

Commissioner Booth: Last item on our agenda tonight is PZR 2017-07 requested by Bruce M. Bourgeois for BMB Real Estate, LLC for a change of zoning district from M-1 to C-3 on Parcel D-2A-1 of Fairview Plantation, 10390 Airline Dr., St Rose. Council District 5. Ms. Stein, this goes along with the last one, right?

Ms. Stein: That's correct. Thank you Mr. Chair. The applicant is requesting a downzone to C-3. We find that the request would meet the third criterion for rezoning in that it has the public infrastructure, that it's compatible with adjacent property, won't overburden any of the facilities in the area. In the past, this section of Airline Hwy. has seen permits for hotels and restaurants, both in the M-1 zoning district and we also have a couple of hotels. We have one hotel and another restaurant that were permitted in the M-1 zoning district without the downzone so 2 are downzoned to C-3, those developers said that they were most interested in increasing their buildable area on a lot, but the current interpretation of the code is that M-1 does not permit hotels, restaurants, the types of things that are permitted in a C-2 zoning district and not included in the C-3 zoning district, so we do hope to come back to you to work out these kinks in the zoning ordinance so that we don't have to force people to rezone when they want to put service type businesses next to industry, but in this case it's not only required, we recommend approval and we'll have to change the plat to indicate that the lot that's being carved out is actually the lot that we advertised which is D21-A. So we'll have a couple of revisions to the plat in order to go forward with the rezoning.

Commissioner Booth: Any questions or comments? Ok. We'll call for the vote, they are trying to get this lot to conform so they can get Taco Bell rolling.

YEAS: Gordon, Loupe, Granier, Booth, Frangella

NAYS: None

ABSENT: Richard, Galliano

Commissioner Booth: And that passes unanimously.