



## 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>2014-18-R</u>
Receipt #:	<u>2827715</u>
Application Date:	<u>9/3/19</u>
Zoning District:	<u>C-1</u>
FLUM Designation:	<u>Comm.</u>
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Triniece Davis Boyd

Home address: 312 Allie Ln. Luling La 70070

Mailing address (if different): \_\_\_\_\_

Phone #s: (504) 228-7205 Email: tdboyd@latterblum.com

Property owner: Myron N. Boyd Jr. and Triniece D. Boyd

Municipal address of property: 1205 and 1207 Paul Fredrick St. Luling La 70070

Lot, block, subdivision: Lot 2 and Lot 3 ; Block F; Oak Ridge Park Subdivision

Change of zoning district from: Commercial to: R-2 multi-family

Future Land Use designation of the property: \_\_\_\_\_

(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: Being granted this rezoning, the properties will be used for building and establishing duplexes. These duplexes will foster or promote the revitalization and thereby kick-starting the community for improvement.

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

As of today the adjacent properties to where the duplexes would be erected are vacant land on one side and mobile homes on the other. The duplexes without doubt will still be very compatible to the neighboring community be of their depiction and design as of a residential home.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? The property has been deemed commercial; therefore it is needful for the rezoning of Lot 2 and Lot 3 on Block F of Oak Ridge Park Subdivision to R-2, multi-family for duplexes.

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

This initiative would satisfy the future land use designed for these properties, because they are transitioning from the traditional mobile home to a more practical 1,000 sq. ft. 3 bedrooms 2 bathrooms single family home.

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.

If the property is rezoned, and the initial project for duplexes aren't developed, it can always be used for residential homes.

I/we swear to be the sole owner(s) of the property in this rezoning request; I/we endorse this application to change zoning from \_\_\_\_\_ to \_\_\_\_\_ at \_\_\_\_\_:

Imenece O. Boye  
(Property owner)

\_\_\_\_\_  
(Property owner)

Myrtle D. Jr.  
(Property owner)

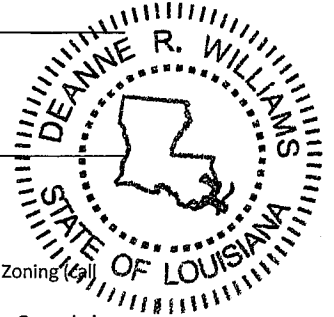
\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

Deanne R. Williams  
(Notary signature & seal) **Deanne R. Williams, Notary Public**  
**La. Bar # 28206**  
**Attorney-at-Law**  
My commission is for life.

9/4/19  
(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 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 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 3. Survey of property
- 4 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 5. Notarized endorsement of all property owners—affidavits.
- 6 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)

9/4/19  
(Date)

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