



St. Charles Parish
Department of Planning & Zoning
ZONING MAP AMENDMENT

OFFICE USE	
Submittal Date	8/15/25
Received By	BB
Receipt #	16128660
Case #	2025-11-R

APPLICANT INFORMATION

Applicant: Calvin D Preston
Mailing Address: 1019 Gassen St, Luling, LA 70070

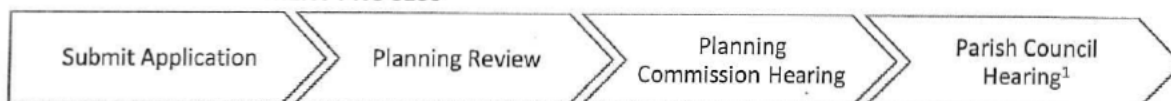
PROPERTY INFORMATION

Municipal Address (if assigned): 1103 Paul Frederick Street
Lot, Block, Subdivision: Lot 52, B1K E, Oak Ridge Park Section One
Current Zoning: R1AM Proposed Zoning: R2
Future Land Use designation (info can be provided by Planning and Zoning): _____

APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- ☒ 1. Application with notarized endorsement of all property owners (see page bottom)
*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- ☒ 2. Completed zoning change questionnaire (see following page)
- ☒ 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- ☒ 4. Survey of property showing area to be rezoned
- ☐ 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

ZONING MAP AMENDMENT PROCESS



¹ The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

I/we swear to be the sole owner(s) of the property in this request and endorse this application.

Calvin Preston
(Signature)

Calvin Preston
(Print)

(Signature)

(Print)

(Signature)

(Print)

NOTARY ID
156052

[Notary Signature]
(Notary signature & seal)

8-15-2025

(Date)

DEBRA PRESTON
NOTARY PUBLIC
ST. CHARLES PARISH, LA
COMMISSIONED FOR LIFE

Case # 2025-11-R

REASONS FOR ZONING CHANGE (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

The proposed zoning conforms to the Comprehensive plan's future land use map designation because similar properties in the surrounding area are already zoned to permit this type of structure. This existing zoning pattern demonstrates consistency with the plan's vision for the area. Zoning will maintain conformity with established land use patterns while contributing to betterment of community.

How does the proposed zoning serve the best interest of the community?

Removes blighted property; will increase property value and offer affordable housing

Do uses on adjacent properties limit the use of your property under current zoning?

No

Do unique physical or environmental limitations affect the use of your property under current zoning?

No

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning? No

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

Yes