



**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 #:	2024-2-R
Receipt #:	13011810
Application Date:	1/4/24
Zoning District:	R-1A(m)
FLUM Designation:	Low-MOD
Date Posted:	

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

Fee: \$40 - \$200

Applicant: Alvin Gordon III  
 Home address: 9512 Linden Loop Westwego LA 70094  
 Mailing address (if different): same  
 Phone #s: 504-236-5112 Email: goodguyfinishing@hotmail.com  
 Property owner: Alvin Gordon III  
 Municipal address of property: 1014-1024 Paul Frederick St. Uuling LA 70070  
 Lot, block, subdivision: lots 47, 48, 49, 50, 51, 52 BIK D, SEC 1, Oak Ridge Park subd.  
 Change of zoning district from: R1 to: R2 - Two Family Residential  
 Future Land Use designation of the property: Low To Moderate Residential Duplexes  
 (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: if the rezoning is granted my wife and I plan to develop and build new construction duplexes to provide rental housing to the community.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? The properties that are adjacent to lots are rental properties, 2 residential, 1 residential some vacant homes as well as mobile homes. Since this neighborhood is mixed and primarily an rental home area we believe that our duplexes will be compatible as they will provide more rental opportunities that will enhance this community.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? Recently it has been very difficult for a lot of people to become home owners with interest rate, taxes, and insurance at an all time high. Because of this, people within this community have expressed that there isn't enough rental homes with in the area. Rezoning the property will allow us to provide more units that are new and safe to rent.

How does your proposed use of the property comply with the Future Land Use designation for the property? our proposed use of the property of Low To Moderate Residential includes: single family, duplexes, and townhomes. Since we plan to build duplexes our future use complies with Low To Moderate Residential standards.

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. Since the existing neighborhood is primarily mixed rental housing if our property is rezoned to R2 that still includes single family dwellings which the neighborhood already have as well.