

**2022-12-R requested by the St. Charles Parish Hospital Service District No. 1 for a change of zoning from C-2 to MS on an undesignated 200 ft. by 450 ft. lot consisting of 90,000 sq. ft., 1001 Paul Maillard Road, Luling. Council District 2.**

Chris Welker: The applicant requests a change from C-2 to MS medical services district on the lot which is undesignated but measures 200 ft. by 450 ft. consist of approximately 2 acres the request meets two of the three guidelines for rezoning the propose medical district conforms to the Paul Maillard Road mix use corridor overlay designation and is not a spot zone the use is that the zoning change would add to the list of permitted uses includes hospitals and nursing homes are compatible with the existing neighborhood character and would not over burden the existing public facilities, the department recommends approval.

Jared Fuslier 111 Avery St. Luling representing St. Charles Parish Hospital just request your approval tonight it would allow us to continue expand our services offered to the parish.

The public hearing was open.

Ms. Gloria 174 Post St. has family property around the location and wanted to know if the rezoning of the hospital property would affect the family property rebuilding.

Chris Welker: They are looking to change the zoning to their property.

Ms. Gloria: I got the letter that told me to attend because it was adjacent property, and I was concerned.

Michael Albert: This has no direct effect on your property, it's not changing anything about your land or your rights on your land it's letting you know when a neighbor is changing the permitted things that happen on their property. Right now, C-2 allows for retail sales basically changing it to MS would allow the hospital to expand its practices, so right now you couldn't open a doctor's offices in C-2, but they could expand their buildings and have a doctors office or a pharmacy, something to that affect in there. That's what it means to you as a neighbor. We try to make sure that everyone is aware when a change comes to their neighborhood, so those letters come to you to make sure your aware of your opportunity to object you heard in the previous applications the neighbors had things to say about it and it goes back and forth. It's just to make sure you're not left out.

Public hearing was closed.

Commissioner Keen motion, second by Commissioner Ross.

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

NAYS: None

ABSENT: Price

**PASSED**