

Commissioner Booth: The August 3rd meeting of the Planning Commission is called to order. As a tradition with our meetings we'll stand for a moment of silence followed by the Pledge of Allegiance to the flag. Thank you and be seated.

The first item on our agenda tonight is PZSPU-2017-03 requested by John C. Hamilton for a special permit for an accessory dwelling unit at Lot 629, Blk. 3, Unit 2, Hiland Park Subd. 578 Pine Street, Norco. Zoning District R-1A. Council District 6. Yes sir.

Mr. Romano: Thank you and good evening. The applicants are requesting a special permit use, they want to convert a carport/garage into an expanded carport and an accessory dwelling unit. They are located at the corner of 6th St. and Pine. The ADU will be 468 sq. ft. It will consist of a bedroom, living room, kitchen, bathroom and an 81 sq. ft. storage room with a door to an expanded carport. The special permit us criteria, there are 6 evaluation criteria and the application meets the majority of them.

1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The request meets the current Plan 2030 designation of "Low-Density Residential." An accessory dwelling unit is an allowable land use in the Comp Plan under this category, so approval of the Special Permit would comply.

2. *Compatibility with existing uses on abutting sites in terms of site development, hours, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* Approving the request would allow two dwelling units on one lot in a neighborhood where the predominant use is single-family—or one dwelling unit per lot. The supplemental use regulations are designed to ensure that an ADU is subordinate to the primary structure. While the proposal capitalizes on the existing conditions to meet the supplemental regulation, the result is that the primary structure and ADU will be served by individual driveways. This will likely reduce the potential for parking congestion.

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* In addition to the minimum 2 parking spots for residences, 1 parking spot is required for ADU's. With each parking spot required to measure at least 9 x 19 ft., a total of 9 x 57 ft. (513 sq. ft.) would be required in order to meet the 2 required parking spaces for the main house and the 1 additional for the ADU. The site has a carport accessed from Sixth Street that totals 364 square feet. This is wide enough for at least 2 vehicles. There is also a 10 x 24 foot driveway from Pine Street to the residential structure. At 240 square feet, it is long enough for at least 1 vehicle. So there is enough square feet on the site for at least 3 vehicles.

4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* This will be met through the Department's site plan review as the Department does not approve site plans if adequate protections of persons and property from the stated impacts are not adequately addressed.

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* The site can be designed to meet the requirements for an ADU, and an ADU on this site is not likely to negatively impact the neighborhood. However, converting an existing accessory structure to livable area requires a building permit and must meet building codes, including base flood elevation.

6. *A site development plan shall be required as part of the application process.*
- a. *Required yards and open space.* The site plan shows that the ADU will meet the rear setback/yard requirements of 5 feet for side and rear for a detached structure.
 - b. *Ingress and egress to property; and,*
 - c. *Parking and loading areas.* The aforementioned expanded carport and two driveways will accommodate the required 3 parking spaces.
 - d. *Location of garbage facilities.* Not applicable.
 - e. *Landscaping, buffering, and screening.* Not applicable.
 - f. *Signage.* Not applicable.

- g. *Height and bulk of structures.* The proposed site plan shows the ADU will be less than the maximum 1,200 square feet in area.
- h. *Location and direction of site lighting.* Site lighting will be required to be directed into the site and avoid any impact on neighboring properties.

During review, the applicant was notified that future conversion of the carport as an expanded living area (if being considered) will be an issue because there is no proof that the carport was built to residential building code standards. The Department advised the applicant that for this reason, approval of the carport expanded into additional living area will not be approved.

So the recommendation that we gave to this report is for approval contingent upon the following conditions being met and complied with in perpetuity on the site. The expanded carport cannot be converted into livable space without meeting residential building codes.

Commissioner Booth: Thank you Mr. Romano. This is a public hearing for PZSPU-2017-03, Mr. Hamilton wanting this accessory dwelling unit. Anyone here to speak for or against this particular issue? You have any comments Mr. Hamilton? Step to the microphone and state your name and address for the record please.

I'm John Clark Hamilton. I live at 578 Pine Street. I've lived there since, it's been my home of record since the early '60's. My parents lived there before me. I'm in my 70's now and I'm thinking about my future and possibly moving into this additional dwelling unit and hopefully one of my three children will take over the house and things will proceed. I'm not sure what will happen in the future but that's what I'm working towards.

Commissioner Booth: Thank you sir. Any questions for Mr. Hamilton?

Commissioner Frangella: Mr. Hamilton you do understand that if it doesn't pass or it's not to building code then you would have to upgrade to that?

Mr. Hamilton: Well I've talked to the guy that does the elevation and to me if the elevation wasn't right that would be too much of a problem but I think I would be able.

Commissioner Frangella: There's also construction.

Mr. Romano: Yes the garage meets elevation, that's not an issue right now.

Mr. Hamilton: I'm the one that made the garage and I screwed it all together and I feel that I would be able to convert or change anything that needed to be changed.

Commissioner Frangella: The other thing with unattached, the carport or the walkway area, is that attached between the house and the building?

Mr. Hamilton: No there's a distance between the garage and the house, it's not attached.

Commissioner Frangella: No I'm just talking about the covering that's there, does that matter?

Mr. Romano: You can actually have a covered walkway I think it's up to 8 ft. wide you just can't wall it in. That is allowable and the code does allow that.

Commissioner Frangella: Ok. Thank you.

Commissioner Booth: Thank you sir. Any other comments or questions? As we call for the vote, it will be approved on the contingency that the expanded carport cannot be converted into livable space without meeting residential building codes. Cast your vote.

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

Commissioner Booth: That passes unanimous. Mr. Hamilton on August the 14th in this room the Council will hear this same thing, you need to come speak with them for final approval. Thank you sir.
