

Mr. Gibbs: Next item on the agenda is PZR-2014-16 requested by Ricky L. Cooper to change the zoning classification from R-1A(M) to R-2 at 516 St. Rose Ave., St. Rose. Council District 5. Mr. Romano.

Mr. Romano: Thank you Mr. Gibbs. This is a request to rezone a site from R-1AM which allows mobile homes and houses to R-2 which doesn't allow mobile homes but does allow houses and duplexes. The structure on the site was previously a daycare that has ceased operation. If the rezoning request is approved, the owner intends to renovate the building and convert it to a duplex.

Based on conceptual plans submitted with this application, it does not appear that the physical appearance of the structure will be modified. It will look more like a single-family residential structure than it does presently. The land uses surrounding the site are primarily single-family residential and there are a group of multi-family buildings approximately 400-feet from the site towards Airline. Therefore, the proposed conversion of the vacant day-care building to a duplex will make it more similar to the predominant land uses in the neighborhood than the previous use.

Because the nature of the previous use was more commercial and therefore had more people onsite throughout its operation, it placed more demands on public infrastructure than a duplex would place. It likely resulted in more noticeable congestion due to vehicles coming to and from the site during operation. Conversion of the site to a duplex will significantly reduce the number of vehicle movements since traffic generated with residential uses are lower than daycares do. The site only requires 5 onsite parking spaces and has at least 6 spaces. The comings and goings throughout the average day will be similar to the activity generated by neighboring uses. Finally, because there is a significant gap between demand for duplexes in the community and availability, adding this site to the housing stock is beneficial to the community. Based on all of these facts, the Department concludes that this application meets all of the standards of the second criteria and the Department recommends approval.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2014-16 is there anyone in the audience care to speak in favor or against?

Good evening, my name is Ricky Cooper and I do own the property at 516 St. Rose Avenue. I own that property and operated it as a daycare center for 21 years. The whole while I was there I was compliant and never had any real issues with my neighbors. We did speak with several of the neighbors when we thought about this turning it into a duplex and everybody was certainly excited about because right now the place is just sitting there and it's pretty much a harbor for rats and we're wanting to do something with it.

Mr. Gibbs: Sounds pretty exciting for you Mr. Cooper, we wish you good luck. Any questions? Thank you. Anyone else care to speak in favor or against PZR-2014-16? Mr. Booth?

Mr. Booth: This is in my district and I think this is a good use for this piece of property. I appreciate your support to help Mr. Cooper get those rats out.

Mr. Gibbs: Any other comments? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano
NAYS: None
ABSENT: Foster

Mr. Gibbs: That passes unanimously. Mr. Cooper this is also going to go in front of the Council on December 1st same venue.
