

Mr. Gibbs: Next item on the agenda is PZR-2014-13 requested by Marsh Investment Corp. for a change in zoning classification from R-1M to C-3 on approx. 6.1952 acres at 10093 US Hwy. 90, Luling. Council District 2. Mr. Romano.

Mr. Romano: Thank you Mr. Chair. Refer to page 19, it's a request to rezone this site adjacent to and behind Pier 90. This is a request to rezone a site adjacent to and behind Pier 90 from R-1M to C-3 for the purpose of developing a site for outdoor storage of manufacturing equipment. This proposed use also requires a special permit use approval. Part of the site is used as a gravel parking lot for those launching boats from an adjacent boat launch. Recommendation for rezoning approval only requires that applications meet one of three criteria listed above. The Department has concluded that the potential resulting land use change complies with or otherwise would minimally impact the general public interest and welfare. Therefore this application **meets the second criteria** for rezoning.

The potential land use should not result in undue congestion and traffic access based on the most recent average daily traffic counts compiled by DOTD from the nearest US 90 count stations on US 90—west of the Davis Diversion and east of the applicant site, near the landfills in Jefferson Parish. At the Davis Diversion site, the count was approximately 18,400 and the count was slightly higher at the station east of the site—approximately 21,700. The higher count is likely attributable to large number of waste disposal trucks entering and exiting the landfills from Orleans and Jefferson Parishes. Other counts along US 90, particularly in Boutte near I-310, the counts exceed 30,000 vehicles. This indicates that the stretch of US 90 along the applicant site has room to grow.

Plan 2030 recommends that future land uses along the corridor be mixed. There are no other sites along this corridor segment with C-3 zoning or land uses. Thus, overcrowding of land or overburden on public facilities should be of concern. This also addresses potential land use incompatibility that could result with rezoning from a commercial residential use to a highway commercial use. The rezoning request is consistent with what Plan 2030 recommends.

The Department recommends Approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2014-13 is there anyone in the audience that care to speak for or against?

Good Evening my name is Mike Sherman on behalf of Marsh Investment Corp., 2700 Ridgelake Dr., Suite 100, Metairie, 70002. Thank you for the opportunity to appear tonight and for your consideration. Also thank you to the Planning Staff who has been very helpful throughout this process. I think I'll point out this one fact which is we're not trying to create C-3 on the site, it already exists on the front part of the site, the front 3 acres, we're trying to bring conformity with this particular zoning request to the entire 9 plus acre site to make it C-3.

Mr. Gibbs: Thank you Mr. Sherman. Any questions for Mr. Sherman? Thank you. This is a public hearing for PZR-2014-13 is there anyone else in the audience that care to speak in favor or against? Any questions?

Mr. Loupe: This is in my district too and I've had no complaints about it.

Mr. Gibbs: Any other questions? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano
NAYS: None
ABSENT: Foster

Mr. Gibbs: And that passes unanimously. Mr. Sherman this is going to go in front of the Council on September 22, not October 6th.
