

Name: GM Elite, Co. c/o Cali & Laplace Engineers, LLC

Address: 150 Almedia Plantation Drive, St. Rose

Case Number: 2026- 1 -SPU

Members of the St. Charles Parish Planning Commission:

This Special Permit Use request does not meet all requirements of the St. Charles Parish Zoning Ordinance of 1981, specifically:

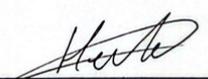
- Section VIII.I.3.a. Landscaping requirements. A minimum of ten (10) percent of the site shall be designated for designed landscaping.
- Section VIII.I.3.f. Landscaping requirements. Parking lot interiors shall be designed to provide at least one (1) tree for every twelve (12) parking spaces. Trees can be either Class "A" or Class "B" trees.

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The subject development is a truck fleet station. The needs for movement of large trucks is open paved spaces. The development as proposed includes 5,345 sq. ft. of landscape area or 6.97% of the total area. Plantings and grassed areas have been included in all available space along the sides of the building and in front of the building. Creation of more landscape area would eliminate the paved area needed for truck movements; making the site non-functional for this owner/business.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Date: 01/16/2026

Applicant Signature: 

Date: 01/16/2025