

Mr. Gibbs: Next item on the agenda is PZS-2014-48 requested by Ridgeland Properties, LLC for resubdivision of lots indicated as Portion of Parcel A of Ridgeland Properties LLC, Mrs. Henrietta Hines, and Lot 21-A Magnolia Ridge Ranchettes Phase 2A into Lots 21-A-1, 21-A-2, and 21-A-3 (located at 1070 Magnolia Ridge Road), Boutte. Zoning District OL. Council District 4. Mr. Romano.

Mr. Romano: Thank you Mr. Gibbs. These applicants are requesting to resubdivide 3 lots fronting the western side of the 1100 thru 1300 block of Magnolia Ridge Road into 5 lots. The site is located approximately 650 feet from a 200-foot LP&L Servitude that crosses Magnolia Ridge Road. All lots, *except the Remainder of Parcel A, Ridgeland Properties LLC*, will front on Magnolia Ridge Road. All lots will exceed the minimum frontage and square foot requirements for Open Land zoning. Grand Bayou meanders through a portion of the site and several gas pipelines and an LP&L right of way run through the site. A significant portion of 4 lots is wooded but the remaining cleared portions of all lots are developable.

The applicants have given no indication of what is intended for the lots identified on the plat as “The Remainder of Parcel A, Ridgeland Properties LLC” or “Remainder of Mrs. Henrietta Hines.” These lot portions have been identified on the plat as “not a part” and “not surveyed.” But any subsequent lots created from these remaining portions will also be subject to the minimum frontage and square foot requirements. Evidence of a wetlands determination may also be required for those potential future subdivided lots but not subject to this application. The department recommends approval.

Mr. Gibbs: Thank you Mr. Romano and this is a public hearing for PZS-2014-48.

Good evening my name is Jim Hooper of Ridgeland Properties, our mailing address is PO 725 in Luling; the physical address to my office is 323 Willowdale Blvd., Luling. Tonight I’m appearing before the Commission to seek approval for the resubdivision of a portion of Ridgeland Properties near the end of Magnolia Ridge Road in Boutte. The intent of the resubdivision is to create one residential lot, the area of that lot is 3.5568 acres and the lot will abut our subdivision known as Magnolia Ridge Ranchettes Phase II, which was developed in 2000. This would be one lot of a recent group that we did not so long ago to create homes and this would be another effort to create a home for Seth Ducote and his wife Amanda and his parents live right next door, so it’s nice that they want to live that close. Mr. Romano mentioned that we created an access at the upper end of the subdivision, it’s a 60 ft. right of way that gets to the back of Parcel A. We also have a 200 ft. wide area, the LP&L right of way and then on the lot itself we created a 50 ft. access for us to use to get to the back of the property, so there is potential access in place. We do have access on Highway 90, but that’s on the very distance portion of our land, but it won’t be land locked by any means. I thank you for your consideration

Mr. Gibbs: Thank you Mr. Hooper. This is a public hearing for PZS-2014-48 anyone else in the audience care to speak in favor or against? Any questions/comments? Please cast your vote please.

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

Mr. Gibbs: That passes unanimously. Mr. Hooper this is going to go in front of the Council as well on December 1st.

Mr. Hooper: It’s not a minor resub?

Mr. Romano: There was an ordinance change, all minor subs have to go to the Council.

Mr. Booth: It seems that the Council wants to see everything that we do and make the final decision because they are the elected official, is what they told us.

Mr. Hooper: I understand. I thank ya’ll very much.

Mr. Gibbs: Thank you.
