

Commissioner Frangella: Next up 2021-5-MIN requested by Salvador Puglise and Amber Hospitality, LLC for resubdivision of one lot into three, Young's Estate, 14039 Highway 90, Boutte. Zoning District C-3 and O-L. Council District 4.

Mr. Welker: This is a resubdivision of 1 lot into 3, proposed Lot F-5A would be split zoned both C-3 and OL zoning. It meets the area requirement for both zoning districts but it does not have frontage on a developed public street. The applicants have requested a waiver from this arrangement requirement. Proposed Lot F-5B meets the area and width requirements for the C-3 zoning district and geometric standards for lots. Proposed Lot F-6 meets the area requirement for the C-3 zoning district but not the width requirement. It's approximately 65 ft. wide at the front setback line where 70 ft. is required. The applicants have requested a waiver from the width requirement for this lot. Proposed Lots F-6 and F-5B are entirely within a 200 ft. wide Entergy right of way developed with transmission wires and structures. Development and use of these lots requires Entergy review and approval. The connection to US Hwy. 90 for some of the improvements on adjacent lots, specifically Lot F-1A-1 and also some of the lots involved in this subdivision all go through what is proposed Lot F-6, which you will see labeled as an access tract, that does act as the main access point for all the other lots in this little area right here. If the subdivision is approved, the area could not be divided further, even by different owners, for a period of 2 years from the date of approval unless special consideration by the Planning Commission is granted. The department does recommend approval.

Commissioner Frangella: Alright. Thank you. Is the applicant present? Do you have anything to add? No, ok. We'll open the public hearing for 2021-5-MIN, anyone here to speak for or against? Seeing none, we'll close the public hearing for 2021-5-MIN. Any questions or comments from the Commissioners? Is anyone in opposition or abstaining? All in favor?

YEAS: Schexnaydre, Keen, Dunn, Frangella, Galliano
NAYS: None
ABSENT: Ross, Petit

Motion carries.
