



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 #:	<u>2020-3-R</u>
Receipt #:	<u>3150606</u>
Application Date:	<u>2/20/2020</u>
Zoning District:	<u>C2/R-1A</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Blake and Caitlin Comardelle

Home address: 10493 River Road, Ama, LA 70031

Mailing address (if different): Same as home address

Phone #s: Blake 504-259-0749 / Caitlin 504-417-4604 Email: blakecomardelle@gmail.com
caitlinmaria15@gmail.com

Property owner: Blake Comardelle

Municipal address of property: 10493 River Road, Ama, LA 70031 (Parcel #: 201100200002)

Lot, block, subdivision: LOT 2, BLOCK 2 IN AMA IN SEC. 34 AND 36 TOGETHER - T13SR21E, WEST OF MISS. RIVER SAID PORTION MEASURES 95.65' X 50 ARPENTS IN DEPTH. (SEC. 34 & 36) (WILFRED ZERINGUE PARTITION)

Change of zoning district from: C-2 and R-1A zoning portions of property to: O-L zoning (to zone all property as O-L)

Future Land Use designation of the property: Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 (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 property rezoning is granted the plan for the property is to build a new family home. The property has been in my family for almost 100 years and it holds a very special place in my heart. My mother and my widowed grandmother will live in the current home on the property, while my wife and I build our forever family home on the property I grew up on.

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

The activities on the adjacent property are used for family homes. My proposed use of my property will be in line with the property to the west that currently has a single family home and the remaining lot is largely uninhabited and wooded. The properties to the East is vacant. There are no properties to the north nor to the south.

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

The property to be rezoned needs to be rezoned because it is currently zoned at R1A, which only allows for one family dwelling. As stated above, my plan is to have two family dwellings on the family property. The new family home will be greater than a one bedroom home, therefore, would not meet the requirements of an ADU. Thus, the property needs to be rezoned to open land to allow for my plan to move along.

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

The guidelines as seen in the policy statement for open land in St. Charles Parish states: a.(6) additional dwellings for family and relatives on unsubsidized property in a non-rental basis, and which meet the criteria outlined in special provision [subsection 3]. Therefore, my plan is to build a second family home on this property that complies with all requirements stated by St. Charles Parish.

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.

If rezoned, but my project does not develop, the property will remain compatible with the existing neighborhood because the land will remain uninhabited like the surrounding properties. The adjacent land on all sides of property to be rezoned are mostly vacant or wooded lots. If the planned project is not developed, the existing neighborhood would remain in the exact same state it is currently in.