

Mr. Gibbs: Next item on the agenda is PZS-2015-17 requested by Morales Consulting Group, LLC for resubdivision of Lot 102A, Lakewood West Subdivision into Lots 102A-1, 102A-2 & 102A-3, located at 133 Lakewood Drive, Luling. Zoning District R-3. Council District 7. Mr. Romano.

Mr. Romano: Basically this one is putting lot lines on a single lot. What's going on right now currently is they've got a building permit to build a single structure with 3 units of R-3. Right now they will be on a single lot and what the applicant is proposing to do is draw a lot line through the common wall between the units. So that's it in a nutshell. All lots exceed minimum 2,500 sq. ft. area required. The smallest is slightly more than 2,500 sq. ft. The largest is almost 3,700 sq. ft. Each lot exceeds the min 20 ft. requirements, one is 30 ft. wide, one is 21 ft. wide and the third lot is 33 ft. wide. Rear yards are at least 120 sq. ft. one of them is 689 and they have 536 and 687 sq. ft. in size. All lots exceed minimum 2.5 parking spaces per unit. Each lot has at least 3. The 3 unit townhome site, the land use won't conflict with the Future Land Use Map. The land use is consistent with some of the neighboring uses as well. In fact it abuts a 4-plex on the south side of the lot line. There is also a significant gap for the demand for and the availability of townhome units so approving this is good for the community as well and we recommend approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZS-2105-17. Is there anyone in the audience that would care to speak in favor of or against? Is the applicant here?

Sergio Morales, Morales Consulting Group, LLC, 1305 Shirley Drive, Metairie, La.

Mr. Gibbs: Mr. Morales I don't really have any questions, it's pretty self-explanatory. Thank you for approaching us. Any questions, any concerns? Anyone else care to speak in favor or against PZS-2015-17? Seeing none, cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella

NAYS: None

ABSENT: Foster, Galliano

Mr. Gibbs: That passes unanimously. Mr. Morales that is going to go in front of the Parish Council on June 1, same venue, 6:00 pm.

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