

Mr. Gibbs: Next item on the agenda is PZR-2015-02 requested by Michelle Oubre for a change in zoning classification from CR-1 to R-2 at Lot A1 of Ormond Village, 14108 River Road, Destrehan. Council District 3. Mr. Romano.

Mr. Romano: Thank you Mr. Gibbs. CR-1 zoning designation is designed so that site currently used residentially will eventually “transition” into a light commercial zoning and thus, land use. But in this case, the site has remained vacant over the years. Now there is interest in the site for residential use—likely for single-family but potentially for a duplex if the first option does not transpire. The applicant states that this potential buyer states that the financial institution for potential buyer desires total residential zoning designation in order for them to adequately appraise the property. The situation is such, you can do a residential under the current CR-1 zoning but it requires a special permit use. The person that’s thinking about buying the lot, the bank is telling them, they rather it be totally zoned residential so that’s why we’re here.

Along River Road on both its sides, the land is zoned C-2 but in C-1 use. However to its rear on Ormond Village Drive, the site abuts a multi-family zoning and land use. So rezoning this site that has remained vacant since the enactment of the Zoning Ordinance into a residential land use similar land use to some of the abutting land uses would not be a capricious or arbitrary change. All of these are considerations of the **third criteria, which this application meets.**

Rezoning to R-2 would conflict with the Future Land Use Map. However, this section of the site is below the three acre threshold that mandates a corresponding FLUM amendment. No change to the adopted FLUM is recommended at this time. The Department recommends rezoning approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2015-02 anyone in the audience care to speak in favor or against? Is the applicant here?

Michelle Oubre, I reside at 106 Valcour Lane, Destrehan and I’m simply asking for approval to rezone the lot.

Mr. Gibbs: Any questions? Thank you. This is a public hearing for PZR-2015-02 anyone care to speak in favor or against? Seeing none, cast your vote please.

YEAS: Pierre, Booth, Gibbs, Frangella, Foster
NAYS: None
ABSENT: Loupe, Galliano

Mr. Gibbs: And that passes unanimously. Ms. Oubre that’s going to go to the Council on the 26th as well.
