

Commissioner Frangella: PZS-2017-31 requested by Esperanza Land, LLC, approval of a revised Preliminary Plat for Esperanza Business Park Phase 2. Zoning District M-1 and M-2. Council District 1.

Mr. Welker: This is as you mentioned the consideration of a revised preliminary plat for Esperanza Business Park Phase 2. Just some background, the Planning Commission approved the original preliminary plat on June 1, 2017 with waivers from subsurface drainage, street names, block length, lot orientation and lot width. The Parish Council endorsed the waivers in Resolution No. 6295. The Planning Commission approved construction plans on November 1, 2018 and the developer began construction in April 2019. In April 2020 the subdivision was nearing completion, the developer had been working with the Department of Public Works and Wastewater to complete the subdivision without building Rue Bon Temps, the street would have connected the extensions of Deputy Jeff G. Watson Drive to Rue Sucre and provided frontage for 8 lots that were part of the subdivision. The resulting change in the geometric layout of the subdivision and by omitting this center street during construction increases the block length from 1,750 ft. approved originally along Deputy Jeff G. Watson Drive to 2,146 ft. and from 1,529 ft. originally along Rue Sucre to 2,289 ft. This increase cannot be approved without approval of new waivers which the developer has requested and the Department of Public Works and Wastewater offers no objection to. The resulting Parcel C 43.3 acres in area is irregularly shaped but meets the required 100 ft. width and 10,000 and 15,000 sq. ft. area for the M-1 and M-2 zoning districts. The resulting side lot lines for Parcel C are not perpendicular to Rue Sucre however, the proposed lot lines follow the patterns that the Planning & Zoning Commission approved on the original preliminary plat. The Planning & Zoning Department does not object to allowing a variation to the requirements of the side lot lines of Parcel C. In addition to the changes that resulted from Rue Bon Temps not being built, the original preliminary plat did not indicate the full extent of the drainage servitude which extends almost to LA 3127. Construction plans show the full extent of that proposed servitude with this revised preliminary plat. All the 3 major subdivision plats will show the full extent of this drainage servitude. With all that being said the department does recommend approval contingent upon the waiver for the maximum 1500 ft. block length by both Planning Commission and Parish Council.

Commissioner Frangella: Ok is the applicant present?

Good evening ladies and gentlemen. I'm Danny Hebert, 14433 River Road, Hahnville. I'm here representing Esperanza Land LLC. The original preliminary plat had a center street Rue Bon Temps that had 8 lots, 4 on each side that were approximate 375 by almost 600 ft. The developer has entered into discussions with a potential buyer that may increase the size of what we had originally platted. So the street will eventually be built at some point and we'll be back to you for construction approval and that will get built. So we were requesting a block length waiver from 1700 ft. to approx. 2200 ft. I'm here to answer your questions, thank you.

Commissioner Frangella: Thank you. Open public hearing for PZS-2017-31, anyone here to speak for or against? Seeing none, close public hearing for PZS-2017-31. Any comments or questions for Mr. Hebert from the Commission? Alright call for the vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: Granier

Commissioner Frangella: That passes unanimously.

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