

PZS-2017-22 requested by James J. Lemmon Et al for resubdivision of a portion of Section 58 in T13S R21E into Lots 1-A and 2-A, 517 River Oaks Drive, Luling. Zoning District R-1A. Council District 7. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicant is requesting a resubdivision of a large portion of ground. It's almost all of Section 58 as you said in T13S R20E. The intent is to create one lot of record and the remaining acreage, they're both titled lots but Lot 1-A would be approximately 1.5 acres and Lot 2-A would be the remaining 15 acres. Both of the proposed lots exceeds the minimum area and square footage for the zoning district and they meet the geometric standards for lots except that neither one of them has frontage on a developed street. That means that there is not water that services the proposed lot or sewer or hard surface street access. River Oaks Drive is a 50 ft. wide right of way that terminates at Fern Drive and you can see on the aerial photograph on page 18 on your agenda that it would not access the front of the proposed lot. The applicant has formally requested a waiver to that requirement for frontage on the developed street and approval of the resubdivision with the waiver would require approval both of this body and a supporting resolution of the Parish Council. The subdivider has been made aware that if the waiver from the requirement to develop the street is granted, all the utilities would have to be developed and installed at their expense and that they would have to come from Fern Street and their other utilities and other services such as mail and garbage collection could be a little difficult when you're at the end of a street that's not developed. The recommendation is that we can't recommend approval of the subdivision without approval of the waiver from the required frontage on a developed street for both Lots 1-A and 2-A.

Commissioner Booth: Thank you. We're opening the public hearing for PZS-2017-22 James Lemmon who wants to subdivide portions of Section 58, 517 River Oaks Drive in Luling. Anyone here to speak for or against this particular issue? State your name and address for the record please.

I'm James Lemmon, my address is 403 Wade Street, Luling.

I'm Harry Lemmon, 400 Mimosa

Commissioner Booth: Do you understand the analysis that was just given? Are there any other comments concerning it?

James Lemmon: We would just respectfully request that the waiver be approved and I think with that it would resolve everything else.

Commissioner Booth: Ok. Any questions from the Commission?

Commissioner Galliano: I pass by this property, it's a very large piece of property and I think the reason for this is that the street ends at Fern right next to the pool, but if he's willing to supply the utilities, I don't see why that would prevent him from building a house.

Mr. Albert: There was no significant objection from the infrastructure departments and the applicant agreeing to install what's necessary.

Commissioner Booth: Ok. Any other questions or comments? Thank you sir.

James Lemmon: Thank you.

Harry Lemmon: Thank you.

Commissioner Booth: Anyone else here to speak on this issue? The public hearing is now closed from PZS-2017-22. Any other questions or comments with the Commission? We will be voting for this subdivision with the waiver for the frontage on the street which will then have the applicant to install his own utilities. Call for the vote.

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

Commissioner Booth: That passes unanimously. That goes to the Parish Council on May 15<sup>th</sup>. So you need to be here in this room on May 15<sup>th</sup> to plead your case to the Council.

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