

Mr. Gibbs: Next item on the agenda is PZR-2014-19 requested by Cembell Industries for a zoning reclassification from OL to M-1 of the northern 5000 ft. of the lower 1/3 of the Mary Hotard Holmes Tract 589 CC Road Montz. Council District 6. Mr. Matherne.

Mr. Matherne: Thank you. As you just read this is a request to rezone an 18.36 acres portion of a 23 acres tract in Montz to M-1. The company Cembell has an existing fabrication shop off of CC Road. The stated purpose of the expansion is to increase parking, construct new buildings and shops, and additional laydown area. The applicants have requested that 5,000' of the 6,183.64' be rezoned to M-1, leaving 1,183.64' zoned OL to act as a buffer to residents near the southern end of the property.

A rezoning request must meet all of the tests of at least one of three criteria listed in applicable regulations if a recommendation for approval is stated. **This request meets the second criteria.**

Because this is the expansion of an existing business and only accessible through the existing businesses site, the impact of the expansion should not increase the traffic in the area. The existing business has not been an issue in this regard, and the proposed site is accessible on an underutilized state road that does not travel through a residential area. The proposed expansion also should not have effect on other utilities.

Regarding consideration of land use incompatibility, the proposed site is surrounded by undeveloped agricultural uses and should have no impact. Finally, approving the site for M-1 zoning will have a minimal impact to the neighborhood because the proposed zoning request was limited by the applicant to stay more than 1000' feet from the nearest neighbors.

The Future Land Use Map contained in the St. Charles 2030 Comprehensive Land Use Plan has the area designated as Rural Residential. The Comprehensive Land use plan states, "Rezoning requests ... should be reviewed for consistency with the Comprehensive Plan and should not be approved if found to be contrary to the Comprehensive Plan, unless the Plan is amended."

This zoning change would not be consistent with the St. Charles 2030 Plan. However, it is both consistent and compatible with the development trends in the area. To the west of this site, the Future Land Use is shown as Heavy Industrial and to the east of the site, Light Industrial.

With consideration of the surrounding areas on the Future Land Use Map and the limits of the applicant's proposed rezoning, an amendment to the FLUM is both desirable and appropriate. The land use designation of the subject site should be changed to Light Industrial on the Future Land Use Plan (FLUM) to be consistent with the proposed rezoning.

The Department Recommends to following:

Approval of the required FLUM amendment from Rural Residential to Light Industrial.

Approval of the requested rezoning from OL to M-1 and we will do that all at once at the Council meeting.

Mr. Gibbs: Thank you Mr. Matherne. This is a public hearing for PZR-2014-19, is there anyone in the audience that care to speak in favor or against?

Good evening, my name is Larry Antonini, I'm one of the owners of Cembell Industries. I appreciate you guys seeing us tonight. Our intentions are to expand our business somewhat and we had to buy the whole parcel of land. To be a good neighbor, we left a good size buffer zone between us and the other neighbor. With the expansion, it gives us a little more room for us to add on to our shop so we can employ more people to our shop's assembly area.

Mr. Gibbs: Sounds good. Any questions? This is a public hearing for PZR-2014-19, is there anyone that cares to speak in favor or against? Any other questions? Cast your vote please.

Mr. Booth: I recommend approval with the Future Land Use Map (FLUM) being changed from residential to light industrial and I recommend the business get what they need.

Mr. Gibbs: Cast your vote please.

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

Mr. Gibbs: That passes unanimously. That will go to the Council in January, same venue and good luck to you guys.
