

Next meeting = Jan. 5
Deadline = Dec. 6



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>2023-2-R</u>
Receipt #:	_____
Application Date:	<u>1/31/23</u>
Zoning District:	<u>C-2</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Ricardo Quiroz

Home address: 311 West Layella dr. Kenner, La. 70065

Mailing address (if different): Same

Phone #: 504-331-4818 Email: gautomotive, llc@gmail.com

Property owner: Quinton Mayeux / # (504) 415-3042 / 116 Bayou Est. S. Dr. Resallemands LA 70030

Municipal address of property: 14910 Hwy 90 Paradis, LA. 70080

Lot, block, subdivision: LOT A-2 Block 24

Change of zoning district from: C-2 to: C-3

Future Land Use designation of the property: Used car lot (need C-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: to sell used cars

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

There is Dollar General, a Real Estate Office, and a Chevron gas station across the Hwy. On one side is a tree line and a house to the other side is 2 empty lots and the Mummy's Dinner. To the back side is a house and lot. The area is already 50% Commercial.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? Yes
See attached yellow highlighted section [III.] C-2 General Commercial district - Retail sales: #1, C., #4 and continue on to [IV.] C-3 Highway Commercial district - Wholesale and retail sales: #1, a., #4

How does your proposed use of the property comply with the Future Land Use designation for the property? This area is heavily traveled with a mixture of businesses and residents. The Paradis Strip or Hwy 90 (from traffic light at 306 to pump Canal) has gas stations, restaurants, fast food, school, heavy equipment rental, hotel, dance company, apartments, church, etc. Used Car Sales will just add to the multitude of conveniences of the town.

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.
All the uses listed will just add to the existing conveniences of the multitude of businesses available in this area.