



13760 river road - destrehan, la 70047
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November 6, 2017

Mr. Michael Albert, AICP, Planning and Zoning Director
St. Charles Parish
14996 River Road
Hahnville, Louisiana 70057

RE: Churchill Downs Louisiana Horseracing Company, L.L.C., d/b/a Fair Grounds
("CDLHC")
Special Permit Use
121 Ormond Center Court, Suite "O"
Destrehan, Louisiana 70047

Dear Mr. Albert:

This letter transmits the application for a special permit use for the above referenced company at the proposed location in Destrehan, Louisiana and payment of the application fee. Please advise us if you need any additional information in order to place this matter on the Planning and Zoning Commission agenda for December 7, 2017.

In support of the special permit use request process, we wish to provide comments to address each of the six (6) standards for evaluation of this request listed in the zoning regulations.

In part, that the section states:

....evaluation criteria states that those uses requiring approval for either a special exception or a special permit use shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

We provide those comments, after of the evaluation criteria, as they appear in the zoning regulations of as follows:

1. Compliance with the current St. Charles Parish Comprehensive Plan.

The current zoning for this property is C-2 General Commercial District. The proposed special permit use is allowed in this district under Appendix A St. Charles Parish Zoning Ordinance of 1981 Section VI. [III.]C. (9) Bingo halls, video bingo parlors, and off-track betting establishments upon review of the planning commission and ordinance of the St. Charles Parish Council.

2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.

The location is located on U.S. Highway 61, Airline Drive on Ormond Center Court, a private drive that serves a number of buildings that are in common ownership with the address that this application is the subject of.

3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.

The site has existing parking and again is under common ownership of each of the buildings. The parking is common, shared with each of the buildings. The previous uses have been permitted under review of the Planning and Zoning Department of St. Charles Parish and remains in compliance in terms of convenience and with the adequacy of off-street parking.

The site lighting was part of the original building permits and remain in compliance with the requirement to protect adjoining property form glare of the site lighting.

4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.

The proposed special permit use area is located in the corner of the already developed site. The overall commercial site has been in operation since 2002, and is bounded by U.S. Highway 61 on the north, the KCS Rail Road on the south, Ormond Boulevard on the east and undeveloped wetlands on the west. The facility will have 24-hour security. We do not foresee any unfavorable impact other existing uses on the abutting sites as related to the request for special permit use.

5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

The overall site is situated on major drainage conveyance channels that lead to the nearby Cross Bayou Pump Station in the federal hurricane protection levee. The onsite drainage plans were approved through the permit process, inspected and approved before the initial occupancy was granted by the parish. There has been no major changes in that drainage since the original and subsequent occupancies were granted.

6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:

a. Required yards and open space.

There are no changes to the subject building contemplated now or in the future relating to this special permit use application.

b. Ingress and egress to property.

There are no changes in ingress or egress contemplated now or in the future relating to this special permit use application.

c. Parking and loading areas.

There are no changes to parking and loading areas contemplated now or in the future relating to this special permit use application.

d. Location of garbage facilities.

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There are no changes to the location of garbage facilities contemplated now or in the future relating to this special permit use application.

e. Landscaping, buffering, and screening.

There are no changes to landscaping, buffering and/or screening contemplated now or in the future relating to this special permit use application.

f. Signage.

There are no changes to signage contemplated now or in the future relating to this special permit use application.

g. Height and bulk of structures.

There are no changes to the height and bulk of structures contemplated now or in the future relating to this special permit use application.

h. Location and direction of site lighting.

There are no changes to the location and direction of site lighting contemplated now or in the future relating to this special permit use application.

In closing, please advise us if you require any additional information or if you have any questions relating to this application.

Sincerely,

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

Joey Murray