

Mr. Gibbs: Next item on the agenda is PZR-2015-06 requested by Triniece M. Davis for a change in zoning classification from CR-1 to C-2 at 1500 Paul Maillard Rd., Luling (Lots 18 & 19 according to Plan of Subdivision of E.M. Collier, Surveyor, dated March 24, 1953) Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. In October 2013, Ms. Davis purchased the subject property, 1500 Paul Maillard Road, two adjacent lots zoned CR-1 totaling 8,034 sq. ft. developed with a 1,100 sq. ft. single-family house served by a wide driveway and 58' side yard.

In October 2014, the applicant inquired about permitting a hair salon in the house: four styling stations, four wash bowls, and up to 7 dryers. She planned to live in the house and have additional stylists work in the salon.

A hair salon is a permitted use in the current CR-1, but it's limited to a lot of restrictions that would have left her with no staff, no ability to lease chairs to any certified cosmetologists and it would limit the floor area to 500 square feet which may or may not have accommodated her needs.

She was advised to contact the building official regarding requirements to upgrade a single-family house to a live-work unit, there are pretty expensive renovations that would be required so we asked her to look into all those things. She came back and she was not able to make that feasible. She decided to pursue a permit for a 100% beauty shop without the residence, which requires the rezoning.

The zoning change is consistent with Future Land Use Map as the Paul Maillard Road Mixed Use Corridor is expected to permit neighborhood-serving business. The zoning change is also consistent with the Paul Maillard Road Revitalization Plan. While the proposed future land use map for Paul Maillard Road recommends this property moderate density residential, a mixed-use node centered around Canal Street and encompassing the dentist office 100' south of this property from this subject property. Between the subject property and the mixed use node is an unoccupied house and one occupied house.

In order to receive a recommendation for approval, a rezoning request must meet all criteria of one of three tests. Because this area of Paul Maillard Road has seen commercial renovation in recent years, and because the property is located on a proposed mixed use corridor, proximal to C-3 zoning, vacant land, and distressed housing, and also because it can be developed with the required parking, loading, and landscaping for the proposed use, **this request meets the criteria of the second test.**

The second test is designed to prevent stress on public infrastructure and land uses that are incompatible with the surrounding neighborhood. Congestion of streets and traffic access and overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities is not likely to occur from the proposed use or any C-2 use on this site. Likewise, C-2 use of the building and land is compatible with the nearby land uses. Finally, the change to C-2 would not create an oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood because the current zoning permits a very similar use, a hair salon in a residence; however, the costs associated with upgrading the existing house to meet current building code requirements for a live-work unit make that project unfeasible. We recommend approval of the rezone.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZR-2015-06 anyone in the audience care to speak in favor or against?

Calvin Clark, LaPlace. The piece of property that Ms. Davis purchased was my family owned property. We did the succession last year, she purchased it. Right now we have the piece of property right behind it. I'm in favor. I have no problems. I think it would really add value to the community. So I want to speak on behalf for it.

Mr. Gibbs: Anyone else care to speak in favor or against PZR-2015-06? Any comments or questions? Seeing none, cast your vote please.

YEAS: Loupe, Gibbs, Booth, Frangella, Galliano

NAYS: None
ABSENT: Pierre, Foster

Mr. Gibbs: That passes unanimously. Ms. Davis, this is going to go in front of the Council on March 16th at 6:00, same venue. Thank you and good luck.
