

2025-6-R requested by Edward Hymel III for TKENQ, LLC for a change of zoning from M-1 to C-2 on Lot 4-II-A-5, Plantation Business Campus, 13080 River Road, Destrehan. Council District 2.

Mr. Welker- yeah this request to go from M-1 to C-2. The department finds this meets each of the three rezoning guidelines and gets a recommendation of approval. To summarize those items, criteria one, the designation here is town center that designation includes a C-2 zoning district as part of its recommended zoning district and we would not consider this a spot zone as there is adjacent C-2 zoning in the area and this will basically expand upon that. So, it meets criteria one. Whether or not the land use pattern or character has changed the extent that the existing zoning no longer allows reason use. In the proposed zoning does, this area has a long history of industrial use, but that has changed over time significantly most notably with the development of the east regional library in 2008 and the Plantation View Medical Office in 2013. This has become kind of a institutional and you know commercial node around West Campus and River Road and the M-1 zoning here just doesn't suit it anymore, especially considering the size of the lot. It's not by much, but it is undersized by the required 10,000 square foot minimum for M-1 zoning and with M-1 zoning having increased setback requirements the buildable area is also limited on what it can be considered a small lot for the zoning district. So, C-2 grants far more reasonable use, it's more in character with the area, conforms to C-2 minimum requirements and the decreased setback requirements create more flexibility for developing the lot itself. Item three, whether are not potential use is permitted by the proposed zoning, rezoning will not be incompatible with the existing neighborhood character, kind of echoing the previous two items. This development into a kind of commercial and institutional sector along River Road, like I said with the medical offices, the library, we have fire station, the Destrehan Plantation site is next door so the use of permitted in C-2 district would be perfectly compatible with what surrounds it. So, it meets all three as summarized and the department does recommend approval.

Applicant – Edward Hymel 21 Shadow Lane Destrehan, and I can't add nothing to that, he did a good job. The lot itself is nonconforming to the M-1 anyway, so it's got to be changed so because of the just the size of the lot. Thank you for your support.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Price made a motion to approve, seconded by Commissioner Keen.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, JAY
NAYS: NONE
ABSENT: KEEN
PASSED
