

Deadline = 12/10 Meeting = 1/9 Council = 2/10(?)



St. Charles Parish  
Department of Planning & Zoning  
**ZONING MAP AMENDMENT**

OFFICE USE	
Submission Date	<u>12/9/24</u>
Received By	<u>DR</u>
Receipt #	<u>14585775</u>
Case #	<u>2024-24-R</u>

**APPLICANT INFORMATION**

Applicant: Malcolm Darensbourg  
Mailing Address: 199 Good Hope St Norco LA 70079  
Phone: 504 512 0358 Email: Malcolm Fab@gmail.com

**PROPERTY INFORMATION**

Municipal Address (if assigned): 196 Good Hope St Norco LA 70079  
Lot, Block, Subdivision: Norco Lot 25A  
Current Zoning: C-2 Proposed Zoning: C-3  
Future Land Use designation (info can be provided by Planning and Zoning): Automobile Sales

**APPLICATION CHECKLIST** (review process does not begin until all items below are submitted):

- DR 1. Application with notarized endorsement of all property owners (see page bottom)  
\*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- DR 2. Completed zoning change questionnaire (see following page)
- DR 3. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- DR 4. Survey of property showing area to be rezoned
- DR 5. Application Fee: \$5 per acre or fraction thereof; \$40 min. (< 8 acres), \$200 max. (> 40 acres)

**ZONING MAP AMENDMENT PROCESS**



<sup>1</sup> The Planning & Zoning Department and Planning Commission issue recommendations on the request. The process concludes with a final determination by the Parish Council.

**I/we swear to be the sole owner(s) of the property in this request and endorse this application.**

Malcolm Darensbourg  
(Signature)

Malcolm Darensbourg  
(Print)

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(Signature)

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(Print)

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(Signature)

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(Print)

Gregory A. Miller  
(Notary signature & seal)

GREGORY A. MILLER,  
Notary Public  
LSBA #19063

12-4-24  
(Date)

Case # 2024-24-R

**REASONS FOR ZONING CHANGE** (your answers below should make a case on the merits of your request)

How does the proposed zoning conform to the Comprehensive Plan Future Land Use Map designation?

The Future Land used on the map is mixed use

How does the proposed zoning serve the best interest of the community?

Economic growth and job creation the introduction car sales would provide jobs. many local residents must travel outside of the area to purchase a vehicle. Having a local used car sales would make it more convenient, affordable transportation option

Do uses on adjacent properties limit the use of your property under current zoning?

No

Do unique physical or environmental limitations affect the use of your property under current zoning?

No

Have changes in land value, physical environment, or economic aspects limited the use of your property under current zoning? NO

Are the uses permitted under the proposed zoning compatible with existing neighborhood character?

yes There is a Mobile RV service, also shell chemical plant and the Rail Road tracks