



# St. Charles Parish

St. Charles Parish  
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## Legislation Details (With Text)

**File #:** 2024-0088    **Version:** 1    **Name:** O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, 12320 River Road, Destrehan as requested by Anna Nelson for DNA Real Estate, LLC.

**Type:** Ordinance    **Status:** Enacted

**File created:** 2/19/2024    **In control:** Parish Council

**On agenda:** 3/4/2024    **Final action:** 3/4/2024

**Enactment date:**    **Yes** 24-3-3

**Title:** An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, 12320 River Road, Destrehan as requested by Anna Nelson for DNA Real Estate, LLC.

**Sponsors:** Matthew Jewell, Department of Planning & Zoning

**Indexes:** P and Z (Dept. of), Pecan Grove Subd., Destrehan/St. Rose

**Code sections:**

**Attachments:** 1. 2024-0088 RECOMMENDATIONS AT A GLANCE, 2. 2024-0088 Minutes, 3. 2024-0088 Staff Report, 4. 2024-0088 Site Plan with Zoning, 5. 2024-0088 AERIAL, 6. 2024-0088 ZONING, 7. 2024-0088 FLUM, 8. 2024-0088 Application1, 9. 2024-0088 Survey, 10. 2024-0088 Final Ord 24-3-3

Date	Ver.	Action By	Action	Result
3/6/2024	1	Parish President	Approved by the Par. Pres.	
3/4/2024	1	Parish Council	Public Hearing Requirements Satisfied	
3/4/2024	1	Parish Council	Approved	Pass
2/19/2024	1	Parish Council	Publish/Scheduled for Public Hearing	
2/19/2024	1	Parish President	Introduced	
2/1/2024	1	Planning Commission	Recommended Approval	
2/1/2024	1	Department of Planning & Zoning	Recommended Approval	
12/29/2023	1	Department of Planning & Zoning	Received/Assigned PH	

### **2024-0088**

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)**

### **ORDINANCE NO.**

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, 12320 River Road, Destrehan as requested by Anna Nelson for DNA Real Estate, LLC.

**WHEREAS,** Anna Nelson for DNA Real Estate, LLC requests a rezoning from O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, Destrehan as shown on the survey by J.R. Ruello, PLS dated December 7, 2023 and the plan by Danny J. Hebert, P.E. dated January 8, 2024; and,

**WHEREAS,** the Planning and Zoning Department recommended approval of the request; and,

**WHEREAS,** the Planning and Zoning Commission recommended approval of the request at its

regular meeting on February 1, 2024.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** The Zoning Ordinance of 1981 is amended to change the zoning classification from O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, Destrehan as shown on the survey by J.R. Ruello, PLS dated December 7, 2023 and the plan by Danny J. Hebert, P.E. dated January 8, 2024, as requested by Anna Nelson for DNA Real Estate, LLC.

**SECTION II.** The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from O-L to R-1M and M-1 on Lot 19, Pecan Grove Plantation Subdivision, Destrehan as shown on the survey by J.R. Ruello, PLS dated December 7, 2023 and the plan by Danny J. Hebert, P.E. dated January 8, 2024, as requested by Anna Nelson for DNA Real Estate, LLC.

**SECTION III.** The Department of Planning and Zoning is authorized to make the corresponding amendment to the Future Land Use Map, adopted by the Planning Commission as part of the 10-year update to the St. Charles 2030 Comprehensive Plan under Resolution 2022-1-RES and with support from the St. Charles Parish Council under Resolution No. 6688, from Low-to-Moderate Residential to High-Density Residential.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT:

APPROVED :                      DISAPPROVED:

PARISH PRESIDENT:

RETD/SECRETARY:

AT:                                  RECD BY: