

Mr. Booth: First item on our agenda tonight is PZS-2015-23 requested by Diahann L. Dufresne for resubdivision of a portion of property abutting Gassen Subdivision as described in Acts of Sale from Robert P. Gueno to Joseph D. Dufresne recorded in COB 441, Folio 802 and COB 423, Folio 326 into Lots D-1, D-2, & D-3 (Batture) with a waiver to the hard-surface frontage for Lot D-2 in Section 10, T13S R21E, St Charles Parish (13561 River Road, Luling) Zoning District C-2/R-1A Council District 2.

Mr. Romano: Thank you. This request seeks to subdivide a tract of land that extends approximately 310 feet from the land side of River Road and to the water's edge on the Mississippi River side. The site has three zoning designations: R-1A, C-2, and B-1. The rearmost portion is the R-1A portion. There is a legally non-conforming mobile home situated there. Proposed Lot D-2 is the portion in between Lot D-1 and River Road on which it fronts. Thus, Lot D-1 will be land-locked since it has no frontage but a servitude for access and utilities is indicated on the submitted plat. The remainder of the lot extending across River Road to the River's edge is the Batture portion. It is zoned B-1 and the applicants intend to sell it.

Because Lot D-2 is land-locked, it does not meet the minimum standards of the Subdivision Ordinance. Thus, resubdivision approval will require a waiver from the Commission and Supporting Resolution from the Council. But approving this lot is consistent with the Future Land Use Map designation for *Low-density Residential*.

During review of the application, it was determined that a private sewer line connection to the mobile home extends from Gassen Street through a neighboring lot. Though this can continue to exist, the department considered it prudent to advise the applicant to provide the utility servitude along the access right of way to eliminate unforeseen issues that could exist with the existing line.

Proposed Lot D-1 will create a vacant lot that abuts commercial uses on both sides. The Future Land Use Map recommendation for this proposed lot is for *Commercial*. However, the applicant has also submitted a special permit use application to allow a residential use there. The lot meets the minimum frontage and area requirements for C-2 zoning.

Although approval of this application requires a waiver for Lot D-2, the fact that an access servitude is indicated on the plat ensures that this lot will always have access from River Road. Approval also eliminates split-zoning as each lot will be situated in single zoning designations.

The Department recommends approval.

Mr. Booth: Thank you. This is a public hearing for PZS-2015-23 is anyone here to speak in favor or against this particular issue? Please step forward to the microphone. State your name and address for the record.

Diahann Dufresne, 328 Barton Avenue, Luling, La.

Mr. Booth: You've heard the analysis that we had, do you have any comments for us?

Ms. Dufresne: The only thing that I'm doing is, this is my father's property, it's part of his estate and what I want to do is for the family is to build a house on part of the lot and it will not interfere with the trailer in the back because it's going to be all family and this is why I did the application to see what could be done.

Mr. Booth: Ok. Any questions for the applicant? Thank you ma'am. Anyone else here to speak in favor or against PZS-2015-23? Hearing none, cast your vote. The vote tonight, since there are only 4 here, it takes 4 for a quorum. We have to have a minimum of 4 Yea votes to pass anything. So if one person here votes against it, it won't pass tonight. So cast your vote.

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

Mr. Booth: That passes unanimous. The next step in this proceeding will be August 3, here in this room at 6:00. The Council will meet and you need to talk to the Council about this and they will have to give the final approval.

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