

Commissioner Booth: Next item on the agenda PZR-2016-15 requested by Dave Morrison for Mix Brother Tank Services, Inc. for zoning reclassification from C-2 & C-3 to M-1 at 15962, 15958, 15956 River Road, Norco. Council District 6.

Mr. Welker: As you've stated the proposal is to rezone 2 lots, actually there is a resubdivision application that has been submitted to the department to combine the lots, 2 rezone the entire site from C-2 General Commercial and C-3 Highway Commercial to M-1 Light Industrial and this is to either expand on the existing business that is there or to lease one of the buildings out to a similar industrial use like a mechanical or welding shop.

The St. Charles Parish Zoning Ordinance establishes three guidelines for evaluating rezoning requests. In order to receive a recommendation for approval, an applicant must demonstrate that the request meets at least one of the three guidelines.

This request meets the guideline states that a rezoning should be considered if the land use pattern or neighborhood character has changed to the point where the existing zoning no longer allows for reasonable use of the subject property. During our research of the site, the land use pattern of New Diamond has changed dramatically in the last 10-20 years. With the decline in the residential population in the surrounding area, there are sparse land uses unlikely to attract Norco traffic past the property, and a light-industrial use operating on the site right now has been there for over decade, it is unlikely that a General Commercial use would develop on the site. It is believed that the area of the site has changed and best used as it currently is being used.

The rezoning request does not exceed three acres but the Planning Department still recommends a change to the Future Land Use map from General Commercial to Light Industrial.

The department recommends approval of the zoning and Future Land Use Map changes based on meeting the second guideline.

Commissioner Booth: Public hearing for PZR-2016-15, Dave Morrison, Mix Brothers Tank Service, zoning reclassification from C-2 & C-3 to M-1 at 3 lots located on River Road in Norco. Is anyone here to speak for or against this particular issue. State your name and address for the record please sir.

I'm Dave Morrison, 2220 Cypress Point, LaPlace. Just want to say that's what we wanted to do. I just wanted to come up and let you know that I was here if you have any questions.

Commissioner Booth: Any questions for the applicant? Thank you sir. Anyone else here to speak for or against this particular issue? Hearing none I guess we will call for the vote which will have the Future Land Use Map change on it.

YEAS: Loupe, Richard, Booth, Frangella, Galliano
NAYS: None
ABSENT: Granier

Commissioner Booth: And that passes unanimously. Good luck sir.