

Mr. Booth: Next item is PZR-2016-10 requested by Lloyd & Dorcas Frickey for a change in zoning classification from M-1 to R-1A(M) at Lot 77-A1 of the Coteau De France, approx. 3 acres around 16571 JB Green Rd., Des Allemands, Council District 4.

Mr. Welker: As you said the request is to rezone Lot 77-A1 from M-1 which is an industrial district to R-1A(M) single family residential. The reason for the rezone is the property currently has several residential uses mostly mobile homes and those are incompatible with the M-1 zoning district that currently exists right there. As previously stated the rezoning request has to meet at least one of the three criteria established by the St. Charles Parish Zoning Ordinance and this request meets guidelines 2 and 3.

Guideline 2 is met, it's states that rezoning needs to be considered if the land use pattern or the neighborhood character has changed to the point where the existing zoning no longer allows reasonable use of the subject property. The existing M-1 zoning has not been developed for any industrial purposes and in the meantime that zoning district has been continuously rezoned for residential purposes over the years. So this guideline will be met at the M-1 zoning is not very much in use and it does not allow for reasonable use of the property as currently developed and could be used.

It also meets the 3rd guideline which states that any proposed uses in the new zoning district will not put a burden on public infrastructure and will not be incompatible with the surrounding neighborhood. Uses in the M-1 zoning district would typically be more intense than those than the proposed zoning district so there would not be a burden on public infrastructure and other departments have also indicated that services are available for any uses that would go in an R-1A(M) district. Additionally, this would be more compatible with surrounding neighborhood uses and the zoning as it would allow for more residential uses which exists right there, industrial uses would only hurt the surrounding neighborhood. Based off meeting 2 and 3 of the criteria, the Department recommends approval as well as change to the Future Land Use designation as it meets the size criteria for that change as well.

Mr. Booth: Thank you Sir. Public hearing for PZR-2016-10, change from M-1 to R-1A(M) as stated for the property in Des Allemands. Mr. Frickey you want to come up and state your name and address for the record please.

Good afternoon Commission my name is Lloyd Frickey also known as LJ Frickey for the last 67 years. I am the applicant along with my wife of 47 years and 11 months and if you have any questions for her she's in the audience tonight. I have owned this property since 2001 and I have developed the southern portion of that, we call it JB Green South, this will be JB Green North. As the young gentleman aptly in his presentation stated that this is M-1 property, JB Green Road was the demarcation line that everything south of JB Green Road originally was zoned by the comprehensive zoning to R-1A and other zonings have developed over time and of course everything north became M-1 and of course this property has been used for residential purposes for many, many, years. I do have approximately 5 structures that are on there that are being used as residential. I've removed approximately 6 units, abandoned homes and trailers. Now I'm looking to take a portion as I acquired Lots 73, 75 and 77 of the Coteau de France or the Ranson Tract and now JB Green Road kind of split right through the middle and of course I have all the utilities. These lots are going to be pretty large, some of them in excess of 10,000 sq. ft. but I'm just now bringing the zoning down where I can go to step 2 in the development project. I'm here to answer any questions or concerns you may have and I do reserve if that's possible to rebut any objection.

Mr. Booth: Anyone have any questions at this time for Mr. Frickey? Anyone else to speak on this issue for or against? Seeing none, call the vote.

YEAS: Pierre, Loupe, Granier, Booth, Galliano
NAYS: None
ABSENT: Richard, Frangella

Mr. Booth: Mr. Frickey that passes unanimously. It's a little unusual to downgrade the zoning but thank you for doing that.
