

Mr. Gibbs: Next item on the agenda is PZR-2014-15 requested by Charmaine Alario for a change in zoning classification from R-1A to R-1A(M) on Lot 4A of Lot 7 Subdivision in New Sarpy (157 Trosclair Lane), Council District 6. Mr. Romano.

Mr. Romano: Thank you Sir. This is a request to rezone a site located on the upriver side of Trosclair Lane approximately 500 feet from the River Road intersection from R-1A to R-1AM. A mobile home and house exist on the site. The mobile home is being occupied by an elderly relative and was allowed on site temporarily by the Zoning Board of Adjustments. The applicants now desire the mobile home to remain there permanently. To do so the lot would need to be rezoned R-1AM.

Single family houses abut both sides of the site and there are vacant uses to the rear. The entire downriver side of Trosclair Lane is in parish government use: the St Charles Parish Council on Aging (directly across the street from the applicant site), the Public Works East bank yard, and the Alan Arterbury Building.

This land use mix has co-existed on Trosclair Lane for many years without objection and without noticeable impact on adjacent properties. Furthermore, when the request was presented to the Zoning Board of Adjustments, there was no opposition given to allowing the mobile home there. It should be noted that both buildings meet the setbacks for the proposed zone and a non-conforming situation would not be established.

The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create undue congestion of the local streets or overcrowding of land and other public facilities. Both the land and building are compatible with the existing character of the neighborhood.

The proposed rezoning will allow the lot to remain residential in its current form and will buffer potential non-residential encroachment from occurring. Residential land uses being less intensive than what could potentially develop, approving a rezoning to a residential use will better serve the needs of those living along Trosclair Lane by maintaining a condition that has existed without objection for a marked period of time. The R-1AM use would be more compatible with the residential uses than further encroachment of non-residential zoning options would be. Therefore, this application meets the second criteria. The Department recommends rezoning approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2014-15 is there anyone in the audience care to speak in favor or against? Is the applicant here?

Charmaine Alario, 157 Trosclair Lane, New Sarpy.

Mr. Gibbs: Ms. Alario I really don't have any questions, it's really self-explanatory again, any questions for Ms. Alario? We wish you luck. Thank you. This is a public hearing for PZR-2014-15 is there anyone else in the audience care to speak in favor or against? Seeing none, cast your vote please.

YEAS: Loupe, Gibbs, Foster, Booth, Frangella
NAYS: None
ABSENT: Pierre, Galliano

Mr. Gibbs: And that's unanimous. Thank you. Ms. Alario, this will go to the Council on October 20th in the same venue. Thank you.