

Mr. Booth: PZS-2016-28 requested by Picciola & Associates, Inc. for resubdivision of Parcel SCH-2 of Ashton Plantation into Parcels SCH-2A and SCH-2B Section 8, T13S R21E, with waiver from the requirement that side lot lines be perpendicular to the street, Luling. Zoning District C-3. Council District 2.

Mr. Romano: The applicant requests subdivision of one lot in a C-3 zoning district into two lots where each proposed lot will exceed the minimum 6000 square foot area and 60 foot width.

Because the proposed dividing lot line is not perpendicular to the street the request does not meet the geometric standard: "All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission." The variation is minor and the large lots are on a curving boulevard. The lot line should not inhibit development of either lot, but approval of the variation requires a waiver from the Commission and a Supporting Resolution from the Council.

The Future Land Use recommendation for the area is *Residential / Mixed Use*, and the proposed resubdivision does create a conflict.

The Department recommends Approval, contingent on the waiver to the requirement that the proposed side lot line are perpendicular or radial to the street for Lots SCH-2A and SCH-2B.

Mr. Booth: Thank you Sir, public hearing for PZS-2016-28. Yes Sir, state your name for the record.

Jim Hooper, with Ashton Plantation Estates, owner of the property and what we hope to do is subdivide it so we can sell it for the purpose of building an office building so we ask that you approve the resub and we also ask that you approve the waiver request as well.

Mr. Booth: You understand the waiver that they require?

Mr. Hooper: Yes Sir, it's a fairly wide front.

Mr. Booth: Anyone else here to speak for or against? State your name and address please.

Paul Curole with Picciola and Associates, my address is 389 Olive Dr., Slidell, LA. Basically this lot, the adjacent lot line is about 35° from perpendicular. In order to get to the rear of the property for additional parking around the building, we'll need about a 15° skew from perpendicular and that's what we're asking for. I have a site plan, drainage plan if you have any questions about anything.

Mr. Booth: Are there any questions? Thank you Sir. Is there anyone else here to speak on this issue for or against? Will you state your name and address for the record please.

Steve Brandt, 211 Lac Verrette, Luling, La. They are proposing a building he said? How big of a building are we talking about, I live in Ashton Plantation? What's he going to do with the subdivision? I know there is nobody from the subdivision but my wife and I but I know they have that assisted living center right there and I'm sure this is right next to the assisted living center. I'm just wondering how big of an office building, this is the entrance, the only roadway into our subdivision and wondering what type of an eyesore this is going to be coming into the subdivision.

Mr. Booth: I'll ask the applicant to come up. Yes Sir can you tell us what you're doing there?

Mr. Curole: The building is for Riverlands Insurance. Basically it's people that sell insurance, most of the sales are over the phone, you have a few customers coming to the building. It has 60 employees currently, only 40 or so at one time will be there, it's primarily, roughly bankers hours the time that they work.

Mr. Booth: How many stories?

Mr. Curole: One story, it's about 11,000 sq. ft.

Mr. Booth: Thank you Sir. Did that answer your questions Sir?

Mr. Brandt: Yes Sir.

Mr. Booth: Anyone else care to speak on this issue? We're voting contingent on the waiver requirement that the proposed side lots are perpendicular to the street on Lots SCH-2A and SCH-2B. Cast your vote.

Motion by Mr. Galliano and second by Mr. Granier to approve with the waivers.

YEAS: Pierre, Loupe, Granier, Booth, Galliano

NAYS: None

ABSENT: Richard, Frangella

Mr. Booth: That passes unanimous.