

Mr. Gibbs: Next item on the agenda is PZR-2014-10 requested by Ron Keller for a change in zoning classification from R-1A to Open Land (OL) on approximately 11.8 acres of Property of Patsye V Keller Et Al at 165 Vernon's Lane, Ama. Council District 2. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. This is a request to rezone a portion of an 11-acre tract of land in a family subdivision located in Ama from R-1A to OL. The lot is situated approximately 822 feet from River Road and extends for a distance of approximately 3,383 to the UP Railroad tracks and accessed by Vernon's Lane. It is currently split zoned R-1A and OL. The R-1A portion, the subject of this request, extends 849 feet toward the UPRR. It was previously zoned OL but rezoned to R-1A as a result of Ordinance #08-9-10 that adopted the Ama community-wide zoning recommendations. The remaining 2,525 foot portion is the portion of the lot is zoned OL.

In 2007, the Parish Council adopted Ordinance 07-2-8 creating a family subdivision on the tract from River Road to the UPRR. At that time, the entire tract of land was zoned Open Land in accordance with the zoning and subdivision requirements for a family subdivision. In 2008, the Parish adopted the recommendations from the Ama Land Use and Zoning Study which identified this tract to be rezoned from OL to R-1A. As an area-wide zoning study, individual property analysis was not completed; and the fact that a family subdivision was previously approved on this property was not brought forward through the public hearing process. The resulting rezoning means any further development of family property would be subject to meeting R-1A regulations. For example, lots would have to front on a hard surface public road—Vernons Lane is unpaved and private. Development would also have to occur on separate lots. Both of those standards are not consistent with Family Subdivision standards.

Therefore, this application meets all of the standards of the **first test**. With Open Land zoning to the upriver and southern portion of the lot; and, an open tract to the downriver side of the property, the proposed land use is the similar in nature to the surrounding properties. The approval of a Family Subdivision (which requires OL zoning) is a unique consideration on the property. Further, the subject parcel currently has split zoning and a large portion of the lot is zoned OL. Rezoning this parcel to OL would be consistent and reasonable considering past decisions on the property and the surrounding uses. The Department recommends Approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2014-10. Is there anyone in the audience to speak in favor or against? Is the applicant here?

Ron Keller, 424 Bernard Ave., Ama.

Mr. Gibbs: Mr. Keller it seems pretty self-explanatory, I just wondered if you had any other comments.

Mr. Keller: No I plan on building a home there.

Mr. Gibbs: Any other questions? Thank you Mr. Keller.

Mr. Booth: Mr. Romano, if I understand there is no application by the land owner because of the land use study this became R-1A from OL.

Mr. Romano: Yes sir. Part of the area wide change.

Mr. Booth: Right the area wide change that we made.

Mr. Romano: They made no comment to leave our land as it is.

Mr. Booth: Going back to Open Land just puts it back where it was before we forced it.

Mr. Romano: Correct.

Mr. Booth: Thank you.

Mr. Gibbs: This is a public hearing for PZR-2014-10 is there anyone else in the audience to speak in favor of or against? Commission members? Seeing none, please cast your vote.

YEAS: Loupe, Gibbs, Foster, Booth, Frangella, Galliano

NAYS: None

ABSENT: Pierre

Mr. Gibbs: That passes unanimously. That will go in front of the Council on August 4th. Good luck.
