



St. Charles Parish
Department of Planning & Zoning
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 www.stcharlesparish-la.gov

Permit/Case #: 2020-12-R
 Receipt #: 3250310
 Application Date: 6/18/2020
 Zoning District: R-2A
 FLUM Designation: LDR
 Date Posted: _____

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

Fee: \$40 - \$200

Applicant: C & J RE INVESTORS, LLC

Home address: 4626 SAINT CHARLES AVE NEW ORLEANS, LA 70115

Mailing address (if different): _____

Phone #s: 347-982-7119 Email: CANDJREINVESTORS@GMAIL.COM

Property owner: C & J RE INVESTORS, LLC

Municipal address of property: 400 APPLE STREET NORCO, LA 70079

Lot, block, subdivision: GOOD HOPE SUBDIVISION

Change of zoning district from: R1A to: R3

Future Land Use designation of the property: LOW DENSITY RESIDENTIAL

(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: CONVERT THE DOWNSTAIRS AREA TO TWO - TWO BEDROOM 1 BATH APARTMENTS AS THE TOP FLOOR IS ALREADY.

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

THE AREA IS MOSTLY SINGLE FAMILY WITH SOME COMMERCIAL AS WELL. THE PROPERTY IS GOING TO BE USED TO OFFER RENTALS FOR LOCAL FAMILIES OR PEOPLE WORKING IN THE AREA.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? IN THE CURRENT CONDITIONS OF THE ECONOMY AND COVID-19 HAVING ANOTHER

COMMERCIAL SPACE DOES NOT SEEM VIABLE. PEOPLE NEED AFFORDABLE PLACES TO LIVE OVER HOPING TO BE ABLE TO FIND SOMEONE WANTING TO RENT A SPACE FOR A BUSINESS.

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

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 FACT THAT IT HAS TWO UNITS ON THE TOP FLOOR ALREADY AND HAS TWO BATHROOMS PLUMBED ON THE LOWER FLOOR. ALSO THERE WERE PREVIOUSLY 4 ELECTRIC METERS ON THE PREMISES.