



St. Charles Parish
Department of Planning & Zoning
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Permit/Case #:	<u>2022-15-R</u>
Receipt #:	<u>7609480</u>
Application Date:	_____
Zoning District:	<u>OL/C3</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: RaceTrac, Inc.

Home address: 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

Mailing address (if different): 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339

Phone #s: 404-405-9113 Email: sgriffin@racetrac.com

Property owner: Lloyd G. Dufrene

Municipal address of property: 1695 WPA Road

Lot, block, subdivision: Lot 13M1, Block 13 of the CDF - Numbered Farm Lots Subdivision

Change of zoning district from: Open Land to: Highway Commercial Retail

Future Land Use designation of the property: Mixed Use Corridor
(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: _____

The subject property would be developed into a retail fueling station and convenience store.

The property would contain a 5,800 SF convenience store building with associated parking lot and two (2)

fuel canopies with fueling dispensers for vehicles.

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

The subject property contains an existing residence today. The proposed convenience store fueling station

at this property would be located on the corner of two State Highways, US 90 and WPA Rd (LA 632).

This site is an ideal location for this use due to the high volume of vehicular traffic on the US 90 corridor.

This property is adjacent to existing commercial development and does not border other residential use.

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

The existing property has two zoning classifications, C-3 Commercial on the northern portion of the property

in the front and Open Land on the southern portion of the property in the rear. The request is to rezone

the Open Land portion of the property be commercial to allow for the proposed RaceTrac development.

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

The future land use for this property is Mixed Use Corridor which allows for commercial development.

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 property is already zoned C-3 Commercial for the majority of the lot, and would allow for other types of

commercial development uses regulated by the code of ordinances.