

Commissioner Booth: We need to change from deviation back to the published agenda, do I hear a motion to go back to the agenda?

Commissioner Petit: Motion to return to regular agenda

Commissioner Richard: Second.

Commissioner Booth: Cast your vote.

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

NAYS: None

ABSENT: None

Commissioner Booth: That's unanimous, we're back to the original agenda. We have a tabled case PZR-2018-08 requested by Supreme Developers, LLC for a change in zoning classification from C-2 to R-3 on approximately 10,000 square feet at 21 Barreca St., Norco. Council District 6, do we have a motion to remove that from the table?

Commissioner Richard: Motion

Commissioner Gordon: Second.

Commissioner Booth: We have a motion and a second please cast your vote.

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

NAYS: None

ABSENT: None

Commissioner Booth: That's unanimous. Mr. Welker.

Mr. Welker: Yes this is a rezoning across 4 lots on Barreca Street in Norco looking to change the zoning from C-2 general commercial to R-3 multi-family residential. The site consists of just over 10,000 sf which is the minimum for a property in the R-3 multi-family zoning district, this property was the subject of a special permit use application which they were trying to get approved a multi-family use in the commercial zoning district but that really didn't work out and it wouldn't have accomplished the goals that the applicant has for the property. The subject property is across four lots consisting just over 10,000 sf, it meets the minimum requirements of the zoning district. When we review rezonings we take a look at 3 different guidelines and those determine if it can be approved. This particular request did not meet the first 2 guidelines, it's a spot zone, it would be considered a spot zone, there isn't any other multi-family zoning really in the area and changing it to R-3 would extend privileges and what not to this particular site that other properties in that area do not have so it wouldn't meet criteria number one. It doesn't meet criteria #2 because there is nothing about the surrounding area that kinda makes the subject site unusable, it's a commercial area, the site is still commercial so there is nothing limiting it there. Where it does meet the 3rd guideline because the uses permitted in the multi-family zoning district or multi-family uses, any kind of townhouses, would fit in this particular block of Barreca Street, it's a block off of Apple Street which is kind of a small business, commercial corridor and the block off of it is zoned commercial which has a mix of residential uses, a few commercial uses, a few uses that go a bit beyond commercial and so we find it's a decent transition area to go from commercial to multi-family, single family commercial mix use and then into the single family neighborhoods that are beyond that. Part of that guideline also determines whether or not it would have a high impact to existing utilities, the Public Works Department and Waterworks, they said the maximum use which could go on this property which is 4 residential units can be served adequately by existing utilities. Also just want to note that whatever has to go there, if it is rezoned and ultimately developed, there's likely some resubdivision that have to occur and there will be and there is a limited buildable area on the lot itself. The lot can accommodate up to 4 units, but if you're looking at townhomes, between everything that's required for townhome development, it could go down to three but it's a maximum of 4 potentially. So because the rezoning request does meet one of the three guidelines, the department recommends approval.

Commissioner Booth: thank you Mr. Welker. This is a public hearing for PZR-2018-08, Supreme Developers LLC to change the zoning classification from C-2 to R-3 at 21 Barreca Street in Norco. Anyone here to speak for or against this particular issue. Step forward and state your name at the microphone. State your name and address please Ma'am.

My name is Keion (Jackson), my address is 265 Villere Drive. I am the owner of this particular property, we purchased it, it was a commercial building and unoccupied for the last 5 years. We want to make it 3 townhomes. We're looking in the \$150K to \$250K price range to make it attractive to younger buyers and revitalize the area. The River Road property right in front, we own that property, it's a rental property, we also own another property that's right next door and a property across the street.

Commissioner Booth: Thank you Ma'am.

Ms. Jackson: Thank you.

Commissioner Booth: Anyone else here to speak for or against this issue? Yes Ma'am. State your name and address for the record please.

Laura Hansen, 47 Barreca Street, this is my husband Paul Hansen.

How are you doing, Paul Hansen, 47 Barreca Street

Ms. Hansen: We've resided in Norco on Barreca Street for 20 years. We own our house, there's one house in between ours and the property that's in question. I am very opposed to this, currently we have too many rental properties at this time already. I think the increase in traffic, the safety issued, just the confusion going on up and down the street. I've raised 3 kids in this property and right now it's a real quiet community, no noise and I think that there would be a big issue. I have spoken to a lot of my neighbors, and I do have signed by 11 different people that is also in opposition to it so I really wish yall would consider

Commissioner Booth: Can you give that to Ms. Stein for the record?

Ms. Hansen: Absolutely.

Mr. Hansen: And this is something we went through last night, just spoke to a couple of neighbors up and down the street, we didn't go around the block, we didn't go anywhere else

Ms. Hansen: This is just in our block.

Mr. Hansen: We just know that everybody around likes the way things are, we know it's a business, we'd just like it to stay a business. Before when it was a business and we moved in they were great neighbors and I'd like to see another business open up there and not a bunch of different rental properties that you've got so many different people you don't know who's coming and who's going and so we'd just like things to stay the same.

Commissioner Booth: Thank you.

Mr. Hansen: Thank you.

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

Ms. Jackson: Can I just answer their concerns?

Commissioner Booth: Yes please come to the microphone please Ma'am. Just give your name again please.

It's Keion Jackson, 265 Villere Drive, Destrehan, La. So these properties won't be rental properties, these will be properties for sale. So they will be owned by homeowners, it's not rental property. Prior to this it was owned by AME but right now it's just an unoccupied building, we've tried selling it, we've tried leasing it and nothing, so we did do some research and people are looking to come to the area so we already have 2 buyers, if we're able to do the townhomes.

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

My name is Brenda Blakely and my property starts of 45 Apple and the back lot is on 45 Barreca. I just want to say that I disagree with the building of this apartment buildings that we have a residential area and we really would not care to have that put there and so my vote would be no.

Commissioner Booth: Thank you Ma'am. Anyone else to speak for or against this issue? Seeing none, the public hearing is closed for PZR-2018-08. Any questions or comments from the Commission? Call for the vote.

YEAS: Gordon, Petit, Booth, Galliano

NAYS: Granier, Richard, Frangella

ABSENT: None

Commissioner Booth: That passes and goes to the Council on February 4th. It will be up to the Council for final approval or denial.
