



**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>2023-6-R</u>
Receipt #:	<u>1024583</u>
Application Date:	<u>4/4/23</u>
Zoning District:	<u>M-2</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: HANK TATJE for T TIMES 4, LLC

Home address: 1714 CANNES DR. LAPLACE, LOUISIANA 70068

Mailing address (if different): \_\_\_\_\_

Phone #s: 504-908-8158 Email: HANK@CYPRESSMANAGES.COM

Property owner: T TIMES 4, LLC

Municipal address of property: LOTS 12 & 13

Lot, block, subdivision: ESPERANZA BUSINESS PARK - PHASE II

Change of zoning district from: M-2 to: M-1

Future Land Use designation of the property: SAME USE - LIGHT INDUSTRIAL BUSINESS PARK  
 (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:  
LIGHT MANUFACTURING AND INDUSTRY USES AS DEFINED BY ST. CHARLES PARISH ZONING ORDANANCE.

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What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?  
ADJACENT PROPERTIES ZONED AS M-2 BECAUSE OF EXISTING CONCRETE BATCH PLANT ON SITE WHEN ZONING CODE WAS IMPLAMENTED.

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Is there something about the property or the surrounding neighborhood that make the rezoning necessary?  
ESPERANZA BUSINESS PARK - PHASE II APPROVED IN 2020, DID NOT ADDRESS REZONING OF LOTS 12-19. M-2 USES AND SETBACK REQUIRMENTS ON THESE SMALLER LOTS WAS NOT INTENDED.

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How does your proposed use of the property comply with the Future Land Use designation for the property?  
IN COMPLIANCE WITH SURROUNDING LAND USE.

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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.  
M-1 ZONING IS PROPER DESIGNATION FOR A LIGHT INDUSTRIAL BUSINESS PARK, WHICH IS THE INTENDED USE OF PHASE II.

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