

2024-4-R requested by Bobby Gorman Sr. for St. Charles Recycling, Inc. for a change of zoning from C-2 to C-3 on Lot X-5-A, Sunset Drainage District, 15396 Hwy 90, Paradis. Council District 4.

Mr. Welker – for the department to recommend approval for a rezone we need to find it meets 2 of the 3 rezoning criteria, we found this request only meets 1 of the 3 rezoning criteria. To summarize that with the first guideline the future land use map recommendation for this location is commercial the C3 the requested C3 zoning does line up with that future commercial land use designation, it also will not be a spot zone there is C3 zoning directly across the street as you exit the main stretch of Paradis on 90, so this would basically expand upon that so the request meets the first guideline. It does not meet the second guideline, but we found that it does not meet the second guideline whether or not the existing C2 zoning allows for reasonable use or the C3 would allow more reasonable use there are several C3 level uses which can be permitted in C2 zoning as special permitted uses while usually there prefer going for the zoning since it comes with fewer restrictions or department oversight, really the special permit option it's kind of a win win, it allows for certain uses such as auto repair and a few other kind of not typical commercial uses while allowing approval through this board and also any kind of stipulation or restrictions that may help with the surrounding and immediate adjacent residential uses so we find that reasonable use under C2 that benefits both the applicant and the parish and the neighborhood. We do not find the request meets the third criteria and that's why there are permitted uses are within the proposed zoning district that are incompatible with the existing neighborhood character while it's right on the edge of Paradis as you start making your way south down 90 there are still residential homes in the immediate vicinity of this site, that includes single family along the street, there are some multi family apartments right next door and with C3 kind of starting to skew more into it's not your typical commercial retail stuff that you would go visit daily it's warehousing, some light manufacturing stuff like that we just didn't find that the compatibility met as far as being right basically near on the edge of a residential so we didn't find that it meets that guideline, so we do recommend denial.

Applicant – Lynette & Bobby Gorman 480 Carolyn Dr. Destrehan. Yes, this building right now is being used for storage because we have a venue and we kind of like outgrew the venue a little bit, so we use it for storage right now, but eventually it's going to be a rental building. That's why we want to have it as C3 so we don't have to go through the special zoning all the times to have to cause we never know who is going to rent the building so that's why we want to switch it to C3 and like he did say there is C3 right on the other side of 306, there is some spot zoning in Paradis that's already C3, one's behind my house behind 106 Early St. which is a C3 now that Nicky Dufrene passed through to the car dealership and where Dirt Worx's is and that's all around residential. So, we are right next to a C3 already we are not all the way around residential. **Mr. Gorman** – which they just changed a bunch of it for car lots right down the road. But we not asking for, you know like a manufacturing or anything like that, that was a manufacturing building when I bought it they had all kinds of equipment in it when I bought it he was using it, cutting and everything else. We are not asking for a mechanic shop, or nothing like that. **Mrs. Gorman** - we just saying it's a rental building and we really don't know what, who is going to rent the building eventually, so, we would rather have it zoned C3 now and not have to go through the special zoning every time a new person wants to rent the building. **Mr. Gorman** - but if certain requirements you know all you have to do is go to the parish and if they so no you cant have this here and then we just

ain't gonna have it, but we just like to get the zoning to 3 whatever y'all say we gonna do whatever y'all want us to do.

Commissioner Petit- ok, just to clarify your plan is to rent it, on the application it says it would be a paint and body shop.

Mrs. Gorman – well that's what somebody had asked about renting it for that, in the meantime they have gotten a building already zoned C3.

Mr. Gorman – really a couple blocks down the road. I understand you don't want a body shop there and we wouldn't put that there if y'all didn't want it but we would just like to get the zoning changed to C3 and whatever y'all, whatever the parish wants us to put there we gonna come to you before and can deny it then we would just like to have the C3. It's right there on Hwy. 90, it's right there on 306, it's right there on Early and you got 3 ways to put it. **Mrs. Gorman** – you can access it by all 3 roads. **Mr. Gorman** – and we just using it as a warehouse and most probably that's what it's gonna stay but, if somebody comes and wants to rent it, we gotta make sure with y'all if it's good enough, if it ain't good enough well we just won't do it.

The public hearing was open.

OPPOSED-

Stacey Marsalone 4604 Cleveland Place Metairie. La. – I'm opposed to this, we have the rental property right next door and there is 4 units in there, there's houses across the street, there are 51 families in the neighborhood and if this goes C3 it's carte blanche you can put anything there and I'm in agreement with the findings of the zoning and planning commission. I don't want to see some manufacturing plant, I know there intentions are probably good but down the road who is to say what can happen with C3, this is clearly a residential community it's not industrial. That's all.

Commissioner Keen – the future land use map states the lot across from 306 is going to become a business park, is it intention, the business park, what, can you educate us on that, what that would entail or can entail.

Mr. Albert - it's a set of categorical potential zonings, so it's effectively it's commercial and light industrial zonings.

Commissioner Keen – ok so parishes future land use for the area directly across from 306 is in fact industrial or partial.

Mr. Albert – it leans more toward commercial but light manufacturing is involved in it, all those land use categories are pockets that have different subsets of the available zoning district within them when we do a rezoning request and process it the first criteria is whether or not the request moves from one thing within that category to another thing in that category that usually help it meet the first requirement.

The public hearing was closed.

Commissioner Keen made a motion to approve, second by Folse, Jr.

YEAS: KEEN, FOLSE, JR.
NAYS: PETIT, FRANGELLA
ABSENT: PRICE, ROSS, KRAJCER

FAILED