

MATTHEW JEWELL  
PARISH PRESIDENT

# ST. CHARLES PARISH

DEPARTMENT OF PLANNING AND ZONING

January 21, 2021

**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 Property Owner,

This letter serves as notification that an adjacent property owner has applied for the above referenced request which is scheduled for public hearing before the St. Charles Parish Planning & Zoning Commission on **Thursday, February 4, 2021, 6:00 p.m.**

Should you require any additional information or have any questions regarding this matter, please do not hesitate to contact me.

The full agenda for the Planning & Zoning Commission can be viewed at <http://www.st.charlesparish-la.gov>. The parish website will also have information on any changes to the meeting schedule and if so, an alternate date.

Sincerely,



Chris Welker, AICP  
Planner

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from "M-1 (Light Industrial)" to "R-1B (Residential)."

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  - 1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  - 2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: PEL Investments IX, LLC By Paul J. Murray LE  
Address: 13760 River Rd, Destrehan LA 70047  
Date: 2.22.2021

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from "M-1 (Light Industrial)" to "R-1B (Residential)."

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

310 DEVELOPMENT LLC  
Name: TODD TROSCLAINE  
Address: 7 BOCAGE DRIVE  
Date: 2/22/21

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  - 1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  - 2. Over the road trucks arrive and depart on a daily, 24 hour basis.



3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekends and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: 

Address: 405 AVIVA DR.

Date: 2-19-21

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: Ryan Smigel

Address: 420 Davega Drive Lexington, SC 29073 - Multiple Parcels Owned In The Industrial Park

Date: 2.22.2021

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
    1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
    2. Over the road trucks arrive and depart on a daily, 24 hour basis.
-

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekends and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
  - C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
    1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
    2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
  - D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
  - E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for
-

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: Craig Ricks

Address: 119 Alpha Blvd., Destrehan, LA Acadian Windows

Date: 2/19/21

---



St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Charles H. Kurzweg Jr.

Name: Charles H. Kurzweg Jr. President Diamond Paper Co., Ltd.

Address: 100 Campus Drive East, Destrehan, La 70047

Date: 2/17/2021

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”


I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  - 1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  - 2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekend and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
  - C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
    1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
    2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
  - D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
  - E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name:   
Wesley J. Palmisano

Address: 101 Alpha Drive

Date: 2/19/21

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from "M-1 (Light Industrial)" to "R-1B (Residential)."

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  - 1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  - 2. Over the road trucks arrive and depart on a daily, 24 hour basis.

3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekends and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however, the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for



the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.

Name: Jeff Ryan RR  
Address: 100 Alpha Dr. Bldg B  
Date: 2/19/21

**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**.

February 3, 2021

Michael J. Albert, AICP, Planning Director  
St. Charles Parish  
Department of Planning and Zoning  
Page -2-

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 flourish extending to the right.

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

CC St. Charles Parish Planning & Zoning Commissioners



January 28, 2021

Mr. Chris Welker  
St Charles Parish  
Department of Planning and Zoning  
14996 River Road  
Hahnville, LA 70057

RE: 2021-6

Dear Mr. Welker,

It is my understanding that the current property owner has made application to change the zoning from M-1 to R1B. Renton Properties, LLC, is a property owner at 100 Alpha Drive, Destrehan, LA which is within Plantation Business Campus with numerous tenants that utilize the underlying zoning classification of M-1 for their operations. A change of the current zoning from M-1 to R-1B (residential) would put an undue restriction on all of the properties that are currently zoned M-1, as some uses that are currently permitted in M-1, may no longer be permitted as a result of their proximity to a would be residential zoning classification or use.

I further understand that the applicant's proposal is to build single family residential houses facing Campus Drive East, this presents a number of safety issues, all of the current uses on Alpha Drive have deliveries and pickups being

160 West Airline Drive  
Kenner, LA 70062  
504-874-3625

made daily with tractor trailers, which based on the applicants request if approved, heavy truck traffic driving through a residential neighborhood would be a most *unsafe* condition for all.

For all of the aforementioned reasons, please allow this correspondence to serve as official notice to our *objection* to this request or any modification considered to change the current zoning of M-1 to any residential use whatsoever.

Thanking you in advance for your consideration, I remain,

Sincerely Yours,

Edward L. Renton Jr.  
Managing Member  
Renton Properties, LLC  
504-874-3625

CC:  
Ms. Mary Culee  
Councilwoman District II

St. Charles Parish Council  
15945 River Road  
Hahnville, LA 70057

RE: Zoning Case 2021-6

## Petition in Opposition

It is my understanding that the applicant in zoning case number 2021-6, proposes to change the current zoning of the property from “M-1 (Light Industrial)” to “R-1B (Residential).”

I, the undersigned, am in opposition to any zoning change of the property to any residential zoning classification for the following reasons:

- A. Any residential use fronting on East Campus Drive in Plantation Business Campus would pose an absolute safety hazard.
  1. The overwhelming majority of the traffic that currently traverses East Campus Drive and its extension Alpha Drive are industrial in nature (i.e., Tractor- Trailers and Large Utility Trucks).
  2. Over the road trucks arrive and depart on a daily, 24 hour basis.

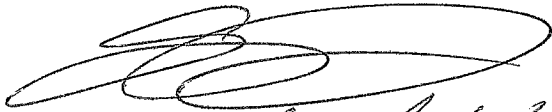


3. Many of the drivers park the large trucks in the business park while waiting to be loaded or unloaded, inclusive of weekends and holidays.
- B. The proposed zoning change may have an adverse impact on the current or future uses of the adjoining M-1 zoned property
- C. Each and every parcel of available property in Plantation Business Campus is zoned M-1
1. 28 Acres of the newest expansion to the west of Alpha Drive is all zoned M-1 and will be utilized by a regional trucking company.
  2. All of that trucking company's traffic (primarily Tractor-Trailers) will be utilizing Alpha Drive and East Campus Drive. Furthermore, if the proposed zoning change to a residential use was allowed, the truck traffic waiting to enter River Road would potentially block the driveways along East Campus Drive.
- D. In order to facilitate the development of the proposed six lots, the Oak Tree Canopy that lines East Campus Drive would be at risk.
- E. All of the aforementioned considerations are reasonable and viable objections, however the most compelling reason that this zoning request should be denied is that it is in direct conflict with ALL responsible zoning and safety practices. The safety of the would be residents and their families should not be put at risk for

A handwritten signature in black ink, appearing to be the initials 'CJ' or similar, located at the bottom right of the page.

the financial benefits of anyone. The current property owner(s) and the applicant are aware of the current zoning classification and its restrictions albeit the Parish does not enforce the recorded restrictive covenants of Plantation Business Campus. Those covenants specifically prohibit residential uses within its boundaries.

Please allow this correspondence to be entered into the record as an OBJECTION to changing the current M-1 zoning to any residential zoning classification whatsoever.



Name: Edmund L. Kerhof

Address: 100 Alpha Drive Doshier, LA

Date: 3/19/24