

Commissioner Frangella: Next up will be 2021-7-MIN requested by Wise Properties, LLC for resubdivision of one lot into four, Pecan Grove Plantation, 12238 River Rd, St. Rose. Zoning District B-2, R-1A, O-L, and M-1. Council District 5.

Mr. Welker: This is the resubdivision of a very long tract in St. Rose into 4 separate lots. One of them is basically a batture lot that will have frontage on River Road, another 2 between River Road and the railroad tracks that will also have frontage on River Road, one of them is kind of a standard rectangular shaped lot coming off of the River Road, the other will be a flag shaped lot that goes further back towards the railroad tracks The fourth lot is north of the railroad tracks and completely cut off and isolated from everything else and extends all the way to where the property comes to a point much further back. The lot that is north of the railroad tracks doesn't have any frontage, it's currently cut off by the tracks, that will continue being a hindrance on access moving forward, but they have provided a servitude through one of the front lots for access if there is ever a need to get back there. The applicant has requested a waiver from the frontage requirement or the arrangement requirement for the back lot since it doesn't have any frontage on the street. The department doesn't have an objection to this waiver and the department recommends approval.

Commissioner Frangella: Ok, is the applicant present? Do you wish to add anything? Seeing none, we'll open the public hearing for 2021-7-MIN, anyone here to speak for or against? State your name and address for the record.

My name is Robert Dupuy, I live on the adjacent property, representing DBL Properties and I'm just wondering what the purpose of the resubdivision is and do they need a purpose or not.

Mr. Welker: They don't really need a purpose. If they have the land they can divide it within the guidelines we have. I think the intention maybe to sell a piece of it, but I know of no other concrete plan.

Mr. Dupuy: Ok that's fine I just was wondering.

Commissioner Frangella: Ok, thank you. Again this is open public hearing for 2021-7-MIN, anyone else here to speak for or against? Seeing none, we'll close the public hearing for 2021-7-MIN. Any questions or comments from the Commissioners? Anyone opposed or abstain? All in favor?

YEAS: Schexnaydre, Keen, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: Ross, Petit

Motion carries.

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