



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

OFFICE USE	
Submittal Date	11/21/24
Received By	AS
Receipt #	14563508
Case #	2024-21-R

APPLICANT INFORMATION

Applicant: Danny P. Alexander
 Mailing Address: P.O. Box 46 Hahnville, LA 70057
 Phone: (504)485-1004 Email: Danny.alexander@Shell.com

PROPERTY INFORMATION

Municipal Address (if assigned): _____
 Lot, Block, Subdivision: 35, E, Oak Ridge Park-Luling
 Current Zoning: R-1AM Proposed Zoning: R-2
 Future Land Use designation (info can be provided by Planning and Zoning): _____

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.

Danny P Alexander (Signature) DANNY P. ALEXANDER (Print)

____ (Signature) _____ (Print)

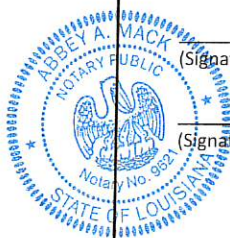
____ (Signature) _____ (Print)

[Signature]

(Notary signature & seal)

11/20/2024

(Date)



ABBEY A. MACK
 Notary Public
 LA Bar Roll No. 9621
 My Commission Expires at My Death

Instrument not prepared by this Notary Public, attesting to signatures only

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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 Zoning will increase the number of Affordable Housing in the area, increase the property value of the houses in the area and upgrade the community.

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

The Proposed Zoning will bring in New Affordable Housing to the area, while beautifying the neighborhood and increasing the Property Value at the same time.

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

No, But if I'm allowed to change the Zoning to R-3 and I can build a Duplex, it will increase the value of the adjacent properties and enhance the neighborhood.

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

Yes, Because My Property is Zoned R-1AM. I'm proposing to have my property Zoned to R-3, so that I can build a multi-family structure which will add value to the existing property, more available Affordable Homes in which the community needs.

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning? Yes, the Parish is in need of Affordable Housing. I would like to build a

multi-family structure to accommodate the Parishes needs. I currently have the required square footage of property, I just need to have My Property Re-zoned to R-3.

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

Yes, Just across the street from My Property, My Neighbor just completed the Process to have his Property re-zoned from R-1AM to Multifamily Zoning R-3.