

Mr. Gibbs: Next item on the agenda is PZSPU-2014-05 requested by Mahesh Konevu for a special permit use to permit R-3 use (multifamily 4 units) on land zoned C-2 at 112 St. Rose Ave., St. Rose, which requires a Supporting Resolution of Council. Council District 5. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. The applicant requests a special permit for a multifamily use on property zoned C-2 at the corner of St Rose Avenue and River Road. The site previously existed as a restaurant and bar and was vacant for at least 5 years, the site has since been redeveloped by the applicants. The front part of the building, the part closest to St Rose Ave, is now a Subway. Eight parking spaces are required for this use. The applicants intend to redevelop the rear portion of the building as a 4-unit apartment complex. Ten parking spaces are required for this residential use.

In 2013, the applicants submitted a special permit use application using a different parking arrangement on a smaller site. The Department's concerns about the likely conflicts between vehicular and pedestrian movements would exist between commercial and residential uses. There also not enough parking spaces for both the Subway and the 4-apartment units. The application was subsequently denied. The applicants then purchased and rezoned a portion of a neighboring lot to provide adequate area for additional parking. This re-application contains the additional property which has now been resubdivided into the larger commercial piece.

Consideration of this application for a Special Permit Use using the 8 evaluation criteria is as follows:

The request meets all 8 of the evaluation criteria.

The neighborhood commercial land use designation also seeks to introduce moderate density residential uses. As the proposal seeks to do that specifically, this application is consistent with the land use designation and thus meets criterion a.

The redesigned site plan shows that there is now the capability for the site to adequately meet the required parking and to do so while separating the land uses. This addresses and meets the considerations of criteria b, c, d, & f.

It meets criterion e, g, & h through the process for permit approval as building code requirements must be met in order for the residential use to be constructed. Site plan review addresses how people and property are to be protected from the hazards pointed out in this criterion. The department does not issue final approval for sites that do not meet these standards. Furthermore, the lighting from the commercial parking lot and the business has already been reviewed in the application for the Subway and casts a minimal amount of glare on the proposed residential units.

If this Special Permit Use is ultimately approved, it should be noted that this application is site specific and tied to the application submitted. If approved, the applicant will be limited to the density approved by the Commission and Council. The Commission also has the authority to make specific stipulations as conditions for approval, should they be deemed warranted through the review and hearing process.

The Department recommends approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZSPU-2014-05 anyone in the audience care to speak in favor or against?

Good evening. Mohammed Munawar, 6801 Taft Park, Metairie. That is my business and I'm asking for approval for the parking.

Mr. Gibbs: Any questions for the applicant? Good luck. This is a public hearing for PZSPU-2014-05 anyone else in the audience care to speak in favor or against?

Betty Portera, 118 St. Rose Avenue. They've gone above and beyond. They've done beautiful with they have. I was selling them 30 ft. but the zoning required 35 so I went the other 5 because I think it's going to be an asset. If any of you drive by there you'll see how nice they really are

and everything so far has been perfect. I'm going to be right next door, there's a trucking business behind us that stores floats, we have a shopping center across the street and we have the fire department so I don't see where they would be bothering anybody and they have plenty of parking and I'm hoping you approve this for them. By the way I had cataract surgery this morning, I'm not a pirate.

Mr. Gibbs: Good luck with that surgery and thank you. This is a public hearing for PZSPU-2014-05 anyone else in the audience care to speak for or against? Mr. Booth.

Mr. Booth: This is in my area and I agree with the lady, they've really cleaned up the area and I would appreciate your support and I agree with the analysis that we should approve this.

Mr. Gibbs: Thank you Mr. Booth. Any other comments, concerns? Seeing none, cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Foster, Booth Frangella, Galliano

NAYS: None

ABSENT: None

Mr. Gibbs: That passes unanimously. Good luck. This is going in front of the Council on August 18th same venue.
