

2022-1-MAJ requested by Almedia Gardens, LLC for Preliminary Plat approval of Almedia Gardens, a 188 lot residential subdivision proposed at the terminus of East Club Drive, St. Rose. Zoning District R-1A & C-2. Council District 5.

Mr. Welker – read the land use report. The Department of Planning & Zoning has no objection to the minimum block-length waiver request.

The Department cannot recommend approval of a waiver from the required lot width in a new development absent a practical hardship. A minor reduction of lots would allow for compliance.

The Department recommends approval of the requested block-length waiver request. The department recommends a conditional approval of the Preliminary Plat that brings the lot-width deficient lots into compliance.

The Planning Commission, at their discretion, may approve the plat as presented with both waiver requests should they find the applicant has provided sufficient cause for the requests. If the Planning Commission approves this request with any of the requested waivers, it will be forwarded to the Parish Council for consideration of a supporting resolution.

Applicant – Matt Falati 6848 Louisville St. stated his case.

The public hearing was open.

Favor-

Gregory Miller 3784 San Francisco Destrehan

Against – All with concerns of drainage and traffic increase

Leo Mathews 233 Riverview Dr. St. Rose

George Vantz – 245 Riverview Dr. St. Rose

Marilyn Bellock – 251 Riverview Dr. St. Rose

Cora Mathews 233 Riverview Dr. St. Rose

The public hearing was closed.

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

YEAS: Keen, Frangella, Ross, Price, deBruler, Jr. Petit

NAYS: None

ABSENT: Frangella, Krajcer

Approved