

Commissioner Frangella: Next on the agenda 2019-23-R requested by Gregory & Elizabeth Fincher for a change in zoning district from C-1 to R-1A on Lots 1AA & 5AA, Bailey Property Subdivision, 17918 River Road, Montz. Council District 6.

Mr. Welker: This is a rezoning request to change from C-1, neighborhood commercial, to R-1A, residential, on these 2 lots. Both lots exceed the minimum area requirements for the R-1A zoning district. Lot 5AA does not have street frontage but the applicant intends to combine the 2 lots into 1 lot of record which would have frontage of River Road. The Future Land Use Map does not support the R-1A zoning but this would not be incompatible with the existing neighborhood which consists of pretty much entirely single family residences in lower density on River Road but higher density going up Thoroughbred. The area of the entire property is 85,626 sq. ft., this does allow for a maximum development potential for the property of 14 lots, divided going up, if they were divided coming from River Road that would be 3 lots. Representatives from Public Works, Wastewater and Waterworks have no objection to the resubdivision so water and sewer is available for connection. The site is less than 2 acres so this does not require an amendment to the Future Land Use Map and the department recommends approval just contingent upon the lots being combined.

Commissioner Frangella: Is the applicant present?

Greg Fincher, 109 Jenny Court, Montz, LA 70068.

Commissioner Frangella: Is there anything you'd like to add?

Mr. Fincher: Just like he said we just got back from Riverlands Surveying today with the legal description of the property and we're in the process of combining the 2 lots into 1.

Commissioner Frangella: Ok. Any questions? Alright, thank you.

Mr. Fincher: Thank you.

Commissioner Frangella: Alright we're going to open public hearing for 2019-23-R anyone in the audience to speak in favor or against? Seeing none close public hearing for 2019-23-R. Any questions or comments from the Commissioners? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Dunn, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Frangella: That passes unanimously and will go for Council approval.