



**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>2017-13</u>
Receipt #:	<u>3481</u>
Application Date:	<u>8/8/17</u>
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: MHI INVESTMENTS, LLC  
Home address: 10557 Airline Highway, ST. ROSE, LA 70087  
Mailing address (if different): \_\_\_\_\_  
Phone #s: 504-737-1660 Email: PAULLA.ADAMS113@gmail.com  
Property owner: MHI INVESTMENTS, LLC  
Municipal address of property: 10501 AIRLINE HIGHWAY  
Lot, block, subdivision: LOT 1 AND 26A, BLOCK 26, ALMEDIA PLANTATION  
Change of zoning district from: C-2 to: M-2  
Future Land Use designation of the property: GENERAL 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: A CONCRETE MIXING YARD.

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

THERE IS A JUNK / WRECKING YARD IMMEDIATELY TO THE WEST - THE ADJACENT PROPERTIES ARE HEAVY COMMERCIAL OR INDUSTRIAL. THERE IS NO RESIDENTIAL.

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

THE SURROUNDING PROPERTIES ARE HEAVY COMMERCIAL OR INDUSTRIAL. THE CURRENT ZONING DOES NOT ALLOW THE INTENDED USE AS A CONCRETE MIXING YARD

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

THE PROPOSED USE INTENDS TO CREATE A GREEN SPACE ALONG AIRLINE HIGHWAY + WILL USE THE BEST MANAGEMENT PRACTICES + STANDARDS IN BUILDING + OPERATING THE YARD.

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.

OUR CORPORATE OFFICE IS TWO DOORS DOWN. WE WOULD NOT DEVELOP THIS SITE UNLESS IT COMPLIMENTED THE AREA + SURROUNDING BUSINESSES

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 C-2 to M-2 at 10501 Ardene Highway, St. Rose, LA 70087  
MHI INVESTMENTS, LLC

BY: GLEN D. SMITH,  
(Property owner) MEMBER

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Paula Adams  
(Notary signature & seal)



8-8-2017  
(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:**

- ☒ 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.
- ☒ 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.
- ☒ 3. Survey of property
- ☒ 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.
- ☒ 5. Notarized endorsement of all property owners—affidavits.
- ☒ 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:**

SC  
(Planner signature)

8/8/17  
(Date)

Notes/comments: \_\_\_\_\_  
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