



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>2023-5-R</u>
Receipt #:	_____
Application Date:	<u>3/7/23</u>
Zoning District:	<u>O-L</u>
FLUM Designation:	<u>Palustral</u>
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: One Mile, LLC /Brandt Dufrene, manager

Home address: 13386 Hwy 90, Boutte, LA 70039

Mailing address (if different): P.O. Box 510, Boutte, LA 70039

Phone #s: 504-460-4989 Email: bjdufrene@aol.com

Property owner: One Mile, LLC/Brandt Dufrene

Municipal address of property: 837 Highway 306, Paradis, LA 70080

Lot, block, subdivision: Lots 526, 527, 528 & 529, Sunset Drainage Dist.

Change of zoning district from: Open Land to: M-1

Future Land Use designation of the property: industrial
 (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: _____
Develop something permitted in industrial zoning.

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

Mitigation bank & cattle grazing-leased to ranchers to raise cattle. Property is unlikely to develop for residential purposes.

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

Nothing-open land, not for future residential development. Land is surrounded by Chevron, no neighbors will be affected,
Current and former use of property has been for
Machine Shop - Fabrication Shop and Warehouse

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

Complies with the Parish future land use to be zoned M-1.

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.

Used for warehouse storage and light industrial.
No Neighborhoods around property-surrounded by Chevron mitigation bank.
