

Commissioner Booth: Next item on the agenda is 2019-4-R requested by Olivia Zeringue to change the zoning classification from C-2 to R-1A(M) on Lot 9, Block M, Paradis Townsite, approximately 5,000 square feet at 15296 Hwy. 90, Paradis. Council District 4. Mr. Welker.

Mr. Welker: This is a rezoning request for a piece of property fronting on Highway 90 from C-2, general commercial, to R-1A(M) which is single family residential zoning district that allows for the placement of mobile homes. There was a mobile home there previously placed on this property but it had been removed and lost any kind of legal non-conforming, grandfathered status it once had and the only real way to go about it now is to rezone the property. The request meets 2 of the 3 criteria for rezoning. It meets criteria 2, the property, while that stretch is zoned C-2 general commercial, it's actually one of the few areas of Hwy. 90 where there's a bit stronger of a residential presence. The properties are more suitable for residential with the shorter width and only 5,000 sq. ft. unless someone came in a bought a bunch of them and combine them, it's really not suitable for any kind of commercial development. So the R-1A(M) would be more suitable for criteria 2. Criteria 3, similarly the permitted uses in the R-1A(M) zoning district would not be out of character with the surrounding area which consists of both single family and mobile homes, both behind and to the sides and the existing utilities can adequately address and serve those uses. So the department does recommend approval based on meeting Criteria 2 and Criteria 3.

Commissioner Booth: Thank you Sir. Public hearing for 2019-4-R for the rezoning from commercial to residential in Paradis, anyone here to speak for or against this particular issue? State your name and address for the record please Ma'am.

My name is Olivia Zeringue, I live at 505 Fonda Street and Chris said everything that needs to be said about wanting to rezone it back to because I lost the grandfather zoning so that's about it.

Commissioner Booth: Ok. Thank you Ma'am. State your name and address please Ma'am.

My name is Sara Sims Touchard. I live at 15305 Hwy. 90 in Paradis and it's hard to cross the street from Olivia's lot and I am fully in favor of that being changed to residential. Paradis is kind of a forgotten area as far as most of the parish is concerned. The Highway Department came through and almost punished, in my opinion, almost punished the businesses that were there by the changes that were done to the highway. I've never seen it done to any other area, to put curbs in front of businesses and to not change the speed of the highway. So it's made business development, commercial development very difficult.

Commissioner Booth: Thank you, anyone else here to speak for or against this particular issue? Seeing none, the public hearing is closed. Comments or questions from the Commission? Ok cast your vote.

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

Commissioner Booth: That passes unanimous. Miss Olivia on April 22nd you need to come back and go before the Council and let the Council approve that for you.
