

2024-6-R requested by Darryle and Kristi C. Lott for Keith Lott's Plumbing, LLC for a change of zoning from R-1A to C-3 on Lots 3 and 4, Block 1A1, Good Hope Plantation Subdivision, 878 Marino Drive, Norco. Council District 6.

Mr. Welker – this is another rezoning where 2 of the 3 criteria must be met in order to receive an approval recommendation from the department, in this case we found criteria 2 and 3 to be met we do recommend approval. To summarize those particular items criteria 2 which is whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use propose zoning does the zoning here goes back to 1990 as part of an area wide zoning change which basically converted all or nearly all R1AM in Norco to R1A but despite being zoned residential the site was developed with a commercial building corresponding commercial parking lot it's basically a small commercial office space nearly right off Airline so it was a long time non-conforming use essentially. The building was recently demolished in November 2023 but the applicants came in and purchased the property under the assumption that it could be used for commercial purposes, technically under the current zoning it could be developed with a residence that's not an unreasonable thing, but we do find the requested C3 to be a more reasonable outcome for the property especially cause by allowing it to continue for residential use there is C3 commercial on the rear, there is C3 commercial on the Airline side, there isn't commercial zoning across the street but there is commercial use across the street so it's essentially surrounded on three sides by commercial uses by putting more residential right there that can actually be a bit of a burden to those adjacent commercial uses, require buffers and stuff like that so the use, the change of commercial zoning would be better for the applicant and probably better for this particular site in it's relationship with those adjacent uses so we found it met that guideline. As far as the 3rd criteria whether potential uses for the propose rezoning are incompatible this is a transitional area, it's right off Airline in Norco where the commercial zoning gives away to the residential neighborhoods on the local streets, it's pretty much right on the edge so there's already a mix of residential, commercial right next to each other so by expanding commercial zoning on this particular site it wouldn't introduce anymore incompatibility that already exist, it wouldn't increase anything, the depth that the commercial zoning wouldn't be further than what it already does on adjacent streets so it's not even a further intrusion of commercial zoning into residential area. So , we do find by rezoning it to commercial allowing for commercial development there would be no increase in compatibility with the area. We also didn't get any negative feed back from other departments as far as burdening infrastructure in the area and so we found that 3rd guideline is met and recommend approval.

Applicant – Keith with Keith Lott's Plumbing 39300 Babin Lane Ponchatoula. We bought the lot to move some of the trucks and stuff into that area we work well with St. Charles Parish sewage and water board they know us well. What we do in a lot of the areas we run cameras, and we inspect all the sewerage and drains for Atmos and all that (inaudible), so we've been working with St. Charles Parish a lot. It's good to have us in that area, and we didn't know, when we bought it was just a torn down building and we was gonna put a little office there

and we wanted to get power and that's how this come about so we thought it was to where we can actually move a building there so all that got put to a stop, so if there's any questions that's you know, that what we wanted to do is make it commercial and they said no it's a residential place so the very next neighbor is the only one that was residential we put up a brand new fence on his side so we know he's on our team too. So, if there's any questions I'll answer.

Commissioner Frangella – the only question I have is it's posted in there no through traffic and all the only thing I would suggest is to try to exit Airline Hwy. would you be able to.....

Mr. Lott – we only go in and out from the front. Matter of fact we haven't been all the way down that road yet to be honest with you I don't know what's down there.

Mr. Frangella – I don't drive down that road because the police usually stop you unless you live on that road.

Mr. Lott – we get along great with them too because we actually have to block so many streets cause we work in St. Charles so much so we use police detail on a regular basis.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella, made a motion to approve, seconded by Ross.

YEAS: KEEN, FOLSE, JR., PRICE, FRANGELLA, ROSS

NAYS: NONE

ABSENT: PETIT, KRAJCER

PASSED