



Department of Planning & Zoning Staff Report – Map Amendment Case No. 2024-15-R

APPLICATION INFORMATION

- **Submittal Date:** 7/11/2024
- **Applicant / Property Owner**
Traci Johnson
Luling Exchange, LLC
400 Poydras Street, Suite 3000
New Orleans, LA 70130
504.619.2293; tracijohnson@imtt.com
- **Request**
Change of zoning:
 - Current - R-1A, Single family residential detached conventional homes - Medium density; R-3, Multi-family residential; C-3, Highway commercial district-Wholesale and retail sales
 - Proposed – O-L, Open Land District; M-1, Light manufacturing and industry

SITE INFORMATION

- **Location**
597 acre “Tract L”, municipal address 11831 River Road, Luling.
- **Size**
The subject portion consists of approximately 250 acres (approximately 61.18 acres proposed O-L; approximately 185.31 acres proposed M-1)
- **Current Use:**
Some utility or infrastructural uses can be found on the site, but it is largely undeveloped and partially wooded.
- **Surrounding Zoning**
C-3 and B-2 zoning is located to the River Road side; C-3 and W zoning is located to the Highway 90 side; M-2 zoning is adjacent to the Ama side; R-1A zoning is adjacent to the Evelyn Drive side (Davis Heights Subdivision).
- **Surrounding Uses**
The site is located in an area between Luling and Ama that is mostly undeveloped. The primary development in the area is the residential neighborhood immediately adjacent to the Evelyn Drive side (Luling and Davis Heights Subdivisions).
- **Zoning History**
The R-3 and C-3 districts were established in 1981. The R-1A district was established through rezoning in 1989 (PZR-1989-05, Ordinance 89-3-1).
- **Future Land Use Recommendation**
Business Park: This category provides for the development of planned business, office, technology, warehouse and research activities, as well as related ancillary uses, such as shipping offices, office supply, services, hotels and restaurants. Business parks should incorporate design standards such as screening, landscaping and site location criteria.
 - Create a new zoning district that allows some M-1 uses, and C-1, C-2 and C-3 uses with development standards.

Industrial Buffer: Private or public land separating heavy industry from residential uses. This land should be used for parks, trails, and institutional and public uses. Neighborhood retail, services, and offices are also permitted in appropriate locations when compatible with adjacent uses.

- *Recommended Zoning Districts: CR-1 (residential/commercial transitional), C-1 (commercial office), C-2 (general commercial retail), MS (medical service)*

Wetlands: Constrained lands due to wetlands and flood zones. Allowable land uses in areas designated as wetlands are limited to low impact uses, such as eco-tourism and recreation (e.g., boating, hiking, hunting, fishing), wildlife observation, environmental education, environmental research, compatible agriculture (e.g., periodic haying and grazing), managed timber harvest, and other uses that may be permitted by special exception or special permit by the Louisiana Department of Natural Resources, the U.S. Army Corps of Engineers or the St. Charles Parish Coastal Zone Advisory Council.

- *Recommended Zoning Districts: W (wetland district)*

- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X Zone & AE4
2013 Digital Flood Insurance Rate Map: X and AE5

- **Traffic Access**

Access to the site is available at various points, including from the Evelyn Drive side at the termini of Nola and Rex Streets. But the primary frontage is along River Road.

- **Utilities**

The Parish GIS map shows drainage facilities along River Road and the sides of the site; a wastewater line is shown through the rear; water facilities are shown along River Road.

Representatives from the Departments of Public Works, Wastewater, and Waterworks did not offer objections to the rezoning.

Any resulting development and its impact on infrastructure would be evaluated in greater detail at during permitting review.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

A. Open Land District: The regulations in the Open Land District are as follows:

[I.] *O-L. Open Land District:*

Policy statement: This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

1. Use Regulations:

a. A building or land shall be used only for the following purposes:

- (1) Farming.
- (2) Animal husbandry.
- (3) Farm family dwellings.
- (4) Tenant dwellings.
- (5) Site-built, single-family detached dwellings.
- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (7) Manufactured housing.
- (8) Mobile homes.
- (9) Accessory buildings and uses.
- (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
- (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
- (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent right of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.
- (13) Lawn Care Service subject to the requirements of Section VII.
- (14) Historic Home Site Bed and Breakfast.

b. Special exception uses and structures include the following:

- (1) Religious institutions.
- (2) Golf courses and golf practice ranges.
- (3) Public parks and recreational areas.

- c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
 - (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
 - (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
 - (5) Public stables and kennels.
 - (6) Cellular installations and PCS (personal communication service) installations.
 - (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (8) *Reserved.*
 - (9) Fire stations with or without firefighter training facilities.
 - (10) Nonresidential accessory buildings.
 - (11) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.
 - (12) Transmission towers.
 - (13) Solar Energy System, Large (LSES), in accordance with Section VII, Supplemental Use and Performance Regulations and supporting resolution of the Council.
- 2. Spatial Requirements:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Thirty-five (35) feet.
 - (2) Side—Ten (10) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.
- 3. Special Provisions:
 - a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
 - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Housing Installation in Flood Hazard Areas*.
 - c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
 - d. Farmer's market:
 - (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.
 - (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
 - e. Cemeteries and mausoleums:
 - (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
 - (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.
- 4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

D. Manufacturing and industry districts—The regulations in these districts are as follows.

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.
 - (5) Assembly plants.
 - (6) Bottled gas sales and/or service.
 - (7) Food processing plants.
 - (8) Cellophane products manufacturing.
 - (9) Cold storage or refrigerating plants.
 - (10) Electrical parts manufacturing and assembly.
 - (11) Fiber products manufacturing (previously prepared fiber).
 - (12) Garment manufacturing.
 - (13) Glass products manufacturing.
 - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
 - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
 - (16) Leather products manufacturing (previously prepared leather).
 - (17) Commercial vehicle and heavy equipment sales and service.
 - (18) Millwork.
 - (19) Paint mixing and treatment (not employing a boiling process).
 - (20) Paper products manufacturing (previously prepared material).
 - (21) Plastic products manufacturing (previously prepared material).
 - (22) Sheet metal products manufacturing (light).
 - (23) Sign manufacture.
 - (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
 - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
 - (26) Television and radio broadcasting transmitters.
 - (27) Textile products manufacturing.
 - (28) Toy manufacturing.
 - (29) Well drilling services.
 - (30) Wood products manufacturing (assembling work and finishing).
 - (31) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
 - b. Special exception uses and structures (variation):
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.

- (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
 - (10) Solar Energy System, Large (LSES), in accordance with Section VII, Supplemental Use and Performance Regulations.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 3. Transportation System: Arterial, rail, water.
 4. Special Provisions:
 - a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
 - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
 - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

Appendix A. Section XV. - Amendment procedure

D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:

1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

- E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:
1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE & CRITERIA EVALUATION

1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

The subject area is under the *Business Park, Industrial Buffer, and Wetlands* Future Land Use Map designations. The extent of the proposed M-1 district falls under each designation, but the only portion conforming to the Future Land Use Map are the approximately 55 acres under *Business Park*. The remaining 129.66 acres of M-1 are under the *Industrial Buffer* and *Wetland* designations, which it does not conform to.

The extent of the proposed O-L district falls under the *Industrial Buffer* and *Wetland* designations. O-L zoning is more compatible compared to the existing R-1A, R-3, and C-3 districts, but this specific zoning district and its permitted uses does not conform to the development pattern of the *Industrial Buffer* and *Wetland* designations.

The proposed zoning is not a spot zone as it covers a large area and would expand upon existing industrial zoning, but with only 55 acres of the 250 acre site conforming to the Future Land Use Map, it can't be said this request is in furtherance of the Comprehensive Plan. **The request does not meet the first guideline.**

2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

This area bridges the developed areas of Luling and Ama, and is roughly bounded by the Bayer (former Monsanto) facility upriver, the ADM grain elevator facility downriver, the Mississippi River to the north, and Highway 90 to the south. The land use pattern and character of this area has been established for several decades. Luling Heights and Davis Heights Subdivisions were platted in the 1950s and 60s respectively. The two bounding features upriver and downriver (Bayer and ADM) were also started in the 1950s and 60s. The most recent development affecting this area is the Davis Freshwater Diversion Project which began in the late 1990s and was completed in the 2000s. The majority of the land, a significant portion being the subject site, has remained mostly undeveloped and wooded. The zoning itself has remained constant since its establishment in 1981 with the most recent change occurring in the late 1980s (PZR-1989-05; Ord. 89-3-1).

While the zoning and land use pattern has long been established and unchanged as noted above, the current zoning pattern does not allow for reasonable use of the property. Currently more than half of the site is zoned M-2 with the remaining portions zoned R-1A, R-3, and C-3. For the same reason the M-2 district should not intrude closer to the residentially zoned Luling/Davis Heights Subdivisions, those portions zoned R-1A and R-3 should not be developed in a way that would extend residential development closer to the M-2 zoning. As for the C-3 district, its size and lack of visible frontage on a high-traffic highway limits its potential for 'highway commercial' development.

The zoning pattern that could result from this revised request would be more reasonable for both the subject property and the adjacent residential subdivisions for the following reasons:

- The M-1 district will allow a developer of Tract L to make more compatible improvements in service to any "major operations" within the M-2 district.
- Buffer requirements in place to protect residential areas from high intensity development will not only be maintained but strengthened, specifically:
 - The proposed O-L and M-1 zoning will keep "major operations" to the confines of the M-2 district, maintaining the 2,000 ft. buffer without any potential for reduction.
 - The O-L district will provide an additional layer of buffering by significantly reducing the development potential within the 500 ft. immediately adjacent to the Luling/Davis Heights Subdivisions.
 - M-1 zoning has stronger buffer requirements compared to the existing R-1A, R-3, and C-3 districts. Specifically a minimum 15 ft. buffer is required where applicable compared to 10 ft. under C-3 and R-3 zoning. And the Department may increase a required buffer under M-1 zoning while under C-3 it can be reduced.

To summarize, the rezoning will allow for more reasonable development of Tract L while still protecting nearby residential areas. **The request meets the second guideline.**

3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

Most of the land in the subject area as detailed under the second guideline is undeveloped and wooded. The most significant developments are the Luling Heights and Davis Heights Subdivisions, which fall under R-1A zoning and are nearly built-out with single family homes. Under the previous request the proposed zoning change would have extended M-2 zoning within 400 ft. of this residential area. M-2 being one of the most intense districts in St. Charles Parish, the Department could not recommend approval of such a change and the request was withdrawn.

With this request the question of compatibility would not change significantly under the proposed zoning pattern and in some situations could improve:

- The primary change is a conversion of approximately 214 acres of C-3 to M-1. This is not a significant change compared to what is currently permitted under C-3 which allows several uses which would not be out of place in industrial areas (some fabrication and manufacturing, wholesale, warehousing, bottling works, building supply, plumbing and sheet metal shops, etc.).
- Currently R-3 and C-3 developments could be permitted directly adjacent to the single family Luling Heights and Davis Heights Subdivisions. This request would establish a 500 ft. wide O-L district between the neighborhoods and the proposed industrial zoning, greatly reducing the development potential of the area adjacent to the residences and removing potential conflicts.

Regarding impact to infrastructure, representatives from the Departments of Public Works, Wastewater, and Waterworks offered no objections to the rezoning. And given the nature of the development type that can be permitted under current zoning compared to proposed zoning (several individual commercial and multi-family developments vs. a single industrial site), the development potential likely reduces impact on existing infrastructure. **The request meets the third guideline.**

DEPARTMENT RECOMMENDATION

Approval, based off meeting the second and third rezoning criteria.

This request will be forwarded with the Planning Commission's recommendation to the Parish Council for a second public hearing and final determination.