

2022-15-R requested by **RaceTrac, Inc. for Lloyd G. Dufrene** for a change of zoning from O-L to C-3 on a portion of a lot designated 13M1, Block 13, CDF- Numbered Farm Lots, **1695 WPA Road (HWY 632), Des Allemands.** Council District 4. **Requires Planning Commission approval and Parish Council consideration.**

Ms. Stein: Mr. Chair, this applicant is requesting a rezone that actually will eliminate a split zone situation on a single lot of record. The area is approximately 82,000 square feet and the department finds that this request to change the zoning on a portion of this lot from O-L to C-3 that will make the entire property a consistent zoning district conforms both with the underlying future land use designation for the area. It's also an expansion of the C-3 zone which makes it not making a spot zone. The current split zone deprives the property owner of a large portion of the property and the change to C-3 will not be inconsistent with the neighborhood. I did want to mention that I spoke with Ms. Touchard this afternoon who lives in a house at the rear (I don't know, I can't get the cursor to show it), a house that it is in the back of Frank's Supermarket. She asked that we please make sure that she doesn't get flooded through the process and that is something that would we would do at permitting with a drainage impact analysis. Other than that we have not heard from anybody with regard to this matter so we recommend approval.

Commissioner Frangella: So there was one opposition that we got.
(Shows a copy)

Ms. Stein: I am so sorry. Yes, we did hear from one of the neighbors.

Comissioner Frangella: Is the applicant present? Do they wish to speak? Please state your name and address for the record.

John Thompson: Good evening. I am John Thompson with Duplantis Design Group, which is an Engineering Firm. We are located at 9015 Bluebonnet Blvd, Baton Rouge, LA 70810. I am the design engineer for the project, speaking on behalf of the applicant, RaceTrac. I would like to address the neighbor's concern. Yes, this area is in a flood zone, as is all of Des Allemands, if you look at the flood map. However, we are very aware and sensitive to the drainage issues that we experience in this area and me, personally, I am designing the site as well as the drainage retention system which will be in compliance with your ordinances, the State's. With yours, actually supersedes the state's requirements so we will be designing all drains as necessary to comply with your ordinance for commercial zoning. And then as to the site, again, we are just asking to have a consistence C-1, C-3 zoning. Tis property is located on the corner of

two state highways, adjacent to commercial. I was not aware until about a minute ago that there was a residence there; however, you know it still stands that we feel that this is good to the site that is consistent with the intended use of commercial.

Commissioner Frangella: Can you state your address again please?

John Thompson: Sorry, It's 9015 Bluebonnet Blvd, Baton Rouge, LA 70810

Commissioner Frangella: Thank you, Sir. OK, we will open up public hearing for 2022-15-R. Anyone here to speak for or against? None. We will close public hearing, 2022-15-R. Any questions or comments?

Commissioner Frangella: (inaudible) stated with Marny that we did receive one opposition letter.

Public hearing was open and closed after no one spoke in favor or against.

Motion to approve: Keen

Second: Price

Vote: Yeas: Price, Keen, Frangella, Petit, Ross, deBruler

Nays: None

Absent: Krajcer

Commissioner Frangella: The vote passed unanimously and will go to the Parish for consideration.