



St. Charles Parish
Department of Planning & Zoning
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Permit/Case #:	2023-4-R
Receipt #:	
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	



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

Fee: \$40 - \$200

Applicant: ... Conrad Frey

Home address: 141 1-310 Seve Rd St Rose, La

Mailing address (if different): _____

Phone #s: 504-452-1337 Email: C.Frey@threecs.biz

Property owner: Elite Store

Municipal address of property: 10436 Airline Hwy St Rose

Lot, block, subdivision: Section 40, Township 12 South Range 9 East

Change of zoning district from: Commercial 2+3 to: Mixed Use Commercial/Industrial

Future Land Use designation of the property: Business Park MI
 (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: Existing C Store will be rebuilt and continue to operate from by airline Hwy
Behind the existing C store will be a modular office building and a container storage facility

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Rydon Machinery to the West, Ryder Truck & Residential to the East, Drainage Canal to the North, Mack, United Rentals, Magnolia, St Rose Truck Shop to the South
Area is mostly commercial & industrial already

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
Container Storage requires change from Commercial to industrial

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.
Adjacent Properties in the area are both in industrial & commercial already