METROPOLITAN PLANNING COMMISSION LAND USE REPORT - DECEMBER 4, 2013

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CASE NO:C-85-13:2800 Block North Hearne AvenueDistrict: A/McCullochAPPLICANT:BLOUNT BROS. CONSTRUCTION, L.L.C.District: 2/Johnson

LAND OWNER: Same

LOCATION: East side of North Hearne Avenue 1,600' north of Ford Street

ZONING: R-A to I-2

PROPOSED: Concrete crushing and stock pile of material or other uses within this zoning classification

GENERAL INFORMATION:

- The applicants request is to rezone this site from R-A, Residence Agriculture to Light Industry District to permit a concrete crushing and stock pile of materials
- All surrounding properties are zoned R-A and vacant
- Previous request for I-2 was amended to R-A-E and denied C-18-06

SITE PLAN CONSIDERATIONS:

- Site plan shows 20.28 acres or 919,650.4 sq. ft. of property with 440' of frontage on North Hearne Avenue
- An area of 375' from the westerly property line is designated for stock pile of crushed material and concrete to be crushed
- Surface type proposed is compacted sand with crushed concrete
- The remainder of the site is wooded
- No solid screen fencing is shown
- The applicant may request MPC to wave solid screen fencing pending development of residential properties
- Any drainage, sewer and utility easements for this site should be labeled

DEVELOPMENT REVIEW TEAM COMMENTS:

- CITY ENGINEERS OFFICE REQUIRES THAT NO COVER OR STOCK PILE OF MATERIALS ON SEWER MAINS OR UTILITY
 EASEMENTS
- PROPERTY IS WITHIN A FLOODZONE

ALTERNATIVES:

- A. Approve the application as submitted subject to compliance with the following stipulations:
- 1. Development of the property shall be in substantial accord with a revised site plan showing utilities clearly labeled. This plan shall be submitted to and approved by the Planning Director with any significant changes or additions requiring further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.
- B. Deny the application

PUBLIC'S ASSESSMENT

- 12-4-13: 2 spoke in support; 3 spoke in opposition.
- 1-2-14: 6 spoke in opposition; 22 stood in opposition. (Support left when applicant requested deferral of this case.)

BOARD'S DECISION

- 12-4-13: The Board voted 6-1 to defer and continue this application to the January 2, 2014 public hearing.
- 1-2-14: The Board voted 5-2 to defer and continue this application to the February 5, 2014 public hearing. The Board specifically referenced data regarding dust and noise that the applicant cites but has not provided.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



