

2024-8-R requested by Wadhah Alhusseini for a change of zoning from R-3 to C-3 on approximately 4 acres of a 6.09 acre undesignated lot, 13517 Highway 90, Boutte. Council District 4.

Mr. Welker – yes, this request to summarize it was initially brought to us as a rezoning from R -3 & R1AM to C-3 including it included an R1AM lot that fronted Magnolia Ridge Road they amended that request to remove that lot and remove the R1AM portion from the zoning change so now it is just a request from R3 to C3 on the larger lot fronting Hwy. 90. The department recommends approval finding that it meets each of the 3 criteria for the rezoning that includes conformance the land develop pattern established by the comprehensive plan future land use map and whether not it's a spot zone, the future land use designation use here is commercial the C3 zoning district conforms that designation and it's a recommended zoning designation of that designation it is not a spot zone as it also expands on existing C3 zoning in the area including on the subject type site itself that fronts along Hwy. 90. Criteria 2 is met based on land use pattern character changing to the extent the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does. In this case we are dealing with a split zone where the front portion is C3, and the back portion is and the majority of the lot is R3, short of the development plan and that confines commercial use to the front and is done in conjunction with maybe a multifamily development the use is really limited most developers want to come through with a single type of development plan, commercial, residential, stuff like that so by giving the property uniform zoning under C3 the ability to develop the lot is easier and more reasonable, so it meets criteria 2. Regarding criteria 3 permitted, uses permitted by the propose rezoning will not be incompatible with the existing neighborhood character the property fronts Hwy. 90 it's right at the beginning of what's begins a significant commercial corridor through Boutte and Luling, there is commercial development adjacent to it, across the street so they would be no conflict with any of the existing uses in the area, and also note that under the split zoning the C3 front portion of the site can be developed right now with C3 so kind of emphasizes the capability there, so meeting all 3 of the criteria, the department recommends approval.

Applicant – Casey Genovese, Linfield, Hunter & Junius, Engineers 3608 18th Metairie, LA 70002

We are the civil engineers on this project again with Linfield, Hunter, and Junius representing the owner and our developers. I'm Trey Hardin. I'm with Mainland Retail LLC I represent the developer. We are just here to answer any questions you may have.

The public hearing was open.

James Woodall 122 Magnolia Manor Blvd. Boutte – if this changes there will be nothing stopping them from making a residential 3 into a commercial 3 from making that a whole slab that backs up to my property and other people properties around there. It would bring out the flood levels there, our flood insurance will go up, we will have uh, they will be more

traffic. I heard one guy, they gonna make one half commercial and one half R3. Is that possible?

Commissioner Petit – the request is tonight to change the zoning to C3.

Mr. Woodall – C3, so they could slab that whole property, they could drop a Home Depot there. I just can't believe we have a nice little neighborhood there and it's gonna get destroyed and I watch Planning and Zoning they done little to help me around where I live. I even wrote a letter to Matt Jewell and never received any response, none whatsoever. I mean the property values would drop, we gonna lose money, people are gonna move, I'm opposed to this.

David Thomas 231 Magnolia and I also have property interest at 238 Magnolia. First of all I'm, not opposed to new development new construction, but I 'am in favor of it being done right. A lot of these citizens are in their latter state of their lives and this particular project and if some drainages issue aren't addressed will negatively impact them. My mother is 78 years old, she's confined to a wheelchair. The base flood elevation on this property abuts her property and if their required to meet the base flood elevation it's going to push water into her house, at 78 years old. Has anyone up here saw a drainage impact study? By show of hands. We about to vote a major zoning change and we haven't even looked for a drainage impact study. The water from Magnolia Ridge has to flow 2.8, 2.6 miles to Paradis, to under grossly sized pump station. In the course of that water flowing to Paradis there's culverts that haven't been maintained for the last 20 years. One in particular in anyone want to go look at in front of Jake's Wrecking Yard, that culvert is crushed beyond recognition severely impacting the flow of water from Boutte. This particular property serves as a water shed for Boutte and we all know what we do with a shed, we store stuff up in it, where as you fill up a shed where's that water going in peoples homes, in the streets, no doubt I grown up in this area that piece of property serves as a water shed and if drainage isn't addresses going to Paradis we will flood that immediate area and some peoples homes. Once again, I'm not opposed to these people developing their properties but these issues are very important, I sat up on this board many years ago and I got off the board because I didn't have the time to dedicate to the issues that's impacting the communities and the residents, you guys are the first line of defense for the normal residence and we need to be up on the issues before we just raise our hand to vote. You know what I'm saying, this is a major swing in zoning you know and somethings have to be in place before them, because if we approve it tonight the council is gonna steam roll and do what they need to do and this property developer is coming in he doesn't give a damn about anybody, he just want what he wants. You guys are representing the people, you know what I'm saying. That's pretty much all the points I could go on all night, I think the point has been made. The drainage issue, a pimping station 2.6 miles away with obstructions and then when it gets to the pumping station it's grossly undersized. A drain impact study is needed before this project is given a go ahead. I'm telling you, imagine, you put yourself in my spot my mother lives at 238 and I have interest at 231 this property abuts those properties, these people have been nice, yes, they cordial people, but business is business, you know what I'm saying, and this is business. So, I would

recommend until you get more information to make an intelligent decision to table this vote. If you want to be responsible. And not just go along to get along. Thank you

Matthew Jewell St. Charles Parish President – I just want to clear up a couple things that might have been said since it was brought up. Today we're looking at whether the zoning in this area is appropriate or not. I know the issue of drainage comes up a lot, I've been working a lot on economic development along the Hwy. 90 corridor and as was mentioned earlier with delaying out economic development zone and overlay districts to the July meeting part of what we do when we looking at that economic corridor is look at not only the types of businesses we want to come here but also the appropriate zoning along the way what makes sense in a commercial corridor, I think when you look at this property in particularly C3 zoning does make sense, and if you look at the rest around it you see that same zoning, so I just wanted to I believe the zoning makes sense in this case. Obviously, the developers wants to build something on this property and that will bring up concerns of drainage and that's why we have a process in place when someone applies, they have to provide a drainage impact analysis, they have to provide their site plan, they have to provide all the things that are necessary for the Planning and Zoning office, for the Public Works Dept., for the Water Works, for the Waster Water, to issue a go ahead and move forward. Now we put in place in the last administration, I mean the last term some factors in place that help us combat potential impact on drainage, things like retention, required retention or detention things like that, so I think you have a this scenario and other scenarios on the council agenda tonight that you have the potential to mitigate that when the applicant makes there, presents their site plan and makes there application to the parish. Nothing will move forward out of my administration out my Planning and Zoning Department that we believe is going to cause a negative impact to the existing drainage, as we know that is a paramount issue in my administration. Thanks

Mr. Genovese – we would just like to reiterate what Parish President Jewell said, we have to follow all rules, procedures and regulations of the Parish and actually DOTD also with regards to preparing the drainage impact analysis so we can't develop or construct this site unless we provide that which we gonna have to do the drainage impact analysis which is going to be reviewed by the parish and DOTD to confirm it that they be no net impact on the post development flow will be less than pre development flow. So that's what we doing for sure.

The public hearing was closed.

Commissioner Keen made a motion to consider, second by Krajcer.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED