



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 #: 2020-2-R
Receipt #: 3135640
Application Date: 2/4/2020
Zoning District: O-L
FLUM Designation: _____
Date Posted: _____

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

Fee: \$40 - \$200

Applicant: Bayou Fleet Partnership LLP

Home address: P.O. Box 446 Hahnville, LA 70057

Mailing address (if different): _____

Phone #: 985-783-6403 Email: KGT@BayouFleet.com

Property owner: Bayou Fleet Partnership LLP

Municipal address of property: No municipal address assigned

Lot, block, subdivision: portion of Sec. 3, T12S-R20E + Sec. 20, T13S-R20E, Taft, LA.

Change of zoning district from: OL to: R1M

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: A R-V park will be constructed within the westbank industrial corridor approximately 1 mile downriver from Dow Manufacturing facility.

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

The property abuts an existing trailer/RV park, which is zoned R-1M.

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

The front 865' deep section was rezoned to R-1M in 2016. An additional 135' deep section (.55 acres) is requested to be rezoned to R-1M to match the existing tree line.

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

It does not meet the FLUM recommendation, however a spot zone would not result because the site abuts a mobile home park that is also zoned R-1M.

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.

If the project does not develop, it shall remain as an empty vegetative parcel.