

Mr. Gibbs: Next item on the agenda is PZR-2015-07 requested by River Road Historical Society for a change in zoning classification from M-1 to C-2 at 13034 River Road, Destrehan (near the site of the Destrehan Plantation). Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicants request rezoning from M-1, light industrial to C-2, general commercial/retail sales in order to permit the location of historic structures from other sites to be used as historic home site bed and breakfast cottages to support Destrehan Plantation. The area requested for rezoning is 15.15 acres comprised of Tract 4-II-A-1 and an additional $\frac{3}{4}$ acre piece owned by BP Products North America. The rezoning site surrounds the site of Destrehan Manor House, which is approximately 3.8 acres zoned H-Historic Preservation District.

The 15.15 acres is in the Pan American Southern Refinery site. The refinery operated from the early 1900s until it was dismantled in 1958. Approximately 258 acres of the refinery site have been reviewed by the Louisiana Department of Environmental Quality (LDEQ)—Remediation Services Division (RSD) and determined to be “Ready for Reuse” (LDEQ Agency Interest 4356). On the site layout map on page 30 of this agenda, the 15.15 acres falls within the areas labelled “LICENSE AREA” and “UNDEVELOPED AREA.” These areas were developed with “offices, open areas, and sports fields” (ready for reuse letter, enclosure 1) and have been deemed “non-impacted by site activities” of the refinery which makes them suitable for the proposed use and any C2 use.

Since 2011, BP Products North America has been proactive encouraging redevelopment of the site with particular focus on a civic or town center. The Comprehensive Land Use Plan indicates the area as “Plantation Civic/Town Center,” anticipating a future concentration of civic facilities and other community-serving activities and functions due to a central location and proximately to I310. River Road Historical Society is implementing a master plan for their site that is consistent with the town center land use description. The plan includes overnight accommodations to support specific functions at Destrehan Plantation and tourism in the Parish. Developing this historic site with overnight accommodations is consistent with the Comprehensive Plan designation and will likely add to the character of the area.

Historic home site bed and breakfast cottages are permitted in the H land use zone; however, the plantation’s master plan recommends the accommodations outside of the existing H zone. Rezoning the 15.15 acres to H would impact neighboring properties limiting use within a 1,000’ of any H zoning to C-2 or less intense. As the surrounding property is M-1, the applicants opted to request C-2 zoning which also permits the accommodations but does not extend the 1,000’ zone of protection. Approving this request for C-2 would essentially create the ‘zone of protection’ for the manor house on property managed by River Road Historical Society without impacting adjacent land owners.

In order to receive a recommendation for approval, a rezoning request must meet all of the criteria of at least one of three tests. **This request meets all the criteria of the second test.**

The proposed zoning change and the anticipated land use change will comply with the general public interest and welfare by allowing development of an historic attraction without limiting development on the surrounding property. The proposed zone change will not create undue impacts to public facilities or creating traffic congestion. The site of Destrehan Plantation is over 21 acres and has adequate space for on-site parking for normal daily operations and most regular events. Special events at the site are permitted by the St. Charles Parish Sheriff and follow strict guidelines. Development of the proposed historic home site bed and breakfast cottages and indeed any C-2 use will not overburden schools or parks or other public facilities. All standard utilities (water, sewer, drainage, electricity, telecommunications) are available from River Road and can provide what’s needed for development of the plantation site according to its master development plan. River Road Historical Society will be required to install water, sewer, and drainage infrastructure on the site as elements of the master plan are permitted, and Parish Departments are assisting as necessary with plan reviews and recommendations. So we recommend approval.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZR-2015-07 is there anyone in the audience that would care to speak in favor or against?

Hello I’m Nancy Robert, I’m the Executive Director of the River Road Historical Society and Destrehan Plantation at 13034 River Road in Destrehan. Last year the River Road Historical

Society Board of Directors did approve the massive development plan. This would be on the Destrehan Plantation site. We feel this expansion will have a positive impact on St. Charles Parish economic development. We've already started the first project which will be the reconstruction of a historic building as our administrative center and we thank the parish Planning and Zoning for helping us get through that project. The next thing on our list is cottages. Whenever possible we have 2 historic structures already, one's going to be reconstructed as the first bed and breakfast and the other one will be utilizing a small historic building that we will be making an addition to. The River Road Historical Society is requesting the rezoning of this property from M-1 to C-2 to meet the requirements of the parish's bed and breakfast ordinance. We plan to follow all rules set forth in the guidelines as far as construction and anything else we need to do. We thank you for your cooperation and I'm here to answer any questions if there are any. Thank you.

Mr. Gibbs: Thank you ma'am. Any questions, concerns? Sounds like a good project and good luck to you.

Ms. Robert: We're excited, thank you.

Ms. Michelle O'Daniels, residential address is 11130 River Road. I am a member of Shadow Properties LLC who is located 105 Campus Drive East adjacent to this property and I'm very excited that these provisions have been made. It's a wonderful project and we have fabulous neighbors even closer to us. Thank you.

Mr. Gibbs: Thank you Ms. O'Daniels. Anyone else care to speak in favor or against PZR-2015-07? Mr. Booth.

Mr. Booth: We've been waiting for some time for this project and I'm glad the board has finally moved with it. I think it will be quite an asset for the parish.

Mr. Gibbs: Thank you Mr. Booth. Any other comments? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano
NAYS: None
ABSENT: Foster

That passes unanimously. This does go in front of the Council this Monday, March 16th.
