2026-0340

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-3, Highway Commercial to M-1, Light Manufacturing and Industry and M-2, Heavy Manufacturing and Industry on property designated as Lots 12, 6007, 6011, and 6022, Esperanza Plantation as requested by Debra Dufresne Vial for Esperanza Land, LLC.

WHEREAS, Debra Dufresne Vial for Esperanza Land, LLC requests a rezoning from C-3, Highway Commercial to M-1, Light Manufacturing and Industry and M-2, Heavy Manufacturing and Industry on property designated as Lots 12, 6007, 6011, and 6022, Esperanza Plantation, as shown on the map provided by Westwood PS; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the request at its regular meeting on October 8, 2026.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from C-3, Highway Commercial to M-1, Light Manufacturing and Industry and M-2, Heavy Manufacturing and Industry on property designated as Lots 12, 6007, 6011, and 6022, Esperanza Plantation, as shown on the map provided by Westwood PS, as requested by Debra Dufresne Vial for Esperanza Land, LLC.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from C-3, Highway Commercial to M-1, Light Manufacturing and Industry and M-2, Heavy Manufacturing and Industry on property designated as Lots 12, 6007, 6011, and 6022, Esperanza Plantation, as shown on the map provided by Westwood PS, as requested by Debra Dufresne Vial for Esperanza Land, LLC.

SECTION III. The Department of Planning and Zoning is authorized to make the corresponding amendment to the Future Land Use Map, as adopted by the Planning Commission under resolution 2022-1-RES and with support from the St. Charles Parish Council under Resolution No. 6688, from Wetlands, Low-to-Moderate Residential, High-Density Residential, Commercial, and Town Center to Industrial and Heavy Industrial.

The foregoing proposed ordinance was postponed indefinitely on October 26, 2026, by the following vote:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: NONE