



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
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 www.stcharlesparish-la.gov

Permit/Case #: 2021-8-R
 Receipt #: 3740546
 Application Date: 2/2/21
 Zoning District: R-1A/C-2
 FLUM Designation: LDR/Comm
 Date Posted: _____

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

Fee: \$40 - \$200

Applicant: MOHAMED NABUT C/O NABUT BROS LLC
 Home address: 201 PAUL MAUARD ROAD LULLING, LA 70070
 Mailing address (if different): PO BOX 1054, HAHNVILLE, LA 70057
 Phone #s: 504.235.9784 Email: CLAUDEADAMS@GMAIL.COM
 Property owner: NABUT BROTHERS, LLC
 Municipal address of property: 112 MONSANTO AVE, LULLING, LA 70070
 Lot, block, subdivision: LOT B-1, B-2, BLOCK B, KELLOGG SUBD.
 Change of zoning district from: C-2, RESIDENTIAL to: C-3
 Future Land Use designation of the property: GENERAL COMMERCIAL
 (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: COMMERCIAL LEASE OPPORTUNITIES TO BRING BUSINESSES RANGING FROM AUDIO INSTALLATION, WAREHOUSE, COMMERCIAL OFFICE SPACE, AUTO TINT INSTALLATION, STORAGE.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
FAST FOOD, MEDICAL OFFICE SPACE, HEAVY INDUSTRY, DENTAL OFFICE.
PROPOSED USE WOULD SEAMLESSLY INTEGRATE WITH SURROUNDING AND ADD BUSINESS OPPORTUNITIES FOR CITIZENS.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
PART OF PROPERTY IS CURRENTLY ZONED RESIDENTIAL BUT CAN EASILY FIT COMMERCIAL NEEDS.

How does your proposed use of the property comply with the Future Land Use designation for the property?
FUTURE LAND USE DESIGNATION PEGS THIS AREA AS "GENERAL COMMERCIAL" AS IT SITS ADJACENT TO HWY 90. THE AREA ADJACENT ACROSS HWY 90 IS CURRENTLY "HEAVY INDUSTRIAL."

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.
C-3 ALLOWS THE FOLLOWING: WHICH ARE BUSINESSES WE MAY PURSUE: BUILDING SUPPLY, HVAC SERVICE, AUTO GLASS INSTALLATION, ANIMAL HOSPITAL, GYMNASIUM, SHEET METAL SHOP, UPHOLSTERY, COMMERCIAL OFFICE