

2023-2-R requested by Ricardo Quiroz for Quinton Mayeux for a change of zoning from C-2 to C-3 on Lots 18, Block 23 & A-2, Block 24, 14910 Highway 90, Paradis. Council District 4.

Chris Welker – Yes this is request for C3, like all rezonings it would have to meet at least two of the rezoning criteria we did not find this meet any of the three rezoning criteria specifically regarding criteria one the future land use map designates this stretch of Hwy. 90 or this portion of property specifically as a neighborhood mix use which calls for various types of residential development but primarily local serving commercial uses which is those focus primarily in the C2 zoning district, C1 something that people would probably go to on a regular basis shops, retail, offices, stuff like that the C3 zoning district kind of allows a higher intensity commercial type of use warehouses, storage, some low types of manufacturing so we didn't find the use is permitted in the requested C-3 mesh with that future land use designation, additionally it would be considered a spot zone. Almost the entire stretch of Hwy. 90 through Paradis is zoned C2 and this would be an isolated portion of C3 zoning so it would be considered a spot zone and it does not meet the first item. It does not meet second guideline for some of the similar reasons the land use pattern character has changed that the extent zoning no longer allows for reasonable use of the applicants property the property is located in a developed commercial area through Paradis mostly consisting of C2 uses, the current C2 zoning cant really be found to be to unreasonable given that it's set up for what most of the stretch is developed for, so we found it doesn't meet the second guideline. Regarding the third guideline going back to whether it's compatible with the surrounding neighborhood which includes mostly C2 oriented uses which include some retail shops in the area, service stations, gas stations, and also residential homes immediately adjacent we found C2 uses as currently permitted would fit more within that area, higher intensity C3 uses would not necessarily be compatible so it doesn't meet the third guideline and the department recommends denial.

Applicant – Ricardo Quiroz 311 West Loyola Dr. Kenner, La. We requesting the change of C2 to C3 I have a used car dealership in Metairie we have seven years working properly giving service to the people and we trying to bring it to Paradis and so we trying to do give a service to the community and the area around I think it's going to be good for the city this is a business that doesn't give or cause any damage to the environment or the city I think it's gonna be good for everybody. Thank you.

The public hearing was open and closed, no one spoke for or against.

Commissioner Keen – Yea, um state that there is no C3, Bent's RV which is two properties away. That's a C3 property, correct?

Chris Welker – Yes

Commissioner Keen- Dirt Works rentals which was approved a couple months ago which is a quarter mile away and that's now C3 also, correct.

Chris Welker -Yes

Commissioner Keen – The lawn mower repair place that is two properties away is C2 in zoning that has C3 activities there, manufacturing, welding, Torres Service center right down the road, welding, manufacturing and alike it's all C3 going on over there so even though the zoning map shows C2 that what in reality isn't actually occurring in that area. To say that there is not any C3 properties in that area the largest landowner in that area Bent's RV is in fact C3. So it's not exactly a spot, it's just a spot in that one area.

Chris Welker- Yea we draw our distinction between the area between the Paradis canal and Bayou Gauche Road because the C3 along Hwy. 90 roughly ends at Paradis canal and it resumes at Bayou Gauche Road so that's why we try to isolate this area in our analysis.

Commissioner Keen – But it doesn't, Dirt Works is now a C3. Correct?

Chris Welker – It is.

Commissioner Keen – And that is along the same Hwy.

Chris Welker – Yes

Commissioner Keen – About a quarter mile away.

Chris Welker – Yes

Commissioner Keen – I want to make that clear, that there are other C3 activities in that same area.

Commissioner Keen made a motion to consider, seconded by Commissioner Ross.

YEAS: Keen, deBruler, Price, Petit, Krajcer, Jr.

NAYS: Frangella, Ross

ABSENT: None

PASSED
