

PZR 2017-05

Requested by Paul Joey Murray, III
for P & L Developments, LLC

For a change of zoning from M-1/C-2 to R-1B

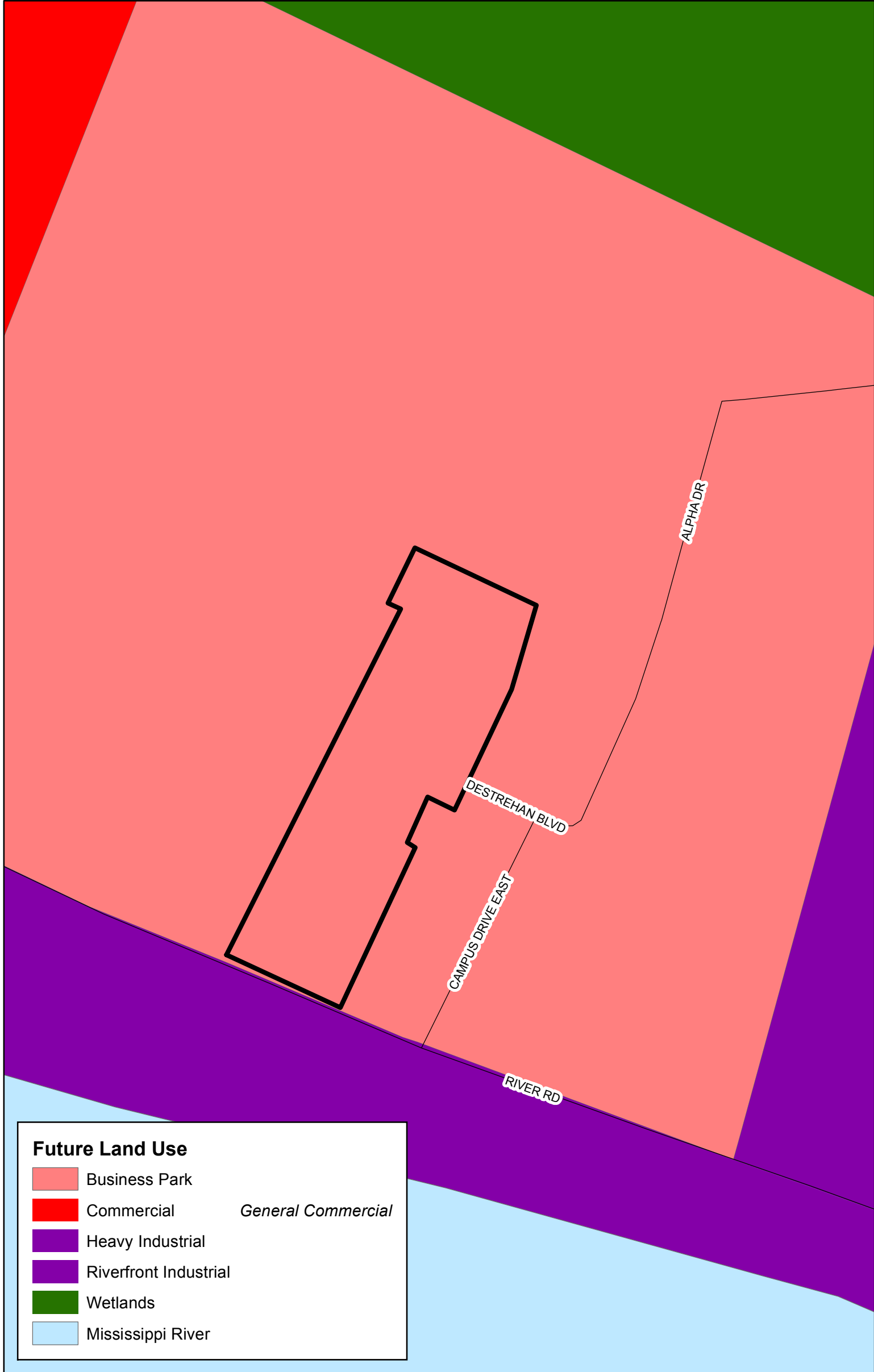
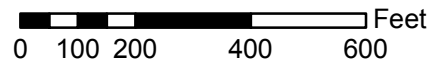
0 100 200 400 600 Feet



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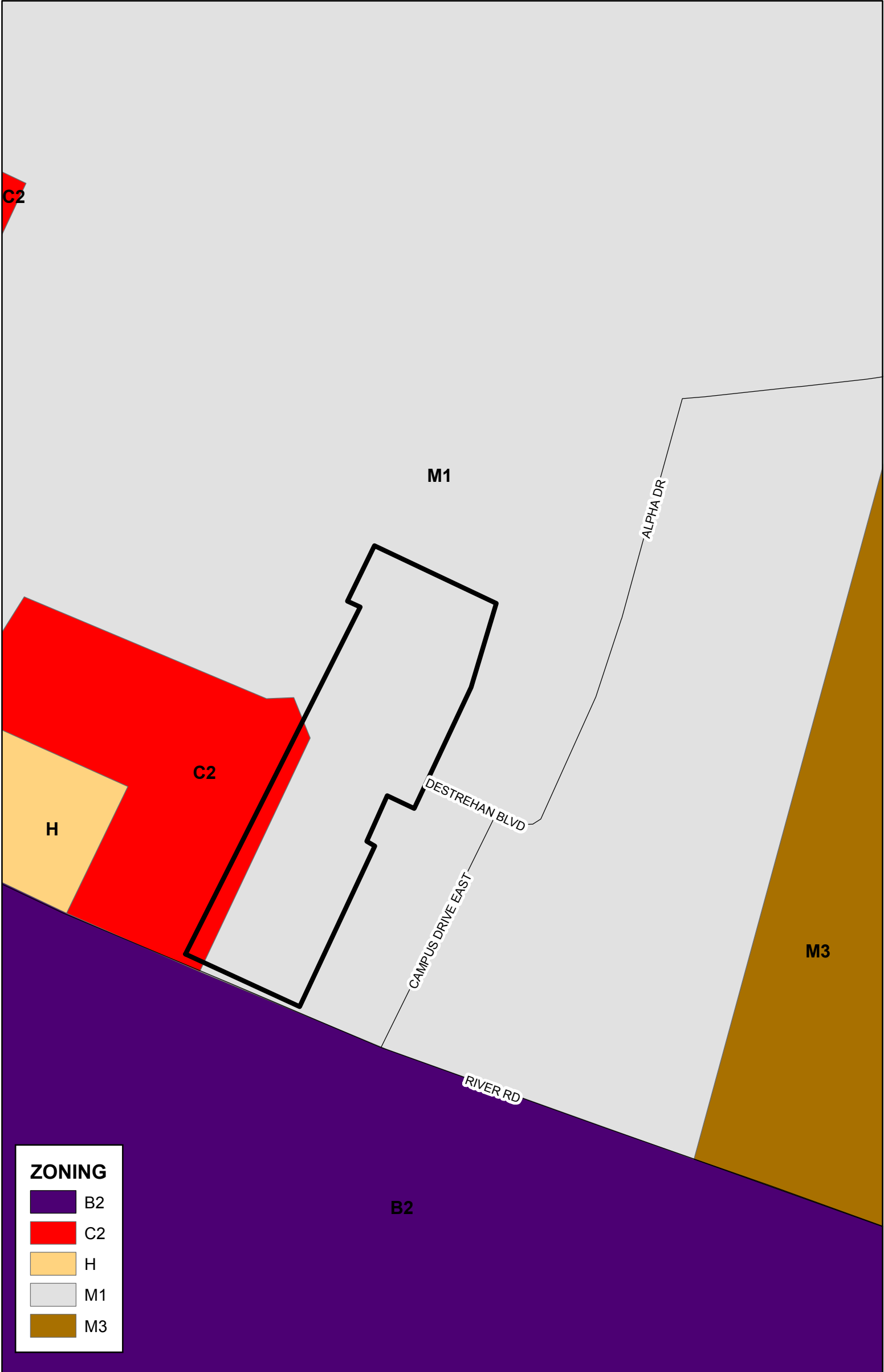
Future Land Use






- Business Park
- Commercial *General Commercial*
- Heavy Industrial
- Riverfront Industrial
- Wetlands
- Mississippi River

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ZONING	
	B2
	C2
	H
	M1
	M3



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>2017-05</u>
Receipt #:	<u>3406</u>
Application Date:	<u>1/5/2017</u>
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Destrehan Plantation Development, LLC

Home address: 13760 River Road, Destrehan, LA 70047

Mailing address (if different): _____

Phone #s: 985-764-7275 Email: joey@murrayarchitects.net

Property owner: P&L Investments IX, LLC

Municipal address of property: River Road, 500' east of I-310 on LA 48

Lot, block, subdivision: _____

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

Future Land Use designation of the property: Residential Subdivision
 (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: Use as a light to medium density residential subdivision, lot sizes to be a minimum of 90' wide

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
On the west side there is a historical plantation house which is a tourist attraction in St. Charles Parish.

On the east side is a proposed office building and existing office building and a cookie distributorship

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
Yes, the subject property is zoned M-1 and the adjoining property is zoned C-2 to the west and M-1 to the east (but the use is C-2)

How does your proposed use of the property comply with the Future Land Use designation for the property?
This property is being redeveloped for the first time since 1984

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.
The property under development the resubdivision is applied for