



St. Charles Parish
Department of Planning & Zoning
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Permit/Case #:	<u>2022-19-R</u>
Receipt #:	<u>7661765</u>
Application Date:	_____
Zoning District:	<u>C-3</u>
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Stanley & Melinda Hebert

Home address: 16520 Hwy. 90, Des Allemands, LA 70030

Mailing address (if different): _____

Phone #s: (504) 234-2966 Email: _____

Property owner: Stanley & Melinda Hebert

Municipal address of property: 16520 Hwy. 90, Des Allemands, LA 70030

Lot, block, subdivision: 89A-2 Coteau de France

Change of zoning district from: C-3 to: Open Land (OL)

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: _____
Consistent with the Restrictive Covenants recorded at Instrument No. 301748, 643/829 between Annabel Hogan and Donald Hogan Stanley and Melinda Hebert dated November 17, 2004 we intend to continue having chickens in addition to other farm usages. Property is listed by Assessor as "Farm Lots."

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
All properties were originally M-1 and then made C-3 with special use granted for residential homes. Surrounding lands are open with one property already having a house, swimming pool, goats and donkeys. Property across Hwy. 90 has hundreds of cows. But for the residences, the land is mainly large open area.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
Original owner who agreed to Restrictive Covenants allowing us to have chickens on the property has now sold much of the surrounding land and has complained about the continued presence of chickens. Yet, C-3 allows for dog pounds, creameries (i.e. cows), public stables (horses) and any other use of similar intensity.

How does your proposed use of the property comply with the Future Land Use designation for the property?
In compliance. Nearby land to the rear of property is open land.

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.
Maintain existing uses.