
Commissioner Frangella: Next up 2019-8-MAJ requested by 310 Equity, LLC for Preliminary Plat approval of Saints Place a 58 lot major subdivision in Destrehan. Zoning District C-2/M-1. Council District 2

Mr. Welker: The applicant requests preliminary plat approval for a 58 lot subdivision in an area that's zoned both C-2 and M-1. One of the proposed lots is an irregular shaped lot which will be the remainder of this one large parcel. Representatives of the developers indicate that 2 non-conforming lots are intended for special uses, that's Parcel A, a lot with no frontage, it's 50 ft. and it's intended for drainage and Parcel B a lot that does not meet the area requirements for the zoning district, this is intended for kind of landscaped space with signage. The other 55 proposed lots meet the required width and area for the C-2 zoning district. The subdivision is within the former Pan American Southern Refinery site. The refinery operated from the early 1900's until it was dismantled in 1958. Plantation Business Campus purchased the site in the early 1970's and redeveloped a portion of the refinery as Plantation Business Campus. The majority of the refinery site has been reviewed by LADEQ remediation services division and determined to be ready for reuse. This subdivision is in site AOI-2 which has no use limitations so it can be used for anything. The developer submitted a preliminary plat on June 4th, received comments and submitted a revised preliminary plat in July. At the time of writing this report, staff were waiting for determination from LADOTD whether a traffic study was required and your report does say that we're waiting for something on wastewater about sewer capacity, we have received information from them stating that the capacity is there. The following additional submission requirements remain outstanding, the preliminary stormwater pollution prevention plan which is something that we need along with as part of the preliminary plat process. The preliminary plat does not meet the following geometric standards, Parcels A and B and Lots 33, 34, 35, 36, 53 and 54 do meet the required width for the zoning district. The department has no objection to waiving the geometric standards for these lots as they are not intended to be developed with C-2 or M-1 uses. Side lot lines, all side lot lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission. Dividing lines are not where some of the lot lines around the cul de sacs are perfectly radial to the street, this is between Lots 22 & 24, 25 & 26, 45 & 46. Permanent dead end streets shall have a turning circle or cul de sac at the street terminus with a minimum right of way radius of 60 ft. The terminus of St. Thomas Street which is shown to be a dead end at this time does not have this turning circle. So the department does recommend approval upon submission of a preliminary stormwater prevention plan, compliance with DOTD requirements and a revised plat that complies with the geometric standards for lots and dead ends streets or a waiver from the requirements.

Commissioner Frangella: Alright is the applicant here?

Yes sir. Joey Murray with Murray Architects, 13760 River Road, Destrehan. This is a preliminary application and a couple of things I want to point out is in typical subdivisions where you have a cul de sac at the end, you'll see some pie shaped lots and what not and a lot of times it's not conducive of good use of the property, you'll have houses that get sited on that lot and you'll have these angled lots to go through to meet the criteria the parish set forth and that's for these lots to meet a certain geometry that they call for. We find better use in the land and we show it laid out so that the house can be sited and they can have the proper side yards and it just looks better and the people who live there will have a better feel for what their house is once it's sited there. The area to the left of the drawing that you see there, it's part of the drainage area that's going to be used for drainage along I-310, so it doesn't meet those certain requirements but it's not going to be a lot for sale, it's going to be a lot when we come back with construction drawings and typically what we do is we do preliminary plat and construction all at the same time so we would already have answered the questions before you but they asked that we do it in a two step process so we can get preliminary geometry approved and then the construction which we're fine doing it because that's what we have today. We're going to answer some of the questions that came up and we're going to show you what we actually dedicated to the parish for the drainage and those are the things being worked on right now with Public Works and how that is going to work. Also there is some development to the north of that that's ongoing with the

study and the construction drawing, we're either going to provide a temporary turning radius at the end of St. Thomas St. so that you can have a turning circle so you can get out if need be but again that will be done in the construction phase. If you have any other questions that I can speak to I would be happy to do that.

Commissioner Frangella: Any questions?

Commissioner Richard: This subdivision is going to have gas? You know I'm going to be hard on you on that one.

Mr. Murray: this subdivision is going to have gas. This developer is different from the developer that I represented before, it's his intention that he's putting gas in there, he has some of the people who want to move there have already stated that, there will be electric and gas included in the preliminary work that's being done so people and buy the lots and have their gas service the immediate next day.

Commissioner Petit: Question on the south side of the property between the commercial building to the south, is there a buffer there or what's the spacing?

Mr. Murray: There is not a buffer there but if you'll notice, if I can point out, you see the commercial space has a little diagonal job in it, I can't read the lot numbers but, the lots to the left there's 1, 2, 3, those are deeper than the other ones so the developer intends on those lots to actually install planting that is going to give a natural buffer between the properties and the first 4 lots that are against the existing building there itself, they're doing 2 things, they're putting a solid 7 ft. wood fence that's going to go there and in front of the wood fence they're putting the same greenery they're going to plant to put a buffer between the residential and the commercial use.

Commissioner Frangella: Anymore questions? Thank you Mr. Murray.

Mr. Murray: I do want to point out that we did submit the MS-4 and it has been accepted and that was completed, I don't know if you got a copy of that, that has been done. Thank you.

Commissioner Frangella: Open public hearing for 2019-8-MAJ anybody here to speak for or against? Seeing none, any comments from the Commissioners? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano
NAYS: None
ABSENT: None

Commissioner Frangella: That passes unanimous and that will go to the Council on the 19th