

Mr. Gibbs: Next item on the agenda is PZR-2015-12 requested by Wendy Benedetto, Councilwoman District 3 for a change in zoning classification from R-3 and OL to R-1A in Acadian Trace Subdivision (Acadia Lane, Laura Lane, Evangeline Lane, and Valcour Lane). Council District 3. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The Department recommends rezoning the area because the land use pattern has changed to the point that development of multi-family housing or the conversion of existing structures to multi-family housing is unreasonable, would not comply with the neighborhood's interest, and would adversely affect the enjoyment of adjacent properties. So we recommend approval.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZR-2015-12. Is there anyone in the audience that would care to speak in favor or against?

Good Evening and thank you all for your time and effort that you put in for being up there tonight. As you all know, my name is Wendy Benedetto, District Council 3. This was brought to my attention not only by Planning & Zoning. What we are trying to do is get it all straight. The subdivision of Acadian Trace we want to be all in compliance with R-1A and somehow or another it was missed in the development of the street when it was being built. I do want to clarify that this is just for Acadian Trace and this is not for Schexnaydre Lane. One of the 5 streets was zoned correctly with R-1A and the other 3 were not. I have not had any complaints with regards to approving this. I've had several residents come before me and I'm sure they've contacted you as well to approve this tonight to assure that they are living in an R-1A zoning. If you have any questions I know that there are a lot of people to speak on behalf of it. I believe Ms. Marny might have gotten some calls not in favor, but I did not get any and I've asked Ms. Schexnaydre, she's not gotten any, so I'm going to ask you to support this on my behalf.

Mr. Gibbs: Thank you Ms. Benedetto.

Ms. Stein: We did take 2 calls on the application. The first was simply inquiry and the second was mostly inquiry, nobody objected.

Mr. Romano: I received a couple as well, same comment as hers, inquiries basically wanting to know what it was about.

Mr. Gibbs: There's been a lot of activity there and more people up to speed on what R-1 is and what R-3 is now than ever before. This is a public hearing for PZR-2015-12 is there anyone in the audience to speak in favor or against?

Mr. Albert: This is an area wide rezoning that we don't typically bring forward. Rezoning can come in a few forms typically by petition of the applicant but Council people have the privilege to propose an area wide rezoning. In this instance, the administration is working with Council to represent large scale citizen interest in this rezoning. These properties were all developed as if they were R-1A. I believe that when this was initially done there was a mistake in either how the properties were developed or what was completed with the rezoning of the area. They were all developed as R-1A as they intended to be, single family homes. So we appreciate your support and thank you.

Mr. Gibbs: Thank you Mr. Albert. Anyone else that would care to speak in favor or against PZR-2015-12?

My name is Gwen Addison I live at 104 Valcour. In that particular area I've been there about 11 years and honestly I didn't know I wasn't zoned R-1A until all of this came up. I live next to a vacant lot and I have a vacant lot catty-cornered across the street so I'm in favor to rezone R-1A and would ask for your support.

Mr. Gibbs: Thank you Ms. Addison. Anyone else care to speak in favor or against PZR-2015-12?

Hello my name is Delaney Mitchell I live in this area as well on Laura, 100 Laura Lane, on the corner lot and I am in favor of the change. You're calling it a rezoning, I think it's the correct zoning. I as well thought it was R-1, I didn't realize it wasn't until a previous case before you.

Again what I appreciate about this, I was sitting back there and read what the definition of what zoning is and zoning should ensure compatibility of other properties and ensure that future developments are along the lines of what is existing and I think we're doing the right thing here.

Mr. Gibbs: Thank you Sir. Anyone else care to speak in favor or against PZR-2015-12? Any comments? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella

NAYS: None

ABSENT: Foster, Galliano

Mr. Gibbs: That passes unanimously. This will also go in front of the Council on June 1.

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