

2024-27-R requested by Regina Joseph for a change of zoning from R-1A to C-1 on Lot 9, Good Hope Subdivision, 318 Clayton Drive, Norco. Council District 6.

Mr. Welker – yea the department recommends denial of this request, we found that it does not meet any of the rezoning criteria. To summarize how it does not meet those criteria the future land use map designation is low to moderate residential as mention on the previous case there is some room to consider commercial uses under this designation but only when an appropriate location such as along transportation corridors or intersections with this being very much a residential neighborhood and not meeting any of those criteria we would have to go back to the base zoning for that's considered under this land use map designation that's residential R1A, R1B, and R1AM. This would also be considered a spot zone because it would put C1 zoning on a small lot area in the middle of an established and large R1A district. So, it doesn't meet that criteria for those reasons. The 2nd criteria whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use, the current zoning was established in 1990 when a large portions of R1AM districts in Norco were converted to R1A. The previous R1A zoning was established in 1981. The neighborhood character land use pattern has remained largely unchanged is surrounded by site built single family houses in line with the existing character lot line developed site-built house and the current R1A zoning still allows for reasonable use as such so the request does not meet that guideline. The 3rd guideline potential uses permitted by proposed rezone will not be incompatible with existing neighborhood character nor will they overburden public facilities. The existing neighborhood character is that of a developed residential neighborhood the nearest commercial zoning and development is appropriately located around intersections of Apple and Third St. with another commercial node focused around Goodhope and Third St. while considering more neighborhood serving and lower impact the retail and office use is primarily permitted in the C1 district would be incompatible with the surrounding residential neighborhood. If the request is successful public utilities are available on Clayton Dr. and provide services to the site and representatives from the department of Wastewater and Waterworks offer no objection to the change. So, as mentioned earlier, the department does recommend denial based on not meeting the three rezoning criteria.

Applicant – Regina Joseph 2334 Ormond Blvd. Destrehan – I'm a registered nurse by background; I've been a registered nurse for 16 years um it is I do believe that it does meet and will maintain the character of the neighborhood because it is a residential care home. Can you guys hear me because I feel like I'm....

Commissioner Petit – yes, we can.

Ms. Joseph – it will maintain the character of the neighborhood because it's a residential care home. I do realize it is new to the area so it's being labeled as a (inaudible) but it is a residential care home. It's a home with residents in it, it's not a boarding home, it's not assisted living, it's not a nursing home. I don't mean to include other parishes in it but I can only use them as an example. So in other parishes they are not rezoned as C1 they maintain R1 status but they have special use permits because inside the home it maintains the home like appearance so when you pass it on the street there is no additional parking needing because it will be staffing room board that will resemble as if your grandmother is inside of her home. So, there is only a caregiver there, you will have up to seven people, but it may not be seven people, it could be five patients, well we will say residents up in the home. So, it's kind of like me being in the home and there's no extra equipment needed in the home outside of things you would need for activities and daily living so it's no special equipment or medical extremist medical equipment needed in the home. It will maintain a home-like appearance, regular parking, maybe four handicap vans needed to arrive to take residents to and from doctor's appointments or visitors from family, but it doesn't change the esthetics of the neighborhood. The only thing that would probably be needed would be maybe a screened porch or something to protect the residents, but other than that it maintains a home-like appearance.

Commissioner Petit – ok, thank you.

The public hearing was open.

Kevin Gauthier 327 Clayton and I oppose turning this into an 8-10 patient house, that's how it was described to us. I don't have the information with me, excuse me I have a little chest thing. But um I been living there for twenty years the lot's are very small so you don't have a lot of parking even though they say they not gonna need extra parking and all we talking 8-10 people, they gonna have guest, they gonna have relatives come by, I just don't see how that's gonna work. All my neighbors we discussed it, they all feel the same way.

Commissioner Petit – any other? So, we will close the public hearing and let the applicant come back up, but we do have 9 letters of opposition from neighboring residents. So, at this time we will close the public hearing, Ms. Joseph, if you want to come back up.

Ms. Joseph – I just wanted to reiterate it's not 8-10 people, you can't fit 8-10 people in there, no more than 7 but it's not guaranteed 7, I'm saying 7 as in the max ok, it's outfitted for 6 actually but I'm saying 7 as in the max. The way the parking is now the driveway if it is allowed for 2 handicap parking and another vehicle there if there is one staff member on board per 5 people there's only one staff member needed visitation is not, you would come visit your family of course you wouldn't visit them all day everyday you would maintain the guidelines as if you were at a nursing home or anything like that. So, it's not, it's 7- 10 people and I understand this is new to the area um, I think it's just not understanding what it is I'm trying to do, it's called a residential care home meaning it's a transition from in between assisted living and your home. Nursing homes are becoming too big, and they can't care for people the way they should. Assisted living doesn't suit everyone's needs ok, residential care homes are the way we going now because it's smaller population and you have more one on one care. That's why we call it a residential care home; it's just like being at home. Breakfast, lunch and dinner are served in the home, you stay in the home, you have activities, daily living, someone is there to help you with your medication, someone is there to help you use the bathroom shower and other activities of daily living. There's recreation where you can sit outside, it's just like being at home. It's just a transition from home and that bridge between from your home in between assisted living facility, some people don't qualify for assisted living so that's why we don't call it assisted living because it's not that we don't call it a boarding home because if for resident's, it's for seniors only, ok.

Commissioner Frangella – so right now it's a rental?

Ms. Joseph – right now.

Commissioner Frangella – I guess people live in there correct?

Ms. Joseph – yes.

Commissioner Frangella – so with this it's going to be like multiply people in a bedroom? They would share bedrooms because 1780 square feet is not really, can't be a 6 bedroom house.

Ms. Joseph – so you have a master bedroom, so according to regulations you need 100 square feet per single person in a room. For a 2-person room you need at least 140 square foot, you have rooms that are well over those size, most of those rooms will be single rooms but you have a master bedroom that's well over the size that can allow for 2 people to be in that room.

Commissioner Frangella – so what kind of activities would they have because the way you sound it's a transition so there should still be mobile.

Ms. Joseph – activities as in daily living meaning as if you had to keep the elderly occupied so it has to be more than just out of the bed and in front the tv, you have to keep them engaged. So when I say activities meaning whoever’s on duty can play bingo with them, they can engage with them, play cards things like that to keep them occupied as if you were at home and you just entertaining them.

Commissioner Frangella – my concern is there is hardly any land for outside so they probably they probably won’t see much outside.

Ms. Joseph – so there’s a cover, there’s a patio that I mentioned earlier that I can enclose to allow for those who have memory issues, or we can close that in to protect them. But again, it won’t change the look of the house and that’s the patio that’s already there that’s not allowed for parking anyway.

Commissioner Frangella – yea I’m just, another concern you say there is visitation. So, what happens around holidays when multiple people want to come visit?

Ms. Joseph – well with you have 5 or so residents in the building and you talking about residents so we can, the driveway that I have now there’s still space for me to expand that driveway if I needed to but also there is room in that driveway if one person is there you still have room for at least 2 more cars.

Commissioner Frangella – but if that first person wants to get out then you have to have everybody move their cars and come back in. right? Cause it would be blocked.

Ms. Joseph – but there’s still room for, driveway because there’s still room if I need to add driveway.

Commissioner Frangella – yea room for 3 cars. Thank you.

Commissioner Frangella made a motion, seconded by Commissioner Keen.

YEAS: NONE

NAYS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS, JAY

ABSENT: NONE

FAILED