



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 #:	2016-17 2017-04
Receipt #:	3397
Application Date:	12/14/16
Zoning District:	R-1A - CZ
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Pat Greaud

Home address: 124 St. Charles Street

Mailing address (if different): _____

Phone #s: 985-264-7786 Email: _____

Property owner: Pat Greaud

Municipal address of property: 141 St. Charles Street

Lot, block, subdivision: north 3/4 of Lot 37 and south half of Lot 36, Good Hope Plantation subdivision

Change of zoning district from: RIA to: CZ

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: STORAGE AS IT IS CURRENTLY USED

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

The buildings are used as storage. The zoning change will place the use into conformance with the requested zoning.

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

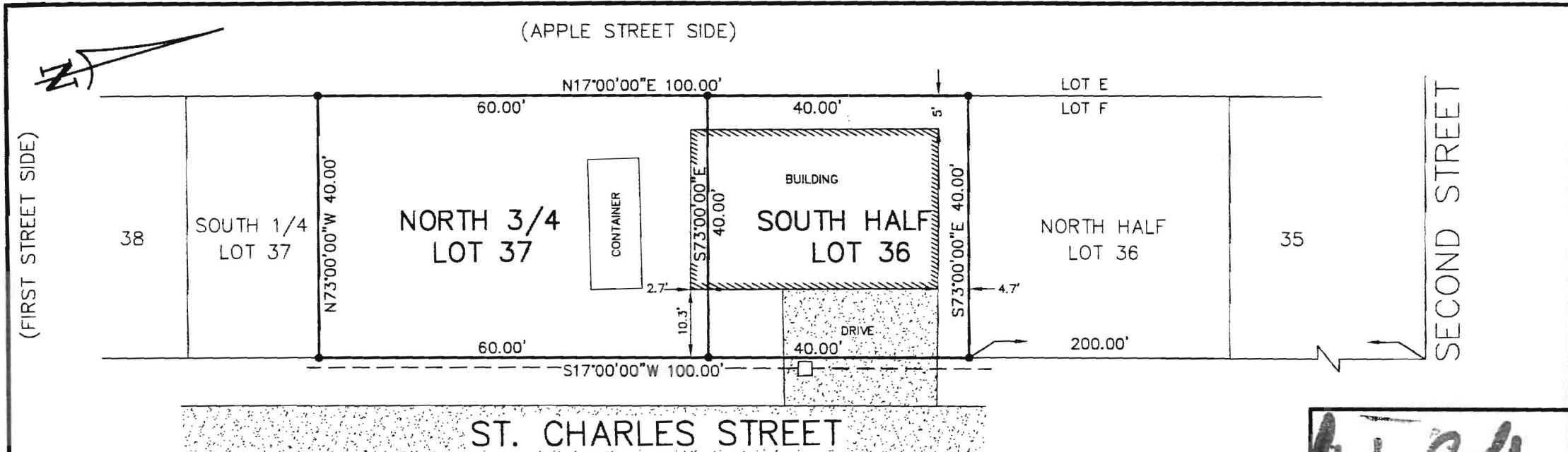
The property has been used for storage for a nearby retail outlet for over 20 years. The rezoning will make the use compliant.

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

We believe it does.

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 project is currently in use.



SCALE: 1" = 20'

LEGEND

- #4 IRON ROD SET
- FENCE

TITLE: SURVEY PLAT OF THE SOUTH HALF OF LOT 36 AND THE NORTH 3/4 OF LOT 37 OF THE SUBDIVISION OF LOT F OF GOOD HOPE PLANTATION SUBDIVISION SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: SUBDIVISION OF A PORTION OF LOT "F" IN NORCO BY E.M. COLLIER DATED MAY 1946.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

SURVEYOR'S NOTES:

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0050C DATED 6/16/1992.

CERTIFIED TO: MURRAY ARCHITECTS

MUNICIPAL ADDRESS: 124 ST. CHARLES STREET

DATE: AUGUST 5, 2013

Stephen P. Flynn
 STEPHEN P. FLYNN
 P.L.S. NO. 4668

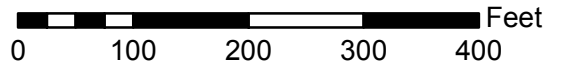
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RIVERLANDS SURVEYING COMPANY

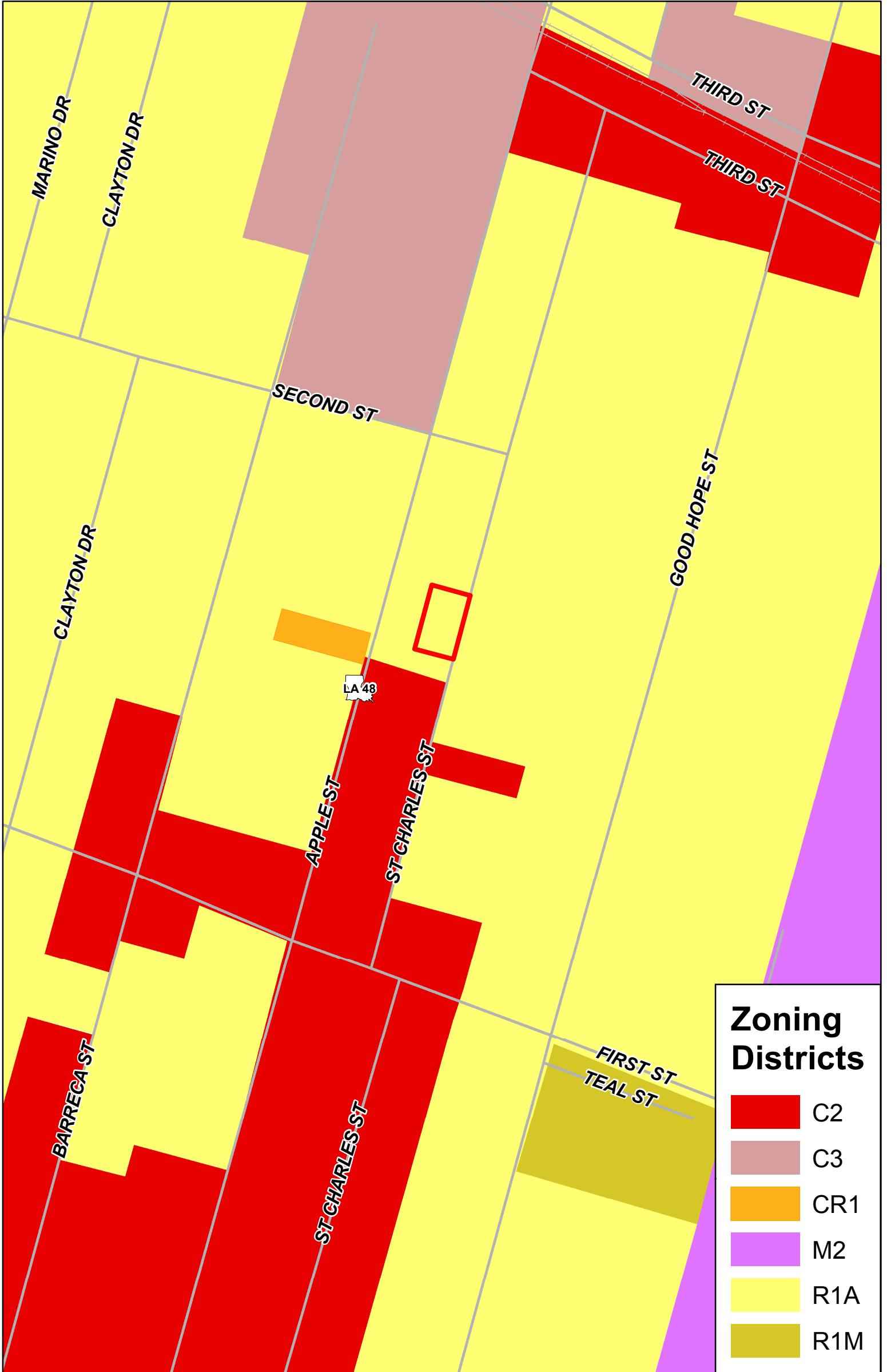
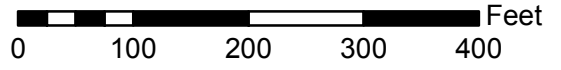


505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6982
 985-652-6356

Aerial
PZR-2017-04
Requested by: Pat Greaud
Rezoning from R-1A to C-2



Zoning
PZR-2017-04
Requested by: Pat Greaud
Rezoning from R-1A to C-2



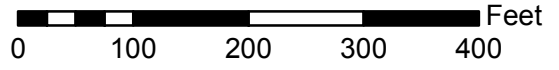
Zoning Districts	
	C2
	C3
	CR1
	M2
	R1A
	R1M

FLUM





PZR-2017-04

Requested by: Pat Greaud

Rezoning from R-1A to C-2



FLUM

-  Commercial
-  Heavy Industrial
-  Low Density Residential
-  Manufactured Home /
Recreational Vehicle (RV)
Park