

Commissioner Frangella: Next up 2020-13-R requested by Victoria Estates, LLC for a change of zoning district from O-L to R-1A and C-2 on approximately 83 acres on portions of Lot 3106, Victoria Plantation Subdivision, 14296 River Road, New Sarpy. Council District 6.

Mr. Welker: This is another rezoning request for a change from O-L Open Land to C-2 General Commercial and R-1A Single Family Residential

Commissioner Frangella: Chris let's wait until everyone comes in.

Mr. Welker: Yes this is a rezoning request to change the zoning from OL Open Land to C-2 General Commercial and R-1A Single Family Residential on a property consisting of approximately 83 acres designated as a large undesignated lot and several lots that kind of run along Vans Land in Victoria Plantation Subdivision. The request meets both the first and third guidelines for rezoning. The new zoning pattern would allow for both commercial and residential uses as part of a large scale development would fit the future land use designation of residential mixed use. This pattern would also be more compatible with the existing neighborhood character and would not overburden public facilities and infrastructure based on input from the Departments of Waterworks and Public Works and Wastewater. The site is over 3 acres but a change to future land use maps would not be necessary as the current residential mixed use designation captures the type of development permitted by the proposed zoning. The department does recommend approval based on meeting the first and third guideline.

Commissioner Frangella: Mr. Albert can you clarify that this is strictly to change the zoning.

Mr. Albert: Yes thank you Mr. Chairman. For the public that's here, the question on this project here tonight is a zoning change, whether the vote is for or against, it will not approve or weigh in on the subdivision, the layout or the construction of it. This is about the housing density that would be allowed there in the future. There is an image in the agenda that shows a proposed layout by the developer at a future point, but that image is in there to inform why the commercial zoning line is struck like it is.

Commissioner Frangella: Thank you. Is the applicant present? Please state your name and address for the record.

Good evening, Heather Klingman with Duplantis Design Group. I'm here on behalf of Gore-St. Charles and the property owner. Myself I'm the civil engineer of record, we also have Hollingsworth Design here who are the Planners for the project. As Chris mentioned this is only a rezoning that we're coming before the Commission for on tonight. Currently Open Land looking to rezone to C-2 at the front along the River Road and then R-1A for all of the residential lots that would be behind the commercial. It is consistent with the zoning around it, it's consistent with the future land use plan so we just respectfully request consideration for the rezoning. Like you said this is not an approval for the subdivision itself but if you have any questions about drainage, sewer or anything like that we're here to answer any questions that you guys may have.

Commissioner Frangella: Ok. Thank you. Open public hearing for 2020-13-R anyone here to speak for or against? Please come forward. State your name and address for the record.

Diana LeBlanc, 135 Vans Lane. I've been there for about 37 years. Our main concern is the flooding and the traffic. Vans Lane is a very narrow street, we already have a lot of problems with speeding and everything down that street and we are concerned about how this will come about if the zoning is granted. I know that that the ingress and egress to that subdivision will be on River Road, that's according to what I've seen. If yall can answer it I'd appreciate it.

Commissioner Frangella: This is just to rezone

Ms. LeBlanc: Just to rezone, I know

Commissioner Frangella: Without seeing plat plans or layouts or anything that's been approved through Planning & Zoning before it would get to us, there's no way we can make that change. Right now it's Open Land and it can be used for various things right now. Correct Ms. Stein?

Ms. LeBlanc: I understand that it's just a rezoning. I personally don't have an objection to the rezoning of this particular piece of property but we do want to be abreast of what's happening in that area as it is developed.

Commissioner Frangella: Hopefully with what we've already passed earlier with traffic studies and moratoriums we can get some of the drainage stuff fixed and all of that would be done before we get to that point. I'm not sure with all of that because this is just a change of zoning.

Ms. LeBlanc: Thank you Sir.

Commissioner Frangella: 2020-13-R anyone else here to speak for or against?

Rickey Landry, 211 Ormond Meadows Drive. I know this is just rezone so none of the plans have been approved for what's going to be built. I'm fine with the C-2, the residential I have a lot of questions for the drainage issues, my house abuts if the plans are correct, it's directly behind my house currently which would basically push water into my house which is already being flooded by my 2 neighbors and not draining to the street so I'm kind of against it. I think the Open Land would help more having a grass area with our current situation and more concrete on the ground would cause more issues. I would also like to be kept apprised of what's going on with the property if it is rezoned because I just want to know what's going on directly behind my house because I live on Ormond Meadows. From the plans there is a little canal and this is right on that canal directly behind my house. There are privacy concerns, I don't know if they are planning on building a wall around the area to gate in the community, that's my main concerns against the rezoning for right now. There is also I found out about this rezoning 2 days ago and I posted it on next door just to see who knew about it and a lot of people did not know about it, they received notification about the rezoning today, they couldn't make it to the meeting, some people still hasn't received the notifications for it that lived on Ormond Meadows and they would be affected by this and I don't know if they were sent to them or not, a lot of people just haven't received those notifications or received it too late to come.

Commissioner Frangella: So you're talking about people on the west side of the road correct?

Mr. Landry: Correct.

Commissioner Frangella: The abutting properties.

Mr. Landry: Yes.

Commissioner Frangella: Ms. Stein do you know anything about that?

Ms. Stein: I know the notifications were sent, certified mail can be a bit of a burden for the public. It's not a superfast method and if nobody's home the notice goes back to the post office for somebody to come and sign for it. That's why we also post signs and advertise in the Herald Guide. So it's noticed.

Commissioner Frangella: Thank you. Alright, thank you.

Mr. Landry: Thank you.

Commissioner Frangella: Open hearing, anyone else to speak for or against?

Gwen Trosclair, 125 Vans Lane in New Sarpy. I'm not up here to say for or against but I do want to make a point that the certified mail was left in the mail boxes, I did not sign

for it. I work for the post office for 27 years, it did not have the green card and we did not have to sign for it, not at all.

Commissioner Frangella: Thank you ma'am.

Mr. Albert: Marny we have the send receipts correct?

Ms. Stein: Yes.

Mr. Albert: We have proof of receipt Mr. Chairman.

John Albrecht, 155 Vans Lane. I think most of my concerns were addressed earlier with the moratorium. But just to let yall know, Vans Lane is a mess. First of all it's very narrow, busses roll down there, it's dangerous. The last flood I stood on Vans Lane, to the right the water was moving fast, that would be the St. Rose side. To the left where all the residences are the water wasn't moving at all. So there is a problem up at the railroad track that needs to be addressed hopefully before anything comes in. Personally I have no objection to the rezoning of the property, certainly something will happen and I hope they do a nice job. We like our little country setting on Vans but the water issues are very real and need to be addressed first. Thank you.

Commissioner Frangella: Public hearing for 2020-13-R anyone else to speak for or against? We will close the public hearing for 2020-13-R. Any questions or comments from the Commission? Seeing none we will call for the vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella, Galliano

NAYS: None

ABSENT: Granier

Commissioner Frangella: And that passes unanimously and will go to the Council on the 24th.