

2023-5-R requested by Brandt Dufrene for One Mile, LLC for a change of zoning from O-L to M-1 on Lots 526, 527, 528, 529, Sunset Drainage District, 837 Highway 306 (Bayou Gauche Road), Paradis. Council District 4.

Chris Welker -Yes this is a zoning request from OL to M1, light industrial. The department found the request meets two of three rezoning guidelines which would allow us to recommend approval. To summarize those guidelines, it does not meet the first guideline because it would be considered a spot zone there's no other industrial zoning in that area or immediate area so for that reason it doesn't meet the first guideline. We found it meets the second guideline because we found the M1 zoning to be a reasonable request for the property the area is on Bayou Gauche Road between Paradis and Bayou Gauche that stretch is sparsely developed there's a handful once you get passed the main development in Paradis there's sparse residential development most of it's open, agricultural land used for cattle grazing or not really used for anything because it's wetland mitigation area so because the development there is relatively sparse there's not really any residential development pressure that would fit in the current OL there is not really any reason for it to be commercial at any point because that's going to be limited to Hwy. 90 there's no other real reasonable zoning and the OL zoning one of it's purposes is to be like a holding zoning district to be changed through this process whenever there's a need for it or a reason, so we do find the M1 zoning a reasonable use compared to any other options really, so it meets the second guideline for that reason. It meets the third guideline for almost the same reasons, it wouldn't be incompatible with what's in the area which is mostly agricultural with a scattering of some residential uses the M1 zoning district actually permit's agricultural and general farming in addition to some of the warehousing and manufacturing all the other stuff so that implies that would be some compatibility with what is the primary land use pattern out there which is agricultural, open land, open space, so we found the that it would be compatible or not incompatible with the existing character and meets the third guideline and based on meeting the second and third guideline the department recommends approval.

Applicant – Brandt Dufrene 105 Lac Cypriere Dr. Luling, LA I own the property I bought it probably in 2000 we have building on there we would like to put in use it's a big warehouse and in the early 80's the world's largest offshore drilling rig was built in this building and then the owner didn't need the building anymore so I bought in 2000 and I been using it when I was in the offshore work boat business use to overhaul engines in there, so I sold the offshore work boat company so I don't need the engines anymore seeing if we can lease it out for a warehouse or storage and surrounding this piece of property is 8,000 acres of the Chevron mitigation bank so it's no neighbors at all, none. Anything else? Thank you.

The public hearing was open and closed, no one spoke for or against.

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

YEAS: Keen, Frangella, Ross, Price, Petit

NAYS: deBruler, Krajcer, Jr.

ABSENT: None

PASSED
