



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 #: 2021-13-R
Receipt #: 4059061
Application Date: 10/5/21
Zoning District: C-2
FLUM Designation: Gen. Comm.
Date Posted:

CO#7

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

Fee: \$40 - \$200

Applicant: St. Charles Plaza Partners

Home address: 13726 River Road, Destrehan, LA 70047

Mailing address (if different):

Phone #s: 985-764-9911 Email: joelchaisson@aol.com

Property owner: St. Charles Plaza Partners

Municipal address of property: See attached survey

Lot, block, subdivision: Proposed Lot A010A-6A

Change of zoning district from: C-2 to: C-3

Future Land Use designation of the property: Commercial
(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:

This zoning will allow for placement of a new delivery service business to locate at the Plaza

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

Office and warehouse with mechanic shop. There will be 9 delivery trucks parked nightly with drivers arriving for work at 5am departing with the delivery trucks and returning at the end of the day at 4pm

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

The current property is Zoned C-2, the adjoining property to the west is C-3, the adjoining property to the south is residential and the property to the east is a pipeline

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

We believe it is in keeping with the proposed business use

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.

This property is part of the St. Charles Plaza and will remain as a compatible use within the commercial development

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 C2 to C3 at Lot A010A-6A, Luling:

Joel T. Chaisson
Joel T. Chaisson

(Property owner)
St. Charles Plaza Partners, Managing Member

(Property owner)

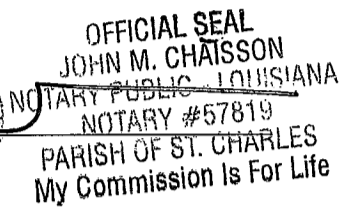
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Notary Signature)



9/27/21
(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:

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

10/6/21
(Date)

Notes/comments: _____

