



St. James Parish Government

P. O. Box 106
Convent, Louisiana 70723-0106
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Peter A. Dufresne
Parish President

To: Planning Commission

Date: Thursday, April 1, 2021

Re: Meeting Notice

The St. James Parish Planning Commission will host a special meeting on **Monday, April 5, 2021 at 6:00 p.m.**, inside the **Convent Courthouse (Council Chambers- 2nd floor)**. 5800 Highway 44, convent, LA 70723, Enclosed for your review are minutes of the previous regular meeting, and a copy of the tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2500.

Sincerely

Marrill McKarry

Marrill McKarry
Planning & Permitting supervisor
St. James Parish Government

MM

Attachments

Richard Webre
Director of
Operations

Felix Boughton
Director of
Finance

Ingrid Bergeron-LeBlanc
Director of
Human Resources

Eric Deroche
Director of
Emergency Preparedness

**ST. JAMES PARISH GOVERNMENT
PLANNING COMMISSION AGENDA
SPECIAL MEETING
MONDAY, APRIL 5, 2021**

- I. **ROLL CALL**
- II. **MINUTES OF PREVIOUS MEETINGS**
 - 1. None
- III. **CORRESPONDENCE**
 - 1. None
- IV. **PRESENTATION AND PUBLIC COMMENTS**
 - 1. Presentation – None
 - 2. Public Comments - (on agenda items)
- V. **RESUBDIVISION OF PLOT – OLD BUSINESS**
 - 1. None
- VI. **RESUBDIVISION OF PLOT – NEW BUSINESS**
 - 1. None
- VII. **OTHER ORDINANCE MATTERS**
 - 1. None
- VIII. **LAND USE- PUBLIC HEARING**
 - 1. None
- IX. **LAND USE-OLD BUSINESS**
 - 1. None
- IX. **LAND USE- NEW BUSINESS**

1. **Item #: 21-04**

PC: 03-29-2021

Item Name: Parkview Land Company, LLC

Requesting approval to use 10-acres fronting on Highway 3125 immediately east of Admiral's Landing Street for a facility to fabricate corrosion-resistant thermoplastic fluid flow solutions/ products in a building of approximately 50,000 square feet. The project would be located in areas designated in the Land Use Plan as Commercial/ Residential (for the depth from the Highway 3125 frontage) and Residential Growth (beyond the first 300'). A portion of the area also has an overlay designation for school use. Within the designated Commercial/Residential use area, the proposal is allowable under Section 82-25(c)(3) of the St. James Parish Code of Ordinances, but is subject to approval by the Planning Commission under Section 82-25(f) because it is a commercial use over 10,000 sq. ft. and the site is over three acres. For the portion of the project in the Residential Growth area, the project requires a recommendation by the planning commission and final action by the St. James Parish Council under Section 82-25(e).

Section-Township-Range: Section 59, T-11-S, R-5-E

Elevation: Range x6.6' to x12.2'

Proposed Land Use: Commercial

Land Use Designation: Commercial/Residential Mixed and Residential Growth

Owner/Developer: Parkview Land Company, LLC- Ricky Roussel

Item
21-04

March 8, 2021

St. James Parish Government
Planning Commission
P.O. Box 106
Convent, LA 70723-0106

RE: Parkview Land Company, LLC – Gaston Gaudet Tract

Dear Sir:

Please accept this correspondence as a formal request for approval of the re-subdivision of Lot 1A of the Gaston Gaudet tract into lots designated as Lot 1A-1 and Lot 1A-2 of the Gaston Gaudet Tract situated in Section 59, T-11—S, R-5-E, Paulina, St. James Parish Louisiana.

In addition, please accept this correspondence as a formal request for the approval of the redesignation of the entirety of Lot 1A-1 and Lot 1A-2 as Commercial/Residential Growth under the St. James Parish Land Use Ordinance, and in addition, to delete all references to School designation therein. Please note that Lot 1A is currently designated as Commercial/Residential and Residential Growth and as such is an allowable use pursuant to St. James Parish Code of Ordinances, Section 82-25 c) and (d). Accordingly, any such allowable use would normally be approved by the Planning Commission as a matter of course through the permit process.

Attached you will find the survey plat detailing the re-subdivision for your consideration.

Sincerely,



Ricky Roussel
Manager, Parkview Land Company, LLC

Received By:



Date: March 9, 2021.