

Mr. Gibbs: Next item on the agenda is PZS-2014-39 requested by Metro Investment, LLC for Resubdivision of a portion of ground in cravasse, Good Hope and Prospect Plantations into Lots 1A, 1B and 1C, Section 41, T12S R8E, St. Charles Parish, La, with a waiver on the hard surface for the rear lot. Zoning District M-1. Council District 3. Mr. Romano.

Mr. Romano: Thank you Sir. This is a request to subdivide an existing large parcel into 3 smaller ones for light-industrial development. The site fronts on US 61 and extends past the East Bank Protection Levee and into the LaBranche Wetlands. On the Norco side of the site a light industrial business is in operation. This is proposed Lot 1-B. The Destrehan side of the site is vacant and is proposed Lot 1-A. Both lots are accessed via a crossing of the borrow canal next to US 61 and back up to the remaining portion of the site, which is proposed Lot 1-C. Its edge is actually the beginning of the 415 foot right-of-way for the Levee and thus, could not be developed upon. It extends through the right-of-way, beyond the floodwall and into LaBranche but has no direct access through Lots 1-A or Lot 1-B. So access would require passage from a neighboring property owner having access through a gate in the floodwall and development would require obtaining an access agreement as well as mitigation of the wetlands that would be lost, the cost of which would be significant. Nevertheless, because this lot is land-locked, it does not meet the hard-surface requirements approval and thus approval of this application /will require a waiver to the hard-surface frontage requirements from the Commission and Supporting Resolution from the Parish Council.

Otherwise, the submitted plat meets all requirements of the Subdivision Ordinance and the plan meets the St Charles Plan 2030 Future Land Use recommendations for Light-Industrial.

The Department recommends Approval if a recommendation for a waiver to the hard surface frontage requirements for Lot 1-C is granted.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZS-2014-39 anyone in the audience care to speak in favor or against? Is the applicant here? Your name and address please.

Andre' Ransom, 10557 Airline, St. Rose.

Mr. Gibbs: Do we have any questions for Ms. Ransom?

Mr. Booth: Yes. You understand the problem with the problem with the piece that goes into the wetlands and the access problem?

Ms. Ransom: Yes

Mr. Booth: Ok.

Mr. Gibbs: Thank you.

Ms. Ransom: You're welcome

Mr. Gibbs: And this is a public hearing for PZS-2014-39 any other questions or concerns? Anybody want to speak in favor or against? Mr. Booth.

Mr. Booth: This is in my district and I agree with the recommendation for approval with the land locked problem that goes into the wetland it will probably never be used. I think they made use of that near Airline so we can turn it into commerce and build the tax code.

Mr. Gibbs: Thank you Mr. Booth. Any other questions? Seeing none, cast your vote please.

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

Mr. Gibbs: And that's unanimous. This is going to go before the Council on October 6th.
