

Commissioner Frangella: Next up 2019-19-R requested by Precision Plumbing and Maintenance, LLC for a change in zoning classification from R-1A(M) to R-2 on Lot 76, Victoria Acres 907 Vans Ln., New Sarpy. Council District 6.

Mr. Welker: This is a request to change the zoning of property currently zoned R-1A(M) single family residential to R-2 two family. The lots exceed the minimum area requirements for the proposed zoning district. There's not a tremendous R-2 in the area but there is history in the neighborhood of R-2 rezoning that have been approved and duplexes built in this neighborhood. The department found that the request meets the 3rd guideline for rezoning based on some duplexes and some R-2 zoning in the area. It should be noted that community sewer is only available along Vans Lane not along 9th Street. This means that dividing the current lot along 9th Street into the multiple lots that would be needed for multiple duplexes for this to accommodate may require major resubdivision process due to the potential for having to install new utilities and extend that to the nearest sewer on Vans Lane. Based on meeting the guideline for rezoning the department recommends approval.

Commissioner Frangella: Is the applicant present?

(From the audience): Yes.

Commissioner Frangella: Come forward and state your name and address for the record please.

Good evening again, good to see yall this time. I'm Joell Adams of Precision Plumbing and Maintenance, LLC, 45099 N. Shadow Creek Drive, Hammond, La. Again I come before you all requesting R-2 zoning for the property on Vans Lane. Basically we've discussed the revitalization of New Sarpy Subdivision and the Victoria Acres Subdivision as well. I just hear Mr. Chris state about the major resubdivision and we've already began the preliminary resubdivision of the property with having it surveyed already to have that done. So that's basically it. Thank you.

Commissioner Frangella: We'll open the public hearing for 2019-19-R, anybody here to speak for or against? Seeing none, we'll close the public hearing for 2019-19-R. Any questions, comments from the Commission?

Commissioner Richard: So is the developer going to be responsible for the sewer and the water and everything instead of the parish?

Ms. Stein: Yes the water is available along 9th Street and sewer would have to be extended.

Commissioner Richard: So the developer not the parish has to do the sewer hook-up and everything and run the pipe and all that.

Ms. Stein: Yes.

Commissioner Richard: Ok just making sure.

Ms. Adams: We were supposed to meet a couple of weeks ago with Ms. Marny and Public Works and everything, but he was out of town, just to discuss the entire matter as a whole so we are still hoping we can have that meeting as well just to get some clearer understanding.

Commissioner Richard: I just want to make sure that you are aware that you're going to be responsible for sewer and all that.

Ms. Adams: Yes.

Commissioner Richard: Thank you.

Commissioner Frangella: Any other comments or questions? Call for the vote.

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

Commissioner Frangella: That passes unanimously. It will be heard at the Council on November 4th. Good luck.
