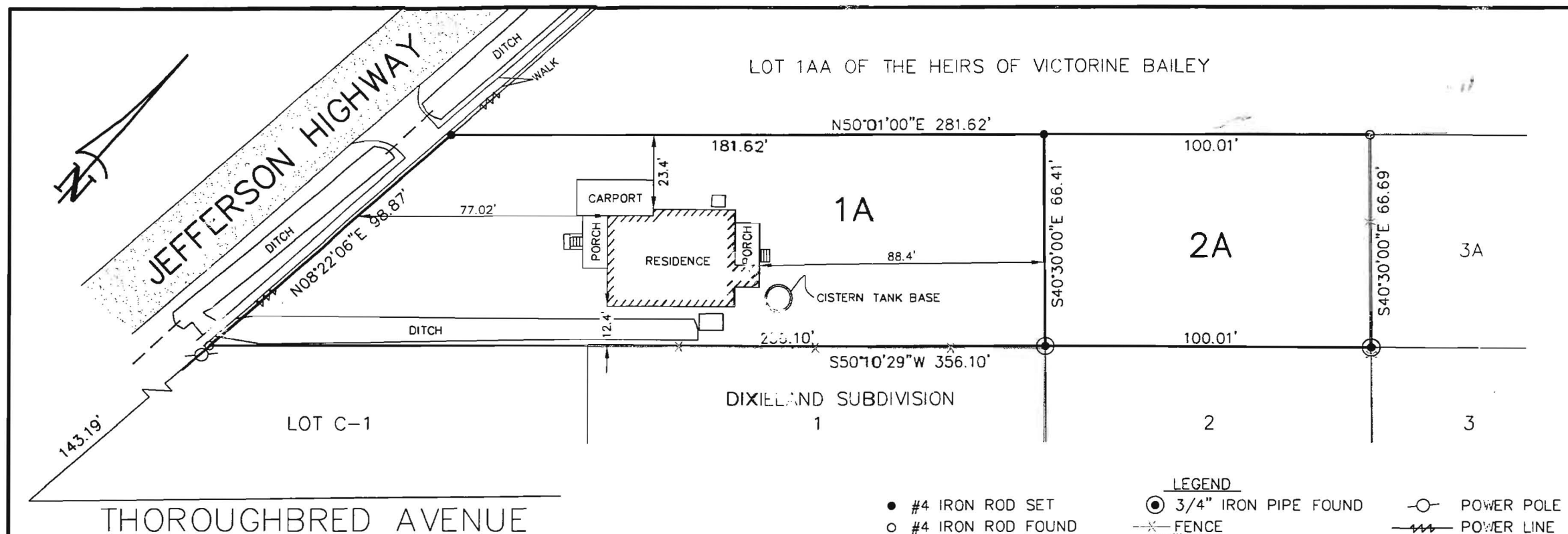
Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

- For a residential mortgage

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

N/A



TITLE: SURVEY PLAT OF LOT 1A & LOT 2A OF THE SUBDIVISION OF A PORTION OF SECTION 6, T-11-S, R-7-E, MONTZ, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: PLAN SHOWING SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 7 EAST, ST. CHARLES PARISH, LOUISIANA BY GERALD W. SWANSON DATED 1/19/1984

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

SURVEYOR'S NOTES:

- A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0050C DATED 6/16/1992.

CERTIFIED TO: KEVIN & SHANNON TEMPLET

MUNICIPAL ADDRESS: 17898 JEFFERSON HIGHWAY

DATE: NOVEMBER 6, 2007

SCALE: 1" = 40'

DRAWN BY: KPB

LAND SURVEYOR

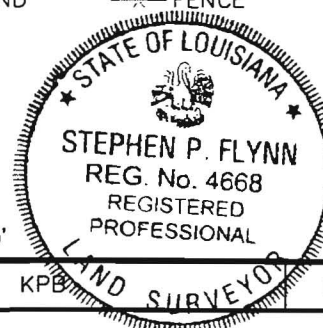
DRAWING NO. M9109

RIVERLANDS SURVEYING COMPANY



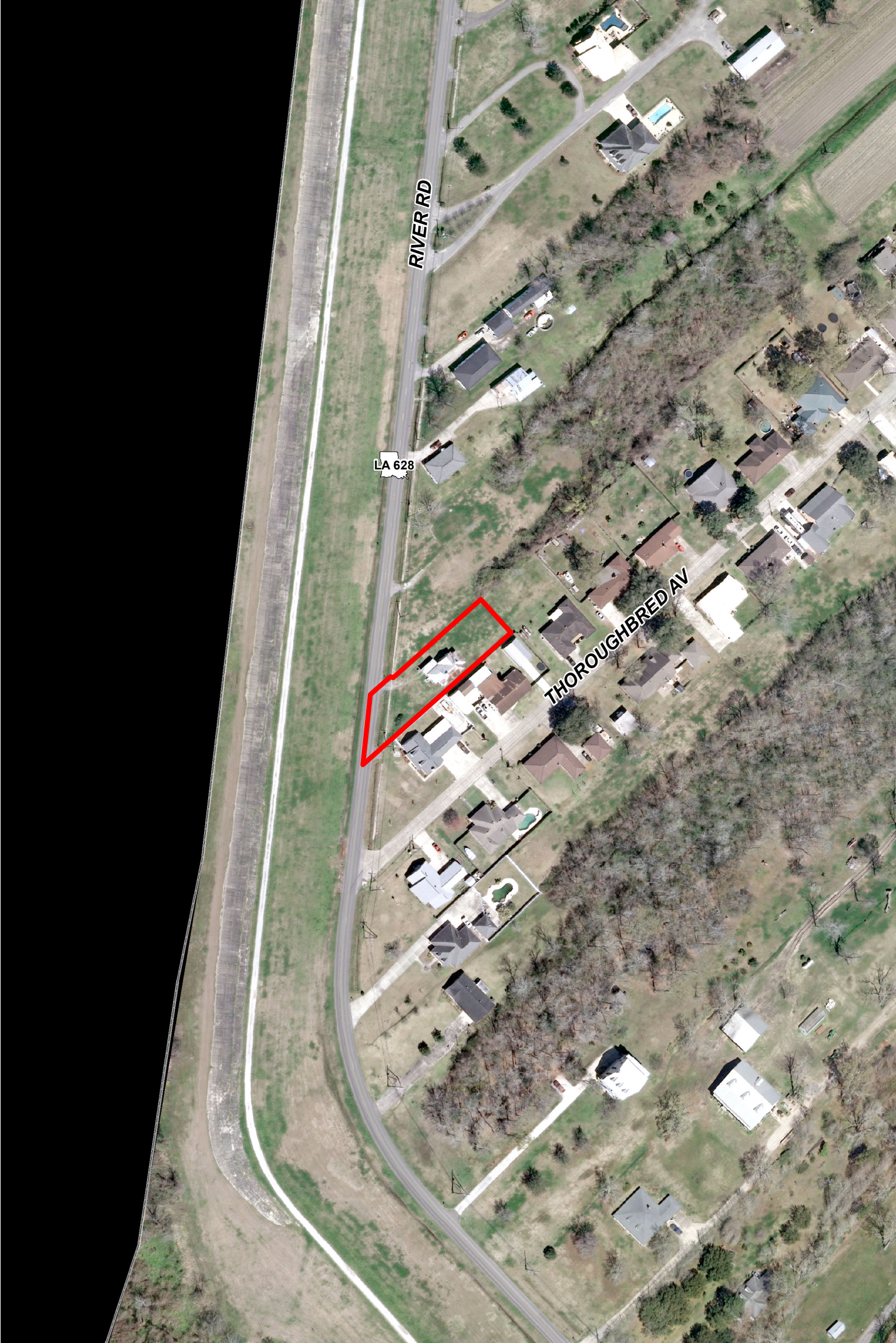
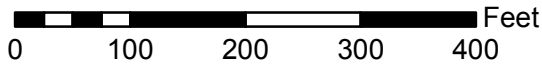
505 HEMLOCK STREET
LAPLACE, LA. 70068

1-800-248-6982
985-652-6356

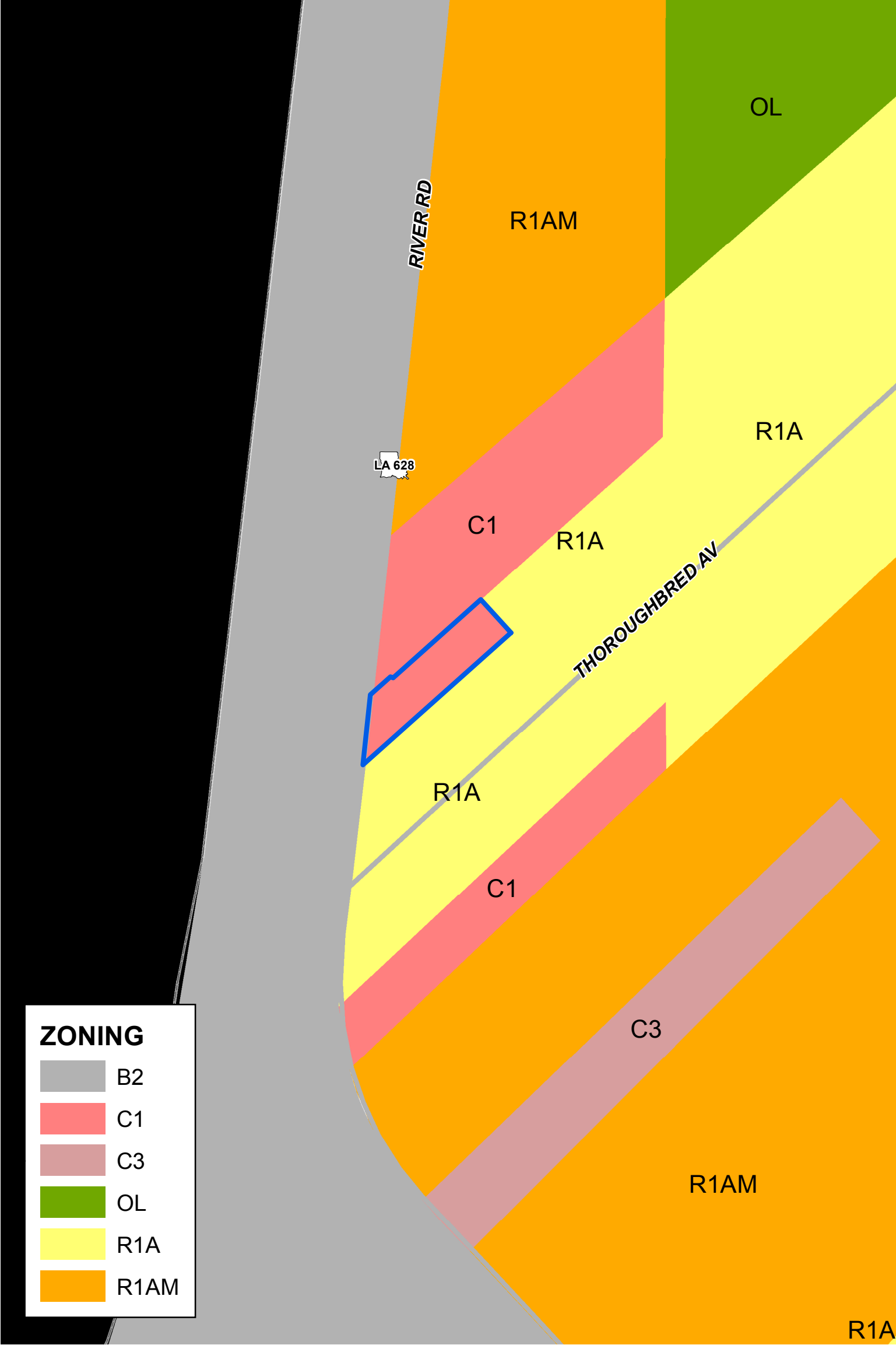
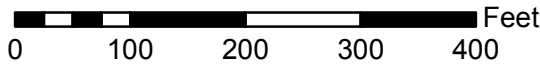


Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668







Aerial
PZR-2016-14
Requested by: Kevin & Shannon Templet
Rezone from C-1 to R-1A



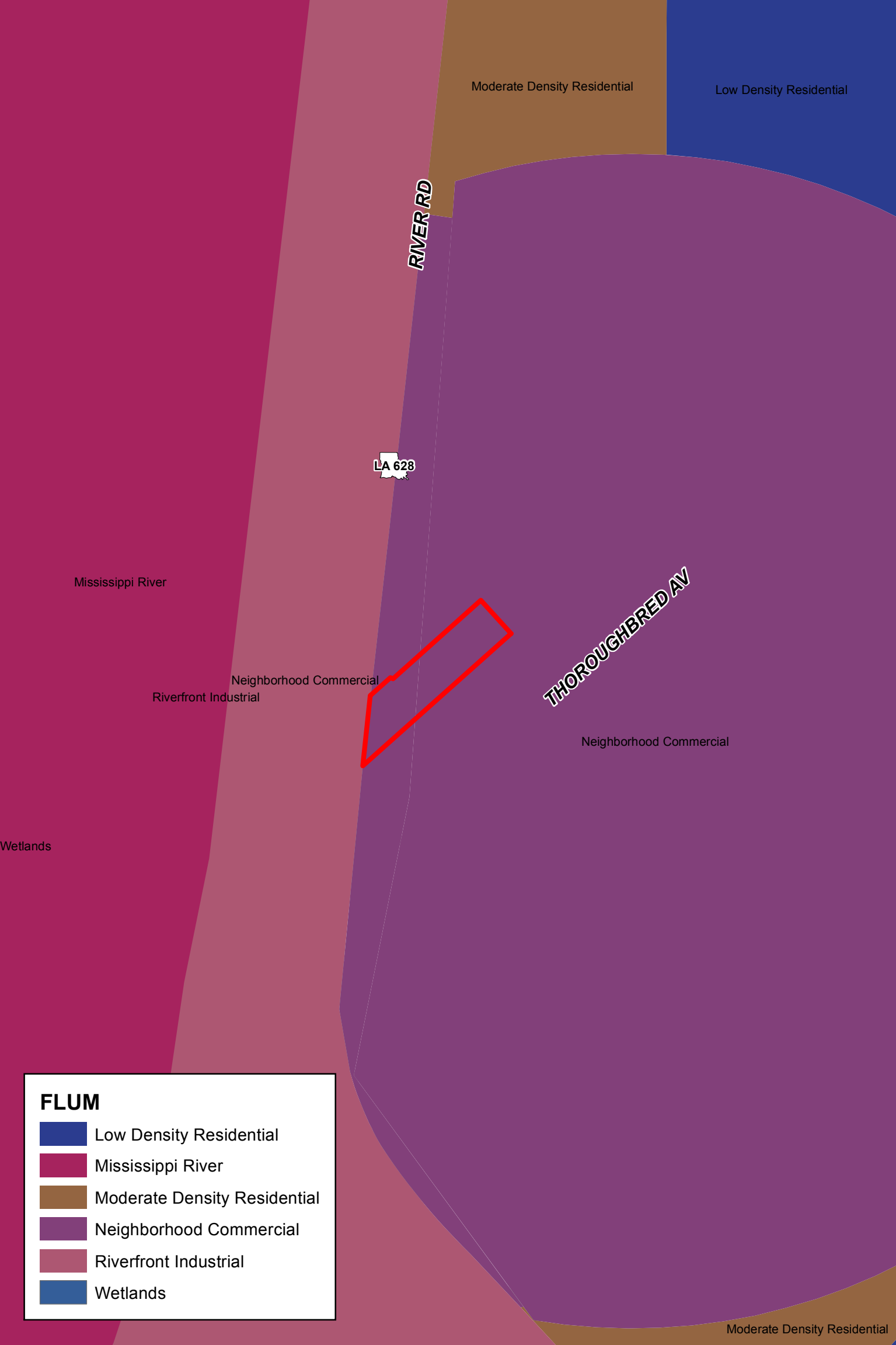
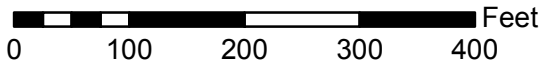
Zoning
PZR-2016-14
Requested by: Kevin & Shannon Templet
Rezone from C-1 to R-1A









ZONING

	B2
	C1
	C3
	OL
	R1A
	R1AM

FLUM
PZR-2016-14
Requested by: Kevin & Shannon Templet
Rezone from C-1 to R-1A



FLUM

-  Low Density Residential
-  Mississippi River
-  Moderate Density Residential
-  Neighborhood Commercial
-  Riverfront Industrial
-  Wetlands