

2023-8-R requested by Conrad Frey for Southern Trucking & Transportation, LLC for a change of zoning from C-3 to M-1 on two triangular lots consisting of approximately 1.5 and 2 acres and designated a portion of Lots 7, 8, & 9 of the John Lambert Tract, 275 I-310 Service Road, St. Rose. Council District 5.

Mr. Welker- yea rezoning must meet two of the three zoning criteria in order to get a recommendation or approval from the department. The department found this request meets the second and third rezoning criteria and we recommend approval. To go over that the second criteria ask if the land use pattern or character has changed that the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does, this sites located at the end of I-310 Service Road in St. Rose while it's visible from the highway it doesn't have direct highway frontage that would better benefit uses that are typically permitted in a commercial zoning district, you would have to make the turn at Almedia, another turn at the service road it's about a half mile to the site visible, but tucked away. So, because of that the pattern in the area has actually changed to go from the commercial zoning C-3 to M-1 light industrial there were three rezonings done in 2019 alone from C-3 to M-1 all for properties that are at this on the service road and the uses in that area also kinda reflect that, it's a lot of heavy industrial contractor office storage yards and what not. Actually, one of the property's was approved for a special permit last month the sp plus maintenance facility they basically coming back just to get the properties under a zoning that doesn't hold them to the requirements of C-3 and the special permit, so it meets criteria two there M-1 zoning is more reasonable compared to C-3 basically on where it's at similarly under criteria three. The potential use is permitted by the proposed zoning will not be incompatible with existing neighborhood character, the neighborhood character has trended to a more industrial M-1 type use with the items noted in the previous guideline and the uses that are permitted in the proposed M-1 zoning district would comply or be conforming to what is down there right now. So, the department also finds it meets the third criteria and as stated earlier recommends approval based on meeting the second and third criteria.

The public hearing was open and close after no one spoke for or against.

Commissioner Price made a motion, second by Commissioner Ross.

YEAS: Keen, Frangella, Ross, Price, deBruler, Jr. Petit

NAYS: None

ABSENT: Frangella, Krajcer

Approved
