

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
January 5, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1** **2022-21-HOP** requested by **Thomas Parsons** for a home occupation – “Latitude Dronez, LLC” – at **311 Beaupre Drive, Luling.** Council District 2. **Requires Planning Commission approval.**

- 5** **2022-21-R** requested by **International-Matex Tank Terminals, LLC** for a change of zoning from M-1 to M-2 on approximately 300 acres north of their facility located at **11842 River Road, St. Rose,** between the CN Railroad and Airline Drive. Council Districts 3 & 5. **Requires Planning Commission approval and Parish Council consideration.**

**UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES –
ADJOURN-**



Department of Planning & Zoning Staff Report – Home Occupation Case No. 2022-21-HOP

APPLICATION INFORMATION

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Applicant / Business Location
Thomas C. Parsons
311 Beaupre Drive
Luling, LA 70070
(504)-256-5623
tommy@latitudedronez.com | <ul style="list-style-type: none">▪ Property Owner
Thomas C. Parsons
311 Beaupre Drive
Luling, LA 70070
(504)-256-5623
tommy@latitudedronez.com |
|---|--|

BUSINESS INFORMATION

- **Name & Description**
Latitude Dronez, LLC - aerial photography, video, and photo processing.
- **Licensing & Permits**
Federal Aviation Administration – Unmanned Aircraft General – Small – Remote Pilot Certificate.
- **Vehicles & Equipment**
The applicant uses a personal vehicle for business purposes.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed residential subdivision consisting of site-built single-family houses.
- **Traffic Access & Parking**
The house is developed with a driveway as well as a single car garage.
- **Utilities**
Standard utilities serve the site.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. **Permit Process:**
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.

4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
 5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

Latitude Dronez, LLC requires Planning Commission approval because the business requires a Remote Pilot Certificate for Unmanned Aircraft from the Federal Aviation Administration.

The business and associated activities as described by the applicant complies with operational regulations for home occupations.

No complaints or violations are on file for the property or the business owner.

DEPARTMENT RECOMMENDATION

Approval, with the following stipulation:

- **FAA Certificate is submitted to Planning & Zoning prior to issuing the Certificate of Occupancy**



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	2022-51-HOA
Receipt #:	
Application Date:	
Zoning District:	
FLUM Designation:	
Date Posted:	

12/15
 Admin.
 Home OC.

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Thomas C. Parsons
 Home address: 311 Beaupre Dr. Luling La 70070
 Mailing address (if different): _____
 Phone: 504 256 5623 Email: tommy@latitudedronez.com
 Property owner: Thomas C. Parsons
 Name of proposed business: Latitude Dronez LLC

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: FAA UAS pilots license

Description of proposed business/business-related activities: Aerial photography, video and photo processing

How many people will be employed by the proposed business? 1 - self owner/operator

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. None

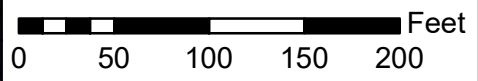
What materials and equipment will be used in the proposed business? Where will these items be stored?
Computer, camera, drone, software
Stored in home

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

 (Property owner) (Date)

 (Notary signature & seal) (Date)

2022-21-HOP
Latitude Dronez, LLC





Department of Planning & Zoning Staff Report – Map Amendment Case No. 2022-21-R

APPLICATION INFORMATION

- **Applicant**
Traci L. Johnson, Vice President
International Matex Tank Term.
400 Poydras St., Suite 3000
New Orleans, LA 70130
(504)-619-2293
TraciJohnson@imtt.com
- **Property Owner**
Traci L. Johnson, Vice President
International Matex Tank Term.
400 Poydras St., Suite 3000
New Orleans, LA 70130
(504)-619-2293
TraciJohnson@imtt.com
- **Request**
Change of zoning from M-1, Light Manufacturing and Industrial to M-2, Heavy Manufacturing and Industrial

SITE INFORMATION

- **Location**
The site is located between the Canadian National Railroad and Airline Drive, to the rear of the IMTT facility addressed to 11842 River Road, St. Rose.
- **Size**
Approximately 13,177,019 sq. ft. (300 acres)
- **Current Use**
The site largely undeveloped and wooded. A portion of I-310 runs through the site.
- **Surrounding Zoning**
M-2 abuts to the River Road side; W abuts to the Airline Drive side; M-1 abuts to the upriver and downriver sides.
- **Surrounding Uses**
The areas immediately adjacent to the subject area are undeveloped and wooded.
- **Zoning History**
The M-1 district was established in 1981.
- **Future Land Use Recommendation**
Heavy Industrial – This land use category includes large heavy manufacturing, such as oil refineries, petrochemical plants and other uses with similar impacts such as noise, dust, odors or fumes and related safety and health factors. Buffering is recommended to help screen and transition between surrounding residential and mixed-use areas. Recommended Zoning Districts: M-2, M-3
- **Traffic Access**
The site is part of the larger IMTT facility which gains access primarily from River Road. Access can also be gained from 150 ft. of frontage on Airline Drive.
- **Utilities**
Standard utilities serve the existing site. The need for additional utility connections will be evaluated as part of the building permit process.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[II.] M-2. Heavy manufacturing and industry:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses permitted in the M-1 district (and subject to M-1 regulations)

- (2) Petroleum refining and/or chemical processing
 - (3) Solid fuel handling, transfer, and storage facilities not associated with energy generation facilities
 - (4) Energy generating facilities
 - (5) *Reserved*
 - (6) Any other similar manufacturing or industry establishment which shall adhere strictly to all state and federal mandates whereby, therefor, normal operations will not be injurious to employees and the general public because of health and safety factors.
 - (7) Concrete mixing or batching plants.
 - (8) Accessory uses.
 - (9) Junkyards.
 - (10) Reserved.
- b. Special permit uses and structures:
- (1) Type II and Type III Landfills, upon review and approval of the Planning Commission and supporting Resolution of the Parish Council:
 - a. Permit Required. Notwithstanding any other provisions of this Ordinance no landfill shall hereafter be constructed, enlarged, altered, or placed into operation until a special permit use for said landfill has been heard by the Planning and Zoning Commission and then approved by ordinance of the Parish Council.
 - (1) The Commission shall schedule and hold a public hearing to consider the application. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. All applications will be advertised at least three (3) times in the official journal of the Parish on three (3) separate and at least Fifteen (15) days shall elapse between the first publication and the date of the hearing. All property owners within five hundred (500) feet of the subject property shall be notified by certified mail of the public hearing.
 - (2) The Special Permit Use shall be valid for a period of one calendar year. If after one calendar year, the applicant has not received a permit by LDEQ, the applicant shall file a new Special Permit Use application if an extension is needed.
 - (3) A completed application form and three sets of the required supplemental application requirements data as set forth in the following section:
 - (a) The site plan shall show: the area dedicated to the landfill; identify the total site acreage and amount of acreage that will be used for processing and disposal; show all vehicular access points to the site; identify and buffer areas; describe any landscaping, or fencing proposed.
 - (b) A drainage plan prepared by a Louisiana licensed engineer shall be submitted to the parish. At a minimum, the plan shall show the drainage-flow patterns, show all major drainage systems and indicate the point of discharge. The Parish Engineer may require additional drainage information.
 - (c) If located in a floodplain, it must be demonstrated that the facility will not restrict the flow of the 100-year base flood or significantly reduce the temporary water-storage ability of the floodplain integrity.
 - (d) The types, maximum quantities (wet tons/week), and sources (percentage of the on-site or off-site generated waste to be received) of the waste to be processed or disposed by the facility.
 - (e) Identify the geographic area to be serviced by the facility.
 - (f) Indicate the days of operation per week and hours per day.
 - (g) Identify the maximum expected height of the waste pile.
 - (h) Describe provisions that will be employed to control dust, litter and odor.
 - (i) Provide the projected year of final closure and include a discussion of the long-term use of the facility after closure as anticipated.
 - (j) The site shall be screened with fencing, planting or other methods as approved, to block onsite views from the public. A landscape/screening plan shall be submitted with the Special Permit Use application and approved by the Planning Commission.
 - (4) Additional Procedural Requirements:
 - (a) Provide the Planning Department a copy of the official order to proceed issued by the LDEQ.
 - (b) Upon issuance of the permit by the Louisiana Department of Environmental Quality (LDEQ), a copy shall be submitted to the Planning Department. This includes all permits issued by the LDEQ to the site, (i.e., waste, water, air, etc.). The permit shall include the final approved site plan by LDEQ. This shall also include any necessary federal or state approvals from agencies other than LDEQ.

- (c) The owner shall submit to the parish's planning department a copy of the solid waste annual report that is submitted to the LDEQ, Office of Management and Finance. The report shall be submitted to the planning department on August 1st of each year.
 - (5) The Parish Planning and Zoning Department, Planning Commission and/or the Parish Council may require additional data where deemed necessary before taking final action or issuing a permit. Conditions of approval may be placed on the Special Permit Use by either the Planning Commission or the Parish Council.
 - (2) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) Notwithstanding any other provisions of law, these regulations shall have no force or effect on any truck terminal with video poker gaming facilities which have received a Special Permit Use prior to the effective date of this ordinance.
 - (5) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (6) Towing Yards. Towing yards upon review and approval by the Planning Commission and supporting Resolution of the Parish Council shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten-foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
- 2. Spatial Requirements:
 - a. Minimum lot size: Fifteen thousand (15,000) square feet, Minimum width: One hundred (100) feet.
 - b. Minimum yard size for offices and accessory use spaces:
 - (1) Front - twenty (20) feet
 - (2) Side - thirty-five (35) feet
 - (3) Rear - fifty (50) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

3. Transportation Requirements: Arterial, rail or water
4. Special Provisions:
 - a. Must maintain a buffer zone to insure the protection and well-being of neighboring areas.
 - b. Major operations must be located two thousand (2,000) feet from the nearest R, CR-1 or C-2 District or located a lesser distance if clearly dictated safe by industry standards and approved by the Board of Adjustments. Accessory uses of lesser intensity may be developed in this buffer area. Examples include office buildings, parking facilities, substations, and storage areas (including open storage of solid fuels for energy generating facilities) as well as uses identified in the M-1 District and subject to any required restrictions established in that M-1 District.
 - c. New construction within the confines of existing industrial developments shall provide adequate buffer areas near R and C Districts in accordance with industry standards, national fire code regulations, and those standards established in the M-1 District under "Other Industrial Uses."

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The St. Charles Parish Comprehensive Plan Future Land Use Map designates the subject area as Heavy Industrial, which includes large heavy manufacturing such as oil refineries, petrochemical plants and other uses with similar impacts as permitted in the M-2 and M-3 zoning districts. The request does not create a spot zone as it expands upon an adjacent, approximately 628 acre M-2 zoning district. **The request meets the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The subject site is located between the CN and Kansas City Southern railroads, and is isolated from many of the more heavily developed areas of Destrehan and St. Rose. It lacks many of the public amenities and infrastructure that would make it suitable for most development, and has remained undeveloped and heavily wooded.

The proposed M-2 zoning district typically permits large scale industrial uses within a single development site, limiting the infrastructure extensions, crossings, and connections needed compared to the more individualized, smaller scale uses permitted under the existing zoning. For this reason, the existing M-1 zoning does

not allow for the most reasonable use of the applicant's property. The proposed M-2 zoning allows for more suitable development given the relative isolation and lack of infrastructure in and around the subject area. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The subject site is located in an area almost entirely undeveloped and heavily wooded. The closest development can be found on the IMTT site, specifically the approximately 56 acre portion extending north of the CN railroad. No other development is present between the CN and Kansas City Southern railroads and within close proximity of the subject site that would make the uses permitted in the proposed M-2 district incompatible. Representatives for Parish utilities have indicated that M-2 uses at this location would not overburden public infrastructure. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval

The request meets all three criteria as detailed in the previous section.

This request will be forwarded to the Parish Council for a second public hearing with the Planning Commission's recommendation.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	<u>2022-21-R</u>
Receipt #:	_____
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

**APPLICATION FOR ZONING MAP AMENDMENT
 (CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: International-Matex Tank Terminals LLC

Home address: 400 Poydras St., Suite 3000, New Orleans, LA 70130

Mailing address (if different): _____

Phone #s: Office: (504) 619-2293 Cell: (504) 453-8815 Email: TraciJohnson@imtt.com

Property owner: International-Matex Tank Terminals LLC

Municipal address of property: 11842 River Rd, St. Rose, LA, 70087

Lot, block, subdivision: Lots 1 through 8, Cedar Grove Plantation

Change of zoning district from: Light Manufacturing (M1) to: Heavy Manufacturing (M2)

Future Land Use designation of the property: Heavy Manufacturing (M2)
 (A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: IMTT owns several adjacent property parcels in St. Rose, LA. These parcels are dual-zoned, with the southern portion of the parcels zoned as heavy manufacturing (M-2) and the northern portion of the parcels zoned as light manufacturing (M-1). IMTT's existing operations are located within the M2 zoned area. In order to maintain highest and best use of the property that is currently undeveloped, IMTT is requesting to rezone the M-1 areas to M-2. This will allow IMTT the flexibility to expand its operations to the north, including new business opportunities, beyond its current developed footprint.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? There is a heavy manufacturing (M-2) district along 6,725' of the west side, a light manufacturing (M-1) district along the remaining 7,360' of the west side, then along the north side, then 10,350' along the east side. These areas are currently undeveloped. Continuing along the east side, there is a residential district (R-1A(M)) from the existing rail road to the northern boundary of an existing commercial (C-2) area. The remainder of the eastern boundary is abutted by the commercial area. An industrial batture (B-2) abuts the southern side of the property. Since the area being rezoned does not abut any existing R, CR-1, or C-2 districts within 2000', the proposed rezoning is compatible with the neighborhood.

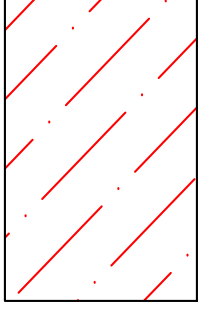
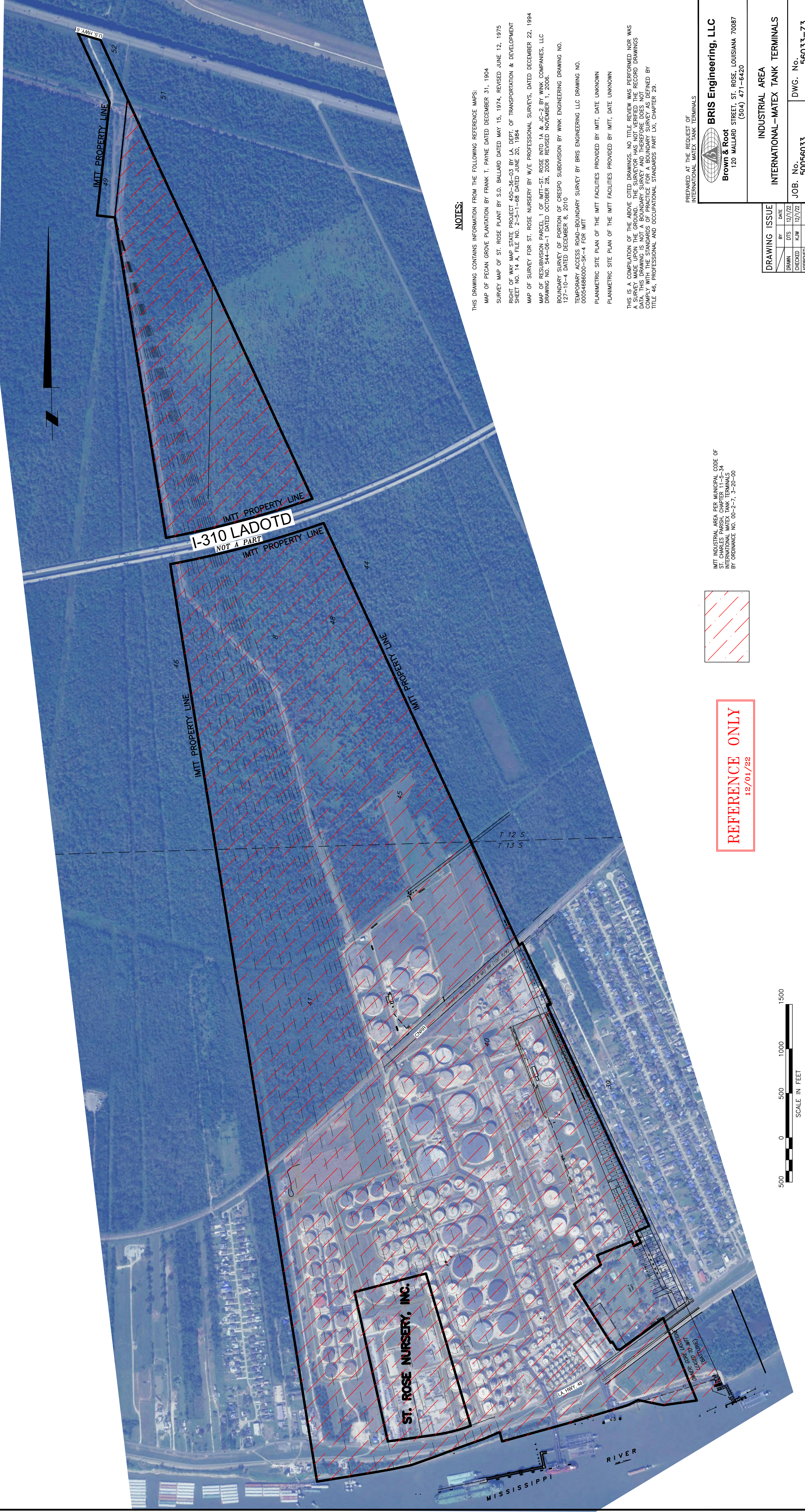
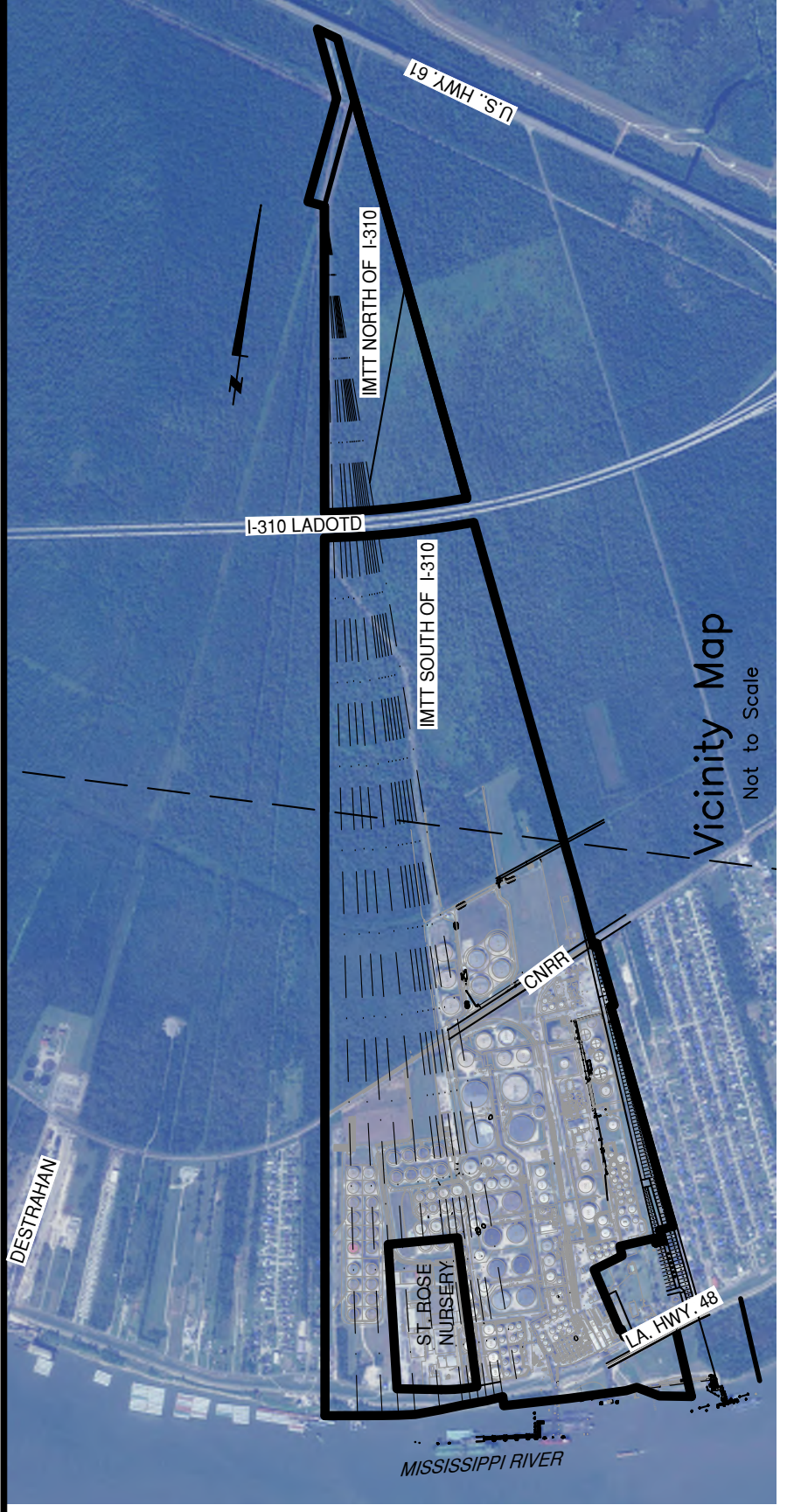
Is there something about the property or the surrounding neighborhood that make the rezoning necessary? Rezoning is required to allow for the expansion of IMTT's operations within their remaining property.

How does your proposed use of the property comply with the Future Land Use designation for the property? The property's Future Land Use designation is currently Wetlands (W). To ensure compliance with the St. Charles Comprehensive Future Land Use Map, a land use amendment request was submitted on 11/02/2022 to the St. Charles Parish Planning Commission to redesignate the future use of the whole property as Heavy Manufacturing (M2). The Planning Board of Commissioners approved the request during their 11/03/2022 Planning and Zoning Commission meeting. In the event of future development, IMTT will obtain all required regulatory approvals to develop any designated wetland area.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department. The M2 designation will allow development for heavy manufacturing use. This is compatible with the surrounding areas, so long as major operations are located 2000' from the nearest R, CR-1, or C-2 districts.

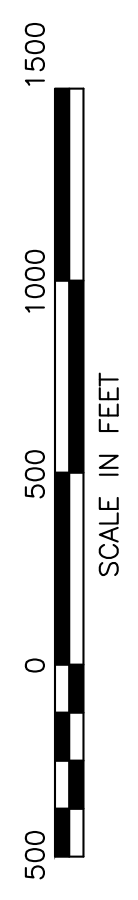
**INTERNATIONAL-MATEX TANK TERMINALS & INTERSTATE 310 LADOTD
PORTIONS OF SECS. 40 & 41 T13S, R9E & SECS. 8, 45, 46 & 48 T12S, R9E
EAST OF THE MISSISSIPPI RIVER
ST. CHARLES PARISH, LA.**

CURRENT INDUSTRIAL AREA



IMTT INDUSTRIAL AREA PER MUNICIPAL CODE OF ST. CHARLES PARISH, CHAPTER 11-5-34 INTERNATIONAL MATEX TANK TERMINALS BY ORDINANCE NO. 00-2-7, 3-20-00

REFERENCE ONLY
12/01/22



NOTES:

THIS DRAWING CONTAINS INFORMATION FROM THE FOLLOWING REFERENCE MAPS:
 MAP OF PECAN GROVE PLANTATION BY FRANK T. PAYNE DATED DECEMBER 31, 1904
 SURVEY MAP OF ST. ROSE PLANT BY S.D. BALLARD DATED MAY 15, 1974, REVISED JUNE 12, 1975
 RIGHT OF WAY MAP STATE PROJECT 450-36-03 BY LA. DEPT. OF TRANSPORTATION & DEVELOPMENT SHEET NO. 14 A, FILE NO. 2-5-1-68 DATED JUNE 20, 1984
 MAP OF SURVEY FOR ST. ROSE NURSERY BY W/E PROFESSIONAL SURVEYS, DATED DECEMBER 22, 1994
 MAP OF RESUBDIVISION PARCEL 1 OF IMTT, ST. ROSE NURSERY, LA. 05-0 BY WINK COMPANIES, LLC DRAWING NO. 844-08-1 DATED OCTOBER 28, 2006 REVISED NOVEMBER 1, 2006
 BOUNDARY SURVEY OF PORTION OF CRESPO SUBDIVISION BY WINK ENGINEERING DRAWING NO. 127-10-4 DATED DECEMBER 6, 2010
 TEMPORARY ACCESS ROAD-BOUNDARY SURVEY BY BRIS ENGINEERING LLC DRAWING NO. 005488000-SK-4 FOR IMTT
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 THIS IS A COMPILATION OF THE ABOVE CITED DRAWINGS. NO TITLE REVIEW WAS PERFORMED NOR WAS A SURVEY MADE UPON THE GROUND. THE SURVEYOR HAS NOT VERIFIED THE RECORD DRAWINGS AND THEREFORE ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS TO BE CONSIDERED ONLY WITH THE STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY AS DEFINED BY TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS PART LXI, CHAPTER 29.

PREPARED AT THE REQUEST OF
INTERNATIONAL MATEX TANK TERMINALS

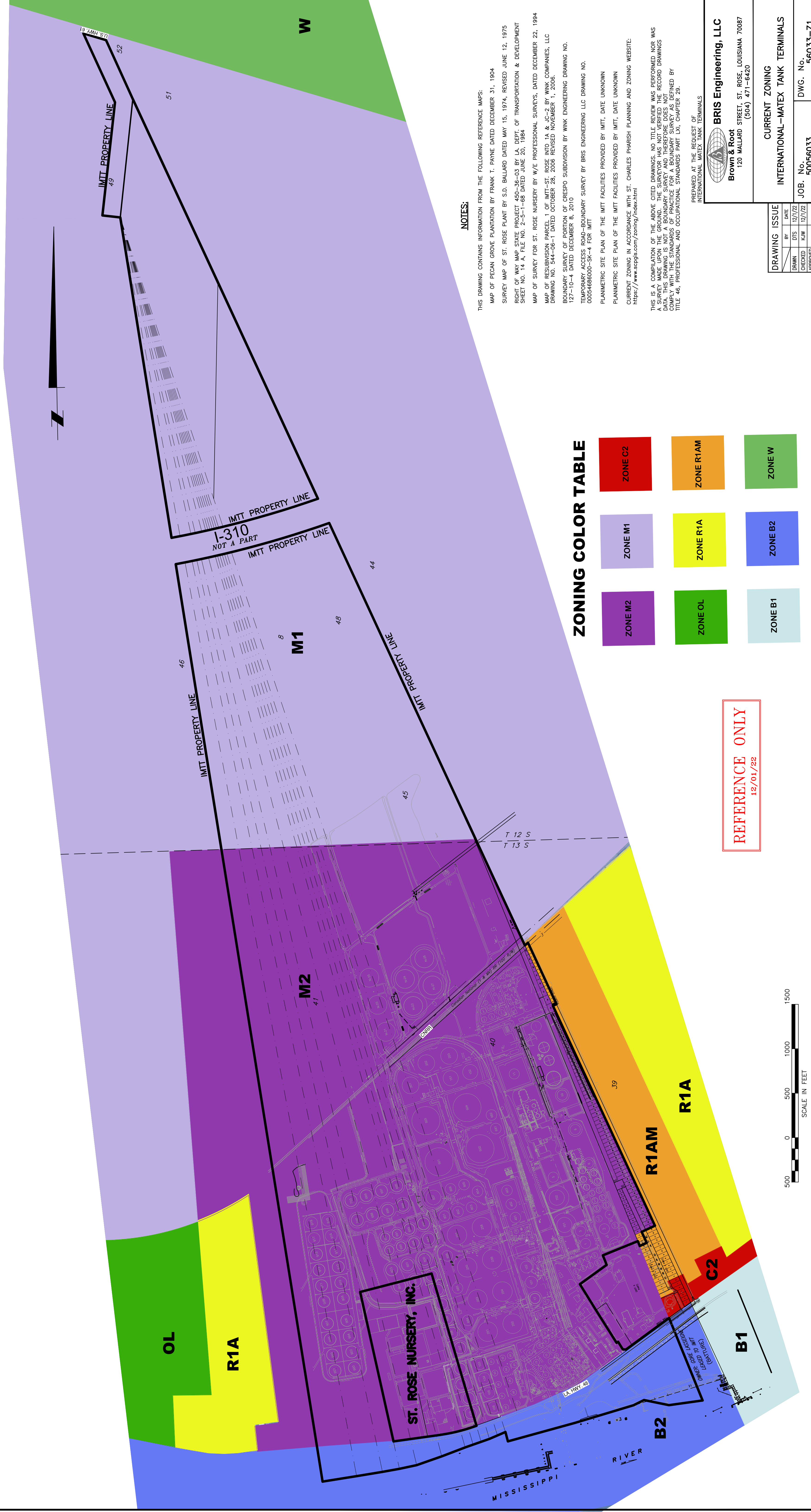
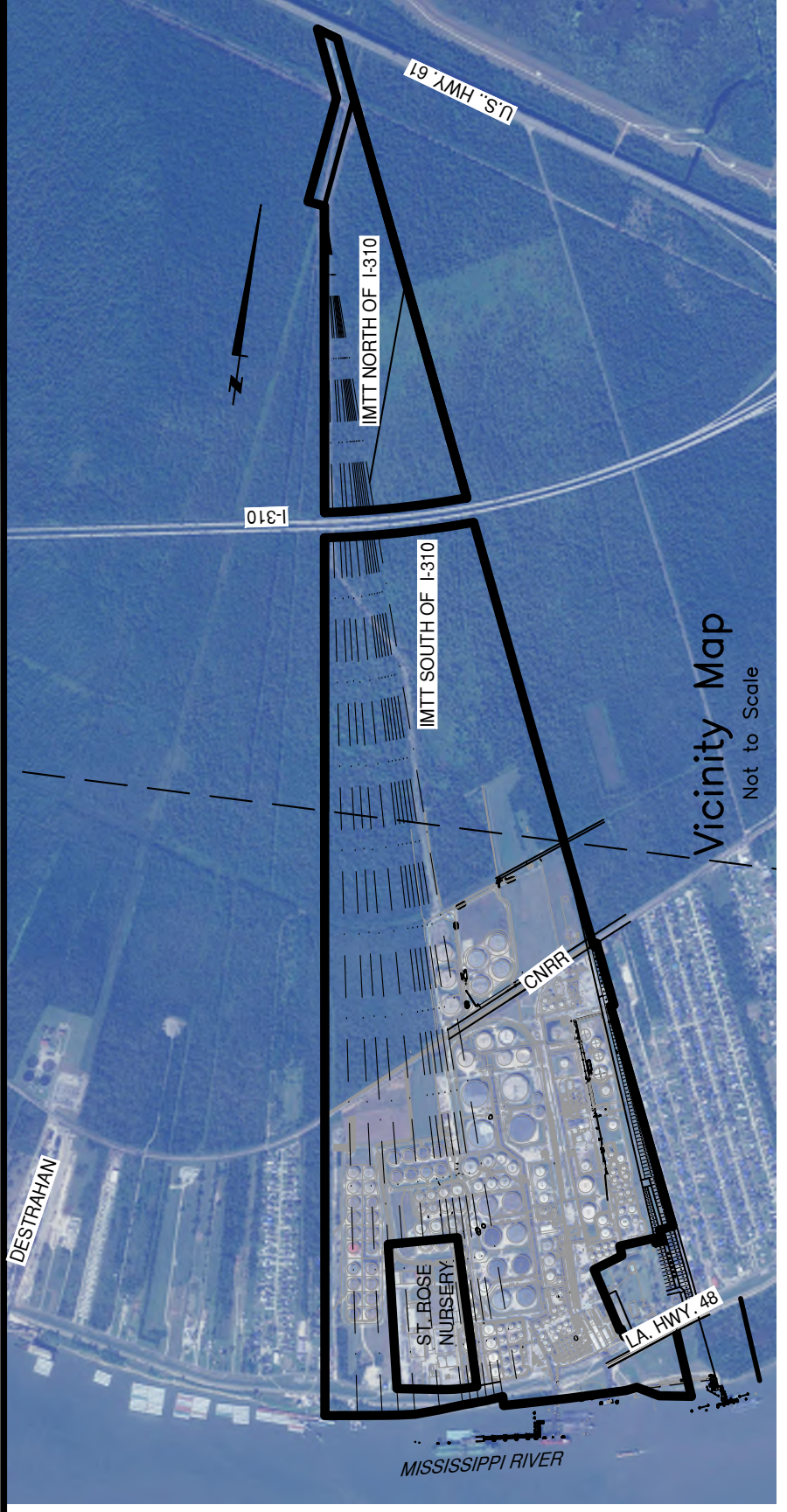
BRIS Engineering, LLC
 Brown & Root
 120 MALLARD STREET, ST. ROSE, LOUISIANA 70087
 (504) 471-6420

INDUSTRIAL AREA
 INTERNATIONAL-MATEX TANK TERMINALS
 JOB No. 50056033
 DWG. No. 56033-23

DRAWING ISSUE		DATE
DRAWN	BY	DATE
CHKD	DJS	12/1/22
APPRD	K/W	12/1/22

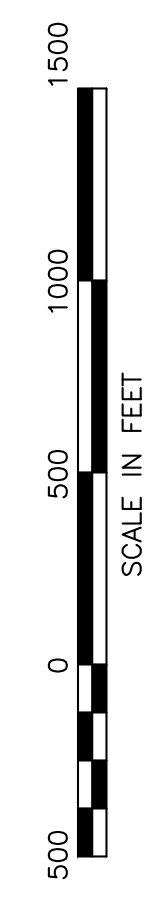
**INTERNATIONAL-MATEX TANK TERMINALS & INTERSTATE 310 LADOTD
PORTIONS OF SECS. 40 & 41 T13S, R9E & SECS. 8, 45, 46 & 48 T12S, R9E
EAST OF THE MISSISSIPPI RIVER
ST. CHARLES PARISH, LA.**

CURRENT ZONING



ZONING COLOR TABLE

REFERENCE ONLY
12/01/22



NOTES:

THIS DRAWING CONTAINS INFORMATION FROM THE FOLLOWING REFERENCE MAPS:
 MAP OF PECAN GROVE PLANTATION BY FRANK T. PAYNE DATED DECEMBER 31, 1904
 SURVEY MAP OF ST. ROSE PLANT BY S.D. BALLARD DATED MAY 15, 1974, REVISED JUNE 12, 1975
 RIGHT OF WAY MAP STATE PROJECT 450-36-03 BY LA. DEPT. OF TRANSPORTATION & DEVELOPMENT
 SHEET NO. 14 A, FILE NO. 2-5-1-68 DATED JUNE 20, 1984
 MAP OF SURVEY FOR ST. ROSE NURSERY BY W/E PROFESSIONAL SURVEYS, DATED DECEMBER 22, 1994
 MAP OF RESUBDIVISION PARCEL 1 OF IMTT, ST. ROSE INDC. 14 & 15-2 BY WINK COMPANIES, LLC
 DRAWING NO. 844-08-1 DATED OCTOBER 28, 2006 REVISED NOVEMBER 1, 2006
 BOUNDARY SURVEY OF PORTION OF CRESPO SUBDIVISION BY WINK ENGINEERING DRAWING NO.
 127-10-4 DATED DECEMBER 6, 2010
 TEMPORARY ACCESS ROAD-BOUNDARY SURVEY BY BRIS ENGINEERING LLC DRAWING NO.
 0005488000-SK-4 FOR IMTT
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 CURRENT ZONING IN ACCORDANCE WITH ST. CHARLES PARISH PLANNING AND ZONING WEBSITE:
<https://www.scppla.com/zoning/index.html>

THIS IS A COMPILATION OF THE ABOVE CITED DRAWINGS. NO TITLE REVIEW WAS PERFORMED NOR WAS
 A SURVEY MADE UPON THE GROUND. THE SURVEYOR HAS NOT VERIFIED THE RECORD DRAWINGS
 DATA. THIS DRAWING IS NOT A BOUNDARY SURVEY AND THEREFORE DOES NOT MEET THE
 REQUIREMENTS OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS PART LXI, CHAPTER 29,
 TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS PART LXI, CHAPTER 29.

PREPARED AT THE REQUEST OF
INTERNATIONAL MATEX TANK TERMINALS

BRIS Engineering, LLC
Brown & Root
120 MALLARD STREET, ST. ROSE, LOUISIANA 70087
(504) 471-6420

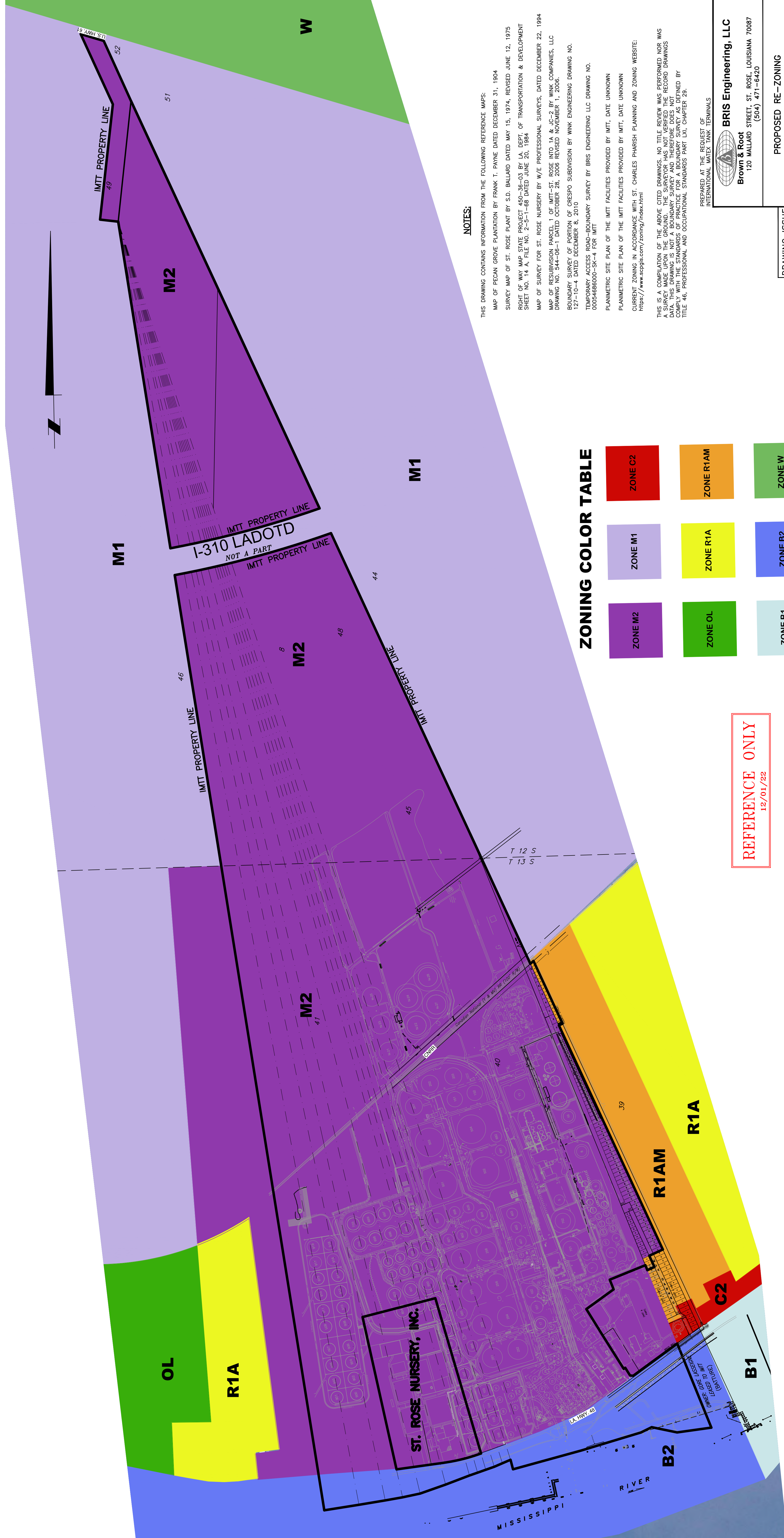
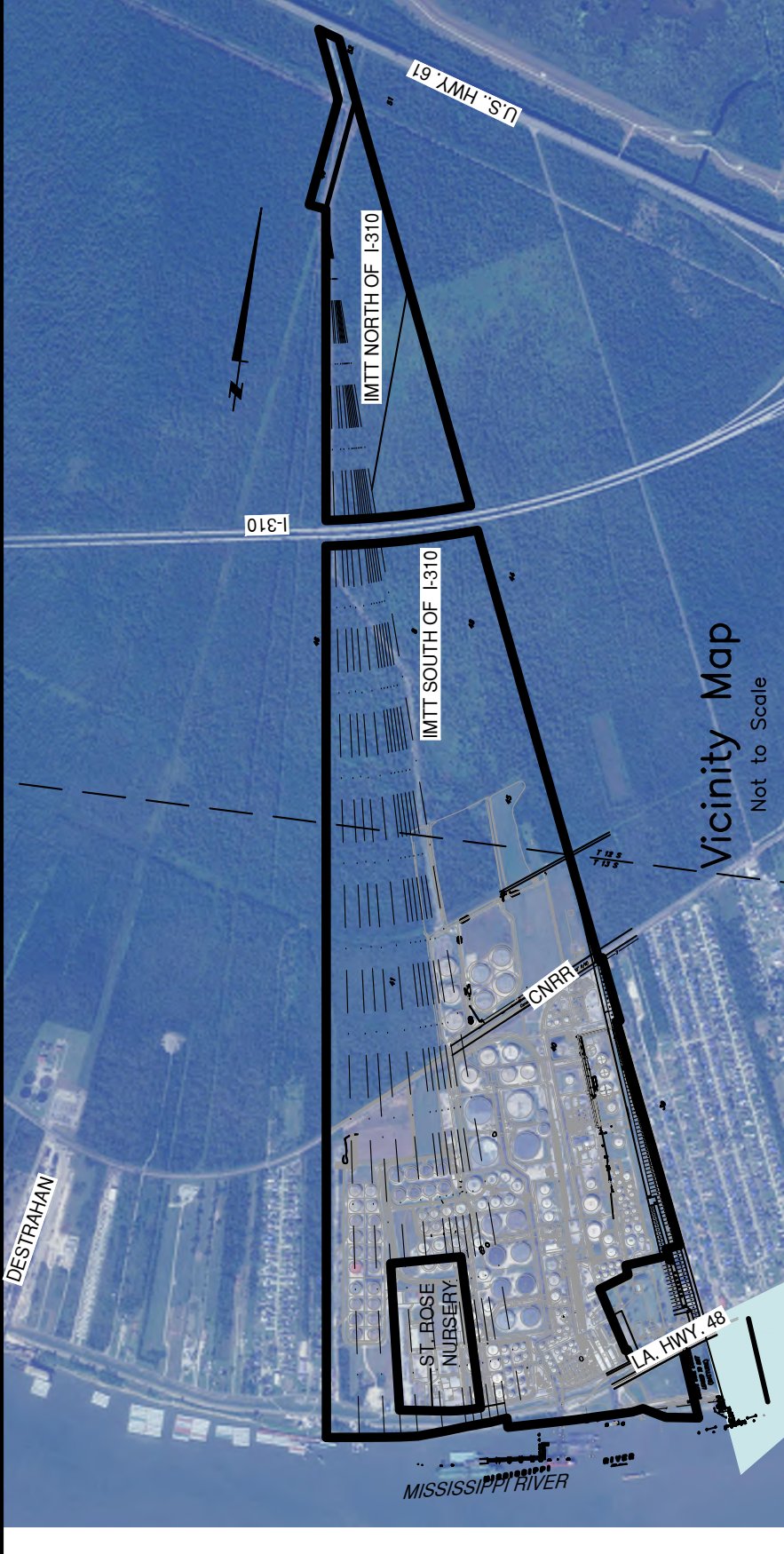
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DRAWN	DATE
CHECKED	DATE
APPROVED	DATE

CURRENT ZONING
INTERNATIONAL-MATEX TANK TERMINALS

JOB: No. 50056033 DWG. No. 56033-11

INTERNATIONAL-MATEX TANK TERMINALS & INTERSTATE 310 LADOTD
 PORTIONS OF SECS. 40 & 41 T13S, R9E & SECS. 8, 45, 46 & 48 T12S, R9E
 EAST OF THE MISSISSIPPI RIVER
 ST. CHARLES PARISH, LA.

PROPOSED RE-ZONING



ZONING COLOR TABLE

ZONE M2	ZONE OL	ZONE B1
ZONE M1	ZONE R1A	ZONE B2
ZONE C2	ZONE R1AM	ZONE W

REFERENCE ONLY
 12/01/22

NOTES:
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 SURVEY MAP OF ST. ROSE PLANT BY S.D. BALLARD DATED MAY 15, 1974, REVISED JUNE 12, 1975
 RIGHT OF WAY MAP STATE PROJECT 450-36-03 BY LA. DEPT. OF TRANSPORTATION & DEVELOPMENT
 SHEET NO. 14 A, FILE NO. 2-5-1-68 DATED JUNE 20, 1984
 MAP OF SURVEY FOR ST. ROSE NURSERY BY W/E PROFESSIONAL SURVEYS, DATED DECEMBER 22, 1994
 MAP OF RESUBDIVISION PARCEL 1 OF IMTT-ST. ROSE INTO 1A & JG-2 BY WINK COMPANIES, LLC
 DRAWING NO. 544-06-1 DATED OCTOBER 28, 2006 REVISED NOVEMBER 1, 2006.
 BOUNDARY SURVEY OF PORTION OF CRESPO SUBDIVISION BY WINK ENGINEERING DRAWING NO.
 122-10-4 DATED DECEMBER 8, 2010
 TEMPORARY ACCESS ROAD-BOUNDARY SURVEY BY BRIS ENGINEERING LLC DRAWING NO.
 005468600-3K-4 FOR IMTT
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 PLANIMETRIC SITE PLAN OF THE IMTT FACILITIES PROVIDED BY IMTT, DATE UNKNOWN
 CURRENT ZONING IN ACCORDANCE WITH ST. CHARLES PHARSH PLANNING AND ZONING WEBSITE:
<https://www.scpplg.com/zoning/index.html>

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 MATCH THE ACTUAL CONDITIONS. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
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 TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS PART LXI, CHAPTER 29.

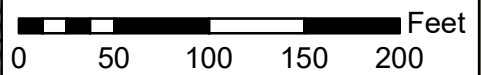
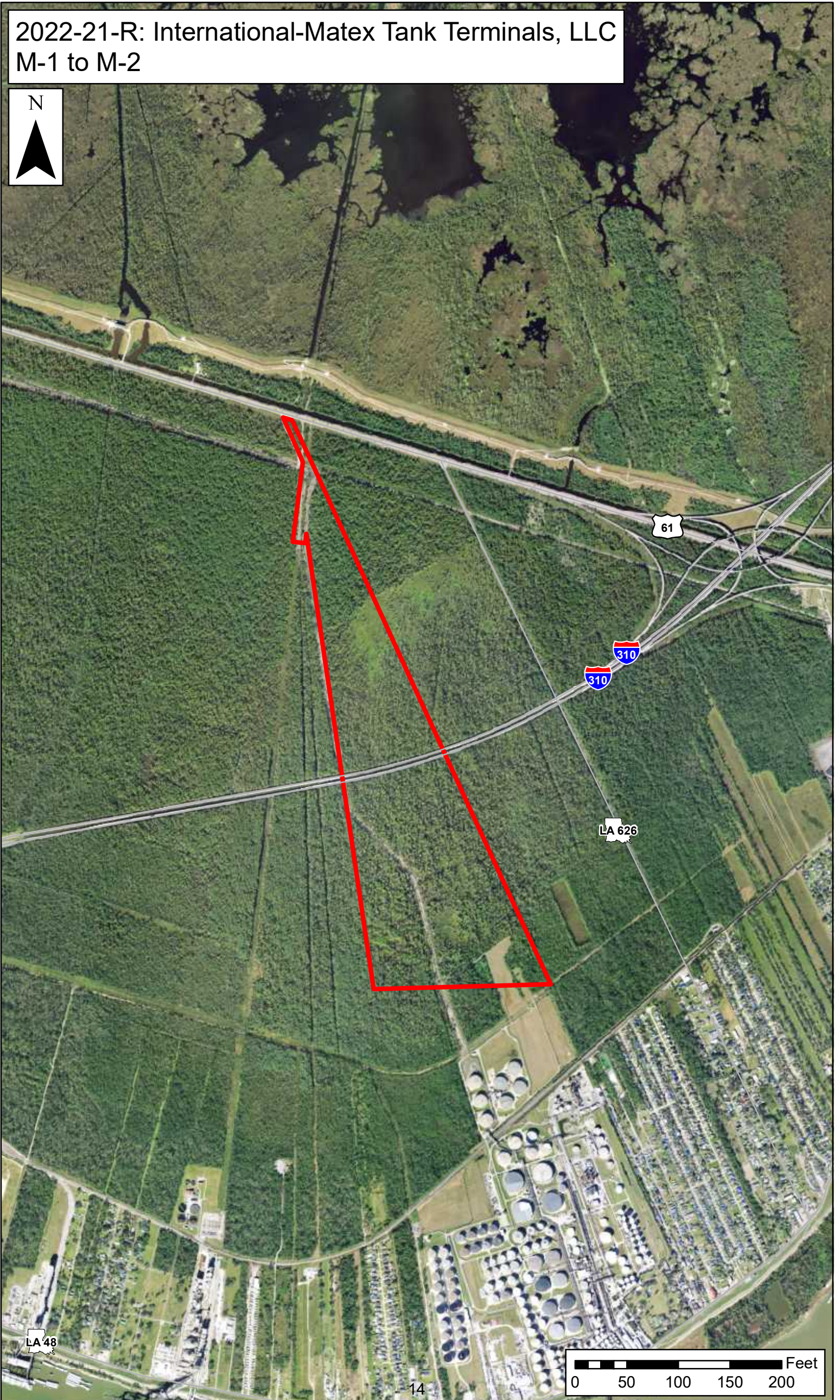
PREPARED AT THE REQUEST OF
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BRIS Engineering, LLC
 Brown & Root
 120 MALLARD STREET, ST. ROSE, LOUISIANA 70087
 (504) 471-6420

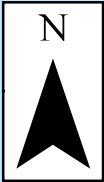
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BY	DATE
DRAWN	12/1/22
CHECKED	KJW
APPROVED	12/1/22

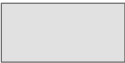














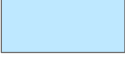
PROPOSED RE-ZONING
 INTERNATIONAL-MATEX TANK TERMINALS
 JOB No. 50056033
 DWG. No. 56033-22

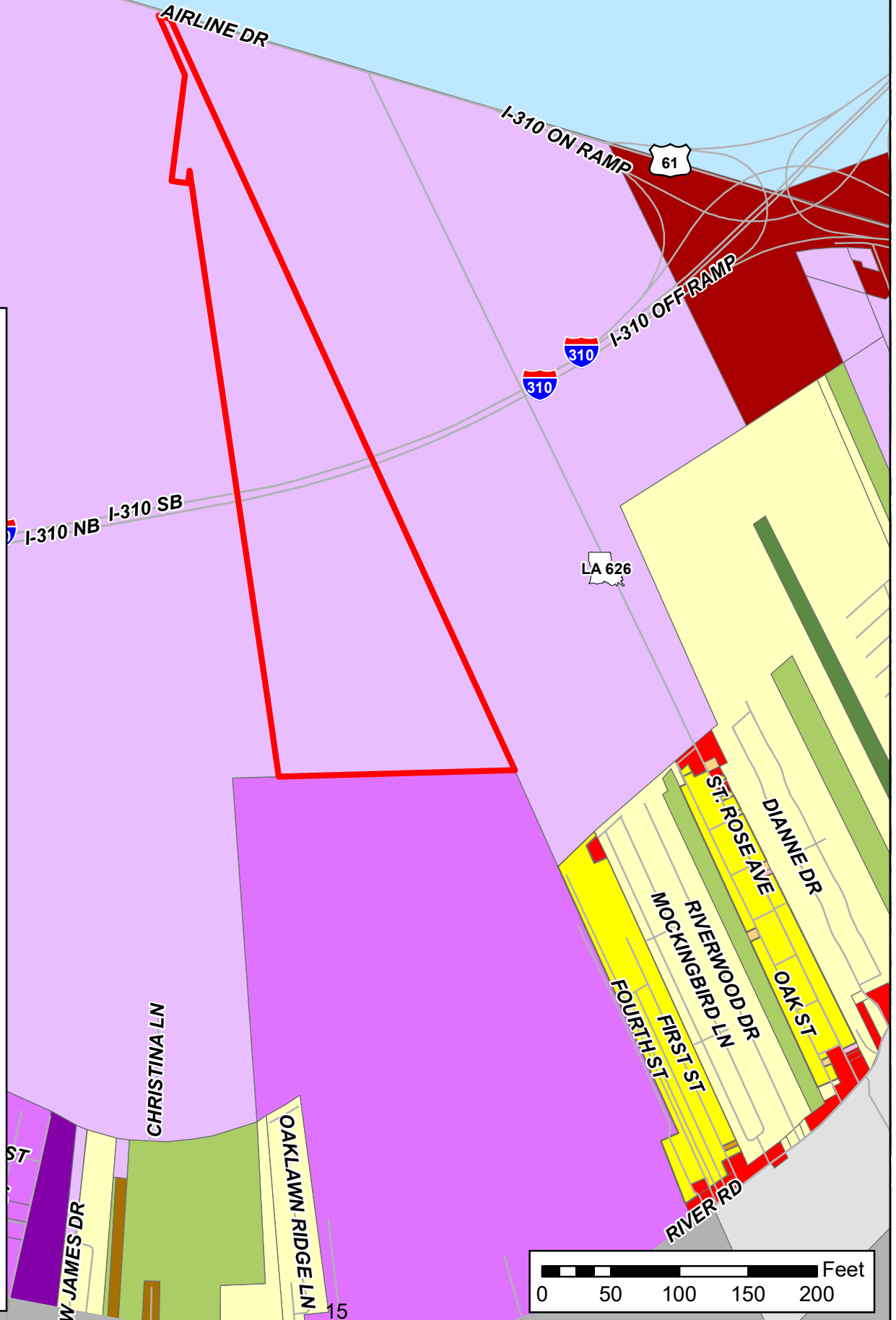
2022-21-R: International-Matex Tank Terminals, LLC
M-1 to M-2



2022-21-R: International-Matex Tank Terminals, LLC
M-1 to M-2



ZONING	
	B1
	B2
	C1
	C2
	C3
	H
	M1
	M2
	M3
	OL
	R1A
	R1AM
	R1M
	R2
	R3
	W



2022-21-R: International-Matex Tank Terminals, LLC M-1 to M-2



The FLUM designation was changed from **Wetland** to **Heavy Industrial** with the adoption of the St. Charles Parish Comprehensive Plan update.

