



**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>2020-18-R</u>
Receipt #:	<u>3359418</u>
Application Date:	<u>10/6/2020</u>
Zoning District:	<u>M-1</u>
FLUM Designation:	<u>CEL/BP</u>
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Lorna Bourgeois / BMB Real Estate LLC  
 Home address: 17 Shadow Lane Destrehan, LA 70047  
 Mailing address (if different): P.O. Box 339 St Rose, LA 70087  
 Phone #: 504-400-2458 Email: Lorna@qualityfab.com  
 Property owner: BMB Real Estate, LLC  
 Municipal address of property: 10392 Airline Hwy St. Rose, LA 70087  
 Lot, block, subdivision: D-2AA, Fairfiew Plantation Subd.  
 Change of zoning district from: M-1 to: R-1M  
 Future Land Use designation of the property: Light Industrial / Business Park  
 (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: Manufactured home park with an estimate of 20 homes to be available for rent in a gated community accessible from Airline highway but not directly visible.

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

St Rose Driving Range is next door and Waffle House would be directly in front of the park entrance making it a great location for the industrial/business workforce in the area.

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

The property is zoned for light industrial/Business park and will need to be rezoned for a manufactured home park conducive to the area.

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

This zone would be less intense than industrial while creating temporary homes for the industrial/Business district and also permanent homes.

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 only use allowed for R-1M zone is a manufactured mobile home park. If our project does not develop, we will then reassess and rezone to meet our needs and the needs of the industrial area.

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 M1 to R-1M at 3:31 pm \_\_\_\_\_:

[Signature]  
 \_\_\_\_\_  
 (Property owner)

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

[Signature]  
 \_\_\_\_\_  
 (Property owner)

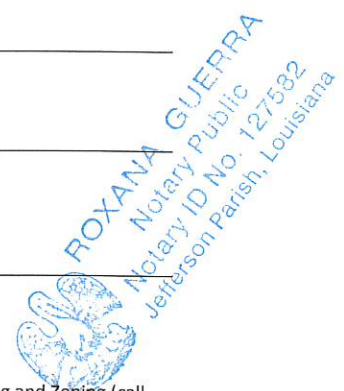
\_\_\_\_\_  
 (Property owner)

[Signature]  
 \_\_\_\_\_  
 (Property owner)

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

[Signature]  
 \_\_\_\_\_  
 (Notary signature & seal)

10/02/2010  
 \_\_\_\_\_  
 (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:**

[Signature]  
 \_\_\_\_\_  
 (Planner signature)

10/6/2010  
 \_\_\_\_\_  
 (Date)

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

\* Need 2010 Redemption  
\* Corp Resolution for BMP  
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