

Commissioner Frangella: Next up 2020-15-R requested by Rhino Enterprises, Inc. for a change of zoning district from R-3 to R-1A on approximately 46 acres on Lots G-1-A and G-1-B, Almedia Plantation Subdivision. Council District 5.

Mr. Welker: This request is to change the zoning of a large piece of property that's pretty much directly behind Charlestowne and directly adjacent to Riverview Subdivision, it's currently zoned R-3, multi-family, they are looking to downzone that R-1A, single family residential. We found the request meets the first and third guidelines for rezoning. The proposed zoning district of single family would fit with the comprehensive zoning future land use map recommendation for the property and the permitted development would be compatible with the adjacent single family subdivision, Riverview Estates. While the sewer and drainage facilities cannot currently handle any significant development on this site, representatives from Public Works and Wastewater are working with the property owner to address infrastructure concerns in the anticipation that the site would eventually be developed. The downzoning from R-3 to R-1A would help in addressing the impact to both existing and improved infrastructure as it would significantly decrease the development potential of the property. The site is over 3 acres requiring a corresponding change to the future land use map from moderate density residential to low density residential if the rezoning is approved. The department recommends approval based on meeting the first and third guidelines.

Commissioner Frangella: Is the applicant present?

Mr. Welker: I had spoken to the applicant earlier in the week, he is out of town, he was trying to make an effort to get back or get a representative but I haven't heard from him since then.

Commissioner Frangella: Open public hearing for 2020-15-R, anyone here to speak for or against?

My name is Shayna Stumpf, I'm here on behalf of Rhino Enterprises and the address is 817 Hickory Ave. Harahan LA 70123. Obviously we are applying so we can have future development of this site and we are applying for rezoning upon recommendation from the Commission, so this is the next step.

Commissioner Frangella: Alright, thank you.

Ms. Stumpf: Yes sir.

Commissioner Frangella: So we have open public hearing for 2020-15-Rezoning, anyone here to speak in favor or against? Seeing none, we'll close public hearing 2020-15-Rezoning. Any questions or comments from the Commission?

Commissioner Keen: There were no emails or anything else from anybody on this one.

Mr. Welker: No I took 2 calls from some folks over in Riverview but kind of explained it and thought they kind of understood it. They had questions about drainage whatnot but

it's a bigger conversation and part of some other things that are going on, but otherwise no not really.

Commissioner Frangella: Alright if there are no other questions or comments we'll call for a vote.

YEAS: Petit, Keen Dunn, Frangella, Galliano

NAYS: None

ABSENT: Ross, Granier

Commissioner Frangella: That passes unanimously and will go before the Council on September 21. Good luck.

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