

Mr. Gibbs: Next item on the agenda is PZS-2014-37 requested by Angelo Puglise & Ruth Puglise to resubdivide a portion of Lot F of the Young's Estate, Section 47, G14S R20E, into Lots F-1, F-2, F-3, F-4 and F-5, with waiver of the required lot frontage or width on an improved public street for all proposed lots at 14031 Hwy 90, Boutte Zoning Districts C-3 and OL. Council District 4.

Mr. Matherne: I forgot I wrote it. The applicant requests resubdivision of a property that is over 13.75 acres such that approximately 4.25 acres of developable land is divided into four lots (F-1, F-2, F-3, F-4) and the remaining 9.564 acres, which is predominantly wet and encumbered by a 200' wide servitude, is designated Lot F-5. Lot F-1 has 250' of frontage on US Hwy 90 and is currently developed as 2 auto repair businesses. Lots F-2, F-3, and F-4 show their frontage on a "50' Access Servitude" and are currently vacant.

The applicant purchased the subject property, the Portion of Lot F of the Collier Subdivision of the Northeast Quarter (NE1/4) of Section 2, Township 14 South, Range 20 East, lying south of US Hwy 90, in 1983. It was encumbered with a 200' LP&L/Entergy right of way in 1969. The automotive repair at 14031 Hwy 90 was built in 1998 (permit# 12736-98). In May 2014, a portion of Lot F that is proposed for resubdivision was rezoned from OL to C-3.

The applicant proposes this subdivision without installation of public infrastructure. The proposed lots, with the exception of proposed Lot F-1, would have frontage on a private "access servitude" or driveway. As such the developers will be responsible for the installation and maintenance of all required utilities including water, wastewater, drainage, and drive ways to further develop the lots. This request does require that a waiver be granted, by the Planning Commission and supporting resolution of the St. Charles Parish Council.

The property in question is unique because so much of it is encumbered by a large power line right of way. Development and dedication of a street in the R.O.W. may eventually be possible, but that will involve the local utility and will require careful consideration of the public body with respect to the fact that the property that would contain the infrastructure would also be subject to a private utility right of way. Additionally, if the proposed access were to be developed as a public street, it is unlikely that it would serve to benefit other properties in the area and because of the proximity to wetlands would not be able to be extended to improve access to neighboring properties.

The department recommends approval only with the required to the 4 lots that don't have frontage.

Mr. Gibbs: Thank you Mr. Matherne. This is a public hearing for PZS-2014-37 is there anyone in the audience that care to speak in favor or against? Is the applicant here?

Good evening everyone. Terry Authement, 102 Angel Drive, here representing my family.

Mr. Gibbs: One quick question, you understand the stipulations right?

Mr. Authement: Yes sir.

Mr. Gibbs: Ok. Any other questions? Seeing none, thank you.

Mr. Authement: Thank you.

Mr. Gibbs: This is a public hearing for PZS-2014-37 anyone else in the audience care to speak in favor or against? Seeing none. Mr. Booth.

Mr. Booth: I agree with the analysis, approval with the waiver.

Mr. Gibbs: Thank you Mr. Booth. Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Foster, Booth Frangella, Galliano
NAYS: None
ABSENT: None

Mr. Gibbs: That passes unanimously. That will go in front of the Council on the 18th. Thank you, good luck.
