

Mr. Gibbs: Next item on the agenda is PZS-2014-36 requested by Geraldine Sanders, and Ruth Ann Sanders Tassin to resubdivide a portion of the lower half of Lot 23 of Fashion Plantation, Section 13 T13S R20E (described as and assessed by St. Charles Parish as Tract X) into Lots 1X, 2X, and Tract Y with a waiver of the minimum area for Lot 1X, in, at 14881 River Rd. Hahnville, Zoning Districts R-1M and OL. Council District 1. Mr. Romano.

Mr. Romano: Thank you Mr. Chair. The site extends from River Road to the UP Railroad and to beyond LA 3127. The property is developed with a house fronting on River Road, an existing RV Park and a second house toward the rear, approximately 825 feet from River Road. Access to the site is from a connection to River Road by Sanders Lane, a private gravel road, to the rear house. The lot is vacant and undeveloped beyond the second home and extends to the UP Railroad and beyond LA 3127.

The applicants desire to resubdivide the site to separate ownership of individual lots. Proposed Lot 1X fronts on River Road with one the house situated on 10,304 sq. ft. The minimum lot area for R-1M zoning is 1 acre. Since the lot is below the minimum lot area, a waiver is required. So there is actually 2 waivers that you all will need to consider. Proposed lot 2X is the RV park and is approximately 1.4 acres in size. The remainder of the lot is identified as Tract Y which contains the second home.

Lots 1X and 2X and a portion of Tract Y are zoned R-1M (Ordinance 87-3-2). The Zoning Ordinance does not state minimum frontage for lots zoned R-1M therefore the lots comply. Lots in Open Land (OL) can be accessed by a private recorded servitude which is provided via Sanders Lane. The plat denotes the lane being situated within a 20-foot wide servitude for access and utilities. The dimensions are also on the plat. This ensures that access and location of future utilities will be preserved.

Approval of this resubdivision does nothing to increase land use density or any such negative impacts.

The Department recommends Approval, if waiver to the required 50-feet of hard surface frontage for Tract Y is granted and the waiver to the minimum lot size from 1 acre to 10,304 sq. ft. is also approved for Lot 1X.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZS-2014-36 is there anyone in the audience care to speak in favor or against? Is the applicant here? Step up please. State your name and address please.

Geraldine Sanders, 14881 River Road, Hahnville.
Ruth Ann Sanders Tassin, 1000 Gassen St., Luling

Mr. Gibbs: You guys do understand the waiver of the 50 ft. and the hard surface frontage, the reason for that? Mr. Romano it's not indicated in our packet the other waiver that you mentioned.

Mr. Romano: That's correct. I noticed when I looked at the land use report, before the meeting. It's probably a revision that the previous director made once I submitted the draft to her.

Mr. Gibbs: You guys are familiar with that as well.

Ms. Sanders: Yes.

Mr. Gibbs: Any questions for the ladies? Thank you. This is a public hearing for PZS-2014-36 anyone else in the audience care to speak for or against?

Paul Hogan, 222 Down the Bayou Road, Des Allemands. I'm looking at the plat, I really don't see that there are metes and bounds description of the servitude and it's one of the requirements on here. I think Steve said it was on there but I have a small print out and it's kind of hard to see. All I'm asking is before it comes to the Council that a plat be provided that has the metes and bounds showing the servitudes.

Mr. Gibbs: This is a public hearing for PZS-2014-36 anyone else in the audience care to speak in favor or against? Commission members any questions?

Mr. Booth: I think we should approve this with the waivers and that the servitude be explained so the Council would have a full understanding of what we're doing.

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

YEAS: Pierre, Loupe, Gibbs, Foster, Booth Frangella, Galliano

NAYS: None

ABSENT: None

Mr. Gibbs: That passes unanimously. This will go before the Council on August 18th same venue. Good luck.
