

Mr. Gibbs: Next item on the agenda is PZR-2015-03 requested by Metro Investments, LLC for a change in zoning classification from C-3 to M-1 on approximately 12.73 acres at 10400 Airline Dr., St. Rose. Council District 5. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This is a request to rezone approximately 13 acres from C-3 to M-1. The site was acquired in three different purchases since 2005: four acres with 450' of frontage on Airline in 2005; 2 adjacent acres north of the property in 2012, and 6.873 acres extending the site to the hurricane protection levee in 2014. The stated purpose is to build a complex of warehouses and offices for use as a sound stage and warehousing for a film studio associated with Quixote Studios which is in the general vicinity.

Adjacent developed property is zoned M-1 and in M-1 use. Adjacent undeveloped property to the east is zoned C-3 but vacant and wooded.

We find that this request meets **the second test** which is designed to protect the character of a neighborhood, public infrastructure, and the public welfare. Rezoning the frontage of the site to M-1 is consistent with the future land use map and would allow for development that is in character with neighborhood along and across Airline Drive. A large portion of the site has a future land use designation of general commercial; staff recommend changing the future land use designation consistent with this rezone request and also the entire larger general commercial future land use designation in the area is under review for the scheduled 2016 future land use map amendment.

Water and sewer infrastructure have been determined to be able to serve the site and any M-1 development that occurs. Likewise, the signalized intersection of Riverbend Drive and Airline Drive will accommodate traffic generated by the proposed M-1 use or any other M-1 use that develops on the site. Therefore, the rezoning would not create congestion, overcrowding or land uses that are incompatible with adjacent properties.

We recommend approval of the rezone and also the required amendment to the future land use map.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZR-2015-03 anyone in the audience care to speak in favor or against?

My name is Allen Antoine with Antoine Architects. I'm the architect on the project. It's a very large multi-building, multi-phase development planned on the undeveloped site and we're simply asking for rezoning to accommodate the growth of Quixote Studios. Any questions, we're available to answer.

Mr. Gibbs: Thank you Mr. Antoine. Any questions? Good luck to you. This is a public hearing for PZR-2015-03 anyone else in the audience care to speak in favor or against? Any comment?

Mr. Booth: This is in my district presently this vacant land is just a parking lot for the production crew to go back and forth to the small studio they have and as they expand the film industry in Louisiana this is the most logical use for this land. I'm for it.

Mr. Gibbs: Thank you Mr. Booth. Any other comments? Cast your vote please.

YEAS: Pierre, Booth, Gibbs, Frangella, Foster

NAYS: None

ABSENT: Loupe, Galliano

Mr. Gibbs: And that passes unanimously. Mr. Antoine this is going to go in front of the Council on the 26th. Good luck.
