



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 ZONING MAP AMENDMENT
(CHANGE OF ZONING DISTRICT OR REZONING)

Fee: **\$40 - \$200**

Applicant: _____ Luling Exchange, LLC

Home address: _____ 400 Poydras St., Suite 3000, New Orleans, LA 70130

Mailing address (if different): _____

Phone #s: _____ Office: (504) 619-2293 Cell: (504) 453-8815 Email: _____ TraciJohnson@imtt.com

Property owner: _____ Luling Exchange, LLC

Municipal address of property: _____ 11801 River Rd (LA Hwy 18), Ama, LA, 70031

Lot 4275 Davis Plantation, Portion of Parcel No. 251900004275 and Lot GG Davis Plantation, Parcel Lot, block, subdivision: No. 2519000000GG to be incorporated into Tract L (Davis Pond)

Change of zoning district from: Mixed Residential (R-1A, R-3, C-3) to: Undeveloped land (O-L), Light Manufacturing (M1)

Future Land Use designation of the property: _____ O-L, M1
(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: IMTT owns the St. Rose terminal on the East Bank, located directly across the river from the subject property. The eastern portion of the subject property is currently zoned M-2, which allows heavy manufacturing operations, such as an expansion of IMTT's St. Rose facility across the river. IMTT's rezoning proposal for the western portion establishes a 500' undeveloped O-L buffer from the neighborhood while also allowing IMTT to pursue less intensive accessory uses such as parking lots, administrative buildings and warehouses on the remaining acreage.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? The eastern boundary is bordered by a heavy manufacturing (M-2) zone north of the Southern Pacific (SP) Railroad and by wetlands (W) south of the SP railroad. The southern boundary sits adjacent to a W zone. The western boundary is adjacent to a single family detached district (R-1A); and the northern boundary is abutted by an industrial batture (B-2) zone. IMTT's rezoning plan establishes a 500' undeveloped O-L buffer adjacent to the neighborhood. This is a less intensive designation than the current zoning which allows for R-1A and R-3 development on the western boundary. The area proposed to be rezoned to M-1 would be bounded by existing M-2 acreage, existing industrial batture (B-2), undeveloped W acreage and the O-L buffer.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____
Rezoning is required to establish a 500' O-L buffer, preventing major development of any kind from occurring on the portion of the property immediately adjacent to the neighborhood on the western boundary. The rezoning plan will also allow IMTT to utilize additional acreage for less intensive accessory uses such as parking lots, administrative buildings and warehouses. The 2,000' buffer between the existing M-2 area and the residential area to the west will remain in place.

How does your proposed use of the property comply with the Future Land Use designation for the property? _____
The property's Future Land Use designation is currently wetlands in the southern half, industrial buffer in the northwestern quarter, and business park in the northern and northeastern three quarters. To ensure compliance with the St. Charles Parish Comprehensive Future Land Use Map, a land use amendment request will be submitted to the St. Charles Parish Planning Commission to redesignate the Future Land Use of the property to reflect the updated zoning.

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.
The proposed rezoning is both compatible with, and beneficial to, the existing neighborhood. Creation of an open land buffer would preserve the existing green space and would ensure that no major development would be constructed within 500' of Evelyn Drive residences. This buffer could also incorporate a new roadway between River Road and Highway 90 which would reduce traffic through the neighborhood on Barton Ave. The M-1 designation would allow for less intensive accessory uses such as parking lots, administrative buildings and warehouses which would be compatible with the existing M-2 area.

Permit/Case #: _____