



**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>2021-6-R</u>
Receipt #:	<u>3598451</u>
Application Date:	<u>1/5/21</u>
Zoning District:	<u>R1-B</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Helm Developments LLC

Home address: 105 Lac Claiborne Ct. Luling, LA 70070

Mailing address (if different): Same

Phone #s: 985-210-9131 Email: dhelm@rivins.com

Property owner: Helm Developments LLC

Municipal address of property: 101 E. Campus Dr. Destrehan, LA 70047

Lot, block, subdivision: Lot J-2A of Plantation Business Campus of Destrehan Plantation

Change of zoning district from: M-1 Light Industrial to: R1-B Residential

Future Land Use designation of the property: 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:

Property would be subdivided into 6 roughly half acre lots for sale. Please see attached.

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

Adjacent to our property to the west is the newly developed 30 lot subdivision. To the North is a small commercial office. Directly across the street to the East is 3 commercial businesses. The property use aligns with the mixed use area and protects the adjacent property owners. The current M-1(light industrial) zoning is not compatible with the adjacent 30 lot subdivision. Please see attached

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

With the development of the 30 lot subdivision, Lot J-2A significantly changed. This 30 lot development makes rezoning necessary to protect the investments and environment of the adjacent residential neighborhood. Please see attached

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

Future land use for this area is "Business Park" but since that designation the property and area has significantly changed with the development of the 30 lot adjacent subdivision. This area is now a mixed use area with residential, commercial and light industrial uses. Please see attached

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.

We are confident from market studies and limited discussions with potential buyers that half acre lots in Destrehan directly off of River Road will have no problem being purchased and developed. Rezoning to R1-B Residential limits use to residential homes. Please see attached

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 A-1 to R1-B at Lot 5-2A of Plantation Business Campus

[Signature]
(Property owner)

(Property owner)

(Property owner)

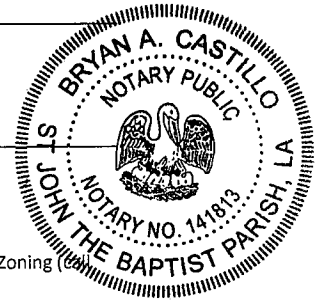
(Property owner)

(Property owner)

(Property owner)

[Signature]
(Notary signature & seal)

1/5/2021
(Date)



Rezoning Application Process:

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (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:

- CM 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.
- CM 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.
- CM 3. Survey of property
- CM 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.
- CM 5. Notarized endorsement of all property owners—affidavits.
- CM 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)

1/5/21
(Date)

Notes/comments: _____

