

**P&L INVESTMENTS IX, LLC**  
**6610 Radnor Road**  
**Bethesda, MD 20817**  
**(985) 764-7275**

February 3, 2021

Michael J. Albert, AICP, Planning Director  
St. Charles Parish  
Department of Planning and Zoning  
P.O. Box 302  
Hahnville, Louisiana 70057

Re: 2021-6-R requested by Helm Developments, LLC for a change of zoning district from M-1 to R-1B on 130,697 sq. ft. Lot J-2A, Plantation Business Campus, Campus Drive East and River Road, Destrehan. Council District 2.

Dear Mr. Albert,

We are in receipt of the Notice for 2021-6-R Requested by Helm Developments, LLC for a change of zoning from M-1 to R-1B on 130,697 sq. ft. Lot J-2A, Plantation Business Campus, Campus Drive East and River Road, Destrehan. Council District 2.

At the specific direction of Mr. Gary Silversmith Esquire, Managing Member of P&L Investments IX, LLC, this letter is issued and requested to be entered into the record for the public hearing to be held on February 4, 2021 in the St. Charles Parish Council Chambers, Hahnville, Louisiana.

The lot, J-2A, under consideration for rezoning is subject to the Act of Third Amendment Act of Dedication of Servitudes, Privileges and Restrictions for Plantation Business Campus. This amendment made to comply with a purchase agreement between P&L Investments IX, LLC and Riverland's Investments Group, LLC for the construction of its new office building for Riverland's Insurance Agency. That amendment was provided to assure the Riverland's Insurance Agency would be able to construct its office on said property.

The Developer as defined in the previous Act of Dedication of Services, Privileges and Restrictions identified Joseph C. Canizaro the individual as the "Developer". The Act of Third Amendment Act of Dedication of Servitudes, Privileges and Restrictions for Plantation Business Campus acknowledges that P&L Investments IX, LLC replaced Joseph C. Canizaro as Developer.

This letter is providing, as the Developer, that in its evaluation, any lower degree of intensity **other than commercial/industrial** uses **may be not** considered for lot J-2A.

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Further, as the Developer, there was no objection to the development of the Audubon Place Subdivision in 2018 by P&L Investments IX, LLC as Audubon Place Subdivision had its own separate ingress and egress without interface with Plantation Business Campus.

**We further object to the request as the proposed lot(s) would front on a heavily traveled corridor that serves existing heavy truck use facilities along with a number of planned facilities that have hundreds of truck bays that will use East Campus Drive as it ingress and egress to the state highway and interstate road systems.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Murray III', with a long horizontal line extending to the right.

Paul Murray III  
Duly Authorized Representative  
P&L Investments IX, LLC

CC St. Charles Parish Planning & Zoning Commissioners