



Planning Department

Bessie L. Martin Director

STAFF REPORT

Docket No. CU-2-24
Summary No. 26299

Special Permitted Use/Conditional Use
IMTT - Avondale

PARISH COUNCIL
A: Jennifer Van Vrancken
B: Scott Walker
1: Marion F. Edwards
2: Deano Bonano
3: Byron Lee
4: Arita Bohannon
5: Hans Liljeberg

Cynthia Lee Sheng
Parish President

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LOCATION (FIGURE 1)

2750 US Highway 90 - Lot 2B, Southeast Land 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-1 and M-2 Industrial District

FUTURE LAND USE (FIGURE 3)

HI Heavy Industrial and PDR Production, Distribution and Repair



REQUEST

Amendment to a previously approved Special Permitted Use (SPU) site plan (CU-7-22) to enlarge an existing industrial use.

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 Objective 1.5 of Envision Jefferson 2040: "Encourage redevelopment and reuse of existing commercial and industrial facilities and sites."

FINDINGS

1. In 2018, the Parish Council rezoned the subject property to M-1 and M-2 Industrial Districts with the purpose of allowing the M-1 portion to serve as a buffer to the adjacent residential uses (WLUZ-11-18; Ordinance No. 25619). Concurrently, the Parish Council also approved the special permitted use (SPU) for International-Matex Tank Terminals (IMTT) for the bulk storage and transfer of raw materials for the manufacturing of palm oil, a Class IIIB liquid per NFPA 30, for the M-2 zoned portion of the subject property (FL-1-18; Ordinance No. 25623). In 2021 and 2022, minor amendments to the site plan were approved which involved reconfiguring the location of structures and tanks on-site (no new additional tanks); adding a motor control center, two (2) truck loading racks and electrical steam generator and power distribution center (CU-1-21, Ordinance No. 26202; CU-7-22, Ordinance No. 26473).
2. The proposed site plan amendments are as follows (Figure 4):
 - a. Nine (9) new tanks. Sizes and capacities of existing and proposed tanks in Table 2.
 - b. Pump pit
 - c. Internal road
 - d. Extension of existing pipe rack
 - e. Rail loading yard with racks and rails for 60 rail cars and associated track to connect to existing Union Pacific main line
 - f. Stormwater pond (approximately 4 acres)
 - g. Transformer and pump
 - h. Security/operation shelter
 - i. 12 new parking spaces
 - j. Extension of existing 24 ft. asphalt road with turnaround
 - k. Three (3) nitrogen receivers
3. Sec. 40-662, *Off-street parking requirements*, 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 three (3) to fifteen (15) employees. One (1) company vehicle is maintained on site; therefore, six (6) parking spaces are required. There are three (3) existing parking spaces on the site. An additional 12 spaces are proposed. The total number of proposed parking spaces (15 standard) is sufficient to meet the requirements of the Code.
4. 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.
5. 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 209.32 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 2B contains approximately 50.241 acres (2,188,497.96 sq. ft.). The total floor area is 1,246 sq. ft. which is approximately 0.06% 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. The construction of additional parking spaces is proposed to improve safety of pedestrian circulation within the site.
- 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 18 ft. to the nearest existing tank which exceeds the required minimum NFPA 30 tank-to-tank distance of 3 ft. In response to their LURTC review, the Fire Dept. had no objections to the revised site plan.
- 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 a monthly report and an annual report to the Avondale Volunteer Fire Dept. as part of the coordination between the onsite fire brigade and the Parish. The report is accessible to local fire departments and is inspected annually. 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 IMTT currently operates under an Odor Mitigation Plan which has been in practice since the odor plan requirement was imposed by Jefferson Parish.. The document identifies potential odor sources, outlines the odor control equipment, and describes the monitoring, response, and documentation 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.*
 - IMTT has a minor source air permit and LPDES Stormwater discharge permit. According to the applicant, the IMTT facility is operating under LA DEQ permits, Air Permit No. 1340-00174-05 and Water Permit No. LA0075981. The proposed improvements will require a modification of the existing air permit and water permit. IMTT is actively in the process to develop and submit permit modification applications with LA DEQ for these items.
- 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	This “no objection” 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. Parish sewer servitude to remain. active sewer force main in servitude. No public sewer gravity in area. Requires the sewer H.C. to be located and/or installed before the slab is poured at the property owners’ expense. Call the Engineering Department (736-6800) for location information and/or sewer estimate form.
Building Permits	Not Opposed	No comment
Engineering-Site Plan	Not Opposed	Not Opposed
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire Prevention	Not Opposed	No comment

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Environmental	Not Opposed	<p>1. Please include the following language in the Ordinance IMTT 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 IMTT, 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 IMTT, the company will be required to take actions to prevent further odors. These actions may include solutions negotiated between the Parish and IMTT. 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. Construction on any structure requiring an air permit/modification shall not begin until the air permit/modification is received from LDEQ.</p>
HAZMAT	Not Opposed	No objection.

Table 2: Tanks				
Tank No.	Diameter	Capacity (gal.)	NFPA Classification	Note
TK-103	115'	74,000	IIIB	To be constructed
TK-2100	45'	11,330	IIIB	Existing
TK-2101	45'	11,330	IIIB	Existing
TK-2102	45'	11,330	IIIB	Existing
TK-2103	45'	11,330	IIIB	Existing
TK-2104	45'	11,330	IIIB	Existing
TK-2105	45'	11,330	IIIB	Existing
TK-2106	45'	11,330	IIIB	Existing
TK-2107	45'	11,330	IIIB	Proposed
TK-2108	45'	11,330	IIIB	Proposed
TK-2109	45'	11,330	IIIB	Proposed

Table 2: Tanks				
Tank No.	Diameter	Capacity (gal.)	NFPA Classification	Note
TK-2110	30'	3,780	IIIB	Proposed
TK-2111	45'	11,330	IIIB	Proposed
TK-2112	30'	3,780	IIIB	Proposed
TK-2113	45'	11,330	IIIB	Proposed
TK-2000	30'	3,780	IIIB	Proposed
TK-2001	30'	3,780	IIIB	Proposed



Planning Department

Aerial

IMTT-Avondale

2750 US Hwy. 90 W
Amendment to SPU

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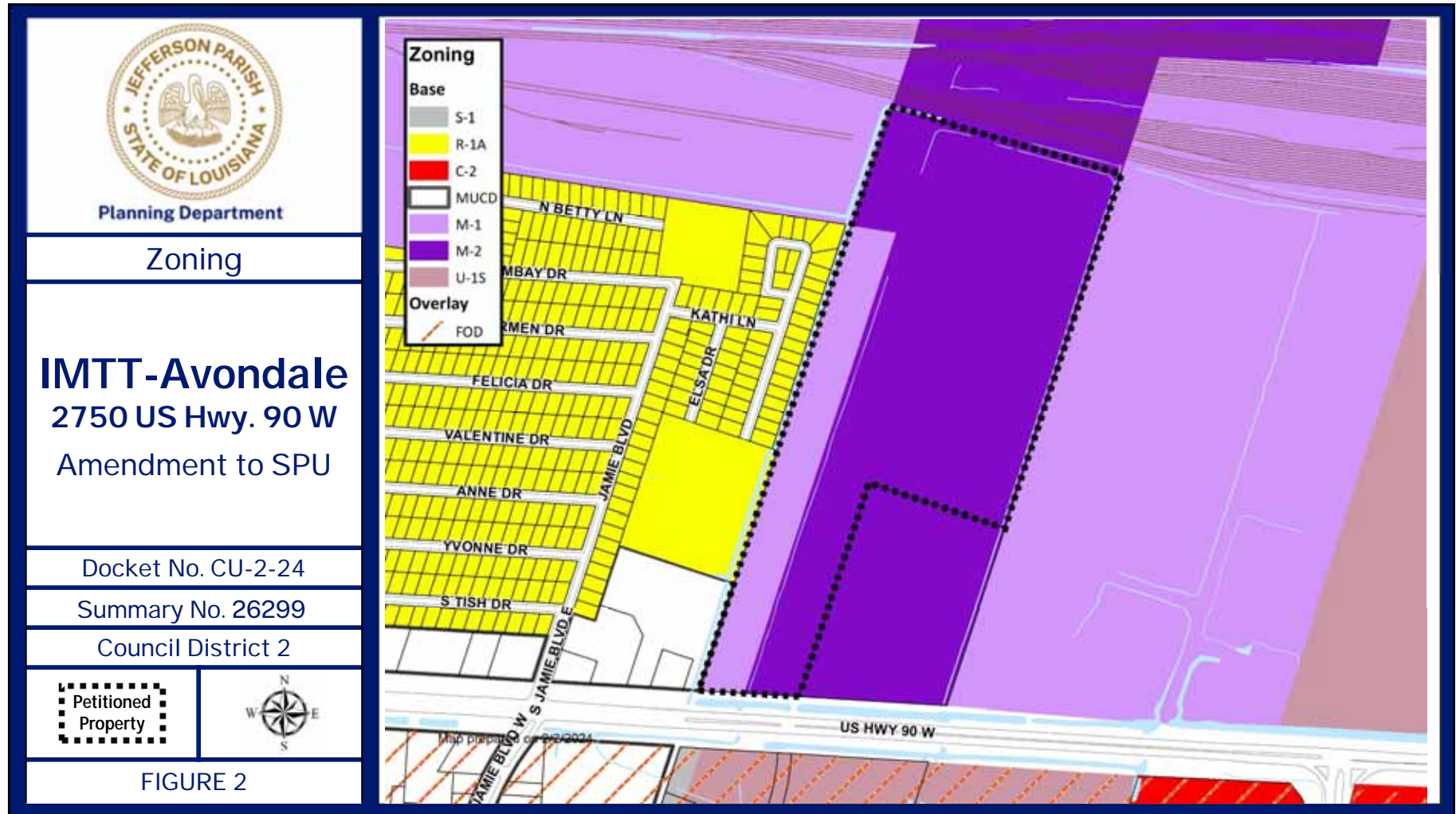
Council District 2



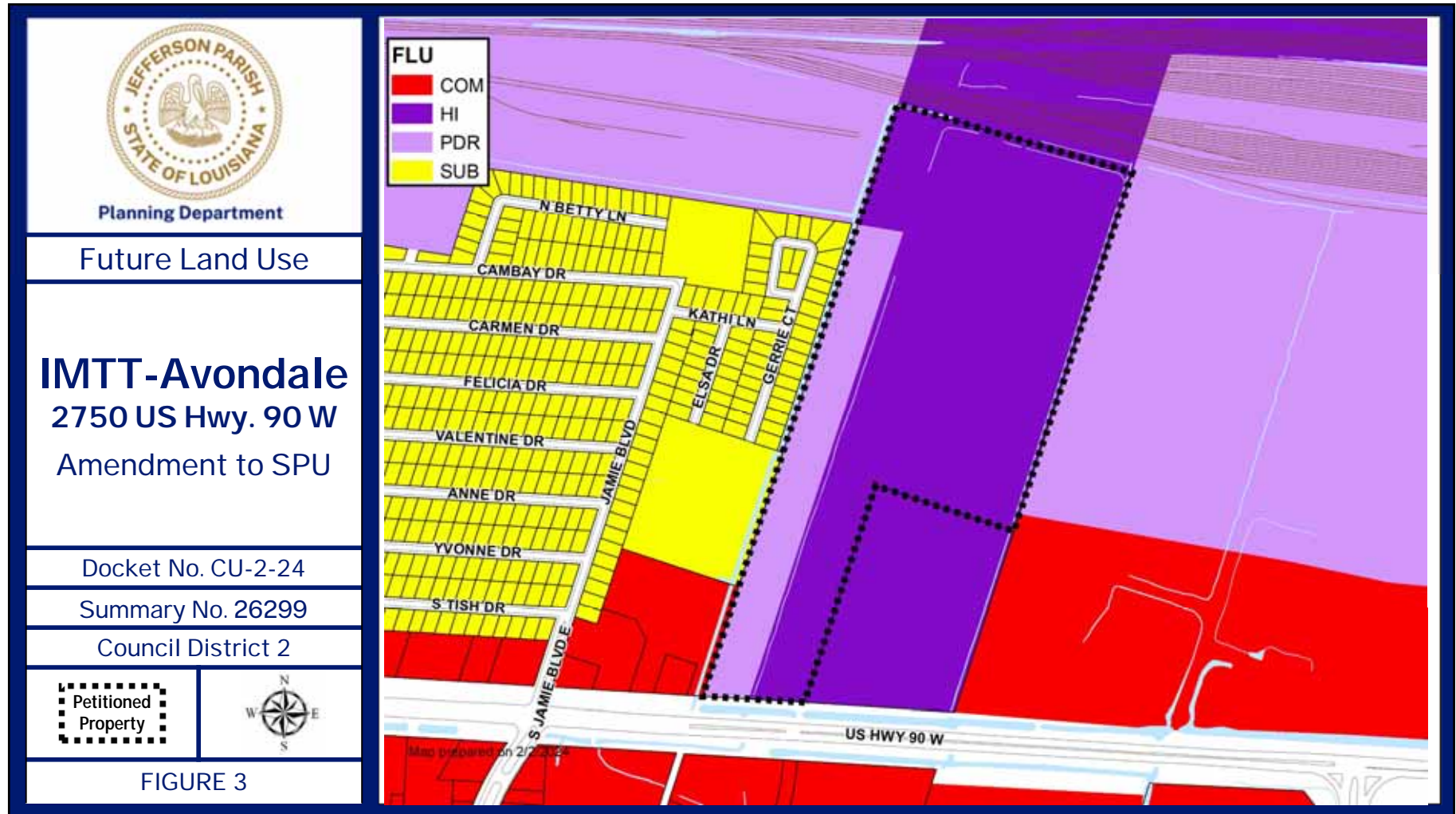
FIGURE 1



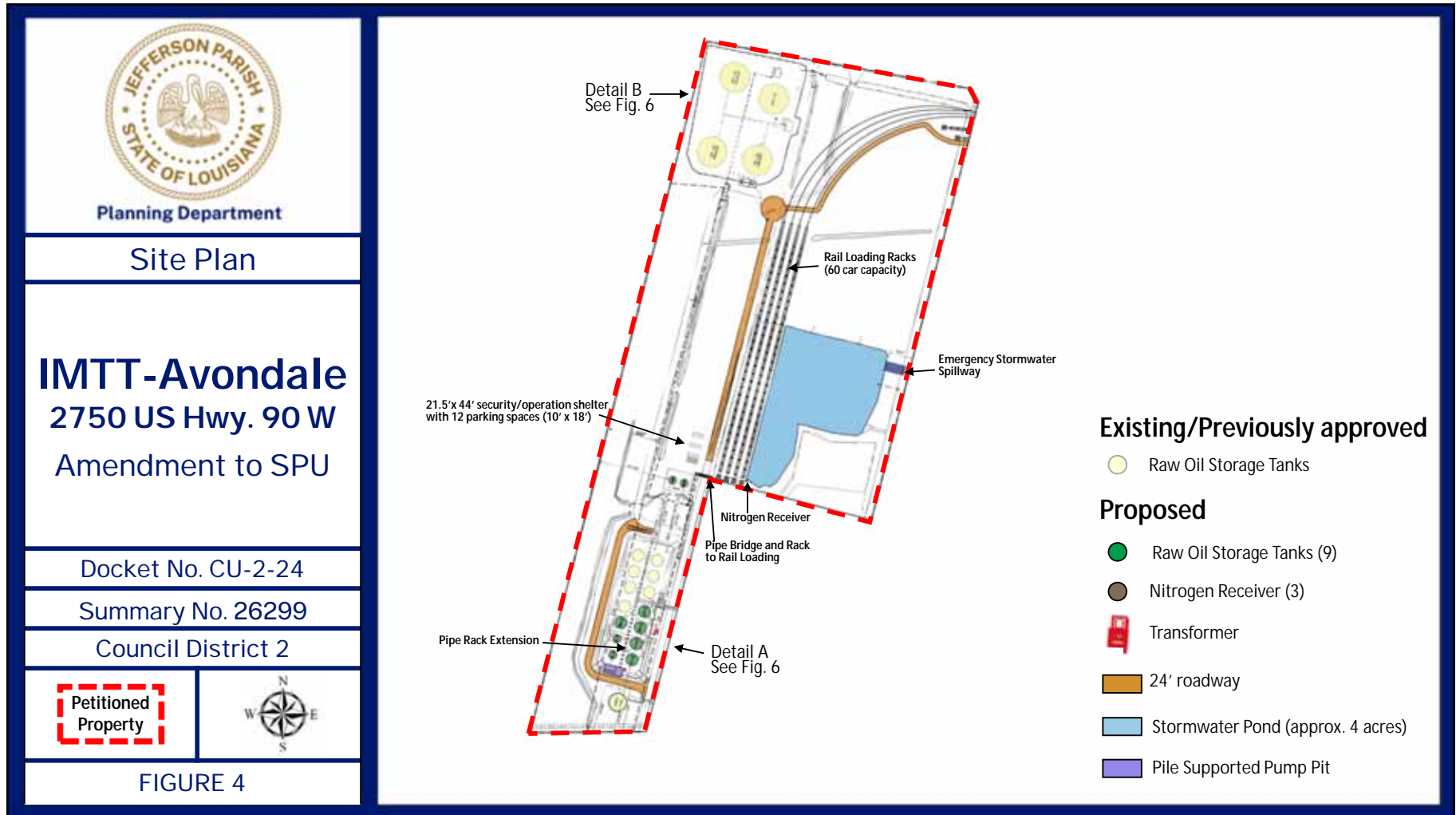
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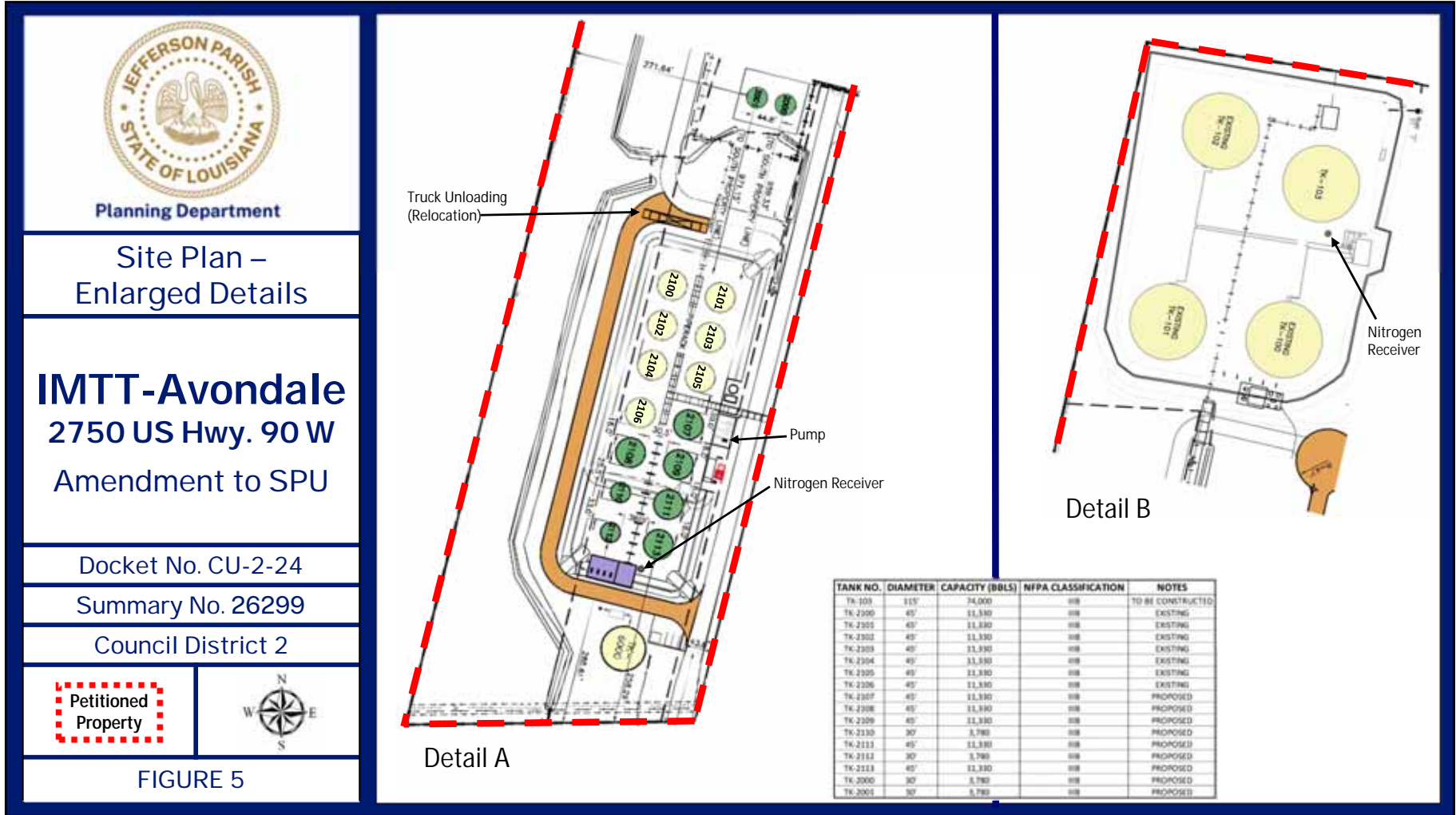
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