

Commissioner Booth: Next item on the agenda PZR-2018-09 requested by Jacob Fruchtnicht for JBE Industries, LLC for a change in zoning classification from C-2 to M-1 at Lot K-2A2-3 Almedia Plantation, near 201 Almedia Rd., St. Rose. Council District 5. Mr. Welker.

Mr. Welker: This is a request to change the zoning on Lot K-2A2-3 from C-2, general commercial to M-1, light manufacturing and industrial. The Planning Department uses the 3 rezoning criteria to determine whether or not a rezoning should be granted approval. The first 2 rezoning criteria are not met by this request, the M-1 zoning does not comply with the general commercial future land use designation of the Comprehensive Land Use Plan. It does not meet the 2nd criteria, there's nothing as far as the land use pattern or development of the area that makes the current C-2 zoning a burden of some sort to the property. The request does meet the 3rd criteria as proposed M-1 zoning and permitted uses in the district would be compatible with the adjacent M-1 zoning and industrial uses which continue along up the corridor all the way up to Airline Hwy. This is another rezoning trend along Almedia Road since the zoning ordinance was established in 1981, Almedia Road has undergone 7 separate zoning changes to M-1 zoning. Three of those changes occurred from 1985 to 1994, another 4 changes have occurred from 2013 to 2017. This patterns signals a change from what was planned as a commercial corridor to one that's becoming an industrial corridor. This is in addition to the other side of Almedia Road which has always been primarily M-1 zoned. The property is less than 3 acres and the combined area of all the different rezonings that have occurred is still under 3 acres so there's not need to make any changes to the Future Land Use Map. Lot K2A2-3 meets the 10,000 sq. ft. area and 100 ft. width requirements for the M-1 zoning district. Any future development must meet the setback requirement for the M-1 zoning district. The department recommends approval due to meeting the 3rd rezoning criteria.

Commissioner Booth: Thank you Sir. This is a public hearing for PZR-2018-09 changing from C-2 to M-1 on 201 Almedia Road, that's Lot K2A2-3. Anyone here to speak for or against this particular issue? Is the applicant here? Ok. Anyone has any questions or comments about it? This is in my area of responsibility and I've had nothing negative, in fact over the time I've been on the Commission, Almedia Road is predominately going in the direction of M-1 and I don't see a problem with it. Ms. Stein.

Ms. Stein: This would be a recommendation so we would assume that it would go to the parish council for January 7th.

Commissioner Booth: Alright, any other questions or comments? Let's cast your vote.

YEAS: Gordon, Petit, Granier, Booth, Galliano
NAYS: Richard
ABSENT: Frangella

Commissioner Booth: Mr. Richard is nay, everyone else is for it and Mr. Frangella is not here, so that goes to the council at their January meeting.
