

2023-10-R requested by Malcolm Darensbourg Jr. for M.A.D. III, LLC for a change of zoning from R-1A to C-2 on Lots 28 & 29 and portions of Lots 30, 31, 32, & 33, Square 4, Goodhope Annex A Subdivision, 191, 195, & 199 Goodhope Street, Norco. Council District 6.

Mr. Welker- Yes, this change of zoning from R-1A to C-2, like any rezoning it has to meet at least 2 to 3 rezoning criteria to get a recommendation of approval from the department and we found this zoning request meets each of the 3 rezoning criteria. It meets the 1st criteria because we find the request for C-2 is compatible with each of the comprehensive plan future land use map designations right now this falls under two designations neighborhood mix use and low density residential, neighborhood mix use accounts for both a variety of residential development along with neighborhood serving commercial uses under low to moderate residential it mostly considers residential uses but it does have room for considering neighborhood serving commercial as long it's in the right appropriate location and in that case mostly based on transportation features so in this particular case Good Hope is essentially a collector street it bridges River Road and Norco and Airline similar to Apple and this is near an intersection that's historically been a commercial kind of node that it kinda meets the criteria for being able to say that a commercial zoning district could fall under the low to moderate residential future land use designation so that's why we found that this request meets the first guideline along with not being a spot zone because it expands upon an established commercial zoning district. We found it meets criteria 2 which is about whether or not the land use pattern or character has change that the extent of the existing zoning no longer allows reasonable use this property was developed well before our current site design requirements had to do with traffic circulation, parking, landscaping, that applies mostly to commercial, industrial and multi family uses right now the area is small most of it's occupied by a building that was formally used as the Norco library branch most of the commercial uses that can fit into this building had it's square footage require more parking than what is potentially or what is actually available there now so we find that by expanding the C-2 there's more potential to expand the parking which can then accommodate more uses that fit within what is a site that is already C-2 and can be developed or ready for use for C-2 uses so we find it meets that criteria for that reason. For the 3rd criteria whether or not the use is permitted in the pro zoning will not be incompatible with the existing neighborhood character once again this is kind of commercial node at the corner of 3rd and Good Hope St. that includes the former Norco library branch and a few commercial office spaces that are in that building right now a historical use service station that is still there and a few other uses on the other side of the railroad tracks, a credit union that's now I think is an office and RV sales, part sales, so it's a commercial area and the uses that would be permitted in this expanded C-2 district would fit within that area and it wouldn't have adverse effect on public utilities since they are all available and exist and been serving the commercial uses that are in that area already so for those reason the department recommends approval and like I said this request will be forwarded to parish council for a final determination.

Applicant- Malcolm Darensbourg 318 Devon St. LaPlace, I was trying to get this property commercial to go with the property that I have next to it, adjacent to it and it's a commercial zone like he stated, that's all.

Commissioner Frangella – I got one clarification it's like you list 191, 195, 199 on Good Hope St. and then it says Norco lots 28, 29, portions is that included in this also or cause on the sheet I'm not really seeing it, oh I see on here Good Hope St. so that's.

Mr. Welker – which parts?

Commissioner Frangella – I’m just asking that includes the lot numbers it’s like when you looking on 3rd St. so on here it says 199 where the building is and the 2 empty lots. So, if you look on page 27 that’s on the other side the railroad tracks?

Mr. Welker – no, so it’s all, so we got 28 and 29, the survey you might be looking at on 27 that’s a survey with a drawing of a potential parking lot.

Commissioner Frangella – I’m just saying, because it said lots and it was in the description it says lots and it’s got all these different lots listed.

Mr. Welker – so we got lots 28 and 29 are all R-1A right now and that’s mostly.

Commissioner Frangella – that lots, on the next page 191 and 195, correct?

Mr. Welker – 191 and 195 are the actual address numbers. It’s a lot of numbers.

Commissioner Petit – 199 covers those other 4 lots but that’s already C-2.

Mr. Welker – there’s a sliver, those lots were already included 30-33 because there’s a sliver that is actually R-1A.

Commissioner Petit – just for clarification Mr. Darensbourg there are still some restrictions as far as like if you are building a restaurant and stuff if they have alcohol things like that you do realize you may have to get a special use permit, additional permitting for some of those types of things, correct, so you are aware.

The public hearing was open and closed, no one spoke for or against.

Commissioner Ross made a motion to consider, seconded by deBruler.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

PASSED
