

Commissioner Booth: Next item on the agenda is PZS-2018-56 requested by Jerome Lombardo for resubdivision of a large tract, portion of Lot A of a subdivision of Lots 16, 17 and 18 of Fashion Plantation into three lots, L-1, L-2 & L-3, near 14787 River Road, Hahnville. Zoning District OL. Council District 1. Mr. Welker.

Mr. Welker: The applicant proposes a minor subdivision creating 3 new lots outside of the existing large tract. Proposed Lots L-1, L-2 and L-3 meet the minimum 20,000 sq. ft. area requirement for the OL zoning district considering there is a 25 ft. access servitude for Lots L-2 and L-3, with this servitude they would meet the 50 ft. frontage on that driveway. Lots L-2 and L-3 do not have frontage on a developed street. The survey shows the previously mentioned 25 ft. wide access and utility servitude going through Lot L-1 and L-2 providing access to River Road. The Department of Public Works indicated the servitude is satisfactory. The OL zoning district allows for development on lots without frontage when a permanent right of passage is provided for, recorded into the deed of the property and filed with the Clerk of Court. If this resubdivision is approved the plat will be recorded in the Clerk of Court and referenced in the deeds to Lots L-2 and L-3. The applicants have been advised the servitude should also be described in the deed for each of the new lots created. This type of development exists on several river front properties in Hahnville, however the development trend is more towards major subdivisions. The 25 ft. access servitude which is proposed to be called Lombardo Lane allows the family to develop to meet their needs right now and also allows the property to be developed in the future more in a traditional major subdivision capacity. The department recommends approval.

Commissioner Booth: Thank you Sir. Public hearing for PZS-2018-56, Jerome Lombardo resubdividing a large portion of land portion of Lot A of a subdivision of Lots 16, 17 and 18 of Fashion Plantation into three lots, L-1, L-2 & L-3, near 14787 River Road, Hahnville, anyone here to speak for or against? State your name and address for the record please.

My name is Jerome Lombardo, III, I live at 14787 River Road. What we're trying to do, I'm giving my son a lot right behind mine and all of the other parishes that I know of with family subdivisions have a 12 ft. road going there, so they're saying they want a 25 ft. road, but I don't want to put a 25 ft. road, all I want is a 12, my existing road and the end of this property and I don't see nothing wrong with that.

Commissioner Booth: Ok. Thank you Sir. Anyone else to speak for or against this issue? State your name and address for the record please.

Brian Lombardo, currently living at 2016 Green Acres in Metairie, but a lifelong resident until a few months ago, St. Charles Parish in Luling. I'm for it but I just want to clarify we really just need a driveway to get to where we're at and the 25 ft. servitude is basically going to be just, it doesn't actually have to be a road or street to be able to drive on, it's just an access.

Mr. Albert: Correct, it's a reserved area for access.

B. Lombardo: Yes.

Mr. Albert: You want to make a 12 ft. driveway.

B. Lombardo: That's fine, so we would have a 12 ft. driveway coming off River Road going back on that access servitude all the way back to the end of our new proposed subdivision. I just wanted to make sure that 12 ft. wide road to go back was ok.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against? State your name and address for the record please Sir.

My name is William Madere, I live at 14785 River Road in Hahnville, which is Lot A-1, portion of Lot A, Lot A being a portion of Lot 18. I've owned this house since 2002 and I have some up to date drawings, an original drawing when they subdivided the property from Lot A and this is the updated drawing of my house, my back drive, my driveway,

my carport and my shed. My concerns are I'm not approved or disapproved at this time but my concerns on where will the road be routed, placed, you know, again like he said dimension wise where will be the access points for the road and what will be the elevations of the road? Where will the utility service be routed, concerning gas, water, sewerage, electrical, fire water, communications and drainage? What will be the elevation of their lots? Are there any other than 3 lots become part of this subdivision in the future on property 14787 Lot A before being rezoned from Open Land to Residential and if there's much traffic I would like to consider him putting a fence up, that's concerning headlights at night, noise and traffic.

Commissioner Booth: Thank you Sir. Yes Sir.

Mr. Welker: I guess to address those concerns, any type of future roadway or utilities or anything like that would be reserved for the 25 ft. access way that's being proposed on the plat which is positioned on the far upriver edge of the property, which is the opposite side from the previous gentlemen's lot.

Commissioner Booth: Anyone else here to speak for or against this issue?

J. Lombardo: I have an existing road 12 ft. wide off of LA 18 and all we're going to do is put new rocks all the way to the edge of the property all the way. My daughter in law and son are the only headlights coming down that road, so I don't know what he's worried about there.

Commissioner Booth: Alright Sir. Anyone else to speak?

Hello, Denise Lombardo, 2016 Green Acres Road, Metairie, the only thing I wanted to say was that it is an undeveloped property, we're going to be living next to my father in law and we wanted to build a small street / road, a 12 ft. road. It makes it easier on us financially and also just because it's just a small little subdivision and I believe this gentleman lives right in front of us and we do plan on building the road on the farthest end from him along our property line. So I know he's worried about headlights and stuff and he lives right off of River Road and they do have headlights coming on that street but we're a private road and we'll be farthest to the right. If we have to build a 25 ft. road that almost makes it impossible for us to live next to my father in law who we would like to take care of as he ages and the lot behind we would have to cut and take care of because he's not able to do so. They said it was ok to do the 12 ft. road and it is a family subdivision and it is up to guidelines and code according to that, they're thinking about into the future and developing that into this huge thing that we're not even thinking about doing anything like that right now and if we were to sell the property or my father in law were to sell the property I'm sure it would be sold with the joint property and they might not even have a street the way that we want the street, the developer in the future. So that's something that we don't see, we're trying to develop it the way we see it now and in the foreseeable future, that's all something, maybe the developer wouldn't want to develop because it is a pretty narrow lot, it's not a very big lot and actually a developer looked at it and said that if he were to buy the property, he said he would want to buy it with a bigger lot, because we were thinking what could we do to try to move into this neighborhood, but then we decided to just do the smaller neighborhood and move in there. I'm sorry if I'm confusing you, sorry, but that's it.

Commissioner Booth: Thank you Ma'am. Yes Sir, state your name and address.

Danny Lanaux, 132 Cottage Drive, Luling. I want to understand how you go from a 25 ft. road to a 12 ft. road and if it's a 12 ft. road, is it a one way road, and if you're going to sell multiple lots down the road, what if someone is coming out on a one-way road and somebody's coming off of River Road, then what gives? I can see one person doing this but further down the road if you're going to sell lots, you'll have to go for a definitely wider road than 12 ft. to make a two-way street.

Commissioner Booth: We have an answer for you right here.

Mr. Albert: There's no road, no road being built. If you are looking at the plans there is a 25 ft. portion of ground from River Road back to the back lot that is reserved. They will not be able to build anything on that piece of ground other than a driveway.

Mr. Lanaux: That 25 that's reserved, it can't be touched.

Mr. Albert: Correct. They might build a 12 ft. driveway, they might build a 20 ft. driveway, but it's a driveway until someone comes in and makes it a much bigger project.

Mr. Lanaux: With the 12 ft. basically it's a one way road at that point? The 12 ft.

Mr. Albert: there is no road.

Mr. Lanaux: But they want one though.

Mr. Albert: There is no road, they're not getting a road.

Mr. Lanaux: They're getting a driveway

Mr. Albert: Correct.

Commissioner Booth: There is no thru traffic.

B. Lombardo: It's going to be a driveway I'm paying for, it's just going to be a dirt slat, kind of rock driveway going back. We're not thinking of any development, we're not going to build a whole neighborhood back there, it's going to be one house behind my dad's house and the only people that are going to be going in and out are me, my wife and my dad, that's it.

Commissioner Booth: Thank you Sir. Yes Sir. State your name again.

William Madere, 14785 River Road in Hahnville. I heard the lady speak about later in the future they have plans to subdivide into a larger subdivision and I just want to put a reminder that this is surveyed as Open Land right now and that means they can only have 5 dwellings and even on my small portion of property, by Planning and Zoning, I can also have because mine is zoned Open Land, I can also have 5 dwellings. So unless they subdivide that, I mean have it zoned as residential they cannot do any more than 5 dwellings. The building where Jerry Lombardo lives in right now is considered a dwelling.

Commissioner Booth: Yes Sir. Thank you very much. Anyone else?

Commissioner Granier: Are there any culverts running through the private property?

Commissioner Booth: None that we know of. I know you have this hang up tonight. Anyone else to speak for or against? The public hearing is closed. We'll call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Booth Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: That passes unanimously. Mr. Frangella is not here tonight.

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