

**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>2019-B-R</u>
Receipt #:	<u>2677015</u>
Application Date:	<u>4/3/19</u>
Zoning District:	<u>OL/C-3</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Renton Properties, LLC

Home address: 160 W. Airline Hwy, Kenner, LA 70062

Mailing address (if different): _____

Phone #s: 504-464-0431 Email: edrenton@aol.com

Property owner: Renton Properties, LLC

Municipal address of property: See attached survey proposed Lot 5A

Lot, block, subdivision: John Lambert Tract

Change of zoning district from: OL to: M1

Future Land Use designation of the property: Industrial
(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 applicants intended use of the property is to expand the adjoining property usage which is storage of modular office building components. The same tenant, Willscott, is the tenant that will occupy the subject property under consideration for zoning change

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

The activities on the adjacent property is storage of modular office building components. Our proposed use is compatible with the surrounding neighborhood. The other neighborhood businesses includes storage building, major contractor, dump truck operations and a restaurant

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

The current zoning, open land, does not allow similar uses of the neighborhood. For the intended use, storage of modular office building components, is not allowed in Open Land. The zoning classification for the intended use is M1.

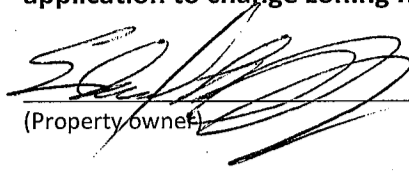
How does your proposed use of the property comply with the Future Land Use designation for the property?

The proposed use of the property requires M1 zoning. The Future Land Use designation for the property is for general commercial, however due to available access, there is no connectivity to residential areas to support general commercial. We find that given the connectivity to the other similar businesses in the adjoining neighborhood, this property is better suited for the expansion of those businesses.

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 our project does not develop, other similar businesses are better suited to be developed in this area

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from OL to M-1 at SEE ATTACHED SURVEY:


(Property owner)

(Property owner)

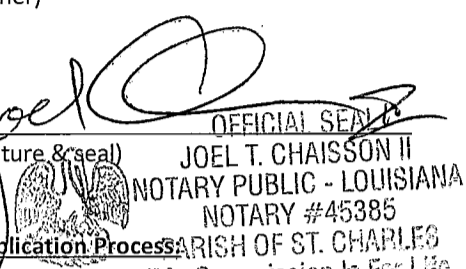
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Notary signature & seal)



OFFICIAL SEAL
JOEL T. CHAISSON II
NOTARY PUBLIC - LOUISIANA
NOTARY #45385
PARISH OF ST. CHARLES

(Date)

4-2-2019

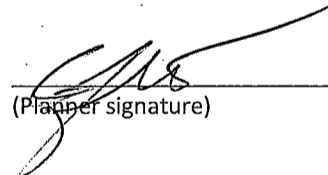
Rezoning Application Process:

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

Application Checklist:

- com 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- com 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes. in file
- com 3. Survey of property
- com 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- com 5. Notarized endorsement of all property owners—affidavits.
- com 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

Planner Certification of Completed Application:


(Planner signature)

4/3/19
(Date)

Notes/comments: _____

