



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 #: 2024-6-R
 Receipt #: 13110356
 Application Date: 3/6/2024
 Zoning District: R-1A
 FLUM Designation: low-Mod
 Date Posted: _____

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

Fee: \$40 - \$200

Applicant: Keith Lott's Plumbing LLC

Home address: 39298 Babin Ln., Ponchatoula, LA 70454

Mailing address (if different): 39300 Babin Ln., Ponchatoula, LA 70454

Phone #s: 504.909.5688 Email: ap@keithlottsplumbing.com

Property owner: Keith Lotts Plumbing LLC

Municipal address of property: 878 Marino Dr., Norco, LA 70079

Lot, block, subdivision: _____

Change of zoning district from: Residential to: C3

Future Land Use designation of the property: _____
 (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: Use of property to park company vehicles and store materials for projects. Future plans include having a small office at the location as well.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Adjacent property to the north is a HVAC business. Adjacent property to the west is a vacant commercial lot. Adjacent property to the east is a lot occupied by a HVAC business. Adjacent property to the south is a residence. Owner of the residence has no objection to our planned activities.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
Property is currently zoned residential and our activity requires rezoning.

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

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.

Proposed zoning is consistent with adjacent properties surrounding 3 sides of subject property. In the event one project does not develop, the new zoning would be compatible with the existing neighborhood.