



**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 #:	<u>2020-10-R</u>
Receipt #:	<u>3246420</u>
Application Date:	<u>6/9/2020</u>
Zoning District:	<u>Comm. C-2</u>
FLUM Designation:	<u>Comm.</u>
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: PAUL J. HOGAN

Home address: 222 DOWN THE BAYOU ROAD, DES ALLEMANDS, LA 70030

Mailing address (if different): P.O. BOX 250, DES ALLEMANDS, LA 70030

Phone #s: 504-615-4862 Email: PHINDA9@AOL.COM

Property owner: PAUL J. HOGAN

Municipal address of property: 16626 HIGHWAY 90, DES ALLEMANDS, LA 70030

Lot, block, subdivision: LOT 69-A-2B, COTEAU DE FRANCE

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

Future Land Use designation of the property: GENERAL COMMERCIAL  
(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: \_\_\_\_\_

C-3 USES AND SPECIAL PERMIT USES

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

NONE. THE ADJACENT PROPERTY IS VACANT

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? THE ADOPTED ADVISORY BASE FLOOD ELEVATION OF +5.0' HAS PREVENTED THE PROPERTY FROM BEING DEVELOPED DUE TO THE ELEVATION OF THE PROPERTY ( EL. 0' TO -2').

How does your proposed use of the property comply with the Future Land Use designation for the property? COMPLIES WITH THE FUTURE LAND USE DESIGNATION

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.

WILL PROVIDE FOR HIGHWAY COMMERCIAL DEVELOPEMENT WHICH IS LACKING IN THE NEIGHBORHOOD