

**ST. CHARLES PARISH  
PLANNING BOARD OF COMMISSIONERS  
March 2, 2023  
6:00 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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**REQUEST TO WITHDRAW:**

- 7     **2023-4-HOP** requested by **Hannah Daigle** for a home occupation – “HE Esthetics” – at **15329 Highway 90, Paradis**. Council District 4. **Requires Commission approval.**

**NEW CASES:**

- 1     **2023-3-HOP** requested by **Brian and Kay Boutte** for a home occupation – “B & K Family Living LLC DBA Mosquito Joe of Destrehan-Houma” – at **104 Seven Oaks Court, Destrehan**. Council District 3. **Requires Commission approval.**
- 15    **2023-5-HOP** requested by **Jarred Crawford** for a home occupation – “Revolution Financial Group LLC” – at **33 Rosedown Drive, Destrehan**. Council District 3. **Requires Commission approval.**
- 24    **2023-1-R** requested by **Michael Keller** for a change of zoning from R-1A to O-L on Lot K-1B, **165 Vernons Lane, Ama**. Council District 2. **Requires Planning Commission approval and Council consideration.**
- 35    **2023-2-R** requested by **Ricardo Quiroz for Quinton Mayeux** for a change of zoning from C-2 to C-3 on Lots 18, Block 23 & A-2, Block 24, **14910 Highway 90, Paradis**. Council District 4. **Requires Planning Commission approval and Council consideration.**
- 45    **2023-3-R** requested by **Brennen & Melissa Friloux** for a change of zoning from R-1A to O-L on approximately 3.5 acres on and adjacent to Lot A.R.-1, **141 Crooked R Lane, Ama**. Council District 2. **Requires Planning Commission approval and Council consideration.**
- 55    **2023-4-R** requested by **Conrad Frey for Elitestor, LLC** for a change of zoning from C-2 to C-3 and C-2/C-3 to M-1 on Lots P-A & 33-A, **10436 Airline Drive, St. Rose**. Council District 5. **Requires Planning Commission approval and Council consideration.**

**UNFINISHED BUSINESS-  
NEW BUSINESS-  
MINUTES –  
ADJOURN-**



## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-3-HOP

### APPLICATION INFORMATION

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>▪ <b>Applicant / Business Location</b><br/>Brian and Kay Boutte<br/>104 Seven Oaks Court<br/>Destrehan, LA 70047<br/>504.875.8175<br/>boutteb67@gmail.com</li></ul> | <ul style="list-style-type: none"><li>▪ <b>Property Owner</b><br/>Brian and Kay Boutte<br/>104 Seven Oaks Court<br/>Destrehan, LA 70047<br/>504.875.8175<br/>boutteb67@gmail.com</li></ul> |
|---|--|

### BUSINESS INFORMATION

- **Name & Description**  
B & K Family Living LLC DBA Mosquito Joe of Destrehan-Houma – a pest control company
- **Licensing & Permits**  
Louisiana Department of Agriculture and Forestry
- **Vehicles & Equipment**  
Ford Transit Connect XL, stored at 15711 E. Airline Hwy, Norco

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
R-1A; the house is located in a developed residential subdivision consisting of site-built single-family houses.
- **Traffic Access & Parking**  
The house is developed with a driveway providing access to Seven Oaks Court.
- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

#### Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
  - 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
  - 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
  - 3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed

- use complies with the operational regulations of this section.
4. Public Notice and Comment:
    - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
    - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
  5. Determination: The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
    - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
    - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
    - c. Deny the application.
- C. Operational Regulations:
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
  2. There shall be no signs posted which indicate the existence of the home occupation.
  3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
  4. There shall be no outdoor storage of materials or products on the premises.
  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
  6. The home occupation shall not eliminate or impede required off-street parking.
  7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
  8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
  9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
  10. Home occupation permits are not transferrable as to person or location.
  11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. Revocation of Home Occupation Permit:
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
  2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
  3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. Appeal: Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

## FINDINGS

The applicant has applied to permit B & K Family Living LLC DBA Mosquito Joe of Destrehan-Houma at their residence located at 104 Seven Oaks Court, Destrehan. The request comes before the Planning Commission due to requiring licensing with the Louisiana Department of Agriculture and Forestry.

Mosquito Joe of Destrehan-Houma was registered with the Louisiana Secretary of State on January 11, 2023.

Business activities occur mostly off-site, with the home primarily utilized as an office. The business specific vehicle is stored at a separate commercial location, and the applicant has acknowledged the Home Occupation Operational Regulations which restricts non-resident employees from visiting the home for business purposes.

No complaints or violations are on file for the property or the business owner.

## DEPARTMENT RECOMMENDATION

**Staff recommend approval with the following stipulations:**

- **Storage of chemicals related to the business must not occur at the residence.**
- **The commercial vehicle cannot be parked at the residence overnight.**



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 #: \_\_\_\_\_
Receipt #: \_\_\_\_\_
Application Date: \_\_\_\_\_
Zoning District: \_\_\_\_\_
FLUM Designation: \_\_\_\_\_
Date Posted: \_\_\_\_\_

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Brian E. Boutte & Kay W. Boutte

Home address: 104 Seven Oaks Ct. Destrehan LA 70047

Mailing address (if different): - Same -

Phone: 504-875-8175 Email: boutteb67@gmail.com

Property owner: Kay W. Boutte

Name of proposed business: B+K Family Living LLC DBA Mosquito Joe of Destrehan-Houma

Are state or federal permits/licenses required for your proposed business? YES/NO

If yes, please list the agency/office involved: Louisiana Dept. of Ag. & Forestry

Description of proposed business/business-related activities: Treatment of outdoor spaces for mosquito control.

How many people will be employed by the proposed business? 2-3 part time employees plus the owners.

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

Ford Transit Connect XL 2022 (not in possession yet, will provide photos upon receipt of vehicle).
Stored at: 15711 E. Airline Hwy, Norco LA 70079

What materials and equipment will be used in the proposed business? Where will these items be stored?

Service truck, backpack sprayers, hand sprayers, misc EPA approved synthetic and organic pesticides.

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Kay W. Boutte
(Property owner - Signature)

1-27-23
(Date)

Kay W. Boutte
(Property owner - Print Name)

[Notary signature & seal]

1-27-23
(Date)

Permit/Case #: \_\_\_\_\_



SHAWN M. LARRE
NOTARY PUBLIC
NOTARY NO. 120311
MY COMMISSION IS FOR LIFE.

**Please read each of the following Home Occupation Operational Regulations. Please initial after each regulation to indicate your understanding.**

1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process. *hwb* (initial)
2. There shall be no signs posted which indicate the existence of the home occupation. *hwb* (initial)
3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to, picking up work assignments, materials, or payment. *hwb* (initial)
4. There shall be no outdoor storage of materials or products on the premises. *hwb* (initial)
5. Indoor storage of materials/products shall not exceed 20 percent of the gross floor area of the dwelling. *hwb* (initial)
6. The home occupation shall not eliminate or impede required off-street parking. *hwb* (initial)
7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code. *hwb* (initial)
8. The resident(s) engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License and other state or federal permits or licenses. *hwb* (initial)
9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with a home occupation. *hwb* (initial)
10. Home occupation permits are not transferable as to person or location. *hwb* (initial)
11. Home occupation activities which include the manufacture/sale/repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. *hwb* (initial)

**Home Occupation Application Process:**

- The Planning Department will review the application for completion and for compliance with operational regulations.
- If some aspect of the business requires licensure by a state or federal entity, the fee shall be \$200 and the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- The property will be posted with a sign describing the home occupation.
- If objections to the proposed home occupation are submitted to the Planning Director (within the 10 day posting period), the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- Applications that are not forwarded to the Planning and Zoning Commission may be approved, approved with conditions, or denied by the Planning Director.
- A Certificate of Zoning Compliance will be issued upon approval of the Home Occupation.
- Approval **does not** allow operation of a home occupation in violation of any law.
- Zoning compliance for a home occupation is not transferrable to another person or another location.

**Application Checklist:**

- \_\_\_ 1. Completed application
- \_\_\_ 2. Act of Sale or deed to the property (recorded Act of Sale available at Clerk of Courts Office)
- \_\_\_ 3. Photographs of vehicles/trailers used in the home occupation *(not yet acquired/received)*
- \_\_\_ 4. Notarized endorsement of property owner (if applicant is not the property owner)
- \_\_\_ 5. Fee (\$25 or \$200 check or money order payable to St. Charles Parish Department of Finance)

**Acknowledgement of Regulations:**

I have read a copy of the Home Occupation Ordinance including the Operational Regulations (Section XXII of the St. Charles Parish Zoning Ordinance). I will comply with the Home Occupation Ordinance and also with any special provisions required by the Planning and Zoning Director.

I acknowledge that violation of any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

*Kay W Bouite*  
(Applicant signature)

*1-27-23*  
(Date)

Conditions: \_\_\_\_\_

**Planner Certification of Completed Application:**

\_\_\_\_\_  
(Planner signature)

\_\_\_\_\_  
(Date)

Permit/Case #: \_\_\_\_\_



2023-3-HOP  
B & K Family Living LLC  
DBA Mosquito Joe of Destrehan-Houma





## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-4-HOP

### APPLICATION INFORMATION

- **Applicant / Business Location**  
Hannah Daigle  
15329 Highway 90  
Paradis, LA 70080  
985.224.6050  
hdaigle9@gmail.com
- **Property Owner**  
David and Shannon Daigle  
15329 Highway 90  
Paradis, LA 70080

### BUSINESS INFORMATION

- **Name & Description**  
HD Esthetics – facials, eyelash extensions and beauty services.
- **Licensing & Permits**  
Louisiana State Board of Cosmetology (License #1531250117)
- **Vehicles & Equipment**  
The applicant uses a personal vehicle for business purposes.

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
C-2 zoning is located to the Highway 90, Travis Street, and Bayou Gauche Road sides; R-1A(M) zoning is located the Barber Road side.  
  
Single family houses are adjacent to the Travis Street and Barber Road sides; undeveloped and cleared properties are located across Highway 90 and to the Bayou Gauche Road side.
- **Traffic Access & Parking**  
The house is developed with a driveway providing access to Highway 90. The property has previously been used as a commercial site and contains a parking lot typical of commercial development.
- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

#### Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
  1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.



2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
  3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
  4. **Public Notice and Comment:**
    - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
    - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
  5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
    - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
    - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
    - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
  2. There shall be no signs posted which indicate the existence of the home occupation.
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  4. There shall be no outdoor storage of materials or products on the premises.
  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
  6. The home occupation shall not eliminate or impede required off-street parking.
  7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
  8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
  9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
  10. Home occupation permits are not transferrable as to person or location.
  11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
  2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
  3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

<b>FINDINGS</b>
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The applicant requests a permit for HD Esthetics, a salon (esthetics), to operate out of an accessory structure at her residence located at 15329 Highway 90, Paradis. This request comes before the Planning Commission due to requiring a license from the Louisiana State Board of Cosmetology (License #1531250117).

The site is currently permitted for occupancy of a home based business with Leigh Ann's Boutique, an online clothing store approved administratively in June 2021 (2021-20-HOA). Since the site is occupied as a single family residence after receiving Special Permit approval for an R-1A use in C-2 zoning on September 5, 2019 (2019-10-SPU), the home occupation process was the most appropriate way to permit that business. However, the owner of Leigh Ann's Boutique recently inquired about converting the online based business to a standard retail store. This store would operate in conjunction with the proposed salon out of the separate accessory building adjacent to the residence.

The Department finds it more appropriate for both businesses to be permitted through the standard commercial permitting process instead of as home based businesses for the following reasons:

- Leigh Ann's Boutique and HD Esthetics would occupy a separate building previously used for commercial purposes.
- Leigh Ann's Boutique and HD Esthetics will involve customers coming to the site for business purposes.
- The site is zoned C-2, General Commercial and developed with a commercial parking lot.
- Other approvals from the State Fire Marshal, Cosmetology Board, and Building Official would be required for both permitting as a home based business or standard commercial business.

The department has conveyed this information to the applicant and has received a request to withdraw the application for HD Esthetics.

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Remove from Consideration.**

## Chris Welker

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**From:** Shannon Daigle <leighansboutique@yahoo.com>  
**Sent:** Thursday, February 23, 2023 11:50 AM  
**To:** Chris Welker; hdaigle9@gmail.com  
**Cc:** Brett Badgerow; Rechelle Fonseca; Danielle Badeaux  
**Subject:** RE: home occupations, 15329 Highway 90

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Yes can you please withdraw the home occupation application for HDEsthetics. Do we get a credit for the \$200 for the application that was processed? Rechelle can you please send me the correct application that needs to be sent in for these businesses?

Thank you,  
Shannon and Hannah Daigle

Sent from [Mail](#) for Windows

---

**From:** [Chris Welker](#)  
**Sent:** Thursday, February 23, 2023 10:41 AM  
**To:** [leighansboutique@yahoo.com](mailto:leighansboutique@yahoo.com); [hdaigle9@gmail.com](mailto:hdaigle9@gmail.com)  
**Cc:** [Brett Badgerow](#); [Rechelle Fonseca](#); [Danielle Badeaux](#)  
**Subject:** home occupations, 15329 Highway 90

Ms. Daigle,

Following up on our phone conversation concerning the home occupations permitted or proposed at 15329 Highway 90, Paradis.

To summarize, you inquired about changing your online store Leigh Ann's Boutique to a standard commercial retail space. Additionally, we currently have a home occupation application in process for your daughter's salon, HD Esthetics.

Since both businesses would be located within a separate accessory building and involve customers coming to the site for business purposes, in addition to the property being zoned C-2, General Commercial and containing a commercial parking lot, we find it would be more appropriate to permit the businesses through the standard commercial permit process instead of as home occupations.

I have Rechelle Fonseca from our permits section copied on this email. She can assist you in getting the right applications submitted for the two commercial businesses.

As for the current home occupation application for HD Esthetics scheduled to go before the Planning Commission next Thursday, we recommend it be withdrawn from consideration. If you agree, please reply in writing requesting the home occupation application be withdrawn.

Let me know if you have any questions.

Thank you,

**Chris Welker, AICP**

Senior Planner, St. Charles Parish

P (985) 783-5060 | D (985) 331-3783

P.O. Box 302 | Hahnville, LA 70057

*Please be aware that receipt of and/or response to this email may be considered a public record.*

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**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 #:	_____
Receipt #:	_____
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: **\$25**  
 State or Federal Permits/Licenses Required: **\$200**

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Hannah Daigle  
 Home address: 15329 Highway 90 Paradis, LA 70080  
 Mailing address (if different): \_\_\_\_\_  
 Phone: 985-224-6050 Email: hndaigle9@gmail.com  
 Property owner: David & Shannon Daigle  
 Name of proposed business: HD Esthetics

Are state or federal permits/licenses required for your proposed business? YES / NO  
 If yes, please list the agency/office involved: Louisiana State Board of Cosmetology

Description of proposed business/business-related activities: facials, eyelash extensions, Beauty Services.

How many people will be employed by the proposed business? Myself only  
 Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. N/A

What materials and equipment will be used in the proposed business? Where will these items be stored? facial supplies and all will be stored inside one facial room.

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

Shannon Daigle  
 (Property owner - Signature)  
Shannon Daigle  
 (Property owner - Print Name)

1-31-23  
 (Date)

\_\_\_\_\_  
 (Notary signature & seal) (Date)

**Please read each of the following Home Occupation Operational Regulations. Please initial after each regulation to indicate your understanding.**

1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process. HO (initial)
2. There shall be no signs posted which indicate the existence of the home occupation. HO (initial)
3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to, picking up work assignments, materials, or payment. HO (initial)
4. There shall be no outdoor storage of materials or products on the premises. HO (initial)
5. Indoor storage of materials/products shall not exceed 20 percent of the gross floor area of the dwelling. HO (initial)
6. The home occupation shall not eliminate or impede required off-street parking. HO (initial)
7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code. HO (initial)
8. The resident(s) engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License and other state or federal permits or licenses. HO (initial)
9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with a home occupation. HO (initial)
10. Home occupation permits are not transferable as to person or location. HO (initial)
11. Home occupation activities which include the manufacture/sale/repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit. HO (initial)

**Home Occupation Application Process:**

- The Planning Department will review the application for completion and for compliance with operational regulations.
- If some aspect of the business requires licensure by a state or federal entity, the fee shall be \$200 and the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- The property will be posted with a sign describing the home occupation.
- If objections to the proposed home occupation are submitted to the Planning Director (within the 10 day posting period), the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- Applications that are not forwarded to the Planning and Zoning Commission may be approved, approved with conditions, or denied by the Planning Director.
- A Certificate of Zoning Compliance will be issued upon approval of the Home Occupation.
- Approval **does not** allow operation of a home occupation in violation of any law.
- Zoning compliance for a home occupation is not transferrable to another person or another location.

**Application Checklist:**

1. Completed application
2. Act of Sale or deed to the property (recorded Act of Sale available at Clerk of Courts Office)
3. Photographs of vehicles/trailers used in the home occupation
4. Notarized endorsement of property owner (if applicant is not the property owner)
5. Fee (\$25 or \$200 check or money order payable to St. Charles Parish Department of Finance)

**Acknowledgement of Regulations:**

I have read a copy of the Home Occupation Ordinance including the Operational Regulations (Section XXII of the St. Charles Parish Zoning Ordinance). I will comply with the Home Occupation Ordinance and also with any special provisions required by the Planning and Zoning Director.

I acknowledge that violation of any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

Hannah Daigle  
(Applicant signature)

1/31/23  
(Date)

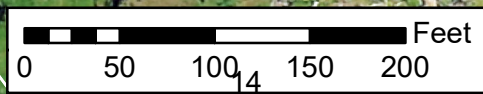
Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planner Certification of Completed Application:**

\_\_\_\_\_  
(Planner signature)

\_\_\_\_\_  
(Date)

Permit/Case #: \_\_\_\_\_





# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

14996 RIVER ROAD • P.O. BOX 302, HAHNVILLE, LOUISIANA 70057

(985) 783-5060 • Fax: (985) 783-6447

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

LARRY COCHRAN  
PARISH PRESIDENT

MICHAEL J. ALBERT, AICP  
PLANNING DIRECTOR

September 9, 2019

Paradis Lodging, LLC  
Piyush Maisuria  
15237 Hwy. 90  
Paradis, LA 70080

**RE: 2019-10-SPU requested by Paradis Lodging, LLC for a single-family dwelling at 15329 Highway 90, Paradis. Zoning District C-2. Council District 4.**

Dear Piyush Maisuria,

On September 5, 2019 the St. Charles Parish Planning Board of Commissioners **approved** the above referenced request.

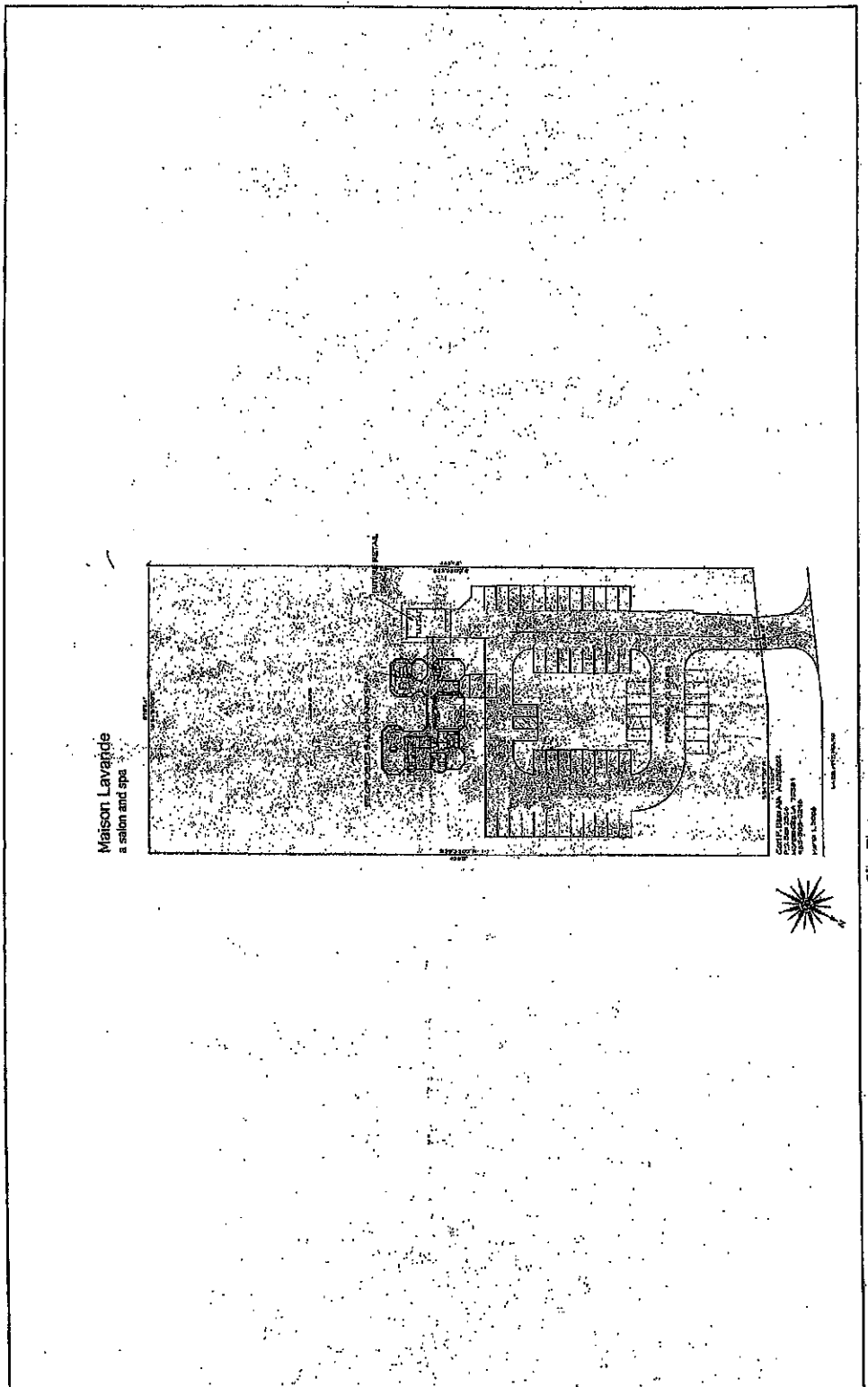
Please contact the Planning Department to proceed with the process.

Sincerely,

Michael J. Albert, AICP  
Director

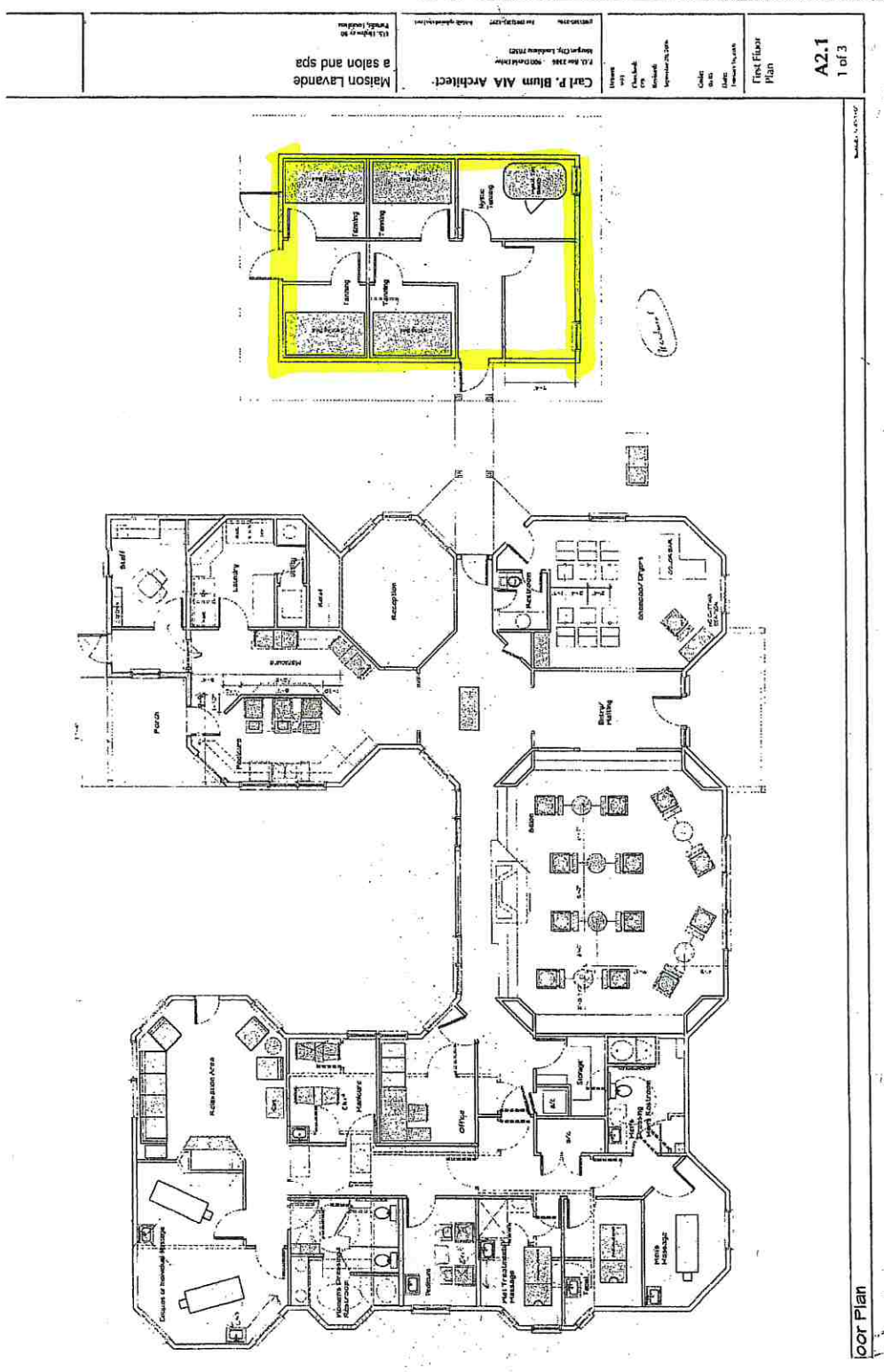


2019-10-SP0



Site Plan

2019-10-SPU



001 Plan

RECEIVED  
MAY 20 2021  
BY:



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 #: 2021-20-HOA  
Receipt #: 3882771  
Application Date: 5/20/21  
Zoning District: C-2 w/ sp. perm for residential  
FLUM Designation: Mod-Den  
Date Posted: 5/21/21  
004

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25  
State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Shannon Daigle

Home address: 15329 Hwy 90

Mailing address (if different):

Phone: 504 338-8999 Email: leighannsboutique@yahoo.com

Property owner: David Daigle & Shannon Daigle

Name of proposed business: Leigh Ann's Boutique

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved:

Description of proposed business/business-related activities: FaceBook based clothing boutique. Customer pickup orders and shipping orders.

How many people will be employed by the proposed business? 2

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.

What materials and equipment will be used in the proposed business? Where will these items be stored?

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

David Daigle  
(Property owner - Signature)

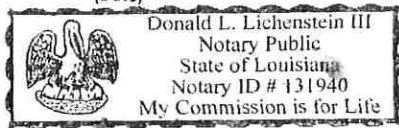
5-17-21  
(Date)

David Daigle  
(Property owner - Print Name)

[Signature]  
(Notary signature & seal)

5-17-21  
(Date)

Permit/Case #: 2021-20-HOA





## Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-5-HOP

### APPLICATION INFORMATION

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>▪ <b>Applicant / Business Location</b><br/>Jarred R. Crawford<br/>33 Rosedown Drive<br/>Destrehan, LA 70047<br/>504.289.8189<br/>jarredrcrawford@gmail.com</li></ul> | <ul style="list-style-type: none"><li>▪ <b>Property Owner</b><br/>Jarred R. Crawford<br/>33 Rosedown Drive<br/>Destrehan, LA 70047<br/>504.289.8189<br/>jarredrcrawford@gmail.com</li></ul> |
|--|---|

### BUSINESS INFORMATION

- **Name & Description**  
Revolution Financial Group, LLC – Insurance Agency and Brokerage
- **Licensing & Permits**  
Louisiana Department of Insurance
- **Vehicles & Equipment**  
The applicant uses a personal vehicle for business purposes.

### SITE INFORMATION

- **Current Use**  
Single-family house
- **Surrounding Zoning & Uses**  
R-1B; the house is located in a developed residential subdivision consisting of site-built single-family houses. The site also abuts the Cypress Lakes Country Club.
- **Traffic Access & Parking**  
The house is developed with a driveway providing access from Rosedown Drive and connected to a single car garage.
- **Utilities**  
Standard utilities serve the site.

### APPLICABLE REGULATIONS

#### Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. *Permit Process:*
  - 1. Pre-Application Meeting: The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
  - 2. Application: A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
  - 3. Departmental Review: The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.

4. **Public Notice and Comment:**
    - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
    - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
  5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
    - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
    - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
    - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
  2. There shall be no signs posted which indicate the existence of the home occupation.
  3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
  4. There shall be no outdoor storage of materials or products on the premises.
  5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
  6. The home occupation shall not eliminate or impede required off-street parking.
  7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
  8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License”; Department of Health and Hospitals; and other state or federal permits or licenses.
  9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
  10. Home occupation permits are not transferrable as to person or location.
  11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
  2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
  3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

<b>FINDINGS</b>
-----------------

The applicant requests a permit to domicile Revolution Financial Group, LLC at his residence at 33 Rose down Drive in Destrehan.

The request comes before the Planning Commission because it requires a license from the Louisiana Department of Insurance (LDI). The applicant is listed as an Individual Producer by the LDI with an expiration of November 30, 2023. Revolution Financial Group, LLC was registered with the Louisiana Secretary of State on January 30, 2023.

The applicant is the lone employee and describes the use of the residence as a home office. There are no business specific vehicles, and equipment is limited to a computer.

The applicant has acknowledged the Home Occupation Operational Regulations, and no complaints or violations are on file for the property or the business owner.

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Approval**



**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 #:	2023-5-1104
Receipt #:	10102134
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

**APPLICATION FOR HOME OCCUPATION PERMIT**

Administrative: \$25  
State or Federal Permits/Licenses Required: \$200

**Home Occupation:** A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: JARRED R. CRAWFORD

Home address: 33 Rosewood Dr., DESTREHAN, LA 70047

Mailing address (if different): \_\_\_\_\_

Phone: (504) 289-8189 Email: jarredscrawford@gmail.com

Property owner: JARRED R. CRAWFORD

Name of proposed business: REVOLUTION FINANCIAL GROUP, LLC

Are state or federal permits/licenses required for your proposed business? YES  NO

If yes, please list the agency/office involved: DEPARTMENT OF INSURANCE

Description of proposed business/business-related activities: INSURANCE AGENCY/BROKERAGE

How many people will be employed by the proposed business? 1

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. NONE

What materials and equipment will be used in the proposed business? Where will these items be stored? A COMPUTER AND A DESK IN OUR HOME OFFICE

**If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.**

\_\_\_\_\_  
(Property owner - Signature) (Date)

\_\_\_\_\_  
(Property owner - Print Name)

\_\_\_\_\_  
(Notary signature & seal) (Date)

Permit/Case #: \_\_\_\_\_

**Please read each of the following Home Occupation Operational Regulations. Please initial after each regulation to indicate your understanding.**

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2. There shall be no signs posted which indicate the existence of the home occupation. JRC (initial)
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9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with a home occupation. JRC (initial)
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**Home Occupation Application Process:**

- The Planning Department will review the application for completion and for compliance with operational regulations.
- If some aspect of the business requires licensure by a state or federal entity, the fee shall be \$200 and the application shall be forwarded to the Planning and Zoning Commission for public hearing.
- The property will be posted with a sign describing the home occupation.
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- Applications that are not forwarded to the Planning and Zoning Commission may be approved, approved with conditions, or denied by the Planning Director.
- A Certificate of Zoning Compliance will be issued upon approval of the Home Occupation.
- Approval **does not** allow operation of a home occupation in violation of any law.
- Zoning compliance for a home occupation is not transferrable to another person or another location.

**Application Checklist:**

1. Completed application
2. Act of Sale or deed to the property (recorded Act of Sale available at Clerk of Courts Office)
3. Photographs of vehicles/trailers used in the home occupation
4. Notarized endorsement of property owner (if applicant is not the property owner)
5. Fee (\$25 or \$200 check or money order payable to St. Charles Parish Department of Finance)

**Acknowledgement of Regulations:**

I have read a copy of the Home Occupation Ordinance including the Operational Regulations (Section XXII of the St. Charles Parish Zoning Ordinance). I will comply with the Home Occupation Ordinance and also with any special provisions required by the Planning and Zoning Director.

I acknowledge that violation of any parish ordinance, state law, or special provision may result in revocation of the zoning compliance and occupational license for the business.

[Signature]  
(Applicant signature)

1/30/2023  
(Date)

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planner Certification of Completed Application:**

[Signature]  
(Planner signature)

2/3/23  
(Date)

Permit/Case #: \_\_\_\_\_







## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-1-R

### APPLICATION INFORMATION

- **Submittal Date:** 1/18/23
- **Applicant / Property Owner**  
Michael Keller  
165 Vernons Lane  
Ama, LA 70031  
(504)-908-0725  
mkeller@stcharlesgov.net
- **Request**  
Change of zoning from R-1A, Single Family Residential Detached Conventional Homes – Medium Density to O-L, Open Land

### SITE INFORMATION

- **Location**  
165 Vernons Lane, Ama; Lot K-1B
- **Size**  
43,560 sq. ft. (1 acre)
- **Current Use**  
The site was developed with a site-built single family home and accessory garage. The home was destroyed by Hurricane Ida and has since been demolished, leaving the site with the garage and a temporary RV.
- **Surrounding Zoning**  
R-1A zoning is located to the Vernons Lane and River Road side; O-L zoning is located to the Lemoine Lane and Union Pacific Railroad side.
- **Surrounding Uses**  
Site-built single family houses are adjacent to the River Road and Union Pacific Railroad sides; the undeveloped rear portion of a site with frontage on River Road is adjacent to the Vernons Lane side; a shop is adjacent to the Lemoine Lane side.
- **Zoning History**  
The existing R-1A zoning was established as a result of the 2008 Ama Land Use and Zoning Study (PZR-2008-14, Ord. 08-9-10, Section III.B).
- **Future Land Use Recommendation**  
*Low-to-Moderate Residential – Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)*  
  
*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*
- **Traffic Access**  
Access is provided to Lot K-1B through Vernons Lane, an aggregate private drive measuring approximately 10 ft. wide and connecting to River Road.

▪ **Utilities**

GIS data does not show sewer or water facilities on Vernons lane. Existing development is likely serviced through private facilities, and any new utility extensions or connections must come at the owner or developers expense.

**APPLICABLE REGULATIONS**

**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[I.] O-L. Open Land District:

*Policy statement:* This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) Farming.
    - (2) Animal husbandry.
    - (3) Farm family dwellings.
    - (4) Tenant dwellings.
    - (5) Site-built, single-family detached dwellings.
    - (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
    - (7) Manufactured housing.
    - (8) Mobile homes.
    - (9) Accessory buildings.
    - (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
    - (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
    - (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
    - (13) Lawn Care Service subject to the requirements of Section VII.
    - (14) Historic Home Site Bed and Breakfast.
  - b. Special exception uses and structures include the following:
    - (1) Religious institutions.
    - (2) Golf courses and golf practice ranges.
    - (3) Public parks and recreational areas.
  - c. Special permit uses and structures include the following:
    - (1) Child care centers.
    - (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
    - (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
    - (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
    - (5) Public stables and kennels.
    - (6) Cellular installations and PCS (personal communication service) installations.
    - (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
    - (8) *Reserved.*
    - (9) Fire stations with or without firefighter training facilities.
    - (10) Nonresidential accessory buildings.
    - (11) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
  - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet. (Ord. No. 07-1-6, § II, 1-8-07)
  - b. Minimum yard sizes:
    - (1) Front—Thirty-five (35) feet.
    - (2) Side—Ten (10) feet.
    - (3) Rear—Twenty (20) feet.
    - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
  - c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.
  - d. Permitted encroachments:
    - (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
    - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.
3. Special Provisions:
  - a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsub- divided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.

- (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
- (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
- (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
- b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Housing Installation in Flood Hazard Areas*.
- c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
- d. Farmer's market:
  - (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.
  - (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
- e. Cemeteries and mausoleums:
  - (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
  - (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.
- 4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
  - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
  - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
---

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject site is within an area designated *Low-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts, but also includes duplexes, zero lot line homes, and townhomes. The request would not be considered a spot zone, but the proposed O-L zoning does not conform to the land development pattern established by the Future Land Use Map. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The existing R-1A zoning was changed from R-1A(M) based on findings from the 2008 Ama Land Use and Zoning Study (Ord. 08-9-10). Conclusions detailed in the study found residents wanted to maintain the rural nature of the area, reduce the permitting of new manufactured home sites, and create more opportunities to develop new site-built homes.

The subject site is a one acre lot located on Vernons Lane, which is an approximately 10 ft. wide aggregate drive traversing through separately owned private property. Similar access arrangements can be found in this area where changes to R-1A occurred, including adjacent Lemoine Lane, Crooked R Lane, and Agnes Lane (Robert Street has a similar development pattern but retained its R-1A(M) zoning). This development pattern has remained unchanged since 2008 and the R-1A zoning is not appropriate for an area where most of the existing lots and/or development lack public street frontage. The permitting of manufactured homes in the O-L district conflicts with one of the primary goals of the 2008 study, but it would be a more reasonable zoning district for an area which has retained its “rural nature” and is not conducive to the type of development expected in the R-1A district. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The O-L district primarily permits single family dwellings (site-built and manufactured) and/or agricultural uses. Those uses would be compatible with the existing neighborhood character, which includes a pattern of residential development which is mostly appropriate for and legally permitted in the O-L district. The area also contains a few shops for storage and keeping equipment as well as large portions of undeveloped tracts. Additional impact to public facilities is not expected. The development permitted in the O-L district, which also includes single-family dwellings, requires larger minimum lot sizes resulting in a reduced development density compared to that of the existing R-1A zoning. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Approval, based on meeting the second and third rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission’s recommendation.**



**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 #:	2023-1-R
Receipt #:	10080669
Application Date:	1/18/23
Zoning District:	RIA
FLUM Designation:	
Date Posted:	

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

Fee: \$40 - \$200

Applicant: MICHAEL KELLER  
 Home address: 165 VERNONS LANE AMA, LA 70031  
 Mailing address (if different): PO BOX 302 AMA, LA 70031  
 Phone #: 504 908 0725 Email: MKeller@STCHARLES.GOV.NET  
 Property owner: MICHAEL KELLER  
 Municipal address of property: \_\_\_\_\_  
 Lot, block, subdivision: KIB SECTION 66 TIBSR 21E  
 Change of zoning district from: RIA to: OPEN LAND  
 Future Land Use designation of the property: Low Density Residential  
 (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: \_\_\_\_\_

I plan on rebuilding my home completely lost in Hurricane Ida, which will be smaller in square footage. My original home and property were zoned Open Land but changed without my knowledge or realizing. My intention is to continue using my property to support the open land owned by my family on the same street. I cut the 30 acres for both my mother, Patsye Keller, and Louis Brady who own the adjacent property with tractors and equipment. Tractors, fluffers, etc. are utilized in the process.

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

Fronting adjacent property owned by LJ Brady is not developed. Property behind my lot has a metal building utilized by Lemoine Refrigeration. My proposed usage would fit in appropriately in the neighborhood as it more similar than the current zoning.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? \_\_\_\_\_

In order for me to consider building an accessory building or barn type storage for equipment, it would more easily allow for it with the open land zoning.

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

According to the vision of the comprehensive plan for the parish, its goal is to continue to provide a "small town way of life, scenic natural beauty, unique heritage and community". Allowing my property to be rezoned back to open land, will only support this vision. My street is a private lane with houses owned by my siblings. There is no project to develop and the property will not be used to bring in commercial business, trailer homes, etc.

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.

A residential home will be built, but farm tractors and such equipment would be stored and utilized.

Michael Keller  
165 Vernons Lane  
Ama, LA 70031

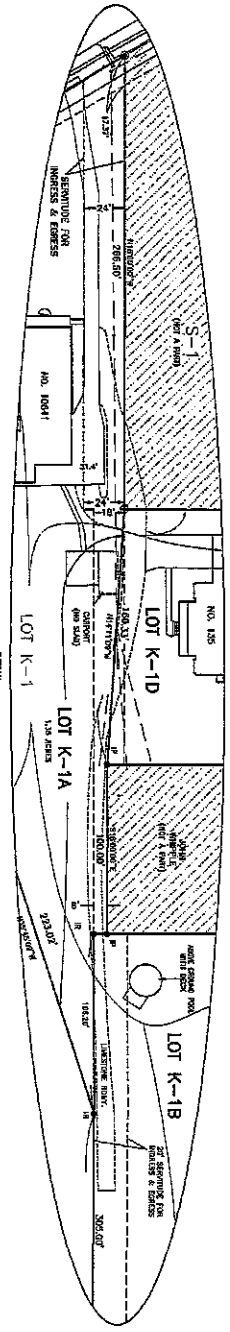
**Amendment procedure justification:**

The surrounding neighborhood includes open and undeveloped land. At one time the land was zoned open and two neighboring homes on the street are still in zoned open land. It would make the three consecutive homes and property "open land". The two additional homes and property are located on Vernons Lane, a private lane, and are owned by my two brothers. Therefore, this supports the #1 criteria that it would not create a spot zone that is incompatible with the surrounding neighborhood.

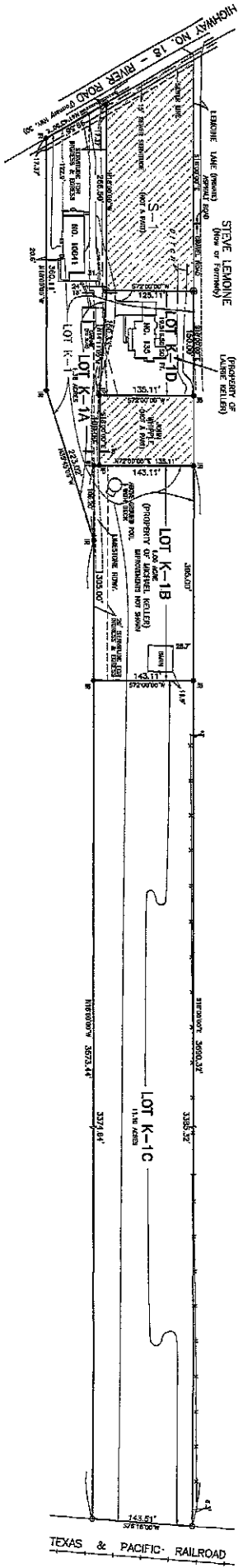
Secondly, the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure, as indicated in criteria #3. There is no intention to add a commercial business and it will not negatively impact health, safety and welfare of the community.

Special Development  
 Planning Commission Chairman  
 8/1/07  
 Date  
 3/1/07  
 Date  
 3/1/2007  
 Date

Returned in the Care of Clerk's Office  
 St. Charles Parish on the 20th day of  
 March 2007. In Book 48  
 Page 101. Entry # 25-102K



DETAIL  
 SERVIDUTE ROAD INTEREST OF EXPRESS  
 SCALE: 1" = 50'



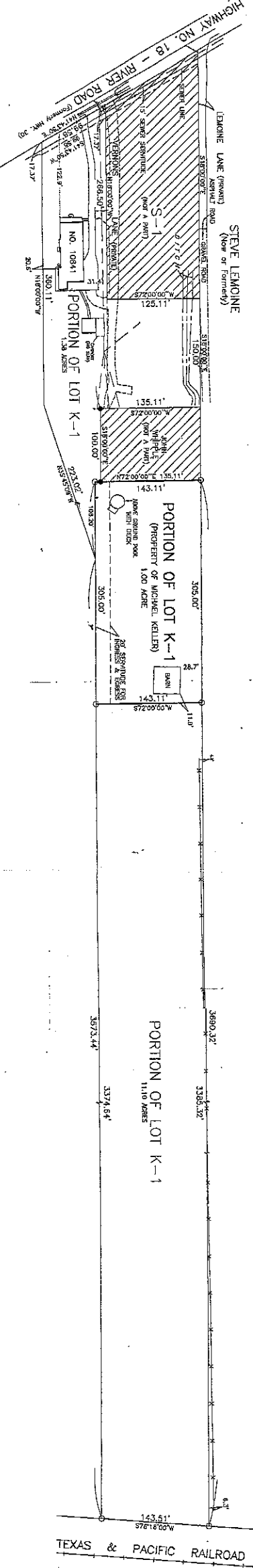
**REFERENCE PLAN**  
 1. RESUBDIVISION PLAN BY LUDEN C. GASSEN,  
 DATED SEPTEMBER 4, 1997 K-1 PROPERTY  
 OF PATSYE V. KELLER & LUDEN C. GASSEN.  
 2. AMENDED PLAN BY LUDEN C. GASSEN,  
 DATED MARCH 31, 2004 K-1 PROPERTY  
 OF PATSYE V. KELLER & LUDEN C. GASSEN.  
 3. SURVEY OF A PORTION OF LOT K-1 PROPERTY  
 OF PATSYE V. KELLER & LUDEN C. GASSEN,  
 DATED SEPTEMBER 20, 2005, REHEARD NOV.  
 10, 2005 AND JULY 7, 2006.  
 The certificate shown on this survey, on exhibit to  
 this plan, is hereby approved and the same is  
 returned to the surveyor. There is no representation  
 made or implied that the surveyor is responsible  
 for the accuracy of the survey. The surveyor's  
 responsibility is limited to the accuracy of the  
 surveying data for this survey.  
 This is to certify that I have examined  
 the above plan and find it to conform to the  
 laws of this State in every way and in  
 every particular.

**RESUBDIVISION OF LOT K-1  
 BEING A PORTION OF  
 PROPERTY OF PATSYE V. KELLER, ET AL  
 INTO LOTS K-1A, K-1B, K-1C & K-1D  
 IN SECTION 66 T13S - R21E  
 ST. CHARLES PARISH, LOUISIANA**  
 NOVEMBER 24, 2006  
 SCALE: 1" = 150'

PREPARED BY MARIO V. KOLLER, LMS



1. Scale: Noted 1/4" = 100' (unless otherwise noted)  
 2. Survey: Surveyed by Luden C. Gassen, Registered Professional Surveyor, No. 3153, State of Louisiana.  
 3. Date: Surveyed on 11/24/06.  
 4. Location: Section 66, T13S, R21E, St. Charles Parish, Louisiana 70070.  
 5. Project: Resubdivision of Lot K-1.  
 6. Surveyor: Luden C. Gassen, PLS  
 7. License No.: 3153  
 8. State: Louisiana



REFERENCE PLAN:  
 RESUBMISSION PLAN BY LUCIEN C. GASSEN,  
 DATED SEPTEMBER 4, 1997

The servitudes shown on this survey are limited to those set forth per information furnished by the owner of his agent and there is no representation that all obligations heretofore or hereinafter incurred by the owner of this property have been searched and compiled into this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.

SURVEY OF A PORTION OF LOT K-1  
 (1.00 ACRE)  
 BEING A PORTION OF  
 PROPERTY OF PATSYE V. KELLER, ET AL  
 IN SECTION 56, T13S - R21E  
 ST. CHARLES PARISH, LOUISIANA  
 MARCH 31, 2004  
 SCALE: 1" = 100'

CERTIFIED TO MICHAEL KELLER

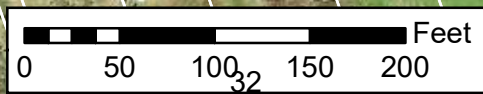
LEGEND  
 ● = IR FOUND  
 ○ = IR SET  
 --- = FENCE  
 --- = REMAINS ARE BASED ON REFERENCE PLAN



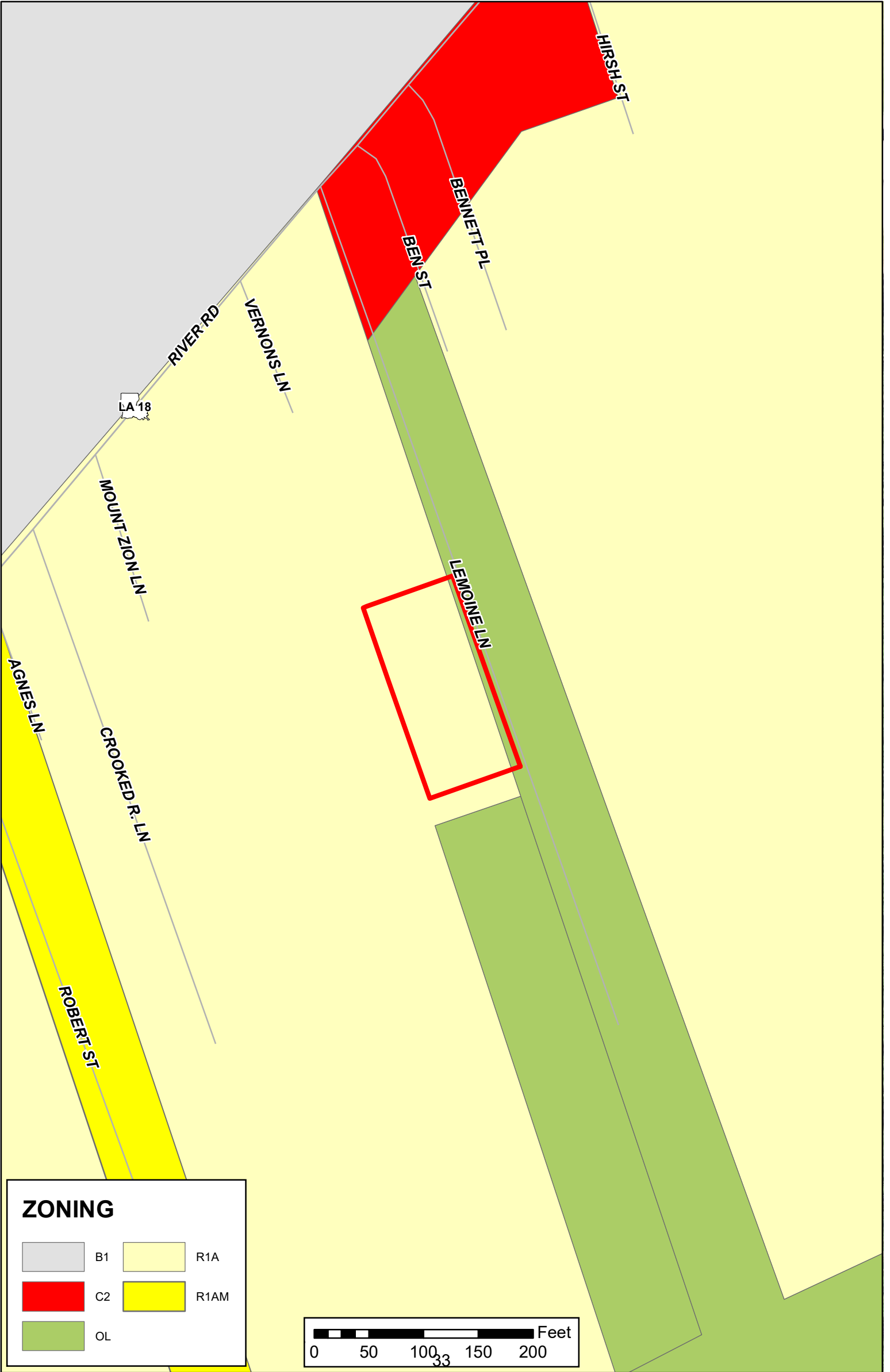
I certify that this plot represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a class of survey.  
 LUCIEN C. GASSEN, PLS  
 Registration No. 353  
 LIVING, LOUISIANA 70070

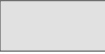






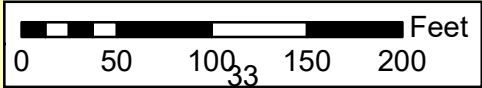
2023-1-R  
Rezone: R-1A to O-L



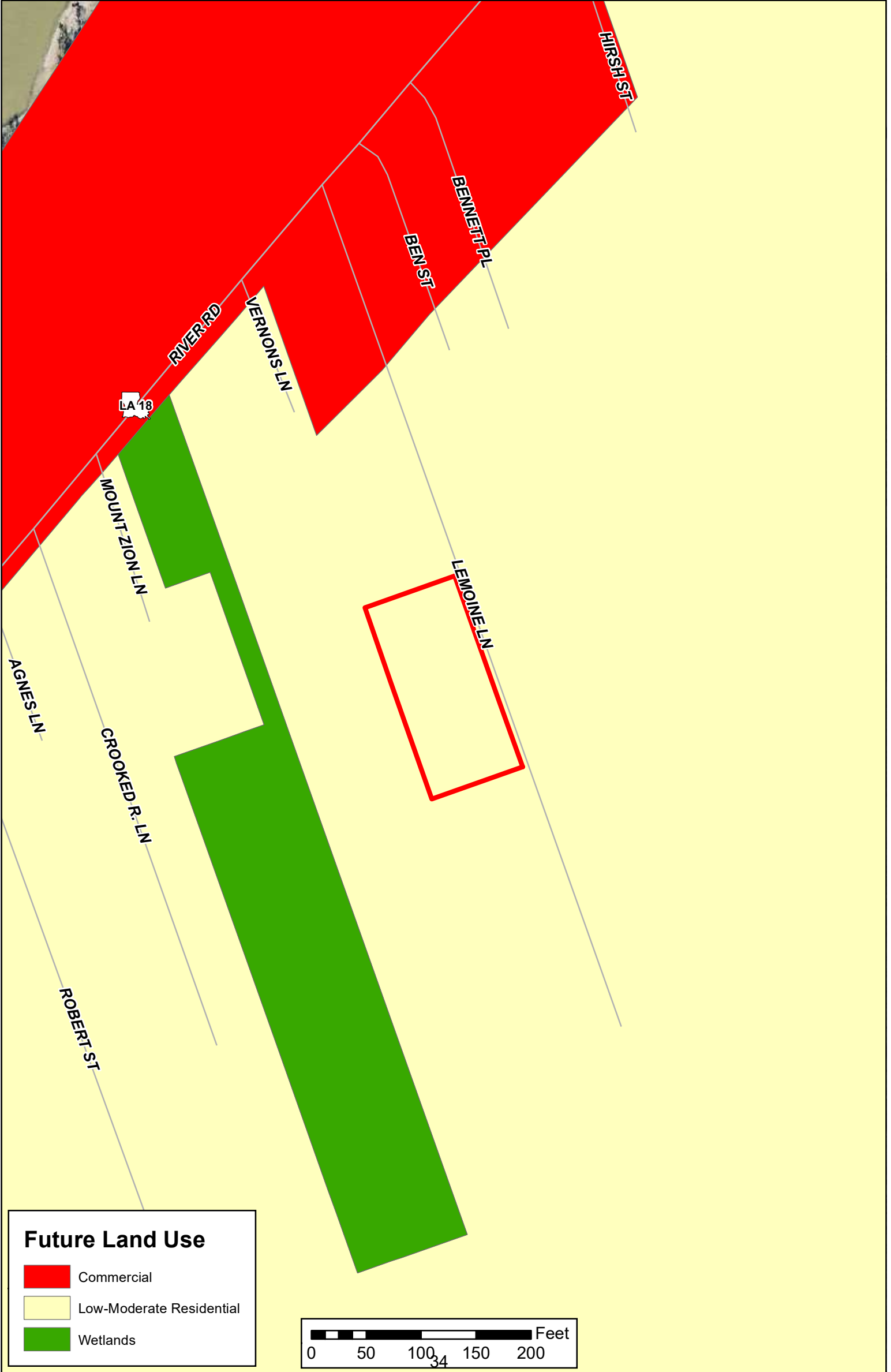
2023-1-R  
Rezone: R-1A to O-L



ZONING			
	B1		R1A
	C2		R1AM
	OL		



2023-1-R  
Rezone: R-1A to O-L





## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-2-R

### APPLICATION INFORMATION

- **Submittal Date:** 1/30/23
- **Applicant**  
Ricardo Quiroz  
311 West Loyola Drive  
Kenner, LA 70065  
(504)-331-4818  
qautomotivellc@gmail.com
- **Property Owner**  
Quinton Mayeux  
116 Bayou Estates South Drive  
Des Allemands, LA 70030  
(504)-415-3042
- **Request**  
Change of zoning from C-2, General Commercial District – Retail Sales to C-3, Highway Commercial District – Wholesale and Retail Sales

### SITE INFORMATION

- **Location**  
14910 Highway 90, Paradis; Lot 18, Block 23 & Lot A-2, Block 24, Townsite of Paradis
- **Size**  
Approximately 27,050 sq. ft. (0.621 acres)
- **Current Use**  
The site is vacant and cleared. Lot 18 was developed with a single family house until its recent demolition in 2021 (Permit 36117). Permit information could not be located for Lot A-2.
- **Surrounding Zoning**  
C-2 zoning is located to the Highway 90, Early Street/Paradis Canal, and Robert Street sides; R-1A(M) zoning is located to the Early Street side.
- **Surrounding Uses**  
Site-built single family homes are adjacent to the Paradis Canal side and rear; a manufactured home is adjacent to the Robert Street side; a retail store, office, and gas station are located to the front, across Highway 90.
- **Zoning History**  
The C-2 district was established in 1981.
- **Future Land Use Recommendation**  
*Neighborhood Mixed Use – This category applies in areas appropriate for mixed walkable developments where the predominant use is residential, with a variety of housing types at varying densities, as well as compatible, local-serving commercial, retail, office and service uses.*
- **Traffic Access**  
Lots 18 and A-2 have a combined 186.49 ft. of frontage on Highway 90, where two driveway culverts exist to provide access.
- **Utilities**  
Standard utilities are located along Highway 90, including Parish water and sewer facilities running across the front of the subject site.

## APPLICABLE REGULATIONS

### Appendix A. Section VI. – Zoning District Criteria and Regulations

#### [IV.] C-3. Highway commercial district—Wholesale and retail sales:

1. Use Regulations:
  - a. A building or land shall be used for the following purposes.
    - (1) All uses allowed in the C-2 District.
    - (2) Commercial auditoriums, coliseums or convention halls
    - (3) Retail manufacturing
    - (4) Automobile sales and service
    - (5) Wholesale uses
    - (6) Warehouses (less than 10,000 sq. ft.)
    - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
    - (8) Bottling works
    - (9) Dog pound
    - (10) Building supply
    - (11) Heating and air conditioning service
    - (12) Plumbing shops
    - (13) Automotive repair, minor and major
    - (14) Glass installation
    - (15) Fabrication of gaskets and packing of soft metal material
    - (16) Creameries
    - (17) Parcel delivery service
    - (18) *Reserved.*
    - (19) Frozen food lockers
    - (20) Public stables
    - (21) Bulk dairy products (retail)
    - (22) Animal hospitals
    - (23) Gymnasiums
    - (24) Sheet metal shops.
    - (25) Upholstery
    - (26) Other uses of similar intensity
    - (27) Customary accessory uses incidental to the above uses when located on the same lot.
  - b. Special exception uses and structures:
    - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
  - c. Special permit uses and structures include the following:
    - (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
    - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (4) *Reserved.*
    - (5) Cellular installations and PCS (personal communication service) installations.
    - (6) *Reserved.*
    - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
    - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
    - (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
    - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
    - (11) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
2. Spatial Requirements:
  - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty (20) feet
    - (2) Side - five (5) feet
    - (3) Rear - ten (10) feet
    - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation System: Arterial, local industrial, rail, water.
4. Special Provisions:
  - a. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for

buffer zones unless the Planning and Zoning Department shall require a greater or lesser buffer strip.

[V.] *Prohibited use*: Medical waste storage, treatment or disposal facilities.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
  - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
  - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

**REZONING GUIDELINE & CRITERIA EVALUATION**

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject site is within an area designated *Neighborhood Mixed-Use*, which primarily anticipates residential development of different types and densities that are supplemented by local-serving commercial uses (retail, office, service). The uses permitted in the proposed C-3 district, which includes storage, some fabrication/manufacturing, and trade shops, does not conform to this anticipated development pattern. The request is also a spot zone as it would create an isolated C-3 district within an established C-2 district that covers nearly the entirety of Highway 90 through Paradis. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

C-2 zoning permits neighborhood commercial uses like stores, restaurants, and offices, which would be reasonable uses of this property. This C-2 zone was established in 1981 and covers the majority of lots on Highway 90 from the Paradis Canal to Bayou Gauche Road. Seven rezoning requests have been approved within this stretch of Highway 90. Four resulted in expansions of the C-2 district (PZR 2006-04; 2006-08; 2006-10; 2013-02). The other three involved changes from C-2 to R-1AM (PZR-2019-04), CR-1 (PZR-1985-19), and most recently the first instance of C-3 (2022-11-R). Established C-3 zoning districts do exist nearby but are located beyond the boundaries of the Paradis Canal and Bayou Gauche Road and their proximity to residential uses is minimal. This zoning pattern shows an intent to limit the intensity of commercial uses where immediately adjacent to developed residential neighborhoods. **The request does not meet the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

Several uses permitted in the C-3 district would be incompatible with the surrounding neighborhood. Although Highway 90 is a four lane U.S. highway, through Paradis it acts as the main thoroughfare for a developed town with a grid network of streets serving approximately 1,280 residents in 770 households. And the reduced posted speeds, including a school zone, alludes to the lower intensity neighborhood oriented character along this portion of the highway. C-3 zoning and uses, which includes wholesale, warehousing, manufacturing and fabrication, and various trades are not compatible with the residential community of Paradis or with the neighborhood commercial found within this portion of the highway, which includes retail stores, restaurants, offices, gas stations, minor auto repair, and hotels. **The request does not meet the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Denial, due to not meeting any of the rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.**

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

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

Fee: \$40 - \$200

Applicant: Ricardo Quiroy Home address: 311 West Layella dr. Kenner, La. 70065 Mailing address (if different): Same Phone #: 504-331-4818 Email: rautomotive, 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)

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.



I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from C-2 to C-3 at 14910 Hwy 90 Paradise, LA 70080

Justin P. Mapey  
(Property owner)

\_\_\_\_\_  
(Property owner)

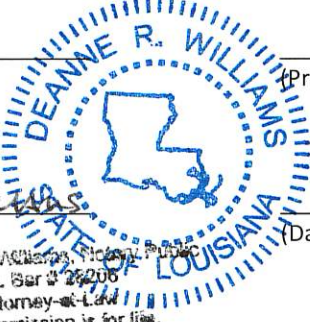
James J. Mapey  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

Deanne R. Williams  
(Notary signature & seal)



January 28, 2023  
(Date)

**Rezoning Application Process:**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
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- The Parish Council approves the rezoning by ordinance or denies it.

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- cm 3. Survey of property
- cm 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- cm 5. Notarized endorsement of all property owners—affidavits.
- cm 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

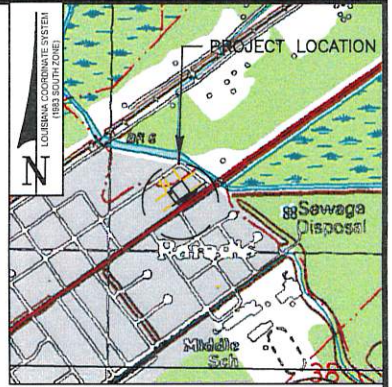
[Signature]  
(Planner signature)

2/1/23  
(Date)

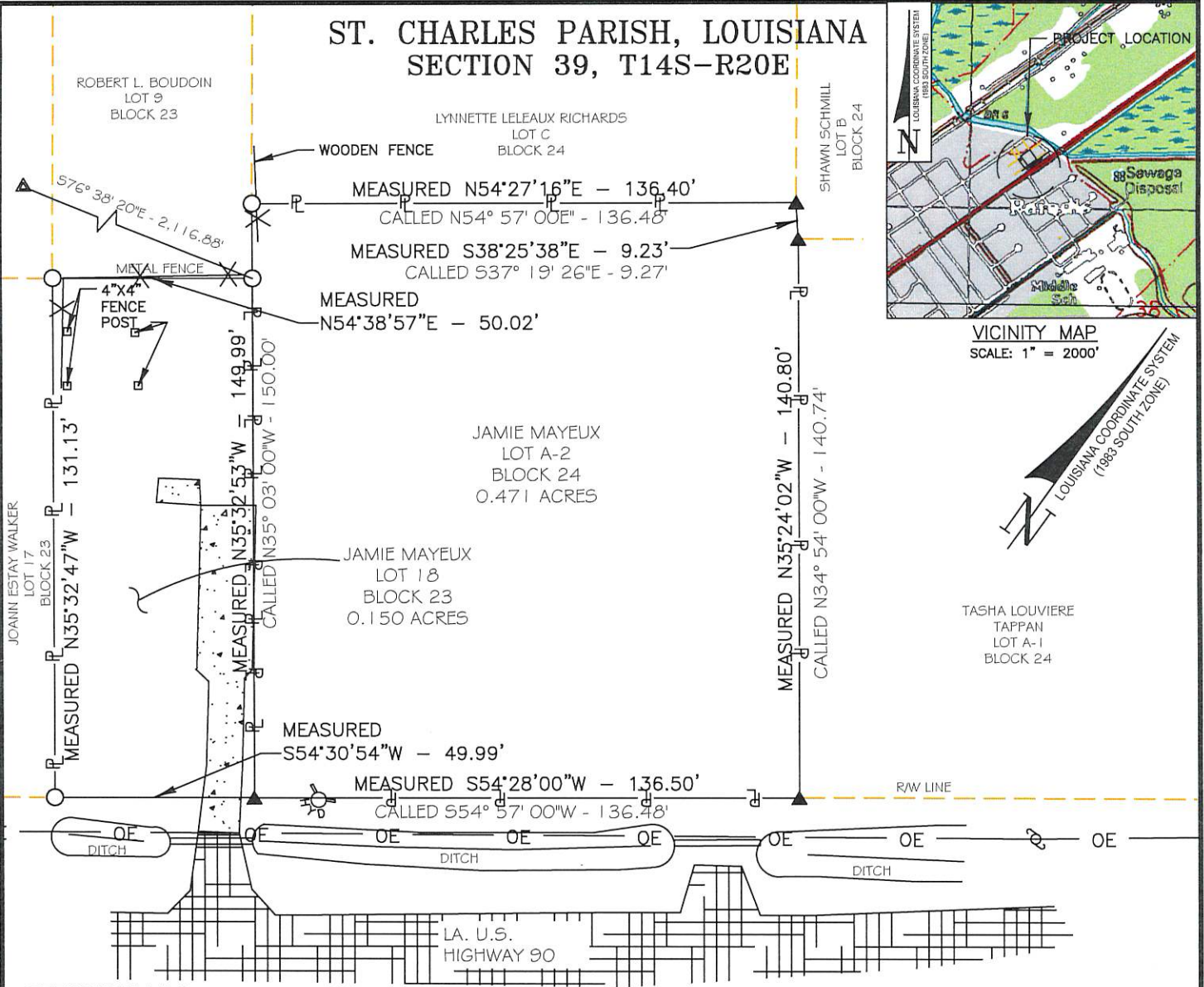
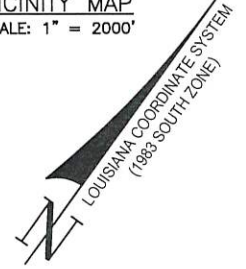
Notes/comments: \_\_\_\_\_

Hollie Commodore, Realtor  
• 985-438-0110

ST. CHARLES PARISH, LOUISIANA  
SECTION 39, T14S-R20E



VICINITY MAP  
SCALE: 1" = 2000'

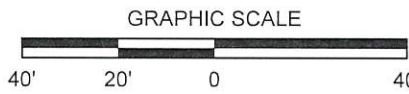


REFERENCE MAP:

- Map entitled "RESUBDIVISION OF LOT A, BLOCK 24 TOWN OF PARADIS INTO LOTS A-1 AND A-2 IN SECTION 39, T14S - R20E ST. CHARLES PARISH, LOUISIANA" by Lucien C. Gassen, Dated October 1, 1992.

LEGEND:

- OE— DENOTES POWERLINE
- X— DENOTES FENCE LINE
- P— DENOTES PROPERTY LINE
- Dashed— DENOTES ADJACENT PROPERTY
- ⊗ DENOTES FIRE HYDRANT
- DENOTES SET 3/4" REBAR.
- ▲ DENOTES 5/8" REBAR FND.
- × DENOTES 1 1/2" GIP FND.
- ⊕ DENOTES POWER POLE
- DENOTES CONCRETE
- DENOTES ASPHALT
- ▲ DENOTES MONUMENT TT 13 F



APPROVED: *Mitchell L. McDonald*  
MITCHELL L. McDONALD, P.L.S.  
LA. LAND SURVEYOR REG. NO. 5287

THIS DOCUMENT VALID ONLY WHEN EITHER AN ORIGINAL CERTIFICATION STAMP OR AN EMBOSSEING SEAL IS IMPRESSED OVER AN ORIGINAL SIGNATURE.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

DATE OF FIELD SURVEY: 12/05/2022

THIS TRACT IS LOCATED IN ZONE X AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220160 0125C, DATED JUNE 16, 1992

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

NO.	DATE	REV. BY:	REVISION

JAMIE MAYEUX

BOUNDARY SURVEY OF  
LOT 18 BLOCK 23 & LOT A-2 BLOCK 24,  
TOWNSITE OF PARADIS SUBDIVISION  
LOCATED IN SECTION 39, T14S-R20E  
ST. CHARLES PARISH, LOUISIANA

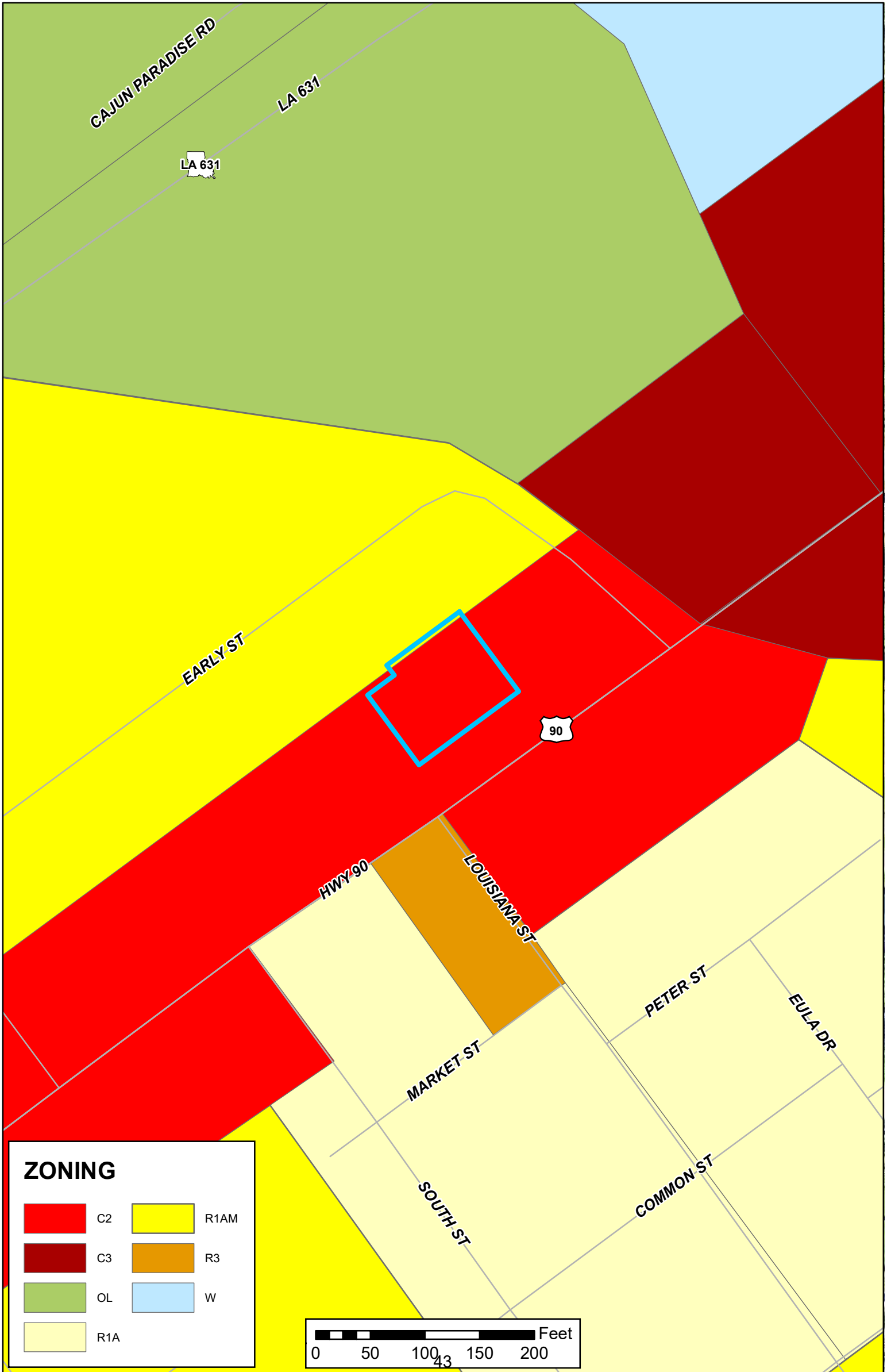
DRAWN BY: BAL	SHEET: 1 OF 1
CHKD./APPD. BY: MLM	SCALE: AS SHOWN
UPDATED BY:	DATE: 12/06/22
DATA BASE:	JOB NO. 14774-00
MPH CAD FILE: 14774BNY001A0.DWG	





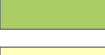


P:\01 - Survey - Projects \Jamie Mayeux\Drawings\14774BNY001A0.dwg PLOT DATE: 12/6/22 3:13:16pm

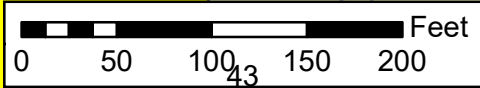
2023-2-R  
Rezone: C-2 to C-3



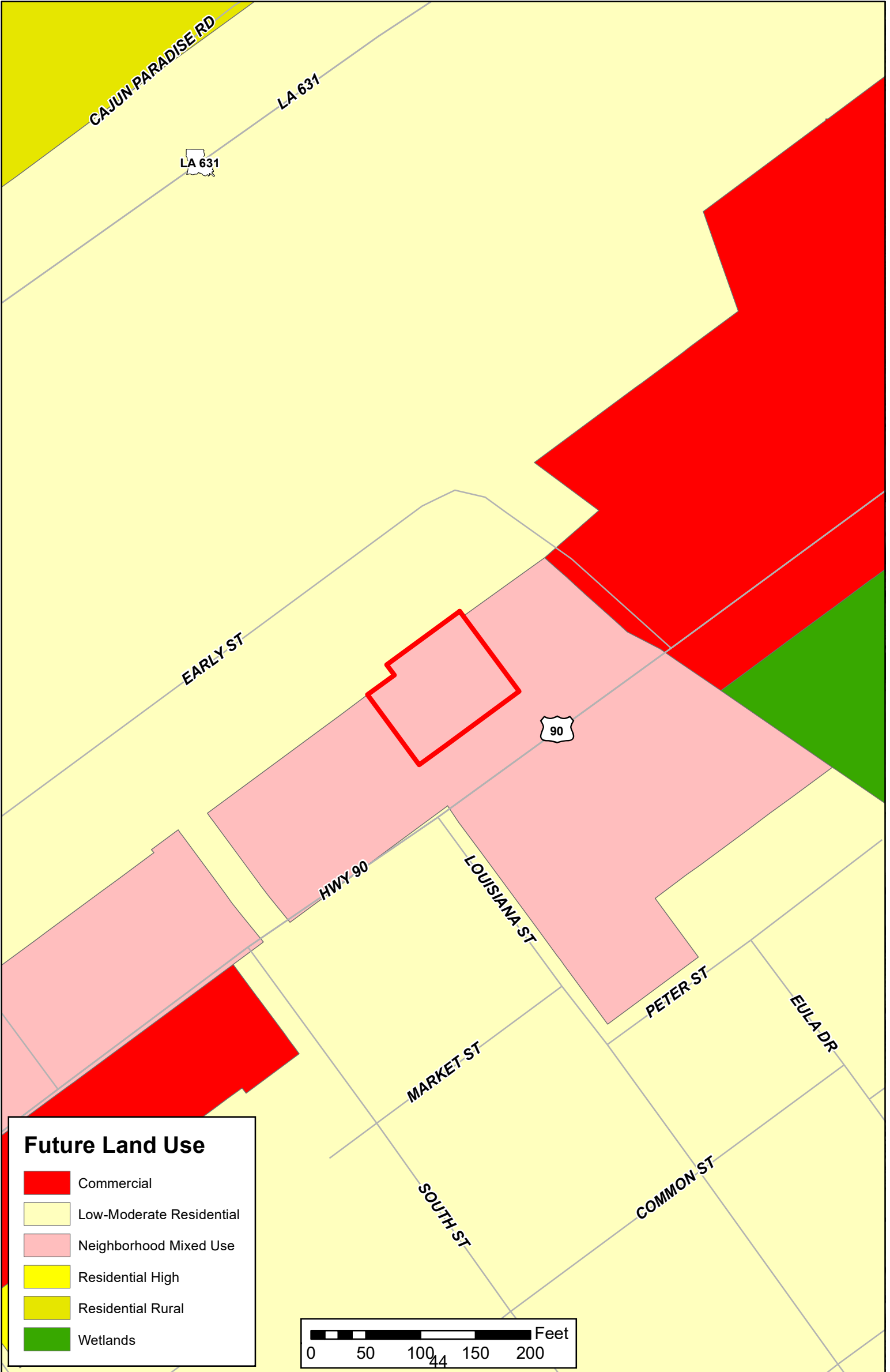
2023-2-R  
Rezone: C-2 to C-3



ZONING			
	C2		R1AM
	C3		R3
	OL		W
	R1A		



2023-2-R  
Rezone: C-2 to C-3





## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-3-R

### APPLICATION INFORMATION

- **Submittal Date:** 1/30/23
- **Applicant / Property Owner**  
Brennen & Melissa Friloux  
225 Lake Catherine Drive  
Luling, LA 70070  
(504)-559-0565  
frilouxventures@gmail.com
- **Request**  
Change of zoning from R-1A, Single Family Residential Detached Conventional Homes – Medium Density to O-L, Open Land

### SITE INFORMATION

- **Location**  
141 Crooked R Lane, Ama; Lot A.R.-1
- **Size**  
Approximately 156,816 sq. ft. (3.6 acres)
- **Current Use**  
The site is developed with multiple barn structures and associated facilities for the keeping of horses.
- **Surrounding Zoning**  
R-1A zoning is located to the River Road and Lemoine Lane sides; R-1A(M) zoning is located to the Robert Street side; O-L zoning is located to the rear.
- **Surrounding Uses**  
The area is developed primarily with a mix of site-built and manufactured homes along private roads. Other abutting uses include a church and associated cemetery, and undeveloped land.
- **Zoning History**  
The existing R-1A zoning was established as a result of the 2008 Ama Land Use and Zoning Study (PZR-2008-14, Ord. 08-9-10, Section III.B).
- **Future Land Use Recommendation**  
*Low-to-Moderate Residential – Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)*  
  
*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*
- **Traffic Access**  
Access is provided through Crooked R Lane, an aggregate private drive measuring approximately 10 ft. wide and connecting to River Road.

▪ **Utilities**

GIS data does not show sewer or water facilities on Crooked R Lane. Existing development is likely serviced through private facilities, and any new utility extensions or connections must come at the owner or developers expense.

**APPLICABLE REGULATIONS**

**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[I.] *O-L. Open Land District:*

*Policy statement:* This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) Farming.
    - (2) Animal husbandry.
    - (3) Farm family dwellings.
    - (4) Tenant dwellings.
    - (5) Site-built, single-family detached dwellings.
    - (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
    - (7) Manufactured housing.
    - (8) Mobile homes.
    - (9) Accessory buildings.
    - (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
    - (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
    - (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
    - (13) Lawn Care Service subject to the requirements of Section VII.
    - (14) Historic Home Site Bed and Breakfast.
  - b. Special exception uses and structures include the following:
    - (1) Religious institutions.
    - (2) Golf courses and golf practice ranges.
    - (3) Public parks and recreational areas.
  - c. Special permit uses and structures include the following:
    - (1) Child care centers.
    - (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
    - (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
    - (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
    - (5) Public stables and kennels.
    - (6) Cellular installations and PCS (personal communication service) installations.
    - (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
    - (8) *Reserved.*
    - (9) Fire stations with or without firefighter training facilities.
    - (10) Nonresidential accessory buildings.
    - (11) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
  - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet. (Ord. No. 07-1-6, § II, 1-8-07)
  - b. Minimum yard sizes:
    - (1) Front—Thirty-five (35) feet.
    - (2) Side—Ten (10) feet.
    - (3) Rear—Twenty (20) feet.
    - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
  - c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.
  - d. Permitted encroachments:
    - (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
    - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.
3. Special Provisions:
  - a. Additional dwellings on unsubdivided property:
    - (1) Additional dwellings on unsub- divided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.

- (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
  - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
  - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
  - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Housing Installation in Flood Hazard Areas*.
  - c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
  - d. Farmer's market:
    - (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.
    - (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
  - e. Cemeteries and mausoleums:
    - (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
    - (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.
4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
  - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
  - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
---

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject site is within an area designated *Low-Moderate Residential*, which anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts, but also includes duplexes, zero lot line homes, and townhomes. The request would not be considered a spot zone, but the proposed O-L zoning does not conform to the land development pattern established by the Future Land Use Map. **The request does not meet the first guideline.**



2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The existing R-1A zoning was changed from R-1A(M) based on findings from the 2008 Ama Land Use and Zoning Study (Ord. 08-9-10). Conclusions detailed in the study found residents wanted to maintain the rural nature of the area, reduce the permitting of new manufactured home sites, and create more opportunities to develop new site-built homes.

The subject site consists of three continuous tracts located on Crooked R Lane, which is an approximately 10 ft. to 14 ft. wide aggregate drive held in private ownership. Similar access arrangements can be found in this area where changes to R-1A occurred, including Lemoine Lane, Vernons Lane, and Agnes Lane (adjacent Robert Street has a similar development pattern but retained its R-1A(M) zoning). This development pattern has remained unchanged since 2008 and the R-1A zoning is not appropriate for an area where most of the existing lots and/or development lack public street frontage. The permitting of manufactured homes in the O-L district conflicts with one of the primary goals of the 2008 study, but it would be a more reasonable zoning district for an area which has retained its “rural nature” and is not conducive to the type of development expected in the R-1A district. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The O-L district primarily permits single family dwellings (site-built and manufactured) and/or agricultural uses. Development on Crooked R Lane and adjacent Robert Street contains a mix of both site-built and manufactured homes, and the existing pattern of residential development is mostly appropriate for and legally permitted in the O-L district. Additional impact to public facilities is not expected. The development permitted in the O-L district requires larger minimum lot sizes resulting in a reduced development density compared to that of the existing R-1A zoning. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
----------------------------------

**Approval, based on meeting the second and third rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission’s recommendation.**

**While the subject area exceeds 3 acres, staff do not recommend a corresponding change to the Future Land Use Map from Low-to-Moderate Residential to Rural Residential.**



**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 #:	2023-3-R
Receipt #:	10100918
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: Brennen + Melissa Filoux

Home address: 225 Lake Catherine Dr Luling LA 70020

Mailing address (if different): \_\_\_\_\_

Phone #s: 504 559-0565 Email: \_\_\_\_\_

Property owner: Brennen + Melissa Filoux

Municipal address of property: 107 Crooked River

Lot, block, subdivision: Lot 1 Block 3 Section 66 T13S R21E Lot 1A1F

Change of zoning district from: RIA to: DL

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: \_\_\_\_\_

Shop with power small animals, trailer

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

church grave yard, white chern

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? \_\_\_\_\_

my property has a six stall barn

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from RI to OL at CRobard R Lane AMA

[Signature]  
(Property owner)

[Signature]  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

[Signature]  
(Notary signature & seal) Hope Savoir

2-1-2023  
(Date)

**Rezoning Application Process:**

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- CM 5. Notarized endorsement of all property owners—affidavits.
- CM 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

→ approx 3.3 acres

**Planner Certification of Completed Application:**

[Signature]  
(Planner signature)

2/2/23  
(Date)

Notes/comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 150 of said maps, having an effective date of June 16, 1992.

APPROVALS:

*Patricia C. Poehi*  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

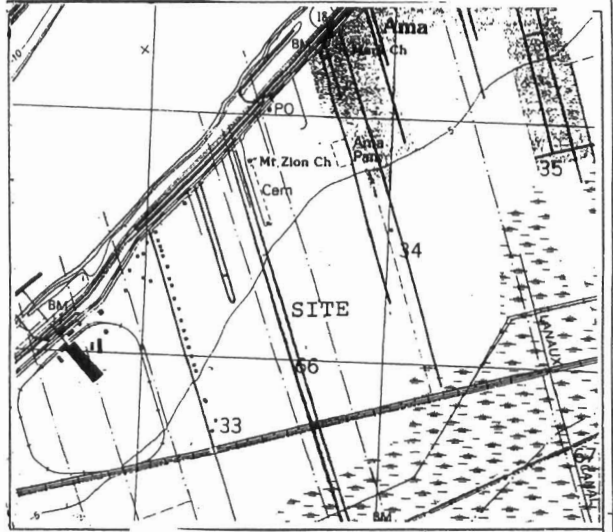
*Wesley*  
 ST. CHARLES PARISH PRESIDENT

*Dennis*  
 CHAIRMAN, COUNCIL

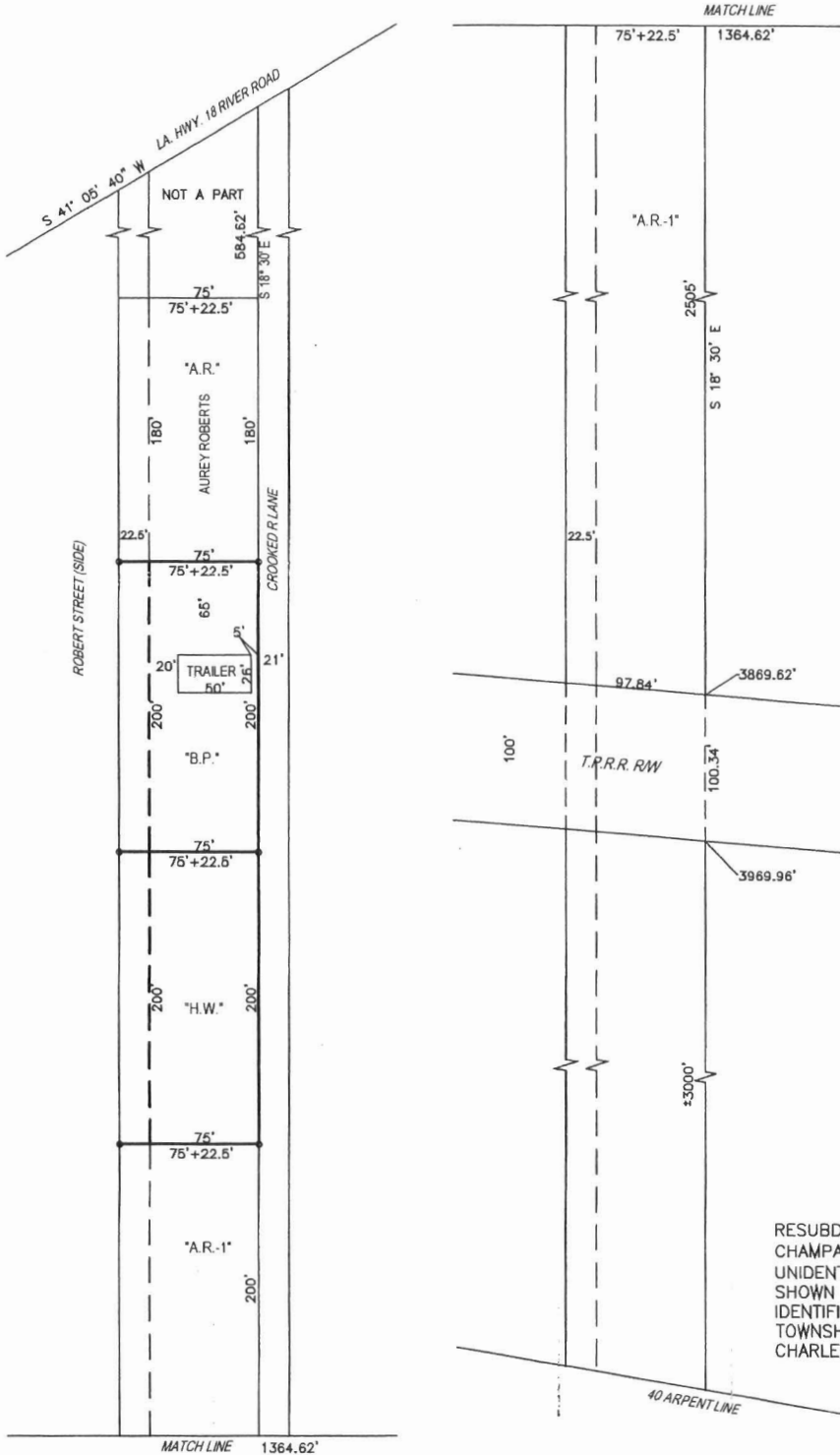
3/31/08  
 DATE

3/26/08  
 DATE

3/24/08  
 DATE



VICINITY MAP  
 SCALE: 1" = 2000'



Recorded in The Clerk of Court's Office  
 St. Charles Parish on the 1 day of  
April 2008, in Book 711  
 Folio 254, Entry # 341202

RESUBDIVISION OF A PORTION OF THE "NINA CHAMPAGNE TRACT" UN-NUMBERED AND UNIDENTIFIED PORTION OF A 22.5' STRIP INTO LOTS SHOWN AS A.R., B.P., H.W., AND A.R.-1 FOR IDENTIFICATION PURPOSES LOCATED IN SECTION 66 TOWNSHIP 13 SOUTH, RANGE 21 EAST AT AMA, ST. CHARLES PARISH, LA.

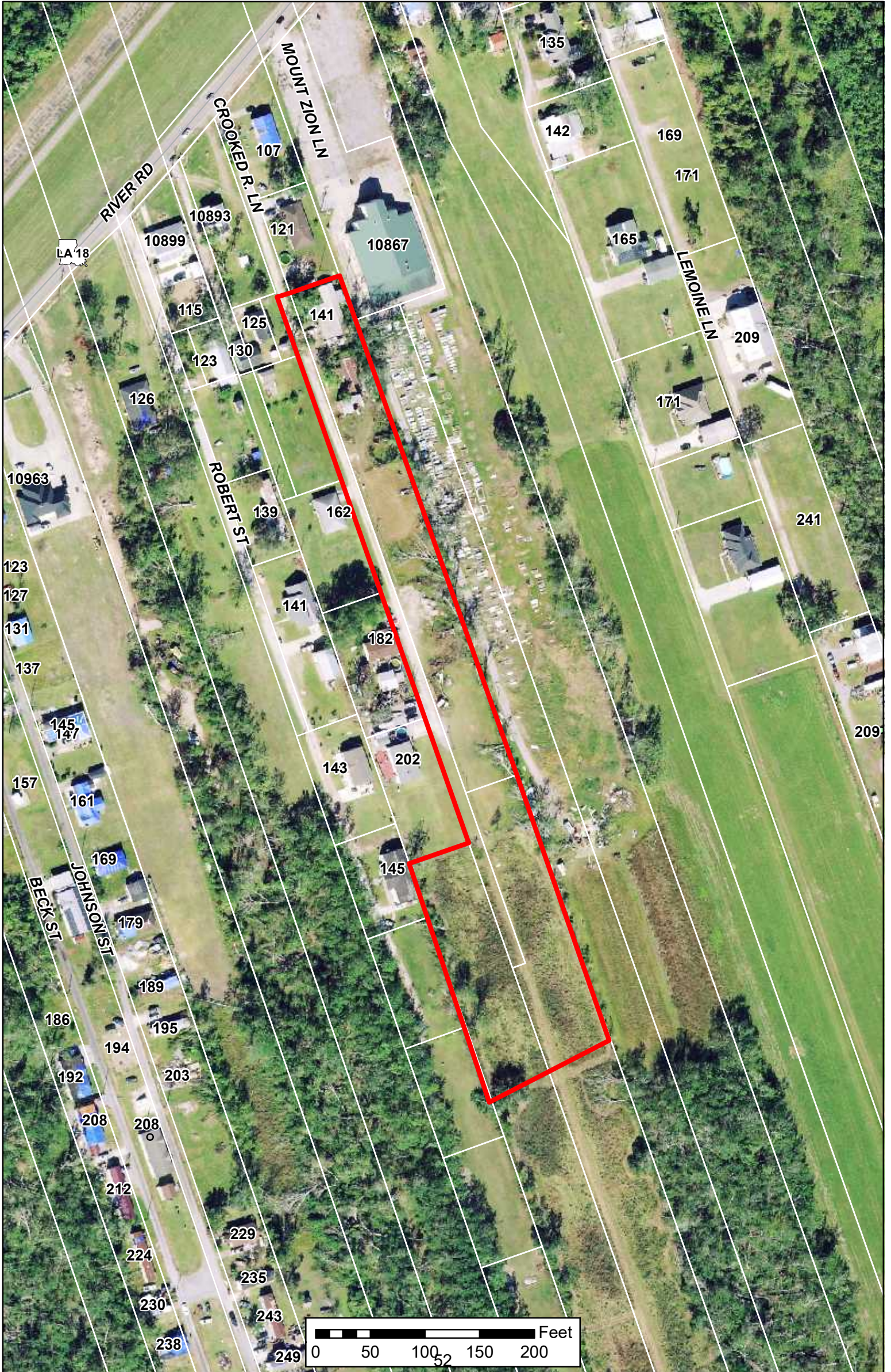
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

*R.P. Bernard*  
 SURVEYOR  
 R.P. BERNARD, PLS  
 LA. REG. #226  
 P.O. BOX 402, BOUTTE

FILE #	06S006-5
SCALE:	1"=100'
DATE:	8/25/07

2023-3-R  
Rezone: R-1A to O-L

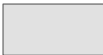





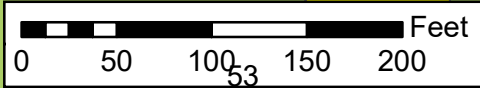
2023-3-R

Rezone: R-1A to O-L



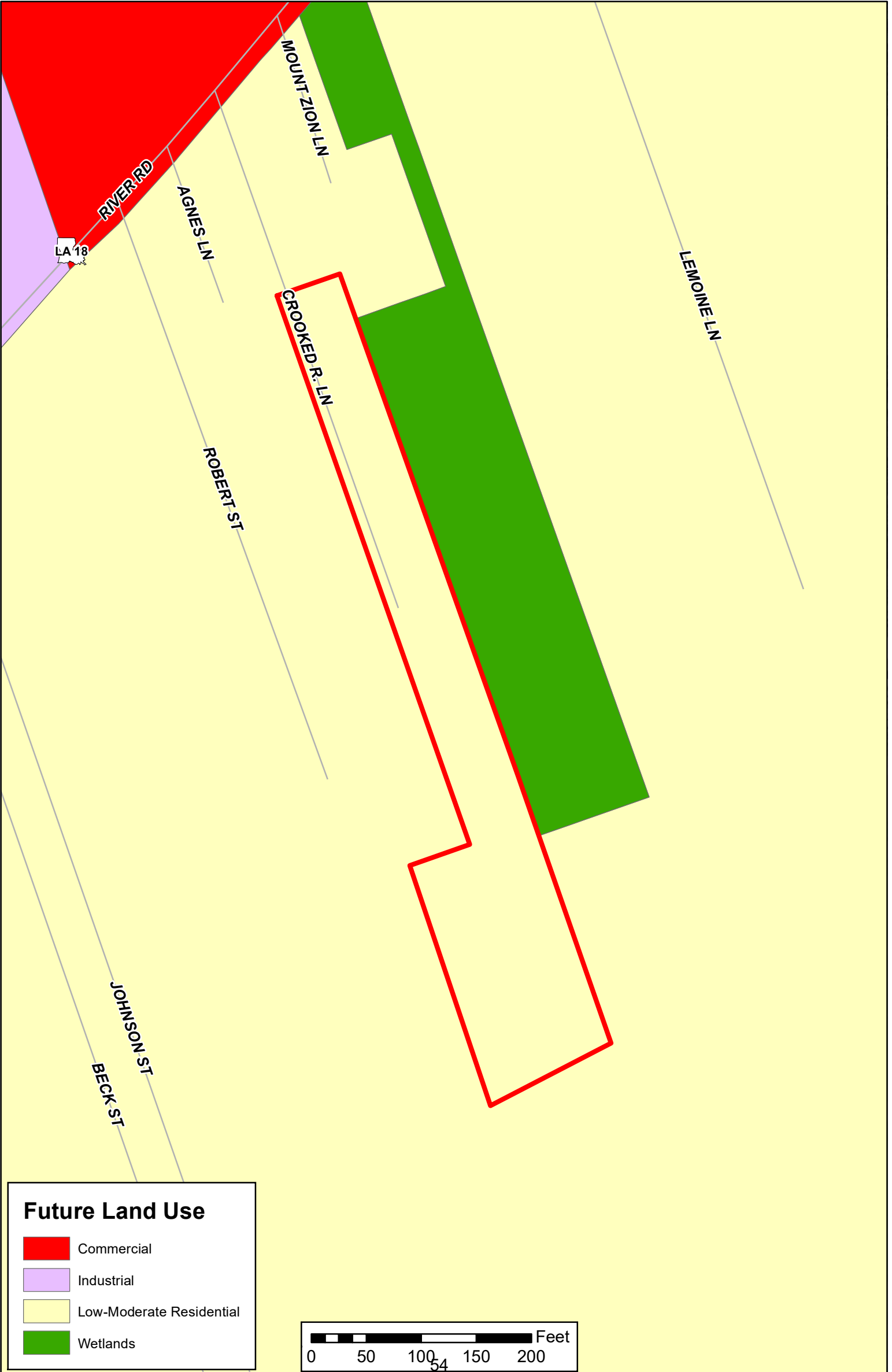
**ZONING**

	B1		R1A
	OL		R1AM



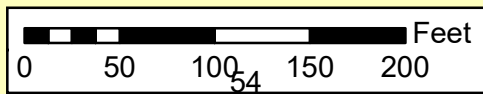
2023-3-R

Rezone: R-1A to O-L



**Future Land Use**

-  Commercial
-  Industrial
-  Low-Moderate Residential
-  Wetlands





## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2023-4-R

### APPLICATION INFORMATION

- **Submittal Date:** 2/7/23
- **Applicant / Property Owner**  
Conrad Frey  
Elitestor, LLC  
141 I-310 Service Road  
St. Rose, LA 70087  
(504)-452-1337  
cfrey@threecs.biz
- **Request**
  - Change of zoning from C-2, General Commercial District – Retail Sales and C-3, Highway Commercial District – Wholesale and Retail Sales to M-1, Light Manufacturing and Industry
  - Change of zoning from C-2, General Commercial District – Retail Sales to C-3, Highway Commercial District – Wholesale

### SITE INFORMATION

- **Location**  
10436 Airline Drive, St. Rose; Lot P-A & Tract 33-A, Almedia Plantation
- **Size**  
In total the site consists of 255,668 sq. ft. (5.87 acres). Specifically the request covers the following portions of the property:
  - C-2/C-3 to M-1 on the rear portion Lot P-A & all of Tract 33-A, approximately 246,564 sq. ft. (5.6 acres)
  - C-2 to C-3 on the front portion of Lot P-A, approximately 9,104 sq. ft. (0.20 acres)
- **Current Use**  
Lot P-A is developed with a convenience store and warehouse. Tract 33-A is vacant and cleared.
- **Surrounding Zoning**  
R-1A(M) zoning is located to the Fox Place side; C-3 zoning is located to the Fox Place side and rear; M-1 zoning is located to the front and I-310 side.
- **Surrounding Uses**  
A commercial truck storage yard and single family homes are adjacent to the Fox Place side; a construction equipment sales and service business and liquid nitrogen transportation business is adjacent to the I-310 side; a vacant convenience store is located to the front across Airline Drive.
- **Zoning History**  
The C-2 and C-3 districts were established in 1981.
- **Future Land Use Recommendation**  
*Business Park – This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.*



▪ **Traffic Access**

Lot P-A has 100 ft. of frontage on Airline Drive where access is provided from an existing concrete driveway. Tract 33-A does not have frontage on a public street and utilizes Lot P-A for access to Airline Drive.

Any improvements made on Lot P-A that involves Tract 33-A will require an administrative resubdivision combining both properties into a single development site.

▪ **Utilities**

Standard utilities are located along Airline Drive, including water and sewer along the front of Lot P-A.

Improvements will warrant additional drainage review during the permit process.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[IV.] C-3. *Highway commercial district*—Wholesale and retail sales:

1. Use Regulations:

a. A building or land shall be used for the following purposes.

- (1) All uses allowed in the C-2 District.
- (2) Commercial auditoriums, coliseums or convention halls
- (3) Retail manufacturing
- (4) Automobile sales and service
- (5) Wholesale uses
- (6) Warehouses (less than 10,000 sq. ft.)
- (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
- (8) Bottling works
- (9) Dog pound
- (10) Building supply
- (11) Heating and air conditioning service
- (12) Plumbing shops
- (13) Automotive repair, minor and major
- (14) Glass installation
- (15) Fabrication of gaskets and packing of soft metal material
- (16) Creameries
- (17) Parcel delivery service
- (18) *Reserved.*
- (19) Frozen food lockers
- (20) Public stables
- (21) Bulk dairy products (retail)
- (22) Animal hospitals
- (23) Gymnasiums
- (24) Sheet metal shops.
- (25) Upholstery
- (26) Other uses of similar intensity
- (27) Customary accessory uses incidental to the above uses when located on the same lot.

b. Special exception uses and structures:

- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.

c. Special permit uses and structures include the following:

- (1) Barrooms, night clubs, lounges, and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
- (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
- (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
- (4) *Reserved.*
- (5) Cellular installations and PCS (personal communication service) installations.
- (6) *Reserved.*
- (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
- (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
- (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
- (10) Outdoor storage, when accessory to an otherwise permitted use in the district.
- (11) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.

2. Spatial Requirements:
    - a. Minimum lot size: Seven thousand (7,000) square feet, minimum width - seventy (70) feet.
    - b. Minimum yard sizes:
      - (1) Front - twenty (20) feet
      - (2) Side - five (5) feet
      - (3) Rear - ten (10) feet
      - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
  3. Transportation System: Arterial, local industrial, rail, water.
  4. Special Provisions:
    - a. Where any commercial use in a C-3 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater or lesser buffer strip.
- [V.] *Prohibited use:* Medical waste storage, treatment or disposal facilities.

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
  - a. A building or land shall be used only for the following purposes:
    - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
    - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
    - (3) Agriculture and other general farming uses.
    - (4) Warehousing and storage of nonhazardous material.
    - (5) Assembly plants.
    - (6) Bottled gas sales and/or service.
    - (7) Food processing plants.
    - (8) Cellophane products manufacturing.
    - (9) Cold storage or refrigerating plants.
    - (10) Electrical parts manufacturing and assembly.
    - (11) Fiber products manufacturing (previously prepared fiber).
    - (12) Garment manufacturing.
    - (13) Glass products manufacturing.
    - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
    - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
    - (16) Leather products manufacturing (previously prepared leather).
    - (17) Commercial vehicle and heavy equipment sales and service.
    - (18) Millwork.
    - (19) Paint mixing and treatment (not employing a boiling process).
    - (20) Paper products manufacturing (previously prepared material).
    - (21) Plastic products manufacturing (previously prepared material).
    - (22) Sheet metal products manufacturing (light).
    - (23) Sign manufacture.
    - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
    - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
    - (26) Television and radio broadcasting transmitters.
    - (27) Textile products manufacturing.
    - (28) Toy manufacturing.
    - (29) Well drilling services.
    - (30) Wood products manufacturing (assembling work and finishing).
    - (31) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
  - b. Special exception uses and structures (variation):
    - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
  - c. Special permit uses and structures include the following:
    - (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
    - (3) Cellular installations and PCS (personal communication service) installations.
    - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98).

Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:

- (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
  - (2) Minimum lot size of site shall be ten (10) acres.
  - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
    - a) a separate truckers' lounge
    - b) a full-service laundry facility located in a convenient area for truckers' use
    - c) private showers for men and women and not located in an area open to general public restroom facilities
    - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
    - e) truck scales
    - f) separate truckers' telephones
    - g) permanent storage facilities for fuel
  - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
  - (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
    - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
      - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
      - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
      - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
      - d) All buildings and structures to be located on the site and the required off-street parking layout.
    - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
    - (3) Towing yards shall also adhere to state and local licensing requirements.
    - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
    - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
    - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
    - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
    - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
2. Spatial Requirements:
- a. Minimum lot size: Ten thousand (10,000) square feet.  
Minimum width: One hundred (100) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty-five (25) feet
    - (2) Side - fifteen (15) feet
    - (3) Rear - twenty-five (25) feet.
    - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation System: Arterial, rail, water.
4. Special Provisions:
- a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
  - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
  - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special

permit as identified in section VI.D.[I]. 1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

**Appendix A. Section XV. - Amendment procedure**

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant’s property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
  - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
  - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
  - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

<b>REZONING GUIDELINE &amp; CRITERIA EVALUATION</b>
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1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject site is within an area designated *Business Park*, which provides for planned developments with office and warehouse space related to various business, technology, and research activities. The designation also takes into account uses intended to supplement industrial parks, such as retail and service shops, hotels, and restaurants. Guidance from the Comprehensive Plan Update advises creating a new zoning district related to this category, with a focus on those uses permitted in the Commercial zoning districts and “some M-1 uses.” This indicates M-1 uses should be located in areas designated Business Park in a limited capacity, and the requested change to M-1 does not conform this development pattern. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The subject site is located on Airline Drive in St. Rose, which has been undergoing a transition from a commercial to an industrial corridor. Since 1982 there have been 13 zoning changes to M-1, Light Manufacturing and Industrial on properties fronting Airline Drive affecting approximately 195 acres of land. A request to M-1 would allow for a more reasonable use of the property that is in line with the industrialization of abutting sites and along Airline Drive in St. Rose as a whole.

Additionally, the most of the existing commercial zoning is found to be unreasonable based on the layout of the subject site. The majority of the commercial zoning is located on the 5.08 acres of Tract 33-A which is located behind Lot P-A and lacks direct frontage on and access to Airline Drive. Commercial uses, especially those permitted in the C-2 zoning district, are most appropriate where street frontage is available, enhancing the visibility and convenience of those business intended to provide services to the general public. The rezoning would address this issue by establishing M-1 zoning where it is more appropriate in the rear while retaining a portion of commercial zoning in an area that is directly accessible and visible from Airline Drive. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

Uses permitted in the M-1 district include warehousing, various fabrication and manufacturing operations, open storage, and heavy equipment sales and service. With the exception of the residences on adjacent Fox Place, these uses would be compatible with the bulk of the existing neighborhood character, which includes businesses involved in the sale and maintenance of construction equipment, the storage and/or sale of heavy commercial trucks, and other various warehousing and industrial uses. This zoning change is also not expected to result in development that would overburden public infrastructure. The site is currently developed with a convenience store connected to with Parish sewer and water facilities located along Airline Drive. **The request meets the third guideline.**

<b>DEPARTMENT RECOMMENDATION</b>
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**Approval, based on meeting the second and third rezoning criteria.**

**This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.**

**While the subject area exceeds 3 acres, staff do not recommend a corresponding change to the Future Land Use Map from Business Park to Industrial.**



**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 #:	2023-4-R
Receipt #:	_____
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

\*

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

Fee: \$40 - \$200

Applicant: ... Conrad Frey

Home address: 141 1-310 Seve Rd St Rose, La

Mailing address (if different): \_\_\_\_\_

Phone #s: 504-452-1337 Email: C.Frey@threes.biz

Property owner: Elite Store

Municipal address of property: 10436 Airline Hwy St Rose

Lot, block, subdivision: Section 40, Township 12 South Range 9 East

Change of zoning district from: Commercial 2+3 to: Mixed Use Commercial/Industrial

Future Land Use designation of the property: Business Park MI  
 (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: Existing C Store will be rebuilt and continue to operate fronting airline Hwy  
Behind the existing C store will be a modular office building and a container storage facility

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?  
Dexon Machinery to the West, Ryder Truck ; Residential to the East, Drainage Canal to the North, Macky United Rentals, Magnolia, St Rose Truck Shop to the South Area 13 mostly commercial & industrial already

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?  
Container Storage requires change from Commercial to industrial

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.  
Adjacent Properties in the area are both industrial & commercial already

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from C2/C3 to M1 at 10436 Airline Hwy St Rose

Conrad J. J. W.  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

[Signature]

FEBRUARY 7, 2023  
(Date)



(Notary signature & seal)

**Rezoning Application Process:**

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

**Application Checklist:**

- cut 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- cut 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- cut 3. Survey of property
- cut 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- cut 5. Notarized endorsement of all property owners—affidavits.
- cut 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

**Planner Certification of Completed Application:**

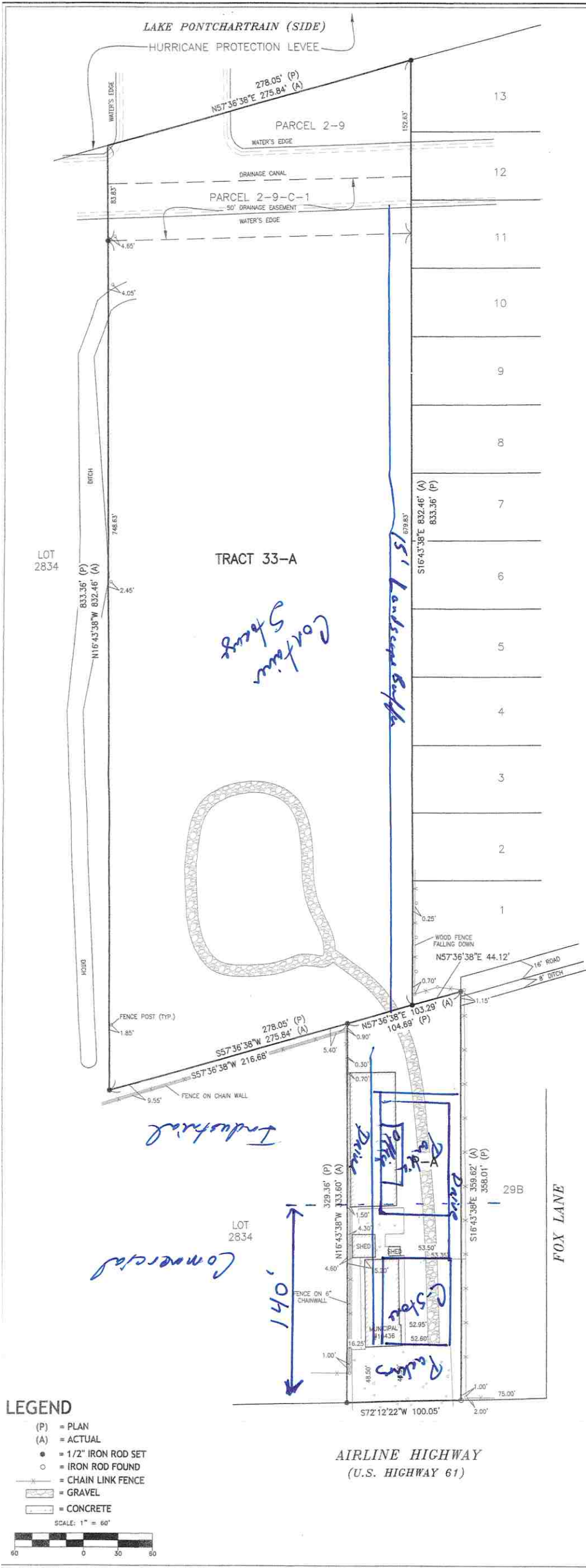
[Signature]  
(Planner signature)

2/7/23  
(Date)

Notes/comments: \_\_\_\_\_

• Next Meeting = 3/2, Deadline = ASAP  
05...  
4/6, Deadline = 3/7

Permit/Case #: \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

AREA CHART	
LOT P-A	34,566.57 SQ. FT. / 0.79 ACRES
TRACT 33-A	221,101.44 SQ. FT. / 5.08 ACRES
PARCEL 2-9	18,118.86 SQ. FT. / 0.42 ACRES
PARCEL 2-9-C-1	13,283.02 SQ. FT. / 0.30 ACRES
TRACT 33-A (LESS PARCELS 2-9 & 2-9-C-1)	189,699.56 SQ. FT. / 4.36 ACRES

**SURVEY REFERENCE**

- RESUBDIVISION OF 16' ROAD, 8' DITCH, TRACT 33, AND LOT P, INTO TRACT 33-A AND P-A BY LANDMARK SURVEYING INC. DATED JANUARY 13, 2009.
- ALMEDIA PLANTATION SUBDIVISION OF TRACT 32, SECTION 40, T12S-R9E, ST. CHARLES PARISH BY H.E. LANDRY, SURVEYORS & C.E., DATED SEPTEMBER 29, 1958.
- RESUBDIVISION OF LOT K-1A, 28-1A, 29-A, AND PLOT 34A INTO LOT 2834, ALMEDIA PLANTATION, BY LUCIEN C. GASSEN. P.L.S., DATED DECEMBER 23, 2010.
- RESUBDIVISION OF A PORTION OF LOT 29A, 16' ROAD AND 8' DITCH INTO LOT 29-B, BY JOSEPH MARQUES, P.L.S., DATED MARCH 5, 2009.
- LAKE PONTCHARTRAIN LEVEE DISTRICT RIGHT OF WAY MAP, REACH 1B, HURRICANE PROTECTION LEVEE MAP, PAGES 2 AND 3 OF 7, BY BFM CORPORATION, DATED APRIL 1999.

**BEARING BASIS**

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 12-13-2022 NAVD 88/NAD 83 GEOID 12A.

**GENERAL SURVEY NOTES**

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

**LEGEND**

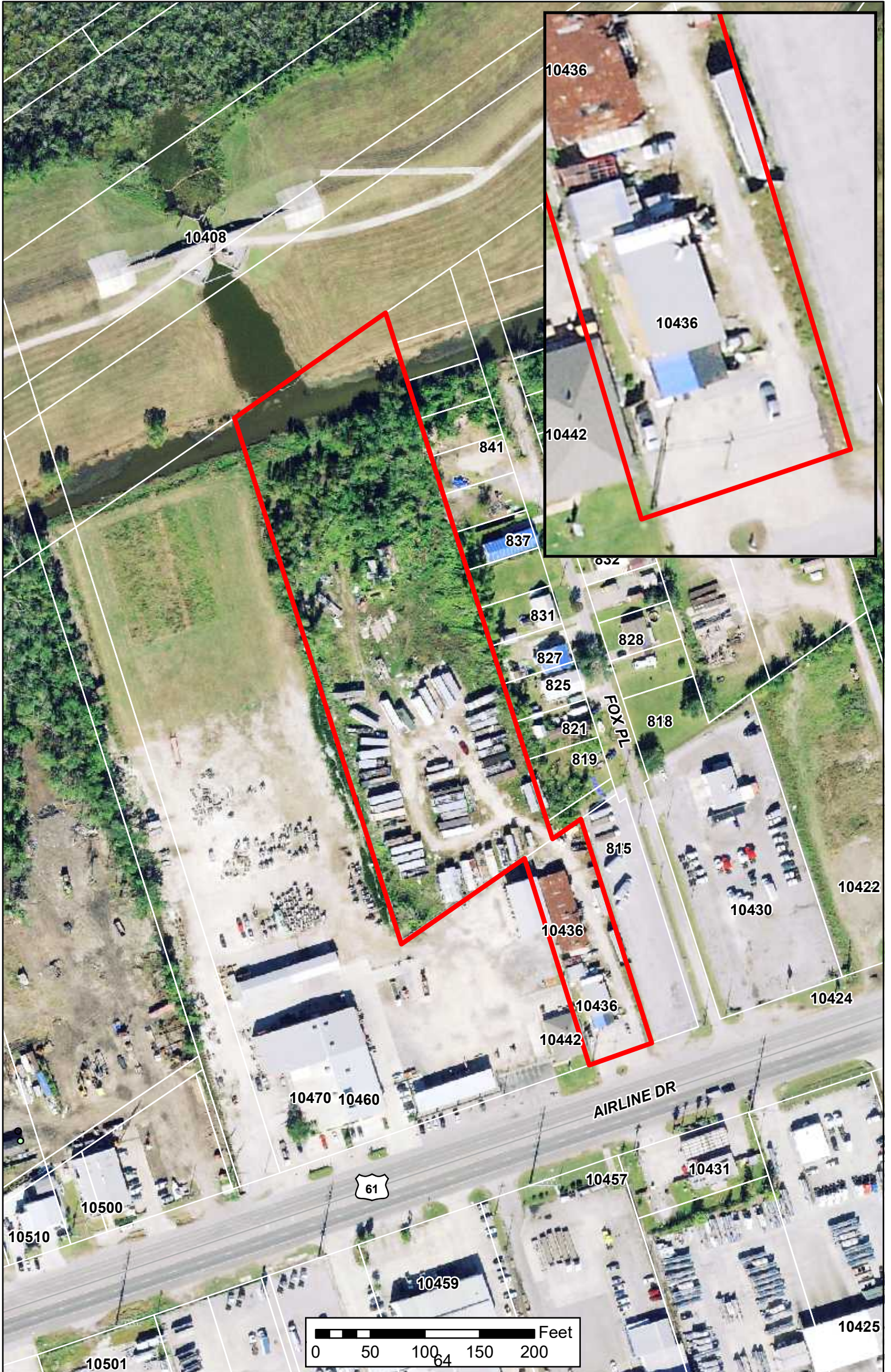
- (P) = PLAN
- (A) = ACTUAL
- = 1/2" IRON ROD SET
- = IRON ROD FOUND
- = CHAIN LINK FENCE
- = GRAVEL
- = CONCRETE

SCALE: 1" = 60'

<p>SURVEY OF LOT P-A &amp; TRACT 33-A ALMEDIA PLANTATION SITUATED IN SECTION 40 TOWNSHIP-12-SOUTH, RANGE-9-EAST ST. CHARLES PARISH, LOUISIANA</p>					
<p>I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:</p> <p>THREE C'S PROPERTIES</p>					
<p>THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.</p>		<p>THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS 'C' SURVEY.</p>			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
12-14-2022	1" = 60'	J.R.	C.A.D.	62469	1 OF 1



2023-4-R  
Rezone: C-2 to C-3 & C-2/C-3 to M-1








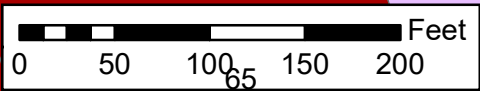
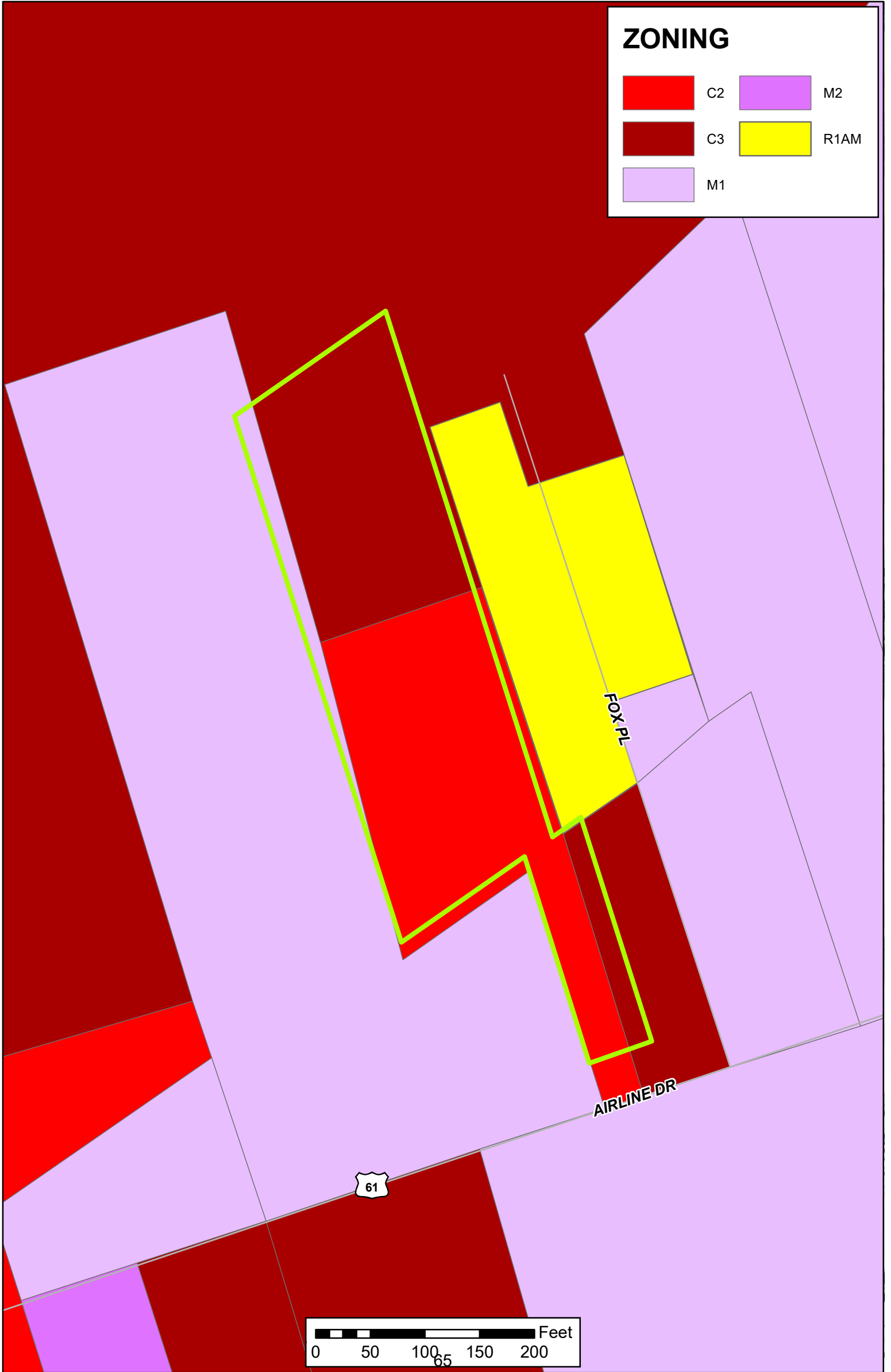
2023-4-R

Rezone: C-2 to C-3 & C-2/C-3 to M-1



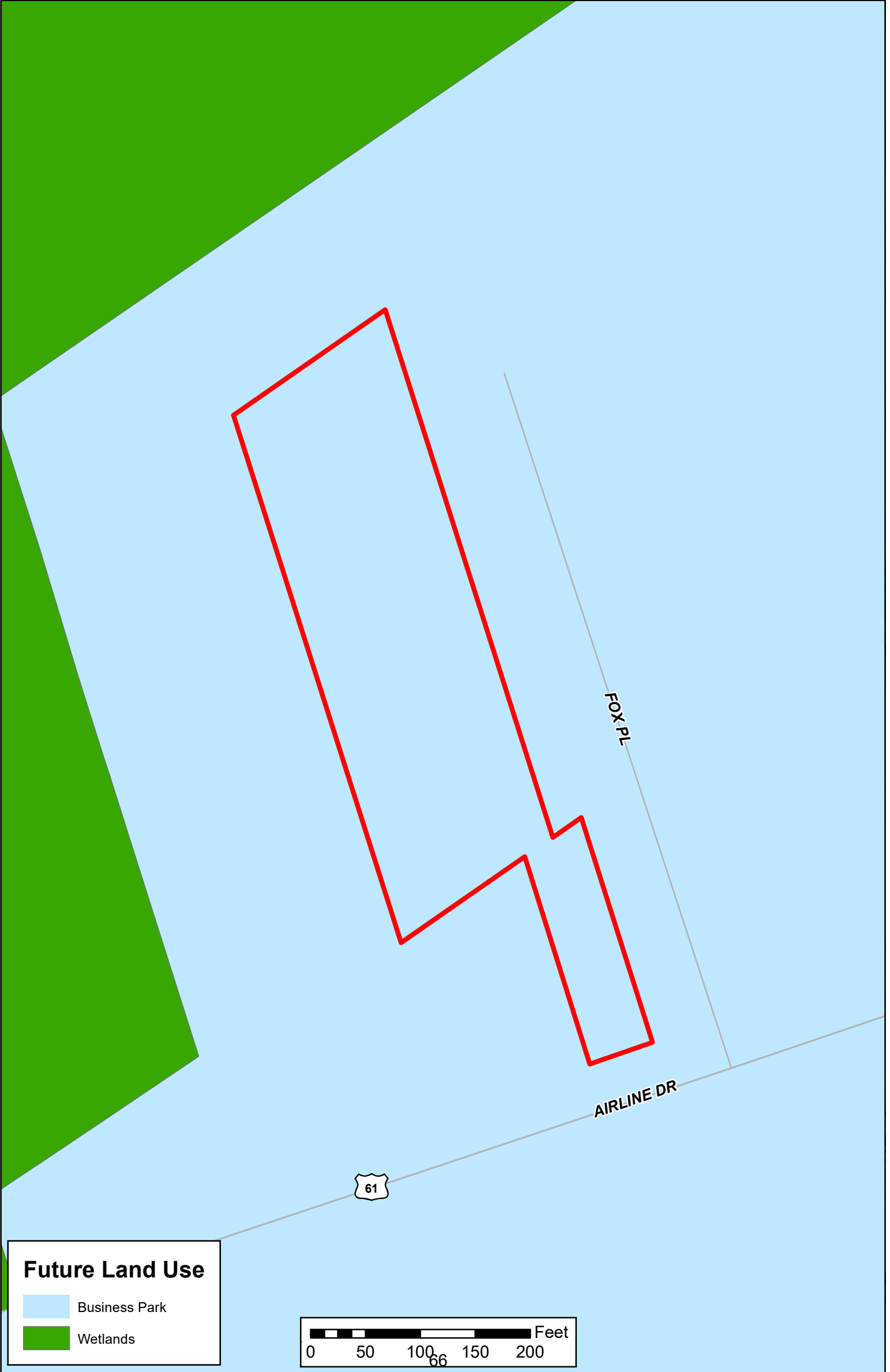
### ZONING

	C2		M2
	C3		R1AM
	M1		





2023-4-R

Rezone: C-2 to C-3 & C-2/C-3 to M-1



**Future Land Use**

-  Business Park
-  Wetlands

