

**M.R. PITTMAN GROUP, LLC**  
**GENERAL CONTRACTORS**

November 2, 2010

Ms. Kim Marousek  
St. Charles Parish  
Department of Planning & Zoning  
14996 River Road  
P.O. Box 302  
Hahnville, LA 70057

NOV 3 2010

RE: C-3 to M-1 Zoning Request at 141 I-310 Service Road, St. Rose, LA

Dear Ms. Marousek,

We are in receipt of your letters dated October 22, 2010 in which we have been noticed about a zoning change at 141 I-310 Service Road in St. Rose, LA.

Our company owns the adjacent property at 171 I-310 Service Road. We purchased this property from 3 C's property in 2006 with the intention of building our office/warehouse building on this location.

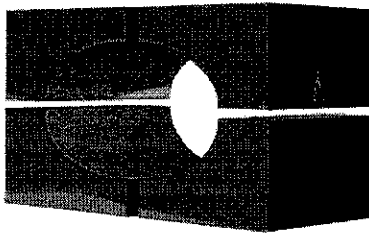
We began improvements to the land, designed our building and even began purchasing items for construction of the Class A designated office space. Throughout this process we have worked closely with the permitting department and Mr. Corey Faucheux of the office of economic development.

Through this process we were notified from the US Army Corps of Engineers that our purchased land was designated to be wetlands. Over the course of the following 2 and half years we have trudge through the process to properly and legally mitigate these wetlands.

Just within the last 60 days this process has been finalized and we have purchased our wetlands bank credits for full and final settlement in the mitigation process.

Consequently we have begun to re-do the entire permitting process in preparation for construction of our office building. All told, we figure to invest approximately \$2.5 and \$3 million dollars in this property.

With this in mind, and considering that we plan to build a place of business that coincides with the local community and neighbors, thus improving this area, we strongly object to the rezoning of 141 I-310 address from a C-3 to M-1 designated property. We purchased this property because it was zoned C-3 should this rezoning to M-1 be approved it will force us to reconsider our development plans at this location.



**M.R. PITTMAN GROUP, LLC**  
**GENERAL CONTRACTORS**

We truly ask for your consideration to our objection and are available to discuss should it be required.

Sincerely,

Michael R. Pittman  
Chris Laiche  
Raymond MacCabe III  
Kirby Stumpf

CC: Ms. Wendy Watkins, P&Z Admin. Asst.  
Ms. Barbara Jacob-Tucker, Council Secretary  
Mr. Larry Cochran, Councilman District V  
Hon. V.J. St. Pierre, Jr., Parish President  
Mr. Corey Faucheux, Dept. of Economic Development



Daniel P. Poulin, CCIM, SIOR  
Senior Regional Director

November 2, 2010

Mr. Larry Cochran  
Councilman, District V  
PO Box 302  
Hahnville, LA 70057

Re: Lot 74A, 141 I-310 Service Road

Dear Mr. Cochran:

This letter is to follow up on the zoning change and the application for Special Permit Use to be heard on November 4<sup>th</sup> in the Council Chamber. Lot 74A, 141 I-310 Service Road. Three C's Properties, Inc., has applied for a zoning change from C-3 (Highway Commercial) to M-1 (Light Industrial) usage of this property.

I feel it is wrong to issue a Special Use Permit application that will allow the property to be used as a truck, trailer and automobile storage area.

We work hard with tenants and owners in nearby James Business Park to ensure that they follow the park restrictions and that the park stays looking its best enhancing the Airline Highway / St. Rose Business District. We would appreciate it if others followed the same high standards.

Please call me if you have any questions. Thank you.

Sincerely,

Daniel P. Poulin  
James Business Park

cc: Mr. V.J. St. Pierre, Jr., Parish President  
Ms. Barbara Tucker, Council Secretary  
Ms. Kim Marousek, Planning and Zoning Director  
Mr. Corey Fauchaux

**FAIRVIEW DEVELOPMENT L. L. C.**  
**10371 Airline Hwy.**  
**St. Rose, La 70087**

November 17, 2010

Ms. Kim Marousek  
St. Charles Parish  
Department of Planning & Zoning  
P.O. Box 302  
Hahnville, LA 70057

Re: PZR-2010-18 Change Classification from C-3 to M-1

Dear Ms. Marousek,

We are an investment company that owns a number of pieces of property in the area. We have followed this request for Special Use Permit and wanted to let the parish know we are not in favor of this change on this I-310 Service Road property. We feel this M-1 spot zoning to allow more truck and trailer storage will set this area back the 15 years it took to start looking like it is a C-3 (Highway Commercial) use area. We the property owner's want this area to continue to progress into the Highway Commercial (C-3) corridor it always was intended to be.

Please feel free to call me if you have any questions about our objections to this request for zoning change.



Lester J. Haydel, Jr.  
Fairview Development, LLC

CC:

Mr. V. J. St. Pierre, Jr., Parish President VIA FAX  
Ms. Barbara Tucker, Council Secretary VIA FAX  
Ms. Kim Marousek, Planning & Zoning Director VIA FAX  
Mr. Cory Fauchaux VIA FAX  
Mr. Larry Cochran Council District V VIA FAX