



**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 #:	2018-07
Receipt #:	
Application Date:	9/27/2018
Zoning District:	
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Steven and Anne Hatkesbring  
 Home address: 12250 River Rd St Rose, LA 70087  
 Mailing address (if different): \_\_\_\_\_  
 Phone #s: 504 469 4424 Email: geoofive@yahoo.com  
 Property owner: Steven and Anne Hatkesbring  
 Municipal address of property: 12254 River Rd St Rose, LA 70087  
 Lot, block, subdivision: lot 14B Pecan Grove  
 Change of zoning district from: DL to: C3  
 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:

operating grounds maintenance company

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

12250 lot 14A is residence of property owners  
Gulf South gas pipeline directly next to 14B  
Many commercial properties in area nearby River Rd  
Auto Body Shop, Knots tugboats, Barge & ADM grain  
elevators

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

yes - business

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

Does not comply

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.

not uncommon for C3 along this  
area of River Road