



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 #: 2020-15-R
 Receipt #: 3307892
 Application Date: 7/30/2020
 Zoning District: R-3
 FLUM Designation: MDR
 Date Posted: _____

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

Fee: \$40 - \$200

Applicant: RHINO ENTERPRISES INC
 Home address: 817 HICKORY AVE HAHAHA, LA 70123
 Mailing address (if different): _____
 Phone #: 504-460-8546 Email: FRSTDRAW@AOL.COM
 Property owner: Rhino Enterprises, Inc.
 Municipal address of property: EAST CLUB DRIVE
 Lot, block, subdivision: LOTS G-1-A AND G-1-B ALMEDIA PLANTATION
 Change of zoning district from: R-3 to: R-1A
 Future Land Use designation of the property: MODERATE DENSITY ZONING
 (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 SUBDIVISION

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
SINGLE FAMILY SUBDIVISION
MULTI FAMILY COMPLEX
VACANT LAND
RAILROAD

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
CURRENTLY ZONED R-3, NEEDS TO BE R-1A TO ACCOMODATE PLANNED LOT SIZE.

How does your proposed use of the property comply with the Future Land Use designation for the property?
SINGLE FAMILY SUBDIVISION COMPLYS WITH MODERATE DENSITY ZONING.

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.
SINGLE FAMILY RESIDENCES

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from _____ to _____ at _____:

Donna D. Stumpf
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Shana A. Stumpf
(Notary signature & seal)

SHANA A. STUMPF
NOTARY PUBLIC # 84490
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE

7/24/20
(Date)

Rezoning Application Process:

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

Application Checklist:

- CS 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- CS 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- CS 3. Survey of property
- CS 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- CS 5. Notarized endorsement of all property owners—affidavits.
- CS 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

Planner Certification of Completed Application:

[Signature]
(Planner signature)

7/31/2020
(Date)

Notes/comments: _____

