

Mr. Gibbs: Next item on the agenda is PZR-2015-08 requested by KD Development c/o William Kingsmill for a change in zoning classification from C-2 to M-1 for office/warehouse space at 281 thru 325 Almedia Road, St. Rose. Council District 5. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. This request is for the purpose of developing the site with several warehouses of less than 10,000 square feet for rental purposes. The site is located across Almedia Road from several light-industrial businesses and abuts another one to the north. That site was rezoned in 2013. Toward River Road, there are vacant lands zoned C-2 and a partially occupied strip center next to there. This strip center, a Dollar General store just beyond there at River Road, and a RaceTrac convenience store at Airline Drive are the only commercial uses along Almedia Road. The primary land uses are M-1, even though slightly more land is zoned C-2 than M-1. These are indications that the land use development pattern appear to be trending away from C-2 and more toward M-1. This means that marketing forces seem to show that the corridor is more conducive for light industrial uses. All of these facts lead the department to conclude that all tests of the **third criteria are met.**

The Future Land Use Map for Almedia Road indicates General Commercial. Amending the Future Land Use Map is not required in this case as the site is less than 3 acres. However, the Department does recommend it be changed Light Manufacturing. The Department recommends approval of the rezoning and an amendment to the Future Land Use Map to indicate the site as light manufacturing.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2015-08 is there anyone in the audience that would care to speak in favor or against?

Good evening my name is Beau Bryant, 115 Cherry Laurel Drive, Covington, LA. I'm here representing KD Development. As Mr. Romano said we're building small office/warehouse structures for rent or sale.

Mr. Gibbs: Sounds like a pretty good project Mr. Bryant. Anyone has any comments or questions? Thank you Mr. Bryant. Anyone else in the audience that would care to speak in favor or against PZR-2015-08? Mr. Booth.

Mr. Booth: This is in my area between the Sudsy Carwash and the railroad track, Mr. Forsythe has a fence company that is doing a good job there I believe and of course across the street from this property there is a towing yard I believe and a guy that works on some automobiles, there's a body shop. It's a light industrial manufacturing area is what it's grown into be. I think this would be an asset to the vacant land, it won't impact anything, there's nothing behind it but vacant land with trees at this time. So until there is some future development back there, they won't be bothered. I recommend that we support this project and put this land in the tax base.

Mr. Gibbs: Thank you Mr. Booth. Any other comments or questions? Seeing none, cast your vote please.

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

That passes unanimously. Mr. Bryant this is going to go in front of the Council this Monday, March 16<sup>th</sup>, same venue. Good luck to you.

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