

Commissioner Frangella: 2021-13-MIN requested by St. Charles Plaza Partners for resubdivision of two lots into seven, 12715 & 12727 Highway 90, Luling. Zoning District C-2. Council District 7.

Mr. Welker: This is a resubdivision of 1 lot into 6 at the St. Charles Plaza Shopping Center 12715 Hwy. 90 in Luling. Each lot meets the 60 ft. width and 6000 sq. ft. requirement for the C-2 zoning district but the majority of the lots do not meet geometric standards as detailed in the subdivision regulations. Specifically, item B. Blocks, 3. Arrangements which states all lots shall possess frontage on a street or roadway that meets the specifications of these regulations. Four of the lots do not possess any frontage on a public dedicated street, they would basically front a private access servitude that would run through the shopping center and then item E. Building Lines, a few of the buildings because of the way the lots are being arranged to run through the main building of the shopping center, those buildings wouldn't meet the minimum set back requirements for the zoning district. So this would require waivers from those 2 items for the lots. The applicant does request those waivers from the geometric standards citing the need for this lot configuration for it to allow for portion of the St. Charles Plaza site to be owned individually with fee simple title. We did note in the report that with the way the lines are being drawn through the buildings that it would need to meet certain building codes especially in regards to fire protection, we have mentioned that to the applicant and the property owner and they said that they believe that is the case and they will be working with us and the building officials to make sure that they get the right information to them to confirm that there is the necessary fire protection to meet building code. There are some new side lot lines that also do not meet the geometric standards that side lot lines be perpendicular to the street, this is something that the Planning Commission can grant as a variation as they need a specific waiver. The department has no objection to the orientation of these lines especially the one separating A-1-A-6A and the buildings comply with building code requirements, this department does not object to this orientation as well. We've asked for a few revisions to the plat that was initially submitted, we have not received the physical plat yet but I have received a .pdf showing that everything we've requested has been revised and changed on the survey. We also have received a copy of the proposed access agreement for all the properties that will be using that private access running through the site. With all that being said, the department recommends approval.

Commissioner Frangella: Alright. Is the applicant present and wish to speak?

Joey Murray with Murray Architect representing St. Charles Plaza Partners. Everything that you heard is accurate. We have in fact had the survey changed with the modifications that Chris had indicated as a requirement, has been done and the notes have been placed on the drawings. This like configuration we're requesting will allow for the variation and ownership of the people to own some of the buildings that they are already occupying. It also provides an access service servitude that people can use and guarantee their right to and from these lots, similar to what's been done in several shopping center areas where they had been constructed and allows the use of a private roadway with a servitude access that is recorded in the courthouse. We also wanted to note that compliance with the building code, the lot line we have proposed, are

actually going through firewalls which meet building codes and we have that confirmed and we also have as requested by Chris to have an independent engineer review this and that's being done and sent to him in the next few days. Other than that if you have any questions I'll be happy to answer them.

Commissioner Petit: One quick question on the parking spots themselves, once the buildings are potentially sold what happens to dedicated parking?

Mr. Murray: The dedicated parking remains as dedicated parking to the center itself.

Commissioner Petit: To the center itself

Mr. Murray: to the center itself and we had actually at first proposed one of the areas to be a stand-alone lot and it was Chris' wisdom that said, you're not going to have something built there why not just have it as part of the single lot for ingress and egress but dedicate that portion of the roadway so we infact did do that. Our intention is not to have any other buildings constructed on those parking lot areas, only what is existing now on these individual lots. There are some buildings that are torn down that would be available to be rebuilt and we're hoping with this passing tonight that would be able to give us an individual lot to obtain a mortgage for those particular ones and construct those buildings for people's needs for commercial spaces. Thank you.

Commissioner Frangella: Thank you.

Ms. Brown: I have a question for Mr. Murray. The building as I'm looking at these plans, our instructional center for the school district is adjacent to that property where you are. We do need to be able to access the back of that building and possible spaces for parking. We do have an entrance door on the left side, that's our transportation installation center, will there be parking there still?

Mr. Murray: there is parking there for your building and there is a servitude agreement between the Plaza and St. Charles Parish for that ingress / egress.

Ms. Brown: Thank you.

Commissioner Frangella: We'll open public hearing 2021-13-MIN is there anyone to speak for or against? Seeing none, we'll close the public hearing for 2021-13-MIN. Any questions or comments from the Commission? Call for the vote with the receipt of new plats and waivers being approved by the Council.

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

Commissioner Frangella: That passes unanimously and will go to the Council.
