

Commissioner Booth: Next item on our agenda is PZR-2016-11 requested by Cory Savoie for a change in zoning classification from C-2 and R-1A to C-3 at Portion of Lots 3, 4 and 5 and all of Lots 6, 7, 8 and B9, Blk. A, Mimosa Park Subd. Council District 7.

Mr. Welker read the department's land use report and gave the department's recommendation for denial.

Commissioner Booth: Thank you Sir. PZR-2016-11 for Cory Savoie to change the classification from C-2 and R-1A to C-3 at Portion of Lots 3, 4 and 5 and all of Lots 6, 7, 8 and B9, in Mimosa Park. Anyone to speak for or against?

Good evening, my name is Cory Savoie, 301 Maryland Drive in Mimosa Park. I represent my sister in law and my brother who currently own this property. We've had several inquiries about this piece of property because there is only one other piece of property between Lakewood Drive and Boutte of this size that is undeveloped and that's the one right up my street on Maryland Drive. So businesses that are coming in and looking to move into this area, if they require a C-3 designation, there really isn't any undeveloped land for them to go to in that area. There are several businesses that even though the zoning designation maybe C-2 currently, they've been there long enough to where they fall in like Bayou Animal Clinic, under today's rules that would require a C-3 for an animal hospital but that land is all zoned C-2. One of the properties that he mentioned a second ago that was recently rezoned was where daiquiris is. Well they have an access road that goes to that that is also on Mimosa, so you're talking a C-3 property that has access to Mimosa Drive as well. One of the things that caught my attention when I read the analysis was that lot 8, there is some discrepancy on lot 8 on whether that lot should be R-1A or C-2, the zoning actually runs right through the middle of that lot. If the designation was to be currently C-2 on that lot, you would only be left with a 25 ft. strip of land that would be moving from residential to commercial and you'd have to have a setback anyway if you want develop from that residential to commercial anyway so don't really see why that would be that much of a stretch to zone this as C-3. Any questions?

Commissioner Booth: Any questions from anyone?

Mr. Savoie: I would be more than happy to answer anything.

Commissioner Booth: Thank you Sir. Anyone else here to speak on this issue? Any questions or comments from the Commission?

Commissioner Frangella: I guess my only comment would be is if that was the case then you're not coming before us to change that 25 ft. strip to C-2, you're looking to change the whole thing to C-3 which is a totally different change.

Mr. Savoie: Yes and no because the FLUM actually lists the whole thing as commercial except for the little strip which when we did the Comprehensive Land Use Plan, general commercial states that in general this designation applies to most commercial uses that are permitted in C-2 and all of the uses permitted in C-3. So if something is general commercial it should encompass everything in C-3 and that's from the Comprehensive Land Use Plan.

Commissioner Booth: Thank you Sir. Any other questions or comments? Call for the vote.

The foregoing having been submitted to a vote, the vote thereon was as follows:

YEAS: Granier, Richard  
NAYS: Pierre, Loupe, Booth, Frangella, Galliano  
ABSENT: None

Commissioner Booth: That doesn't pass here, but it goes before the Council on Sept. 19.

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