

PZR-2017-04 requested by Pat Greaud for a change in zoning classification from R-1A to C-2 at N 3/4 of Lot 37 & S 1/2 of Lot 36 of the Subdivision of Lot F of Good Hope Plantation, 141 St. Charles St., Norco. Council District 6.

Mr. Welker: This is a request to change the zoning on two pieces of property on St. Charles St. in Norco from R-1A to C-2 General Commercial. The site is currently used as storage and the applicant has stated that this use would continue under C-2 zoning and the rezoning request was done in order to bring the existing use into zoning compliance. In order to get approved for a rezoning you need to meet at least one of 3 guidelines that the parish has and this rezoning request meets 2 of the 3 rezoning guidelines. The first guideline states that a rezoning request must conform to the parish's Future Lane Use Map and not create a spot zone which is incompatible with the surrounding neighborhood. This site has a standard FLUM designation of low density residential, however there is a Future Lane Use Map Overlay for activity center with a designation of mixed use, so that anticipates a mix of residential and commercial uses along the corridor, so it meets the FLUM designation. While it's on a specific piece of property, it would not be a spot zone as it's not extending privileges to this lot that are not granted to others in the area as Apple St. and St. Charles in Norco has a mix along the corridor going from commercial to residential, so it meets the first guideline. It meets the 3rd guideline in that members from Public Works and Waterworks indicated that the utilities can handle the uses permitted in the C-2 zoning district and as stated earlier this would not be that incompatible with the zoning or the neighborhood. There's a mix of C-2 zoning along this corridor amongst R-1A zoning, so it meets the 3rd guideline. It should be noted that the property itself does have several issues that can be fixed through a resubdivision, this includes not meeting the minimum area for the C-2 zoning district, one of the properties don't meet the required width for the C-2 zoning district and as the building itself crosses one of the interior lot lines so the department does recommend approval for this rezoning but we further recommend that the applicant combine the two lots into one lot of record to fix as many of these issues as much as possible. It also should be noted that we did receive a phone call from a neighbor with concerns about the property, mostly the upkeep of the property, particularly the storage container that's on the site that could use some work and a bit of an eyesore. Also, that they seem to have identified rodents and what not that may come from this site, so that should be noted as a complaint we received but the department does recommend approval based on meeting 2 of the 3 guidelines.

Commissioner Booth: Thank you sir. Public hearing for PZR-2017-04 change the zoning from R-1A to C-2. Anyone here to speak for or against this issue? State your name and address please sir.

Joey Murray, Murray Architects, 13760 River Road, Destrehan. Mr. Pat Greaud asked me to represent him tonight, he was unable to attend and he wanted me to let you know that he is in agreement to combine the 2 lots into 1. He also anticipates coming in to get a permit to do repairs and what not to the buildings but he recognizes that it is a non-conforming use and he wanted to get the non-conforming use straightened out before he did anything else. He asked that I convey that information to you and he asks that you approve this and if you have any questions, I'll be glad to try and help you.

Commissioner Frangella: I guess along with this there will also be a waiver because C-2 with residential around it, they will need a 10 ft. gap and there is only 5 ft. between the building that is existing now and the rear and the fence that will have to go all the way around it is 6 ft. wooden fence.

Mr. Murray: Yes sir.

Ms. Stein: Right and that would likely happen with a change of occupancy application or if there is a new construction, we're just not sure what the plans are, but we'll handle that at permitting and it will likely take a trip to the Board of Adjustments, which is not uncommon for these lots, they are 40 ft. deep and were platted at 40 ft. by 80 ft., so it's tough to work on those.

Mr. Murray: And just to let the Board know, these buildings have been used for storage for his store for maybe as many years as I've been around so I wanted to let you know that. Thank you.

Commissioner Booth: Thank you. Anyone else to speak for or against this issue? Any questions or comments from the Commission?

Commissioner Gordon: One question for the department. I was looking at the maps and if you look at the zoning map closer to LA 48, there is a CR-1 and on the Future Land Use Map it does not have it, was it a typo of something?

Ms. Stein: No, the Future Land Use Map and it's a little bit tough because we use the same color scheme for the Future Lane Use Map and Zoning Map, but CR-1 in zoning would be a general commercial on future land use. What I can do is get you the corresponding chart in the Comprehensive Lane Use Plan that kind of explains how those go together and we'll get those distributed out.

Commissioner Booth: Any other comments or questions? Call for the vote.

YEAS: Gordon, Granier, Richard, Booth, Frangella, Galliano
NAYS: None
ABSENT: Loupe

Commissioner Booth: That passes unanimously.