



Planning Department

Bessie L. Martin Director

STAFF REPORT

Docket No. CU-1-24 Summary No. 26298

Special Permitted Use/Conditional Use Bunge

PARISH COUNCIL
A: Jennifer Van Vrancken
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2: Deano Bonano
3: Byron Lee
4: Arita Bohannon
5: Hans Liljeberg

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LOCATION (FIGURE 1)

2700 U.S. Hwy. 90 W - Lot 2A, Southeast Land District Subdivision, bounded by S. Jamie Blvd. and River Rd.

Council District: 2
PAB Hearing: 3/14/2024
Last Meeting Date for Council Action: 7/10/2024

OWNER: International Matex Tank Terminals, LLC

APPLICANT: Ken Wink

ZONING (FIGURE 2)

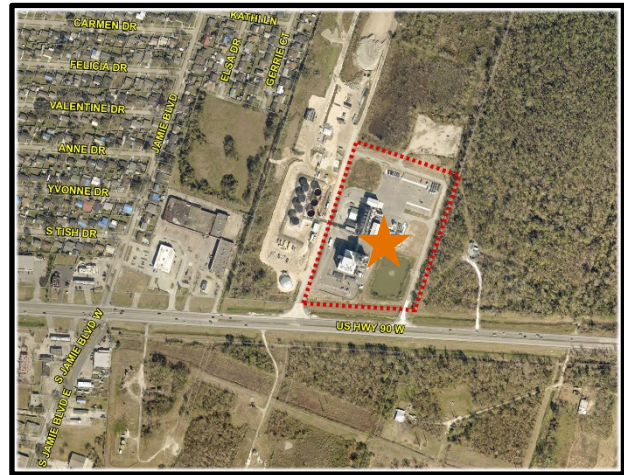
M-2 Industrial District

FUTURE LAND USE (FIGURE 3)

HI Heavy Industrial

REQUEST

Amendment to a previously-approved Special Permitted Use (Docket No. C-2-20) to enlarge an existing industrial facility.



RECOMMENDATIONS

Planning Department: Approval for the following reasons:

- The proposed amendment will not alter the overall purpose and operation of the business.
The proposed amendment meets the general criteria for a special permitted use per Sec.40-762.

Planning Advisory Board: Approval

CONSISTENCY WITH ENVISION JEFFERSON 2040

The request is consistent with the following goals and objectives of the comprehensive plan:

- Land Use
Goal 1, Objective 5: Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.

- Goal 4, Objective 5: Protect prime industrial land with strategic port, rail, and roadway access from encroachment of inappropriate non-industrial uses.

FINDINGS

1. In 2018, the Parish Council granted approval for the establishment of a special permitted use for the refining, processing and storage of vegetable oils for Fuji Oil (Docket No. FL-2-18; Ordinance No. 25624). In 2020, Fuji Oil amended the site plan to reconfigure the locations and sizes of structures and parking areas on-site (Docket No. CU-2-20). No new additional tanks were proposed at that time.
2. Bunge is the current lease holder of the property. As per the application, the proposed output of the facility, which will retain a combustible liquid product NFPA classification of IIIIB, will increase from 400 metric tons per day to 1,400 metric tons per day.
3. Sec. 40-662, *Off-street parking requirements*, for Industrial Establishments not catering to Retail Trade, requires one (1) space for each three (3) employees on the largest work shift plus one (1) space for each company vehicle operating from the premise. According to the applicant, the largest work shift is proposed to increase from 28 to 35 employees; therefore, 12 spaces are required. There are currently 45 standard parking spaces and two (2) handicapped spaces on the site. As per the submitted site plan, an additional fifteen (15) standard spaces will be added (Figure 5). The total number of parking spaces is sufficient to meet the requirements of the Code.
4. In addition to the employee parking, there is a existing parking area with 24 12' x 60' spaces for tanker trucks. This parking area also accommodates the one (1) company vacuum truck. As per the proposal, six (6) of the existing spaces will be occupied by permanent storage containers. These containers include three (3) 8' x 40' sodium meth storage containers and three (3) 8' x 40' part storage containers.
5. The proposed site plan includes the following additional features (Figure 4):
 - a. Thirteen (13) new finished product tanks. Although no new tanks were proposed in Docket No. CU-2-20, the site plan identified eleven (11) "future finished product tanks." It was noted that these tanks would require an amendment to the SPU. In the current application, thirteen (13) new finished product tanks are proposed instead of eleven (11). Aside from proposed tank 2200 which has a capacity of 67,520 gallons, each of the new tanks has a capacity of 101,280 gallons (Table 2).
 - b. Seven-story, 24,600 sq. ft. deodorizer tower
 - c. 13,400 sq. ft. maintenance oil/grease room and storage building
 - d. Fifteen (15) additional employee parking spaces
 - e. 20,000 gallon wastewater storage tank
 - f. 6,000 gallon water storage tank
 - g. Nitrogen skid

- h. Expansion of the existing truck loadout building to increase length of the truck scale equipment
 - i. 360 sq. ft. wastewater treatment analysis equipment and file room
 - j. 270 sq. ft. cooling tower
 - k. 72 sq. ft. electrical transformer
6. The subject property abuts industrial districts on all sides. Although landscaping is not required, the applicant has provided landscaping on the site in accordance with the landscape plan approved in Docket No. FL-2-18. Eight (8) existing trees are proposed to be removed to allow the construction of the maintenance and storage building, and fifteen (15) new parking spaces. In exchange, the applicant has proposed to plant eight (8) new trees along the site's northern property line (Figure 6).
7. When changes to an approved site plan for a Special Permitted Use are proposed, they shall meet the general criteria specified in Sec. 40-762. The request meets the criteria for the following reasons:
- a. *The permit, if granted, will not cause any diminution or depreciation of property values of an surrounding property or will not alter the essential character of the locality.*
 - The proposal will not alter the operation of the existing use. According to the applicant, the combustible liquid product NFPA classification will remain IIIB in storage and in process on the site.
 - b. *The permit, if granted, will tend to preserve and advance the prosperity and general welfare of the neighborhood and community.*
 - The use, which was approved in 2018, will remained unchanged. The size of the development site and the percentage of open space exceeds the regulations set forth in the Code.
 - c. *The granting of the special permitted use will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.*
 - The proposal has been reviewed by all departments that are part of the LURTC process without opposition or concerns. The applicant proposes a minor increase in the number of employees on the largest shift; therefore, it would not result in a significant increase in traffic. The applicant has stated that the facility is inspected annually and accessible to local fire departments. According to the applicant, safeguards are provided to limit obnoxious or offensive emissions of smoke, gas, vibrations, light, noise and odors.

- d. *Only one (1) special permitted use shall be allowed per dwelling or lot, tract, plot or building site. A special permitted use may not be permitted on premises containing a home occupation, as defined in Section 40-3.*
- This is the only SPU for the site.
8. Section 40-582(31) outlines requirements for Processing, Refining or Bulk Storage of Flammable and Combustible Liquids. The request meets the criteria for the following reasons:
- a. *A minimum distance in feet from a property line which is or can be built upon, including the opposite side of a public roadway, shall be three (3) times the minimum distance required by NFPA 30*
- The nearest proposed tank will have a setback of 102 ft. to the property line. The minimum NFPA 30 distance is 15 ft. The proposal exceeds the NFPA 30 x 3 minimum of 45 ft. to the nearest property line.
- b. *The site is required to have a minimum lot area of 100,000 sq. ft. with the total floor area of all buildings occupying less than fifty(50) percent.*
- Lot 2A contains approximately 13.129 acres (571,899.24 sq. ft.). The total floor area is 65,646 sq. ft. which is approximately 11.5% of the site area.
- c. *The street system, ingress and egress, loading and pedestrian ways, are required to be adequate and in accordance with the Jefferson Parish Code of Ordinances.*
- The plant is an existing facility which includes access streets as well as interior roadways.
- d. *The site is required to provide adequate open space sufficient to provide ready access for fire and emergency vehicles.*
- The proposed tanks have a distance of 5 ft. to the nearest existing tank which exceeds the required NFPA 30 minimum tank-to-tank distance of 3 ft. In response to their LURTC review, the Fire Dept. had no objections to the revised site plan. The construction of additional parking spaces is proposed to improve safety of pedestrian circulation within the site.
- e. *Adequate safeguards are required which limit obnoxious or offensive emissions of smoke, gas, gases, vibration, light, noise, glare, dust and odors or other noxious or offensive fumes. The safeguards shall minimize adverse impacts and nuisance in accordance with best practicable technology.*
- The facility makes an annual Tier III report to the Avondale Volunteer Fire Dept. as part of the coordination between the onsite fire brigade and the Parish. Because the specific commodities in each tank do not vary during the normal course of business, monthly reporting is not required. The report is accessible to local fire departments. According to the applicant, there are no odor control safeguards required with the LA DEQ Air Permit. However, in fulfillment of the Jefferson Parish requirement, the applicant submitted a Draft Odor Mitigation Plan. The document identifies the odor source, outlines the odor control equipment, and describes the monitoring and response procedures. Additionally, according to the applicant, in the years of operation of the site, no significant odor complaints have been received.

Control of other emissions (particulate matter, etc.) will be in accordance with the facility's Minor Source Air Permit.

- f. *If the use requires any air emission or water discharge permit from any state or federal agency, the permit shall be made available.*
 - Bunge has a minor source air permit and LPDES Stormwater discharge permit. Permit information has been provided to the Parish. The Bunge facility is operating under LA DEQ permits, Air Permit No. 1340-00368-00 and Water Permit No. LA0127454, Site AI No. 212902. The proposed expansion will require a modification of the existing air permit. Bunge is in process of working with LA DEQ for this permit modification.
- g. *The proposed use is required to comply with the standards of the NFPA Code as adopted by Jefferson Parish.*
 - The use has remained unchanged.

DEPARTMENT COMMENTS (LURTC)

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	(1/23/24) this statement/letter is strictly based on technical issue(s). It does not address any potential Code of Ordinance violations/regulations. Such regulations shall be addressed by other departments such as Code Enforcement, Planning, etc' prior to the granting of a permit. There is a 20' sewer force main servitude running parallel inside the southside property line along U.S. Hwy 90." No, trees or shrubs shall be planted, and no permanent or temporary structures, fences or obstructions of any type will be allowed within Parish Servitudes." Caution of any activity on the western property line as there is an active 36" sewer force main must be protected, any damage to the sewer force main will be the owner's responsibility. If the existing house connection cannot be located or not usable, a new connection will be required at the property owner's expense. Note any future construction or addition, may require additional comments and requirements.
Building Permits	Not Opposed	No comment
Engineering-Site Plan	Not Opposed	Driveways previously approved per DOTD documentation.

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire Prevention	Not Opposed	No comment
Environmental	Not Opposed	<p>1. Please add the following language to the CU Ordinance: Bunge shall take whatever measures are necessary to control odors from any and all processes, structures, vessels and vehicles, including during truck loading and unloading operations. These odor control measures shall include measures described in an odor management plan submitted by nge, if at any time during a six month period the Parish or Louisiana Department of Environmental Quality (LDEQ) confirm six (6) or more odor incidents attributable to _____, the company will be required to take actions to prevent further odors. These actions may include solutions negotiated between the Parish and Bunge. Any actions taken will be at the approval of the Jefferson Parish Departments of Hazardous Materials, Environmental Affairs and the applicable fire department(s).</p> <p>2. If an air permit/modification is required construction may not begin until the air permit modification/revision is approved by LDEQ.</p>
HAZMAT	Not Opposed	After receiving emergency contingency plan, the JP Hazardous Materials Unit has no objections

Table 2: Tanks				
Tank No.	Diameter	Capacity (gal.)	NFPA Classification	Note
2200	14'	67,520	IIIB	To be constructed
2201	14'	67,520	IIIB	Existing
2202	14'	67,520	IIIB	Existing
2301	14'	67,520	IIIB	Existing
2302	14'	67,520	IIIB	Existing
2303	14'	67,520	IIIB	Existing

Table 2: Tanks				
Tank No.	Diameter	Capacity (gal.)	NFPA Classification	Note
2304	14'	67,520	IIIB	Existing
2305	14'	67,520	IIIB	Existing
2306	14'	67,520	IIIB	Existing
2307	14'	67,520	IIIB	Existing
2308	14'	67,520	IIIB	Existing
2309	14'	67,520	IIIB	Existing
2310	14'	67,520	IIIB	Existing
2401	18'	101,280	IIIB	To be constructed
2402	18'	101,280	IIIB	To be constructed
2403	18'	101,280	IIIB	To be constructed
2404	18'	101,280	IIIB	To be constructed
2405	18'	101,280	IIIB	To be constructed
2406	18'	101,280	IIIB	To be constructed
2407	18'	101,280	IIIB	To be constructed
2408	18'	101,280	IIIB	To be constructed
2409	18'	101,280	IIIB	To be constructed
2410	18'	101,280	IIIB	To be constructed
2411	18'	101,280	IIIB	To be constructed
2412	18'	101,280	IIIB	To be constructed



Planning Department

Aerial

Bunge
2700 US Hwy. 90 W
Amendment to SPU

Docket No. CU-1-24

Summary No. 26298

Council District 2



FIGURE 1



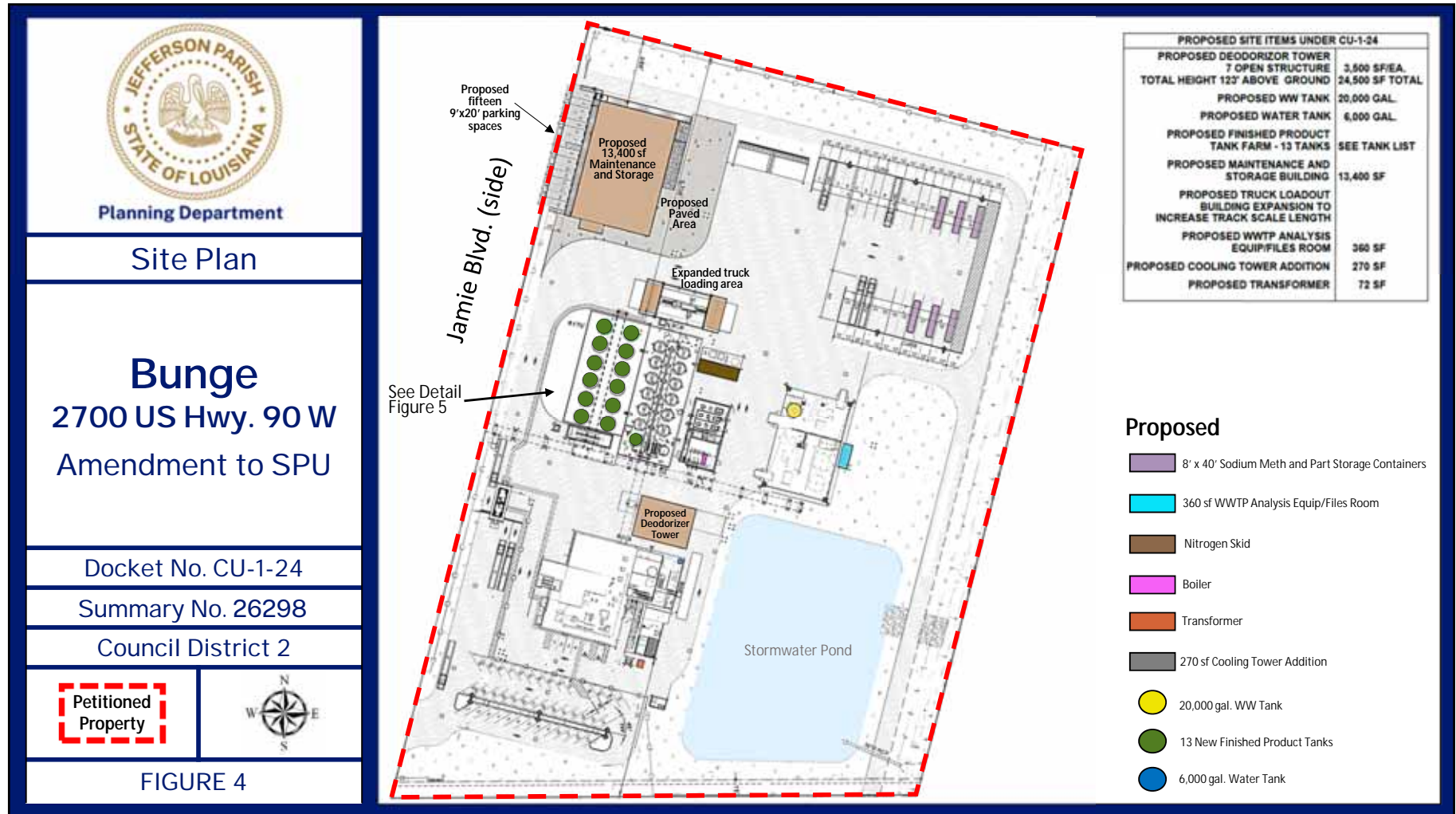
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Planning Department

Site Plan –
Enlarged Detail

Bunge
2700 US Hwy. 90 W
Amendment to SPU

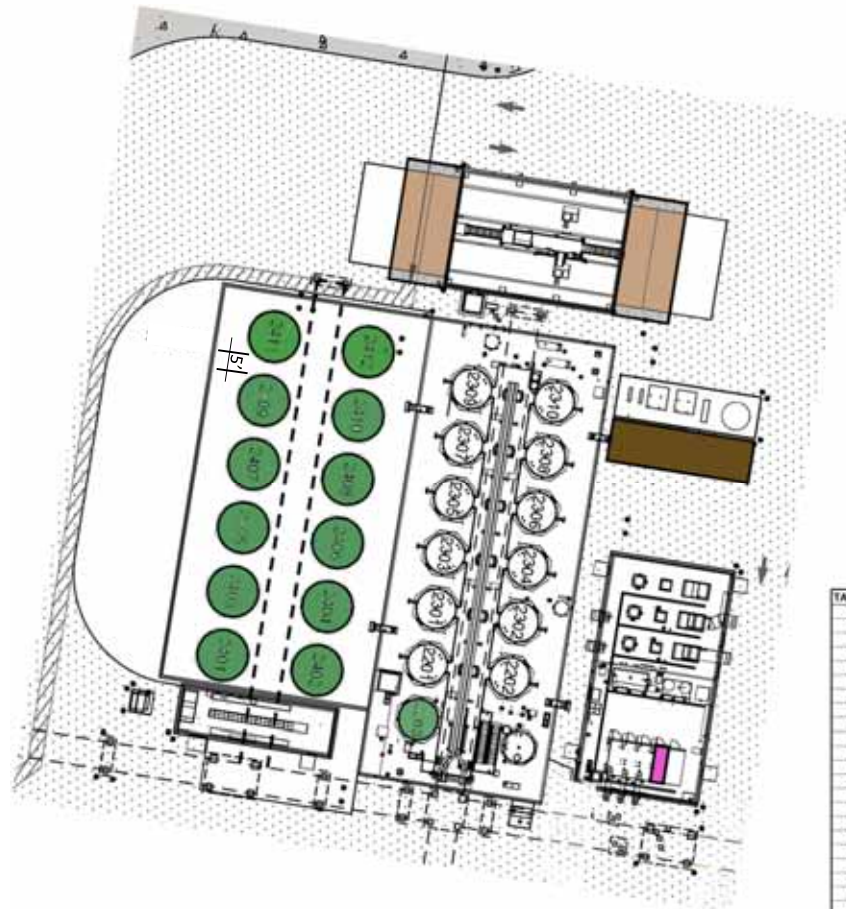
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Council District 2



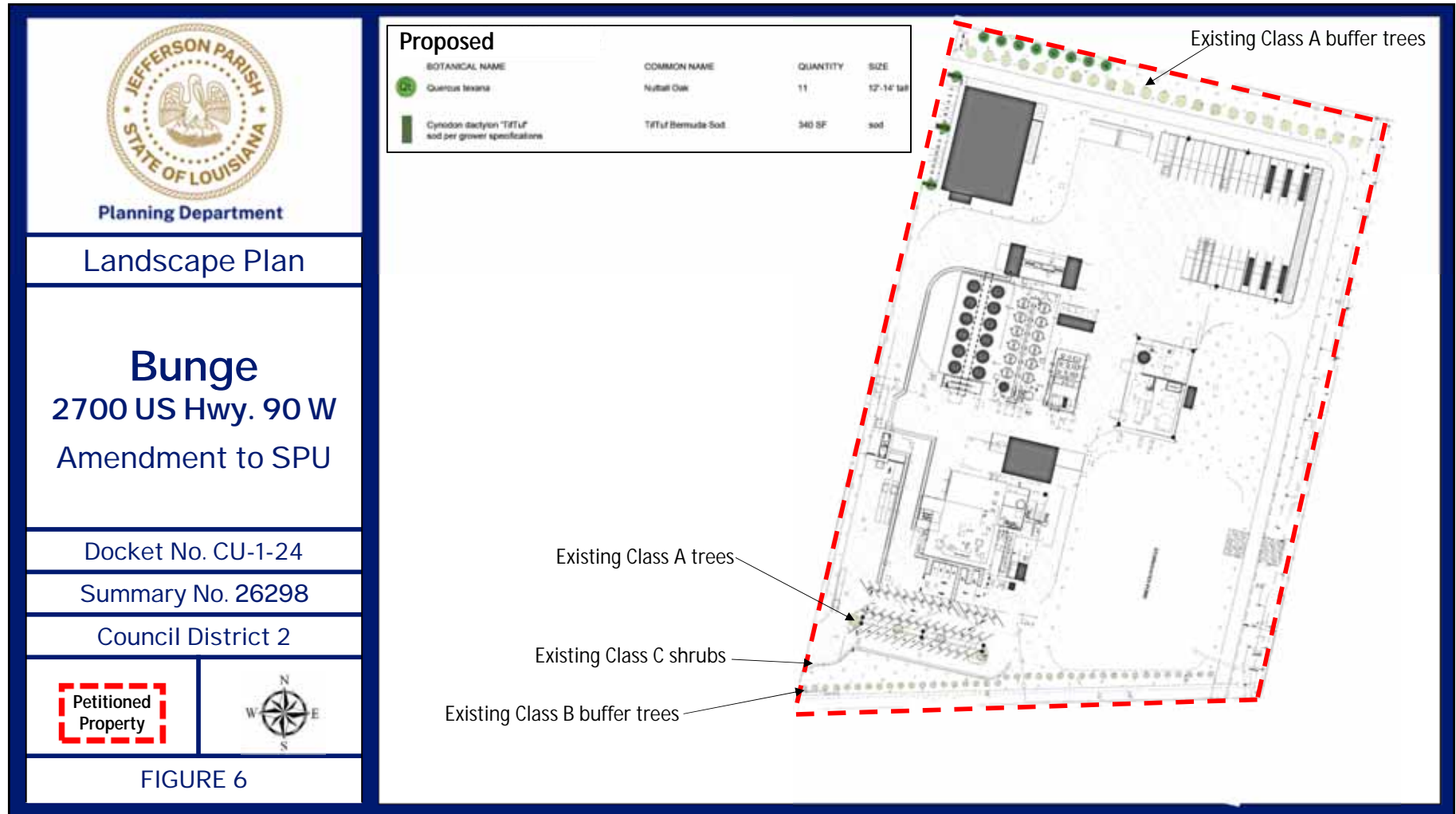
FIGURE 5



Tank List

TANK NO.	DIAMETER	CAPACITY (GAL.)	NFPA CLASSIFICATION	NOTE
2200	34"	67,520	III	TO BE CONSTRUCTED
2201	34"	67,520	III	EXISTING
2202	34"	67,520	III	EXISTING
2301	34"	67,520	III	EXISTING
2302	34"	67,520	III	EXISTING
2303	34"	67,520	III	EXISTING
2304	34"	67,520	III	EXISTING
2305	34"	67,520	III	EXISTING
2306	34"	67,520	III	EXISTING
2307	34"	67,520	III	EXISTING
2308	34"	67,520	III	EXISTING
2309	34"	67,520	III	EXISTING
2310	34"	67,520	III	EXISTING
2401	38"	101,280	III	TO BE CONSTRUCTED
2402	38"	101,280	III	TO BE CONSTRUCTED
2403	38"	101,280	III	TO BE CONSTRUCTED
2404	38"	101,280	III	TO BE CONSTRUCTED
2405	38"	101,280	III	TO BE CONSTRUCTED
2406	38"	101,280	III	TO BE CONSTRUCTED
2407	38"	101,280	III	TO BE CONSTRUCTED
2408	38"	101,280	III	TO BE CONSTRUCTED
2409	38"	101,280	III	TO BE CONSTRUCTED
2410	38"	101,280	III	TO BE CONSTRUCTED
2411	38"	101,280	III	TO BE CONSTRUCTED
2412	38"	101,280	III	TO BE CONSTRUCTED

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