

Commissioner Frangella: 2021-02-R requested by Double R&J Trucking Service, Inc. for a change of zoning district from C-3 to M-1 on an approximately 81,016 square foot site designated Lot No. "B", Plot 43, Almedia Plantation, 150 Almedia Plantation Drive, St. Rose. Council District 5.

Mr. Welker: The applicant requests a change of zoning from C-3 Highway Commercial to M-1 Light Manufacturing and Industry on a property they purchased in 2020. Lot B, Plot 43 is 81,016 sq. ft. on Almedia Plantation Drive in St. Rose. Lot B is the former site of a junkyard. The department's permits and code inspection data base has no record of a permitted structure or use on the property no record of any complaints or violations against the property or the person who owned the property from 1942-2020. However, aerial photographs suggest some light use, several vehicles on the lot in 1992 and an increase of coverage over time. In 2017 the lot was completely filled with junked vehicles stacked 3-4 high on top of each other and trees growing between the stacks. Today the site does not contain any junked vehicles, I think the most activity that appears on it is the adjacent businesses that deal with car repair whatnot may occasionally keep one on it or something but there's really no use right now. The request to change to M-1 does not meet any of the rezoning guidelines. However, the proposed M-1 zoning conflicts with the general commercial FLUM designation for the site. The existing C-3 zoning is not unreasonable and would permit reasonable use of the site today. The more intense uses of the M-1 zoning district could bring heavier equipment or vehicles to a roadway which may not be able to support them and could be a detriment to the residents of the nearby subdivision whose only means of accessing River Road and Airline Drive is via Almedia Plantation Drive. The uses proposed in the M-1 district would also be incompatible with the existing neighborhood as it would permit industrial uses in an area which begins to transition from a light industrial commercial corridor to a residential neighborhood via Almedia Plantation Drive. The site is under 3 acres so approval would not require a corresponding change to the Future Land Use Map. The department does recommend denial due to not meeting any of the rezoning guidelines.

Commissioner Frangella: Thank you Mr. Welker. Are you the applicant? Do you wish to speak? State your name and address for the record please.

Remesh Ramsarup, 202 Lac Verette Drive, Luling and I'm here for the rezoning of that property. It's not heavy use for the road, I'm on Airline Hwy. right now. My trucking company is Double R and J, 10510 Airline Hwy. The reason why I bought the property was the guy next to me didn't want to sell it or lease it anymore and I bought the property to build my office and park my trucks over there. Most of my trucks they go out in the morning come back in the afternoon. There's no noise all day long, there's no equipment parking, no heavy equipment it's just empty trucks. Most of my drivers are in construction on the highways, the levees, that's what I do.

Commissioner Frangella: Thank you sir. We'll open public hearing for 2021-02-R anyone here to speak in favor or against? Please come forward and state your name and address for the record.

Yes I'm Terry Martin, I live at 250 Eisenhower Street, St. Rose, which is the neighborhood right behind that area and I just wanted to say that I really don't have any objections of him setting it up to do what he's planning on doing, because he's only planning on having a small building there, I say small, it's a building that he's going to put up there and he's going to set it up for his dump trucks to be parked on. We already have dump trucks travelling on Almedia Road now. They come in and out of there, they're going to the body shops up front and different stuff, we have the busses going to the back. I will agree that it's narrow for vehicles to go up and down that road but they're still doing it. So I really don't have any objection to him getting the zoning change that he wants. Thank you.

Commissioner Frangella: anyone else here to speak for or against?

How are you doing my name is George Stratikis, I'm at 100 Almedia Plantation, I'm the corner building and I don't have anything objections. The school busses coming in and

out everyday like 20-30 times. I don't think his trucks are going to be a big deal. Plus they're buying the property and cleaning out all the mess behind it, it's going to be good for the whole neighborhood, it will be more clean and this property has been there since 1942 and it's been zoned for nothing else. I think we should give him a chance. Thank you.

Commissioner Frangella: Anyone else here to speak for or against? Please state your name and address for the record.

My name is Betty Schouest, 155 Kennedy Street, St. Rose, 1 block off of Almedia in the subdivision you're talking about. And yes it is a problem with the heavy trucks coming in and out and the noise. In the past 3-4 years in front of my house they have built about 5 big businesses that have noise all night long with the transportation going to and from the airport with the beeping of the trucks. At the front of the road coming in they have built 3 new businesses that have also put more traffic on that road. We only have 1 road going in and out of that subdivision. In addition the drainage is not that good on that road, it always stands with water. So you can't hardly get in and out of there onto Almedia Road anyway. So yes I am opposed them putting or changing the zoning to M-1. And just because he wants to park his trucks there doesn't mean that in 6 months he won't be selling that property to someone else and they will have that same designation, unless I'm wrong about that. Am I wrong about that? Once it's changed it's changed correct?

Commissioner Frangella: Correct.

Ms. Schouest: Ok. Thank you.

Commissioner Frangella: Is anyone else here to speak for or against? Please come forward, state your name and address.

Applicant: The rezoning, if I decide to sell it 10 years from now, 5 years from now, I will sign whatever document they have so they can change it back to whatever it was before I sell it, if not

Commissioner Frangella: There's no stipulation

Applicant: As far as the drainage goes the property is more than 2 acres, I'm not even going to use 1 acre for what I'm doing. Whatever drainage they want me to do I'll do it.

Commissioner Frangella: anyone else here to speak for or against? Seeing none, we'll close public hearing for 2021-2-R. Anyone has any questions or comments?

Commissioner Dunn: this is in my area and I'm not going to be able to support it tonight. It doesn't meet any of the criteria and there is a lot of traffic on Almedia and there's some problems on that street with traffic as of right now but it doesn't meet any of the 3 criteria that's why I'm not supporting it at this time.

Commissioner Frangella: Mr. Welker, the current zoning does not allow for parking vehicles or having an office building?

Mr. Welker: You can have an office building but there are limitations on the parking of vehicles that go onto heavier equipment such as your dump trucks and whatnots so you need to go up to do that.

Commissioner Frangella: Ok just wanted to clarify that. Alright any other questions or comments? Seeing none, call for the vote.

YEAS: Petit  
NAYS: Ross, Keen, Dunn, Frangella, Galliano  
ABSENT: Schexnaydre

Commissioner Frangella: That fails with Randy Petit voting yea. That will go the Council.