



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 #:	<u>2022-14-R</u>
Receipt #:	<u>7553008</u>
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

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

Fee: \$40 - \$200

Applicant: BUNGE CHEVRON AG RENEWABLES LLC

Home address: 1391 TIMBERLAKE MANOR PARKWAY, CHESTERFIELD, MO 63017

Mailing address (if different): _____

Phone #s: 225-248-2118

Email: ASTROMAIN@JONESWALKER.COM

Property owner: NUMEROUS - SEE EXHIBIT A

Municipal address of property: NUMEROUS - SEE EXHIBIT A

Lot, block, subdivision: NUMEROUS - SEE EXHIBIT A

Change of zoning district from: MULTIPLE - SEE EXHIBIT A to: M-2

Future Land Use designation of the property: RURAL RESIDENTIAL AND LIGHT 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: If the rezoning is granted, Applicant plans to construct and operate a facility for processing oil seed. This application is being submitted with a companion application for a zoning variance.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
The activities occurring on the property will be substantially similar to those activities occurring on the property to its east - oil seed processing. To the south, the property is bordered by batture. The adjacent property to the west is zoned residential but is largely undeveloped, and a majority is owned by Bunge. The adjacent property to the north is industrial in character and use. The proposed use is compatible with the industrial activity conducted on surrounding properties/in the area.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?
The rezoning is necessary to facilitate the construction and operation of a planned facility. More information regarding this planned facility can be found in the Project Plan included with this application. Applicant represents that the use and character of the the area has changed to the extent that the existing zoning no longer allows for reasonable use.

How does your proposed use of the property comply with the Future Land Use designation for the property?
Applicant's proposed use of the property does not comply with the current Future Land Use designation for the property. Applicant requests that the Future Land Map be revised upon approval of this application. Applicant notes that portions of the property for which rezoning is sought are adjacent to Future Land Use areas compatible with the proposed use of 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.
If the property is rezoned to M-2, but the project is not developed, the property will be subject to all permitted uses under the M-2 and M-1 designation, all of which are compatible with the existing area's predominately industrial character.

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 Multiple to M-2 at MULTIPLE - SEE EXHIBIT A :

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Notary signature & seal) L. T. Lewis



(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).
- * 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:

- ____ 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.
- ____ 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.
- ____ 3. Survey of property
- ____ 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.
- ____ 5. Notarized endorsement of all property owners—affidavits.
- ____ 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:

(Planner signature)

(Date)

Notes/comments: _____

Permit/Case #: _____

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July 25, 2022

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Planner Certification of Completed Application:

(Planner signature)

(Date)

Notes/comments: _____

ABUTTING PROPERTY OWNERS

List names and addresses of **each owner** of property abutting the subject application parcel:

NAME OF PROPERTY OWNER(S)	ADDRESS OF PROPERTY OWNER(S)
1. Entergy Louisiana, Inc.	P.O. Box 61000 New Orleans, LA 70161
2. St. Charles Parish	P.O. Box 302 Hahnville, LA 70057
3. G. H. F., L.L.C.	17940 Painters Row Covington, LA 70435
4. Bunge North America, Inc.	1391 Timberlake Manor Parkway Chesterfield, MO 63017
5. ADM/Growmark River Systems, Inc.	P.O. Box 1470 Decatur, IL 62525
6. Vernice Simon	P.O. Box 142 Destrehan, LA 70047
7. _____	_____ _____
8. _____	_____ _____
9. _____	_____ _____
10. _____	_____ _____
11. _____	_____ _____
12. _____	_____ _____

If there are more than twelve abutting property owners list their names and addresses on an additional sheet(s) of paper and attach.

**EXHIBIT
B**