

Commissioner Booth: Next item on the agenda is PZS-2017-06 requested by Debra Ann Breaux for resubdivision of Lot 850A Sunset Ridge into two lots: 850A-1 and 850A-2. 430 Grand Bayou Road), Des Allemands. Zoning District OL. Council District 4.

Mr. Romano: This is a resubdivision of a vacant lot that's 6.04 acres in size. They want to divide it into 2 lots of 3.02 acres. Both lots will exceed the 20,000 sq. ft. area for Open Land zoning, however, only Lot 850A-1 will have frontage on Grand Bayou Road with 160 ft. width. Lot 850A-2 is going to be situated directly behind it, it's going to be land locked but there is a 25 ft. servitude for ingress and egress and utilities indicated on the plat. Similar resubdivisions have been approved, similar to this, so there is no issue with that but it does require a waiver because you can't approve a lot that results in a non conforming situation and in this case Lot 850A-2 is land locked. The applicant has stated the intention of building a residence on Lot 850A-2, it requires a waiver from you all and a supporting resolution from the parish council. The future land use recommendation for the property is wetlands, that recommendation is under review by staff. The Department recommends approval provided revised plat indicating a servitude of access and utility servitude is submitted, it has been submitted, so we have that part taken care of and that the Commission and Council approve a waiver from the required frontage on the developed public street for Lot 850A-2.

Commissioner Booth: Thank you Mr. Romano. Public hearing for PZS-2017-06 requested by Debra Ann Breaux for resubdivision of Lot 850A Sunset Ridge into two lots: 850A-1 and 850A-2. 430 Grand Bayou Road), Des Allemands. Anyone here to speak for or against this issue? Is the applicant here? State your name and address for the record please.

My name is Debra Breaux, I live at 136 Frickey Lane, Bayou Gauche.

Commissioner Booth: Does anyone have any questions for Ms. Breaux? It's pretty self explanatory I believe.

Ms. Breaux: Yes. I just want to sell the property and the buyers asked if I could get this done and I said sure.

Commissioner Booth: Ok. Thank you ma'am. Anyone else here to speak for or against this issue? If not, we'll call for the vote.

Commissioner Gordon: I have a question.

Commissioner Booth: Yes ma'am.

Commissioner Gordon: I have a question for maybe Marny or the staff, as stated on page 26, the Future Lane Use Map recommend for this property to be zoned as wetland and the recommendation is under review by the staff, so what was the recommendation?

Ms. Stein: The Future Land Use Map shows the property with the Future Land Use Designation of Wetland and there's a pretty big area of Bayou Gauche that has the Future Land Use Designation, so we're looking into how we came up with that designation and a recommendation going forward. At this time, the adjoining properties surrounding are very developed with low density residential so we don't find that this will be uncommon in the area but we need to go back and take a look at the Future Land Use Designation.

Commissioner Gordon: Alright.

Commissioner Booth: Any other questions or comments? Let's call for the vote.

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

Commissioner Booth: That passes unanimously. Good luck Ms. Breaux.