

2019-21-MIN requested by Highway 18, LLC for resubdivision of a portion of Lots 19 & Lot 20, Fashion Plantation into four lots on the river side of River Road between 14798 & 14842 River Road, Hahnville. Zoning District R-1A and B-1. Council District 1.

Mr. Welker: This is a minor subdivision taking a portion of 2 long tracts that essentially stretch back all the way past 3127 into 4 lots on the river side of River Road. Three of the proposed lots 1-FP, 2-FP and 3-FP are completely in an R-1A zoning district, all 3 of these lots exceed the spatial requirements for lots in that zoning district, the 4th lot 4-FP, it's a flag shaped lot and it has 35 ft. of width on River Road in the R-1A zoning portion with the vast majority about 13 acres being in the B-1, batture district starting at the levee and going back into the river. There are no spatial requirements for lots in the B-1 zoning district. The developer has requested a waiver as part of this application to the lot width of that Lot 4-FP since it is 35 ft. where it meets River Road, the department does not object to this waiver as the bulk of the lot is located in the B-1 zoning but we just want to note this is being done in order to create an access strip to the batture portion of this lot. The side lot lines on this is also not perpendicular, in this case it's radial to River Road because of the way it curves, this is a situation that's common along many properties along River Road especially in Hahnville, it's very rarely that they meet up completely perpendicular or radial to the ever winding River Road. So this is pretty much in line with what exists in the area and the department does not have any objection to this variation as well and we recommend approval contingent upon a waiver on the required R-1A width for Lot 4-FP.

Commissioner Frangella: Alright is the applicant present and do they wish to come forward and speak?

Joey Murray, Murray Architects 13760 River Road in Destrehan and I'm here on behalf of Highway 18, LLC, Mr. Brandt Dufrene. He wanted me to be clear with yall that his intention for the waiver portion of the lot that he's asking for is going to be for a driveway access to the batture, he's putting a restriction in perpetuity on that so it can only be used for access to and from the batture but it will not be used for excavation or dump trucks or anything like that. It's simply to gain access to the moorings and to get to the batture property. I can also answer any questions that you may have.

Commissioner Frangella: Any questions? Ok thank you Mr. Murray. Alright we're going to open up public hearing for 2019-21-MIN anyone here to speak for or against? Seeing none, we'll close the public hearing for 2019-21-MIN. Any comments or questions? Call for the vote.

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

Commissioner Frangella: That passes unanimously and will go before the Council.
