

**Zoning Commission
Public Hearing
May 12, 2015**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Scott Quillin, Michael Blache, and Rebecca Bush

Absent: None

Also present: Louisette Scott, Planning Director, and Mayor Donald Villere

Mr. Adams announced that written notice of decisions regarding zoning applications will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

The first case discussed was V15-05-06 Tommy Cousin requests a variance to Section 7.5.1.3, R-1 Site Development Regulations, lot 10, square 7, 1715 Claiborne Street, zoned R-1

Ms. Scott presented a request to the R-1 site development criteria, specifically for a rear yard setback encroachment of 64 square feet. At time of permitting in June, 2014 for the residence the plans included a front and rear stairs. The applicant as notified by the Building Inspection that the rear stairs were non-compliant and rather than redesigning or putting the stairs inside of the porch they removed the stairs from the plan. The building codes only required one staircase. The applicant was now requesting a variance of 16' x 4' to allow the stair placement and encroach into the rear yard setback. Mr. Cousins stated at the last meeting that he did not want to diminish the rear porch. There was a neighbor that spoke in opposition.

Mr. Adams said there was no justification for the variance and no hardship was stated.

Mr. Quillin moved to deny the request, seconded by Ms. Bush and was unanimously approved.

Adoption of the minutes was deferred to the next meeting.

Mr. Thomas moved to adjourn the meeting, seconded by Mr. Blache and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Chairman

**Planning Commission
Work Session
May 12, 2015**

The meeting was called to order by Chairman Dennis Thomas and the secretary called the roll.

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Scott Quillin, Michael Blache, and Rebecca Bush

Absent: None

Also present: Louisette Scott, Planning Director, and Mayor Donald Villere

Short Term Work Program

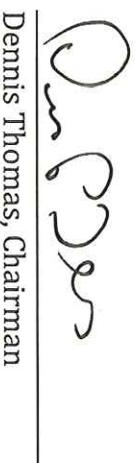
Ms. Scott requested the board review the plan with the changes outlined in red for any other changes to the priorities or additions. There would be a joint Council scheduled to discuss the Short Term Work Program.

Mr. Clark asked about number 2, PreStressed site. Ms. Scott said the City would not develop an area plan. An ordinance with site plans would be submitted based on the charrettes.

Mayor Villere said he met with Walter Brooks of the RPC, Carlton Dufrechou and the Parish on a conference call. There was a discussion about beginning a study in September with everyone contributing to give a focus of action for the future and to dovetail into the 20 year RPC plan for this region. The study would take into account areas that were to be developed like PreStressed, inclusion of the density in Mariner's Village and any information on the PreStressed traffic analysis. The RPC had a \$15 Million program to widen Highway 22 from Franco's to the bridge.

Mr. Thomas moved to adjourn the meeting, seconded by Mr. Blache and was unanimously approved.


Lori Spranley, Secretary


Dennis Thomas, Chairman

**Zoning Commission
Work Session
May 12, 2015**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Simmie Fairley, Ren Clark, Dennis Thomas, Scott Quillin, Michael Blache, and Rebecca Bush

Absent: None

Also present: Louissette Scott, Planning Director, and Mayor Donald Villere

Mr. Adams announced that any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

The first case discussed was V15-05-07 Martha Carr, DDS requests a variance to Article 9, Parking, Section 9.1.2, Construction Design Standards for Parking and Loading, and Section 9.1.4, Minimum Off Street Parking Requirements by Use, Lot OP1-A, 280 Dalwill Drive, zoned B-2

Ms. Scott presented a variance request at 280 Dalwill Drive to Section 9.1.2, Construction Design Standards, and Section 9.1.4, Minimum Off Street Parking. Dr. Carr was proposing to construct a dental office and was requesting that she not connect to the adjacent parking lots. The resubdivision plat was granted variances to frontage and the area was conditioned on limited driveways of three cuts for the two parcels which was further subdivided into five lots. Lot OP1A allowed for a driveway cut, but must connect to the adjacent property. The adjacent lot was improved with an orthodontist office with high daily demand. The applicant was requesting to construct the driveway to the center of the development and was concerned about the orthodontist's parking overflowing onto her property. This was their stated hardship.

Mr. Adams said there was a cut through on Lot OP1B4. Ms. Scott said this parcel had the ability to construct the driveway unshared, but was required to connect. Ms. Scott said there was also a request to reduce the number of parking spaces. The parking calculations for a dental office were a ratio of 1:150, and for 3,400 square feet would be 23 spaces. The request was to allow the construction of 17 spaces for a reduction of six spaces. Using the ratio of 1:200 based on the statement that Dr. Carr's practice did not have a high parking the parking requirement would be met. The CLURO was amended for a larger parking requirements for medical services because the demand was usually higher.

Ms. Scott said Dalwill Drive contained a servitude of passage over all of the lots. There was a connection to the walking path through Dr. Carr's lot. The front of the properties was a 50' servitude of passage, which was basically the road improvements. Greenbelts were located within the building setback. In the rear there were a 15' setback and a walking path in the Cleco easement.

Mr. Adams asked how much space was taken away from the applicant. Ms. Scott requested to mark the 15' greenbelt in the 25' building setback. There was an encroachment into the greenbelt shown as parking and the flexibility was being used. The square footage would have to be shown. The driveway measured 24', and a two way drive could be up to 35'. Mr. Quillin suggested a smaller driveway to allow for more parking.

Shailo Moats, architect, said this was the smallest lot in the development with a depth of 138' instead of 150'. If the parking would need to be relocated there would not be much room for a building. If the 3,400 square feet for the building could not be developed, it would not be acceptable for retail or medical uses as a substandard lot. Mr. Adams asked if there was a servitude across the back taking away some of the property. Mr. Adams said this was a busy corridor. Ms. Moats said the adjacent lots were developed with buildings to the rear. Ms. Moats said being a substandard lot was the hardship. It was very narrow for 20 parking spaces.

Mr. Clark asked about connection to the north. Ms. Moats said it would be a burden to pay for a connection with the owner. Ms. Scott said a minimum two way driveway was 20'. Ms. Moats said one extra space could be developed with the reduction to a 20' drive. She would not like to remove any trees in the front of the property because it shielded the parking lot.

The board would like to see as many parking spaces and green space as possible. Mr. Adams asked how much space was taken away. Ms. Scott said she would need to investigate the servitudes. Mr. Blache said the board wanted to look at the whole picture. Mr. Clark said the hardship was purchasing a property that was too small. Ms. Moats said the intent was to be developed for this type of business. Messrs. Adams and Thomas felt that was not a hardship. Mr. Adams said if land was taken away it would be a hardship and a good plan of landscaping was a justification. Ms. Moats said the development of the lot was a 20' skinny building down one side of the lot. Mr. Adams said the board had to consider that an orthodontist could be a future occupant of the building. Ms. Moats asked what other type of developments had a parking ratio of 1:250. Ms. Scott said medical was a greater space requirement because the parking demand was higher. There were numerous uses in the B-2 zoning district that required less parking spaces and an example use was an office building.

Mr. Adams asked Mayor Villere about any future changes on Dalwill Drive. Mayor Villere said at the driveway adjacent to Dr. Carr's lot the City had accepted a donation to install a safe passage for the Rouquette Lodge residents to cross the street. The small piece of walkway shown on the plat was done prior to 2001 and Mayor Villere did not know if the servitude transferred with the title. The property owners donated it so there would not be any additional liability. Mr. Adams said if there were issues with the rear of the lot and the sidewalk, the board would like to know about it as part of a consideration of the variance. Mr. Clark said if it was taken land then the property would be less tenable and a consideration. He asked if there was a credit for surrounding parking. Ms. Scott said there would be an agreement with the adjacent property owner and Dr. Carr could not count someone else's parking spaces. Mayor Villere said the City was waiting for the state to finalize the Highway 22 plans. All drainage drained to Highway 22 and it was not good drainage.

Mr. Adams said Dalwill Drive was difficult to cross and there was plenty of parking at the Rouse's Center. There was a discussion that the board had granted parking bank issues for green space and not for building space.

Dr. Carr said she and her hygienist would each see one patient at a time. Their patient load was one every 1 to 1.5 hours. There were four employees and herself. Even if someone was waiting that would be 4 patients. At any one time there would be nine spaces used in the parking lot. Dr. Carr said at this time six cars was the average with the worst being eight cars. With the growth of the facility, that number could increase to 11 to 15 cars and they were proposing 17 spaces. Ms. Moat said they wanted to have enough parking. Mr. Adams said with road

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development, the City might be able to help facilitate a parking agreement but it would not be any time soon.

The next case discussed was Z15-05-06 Jacqueline Vidrine/Korin Selin requests a zoning permit to Section 6.4.66, Restaurant, Sit Down, lot 2, square 47, 620 Girod Street, zoned B-3

Ms. Scott presented a request for a zoning permit to allow a restaurant in the B-3 zoning district. The proposal was for al fresco dining with coffee, drinks and smoothies and the residence located to the rear. The residence was allowed by right.

The parking ratio for a restaurant was 1:200, and outdoor seating. The restaurant was 851 square feet with an interior space of was 590 square feet which required 3 parking spaces. Since the requirement was less than 8 spaces, the two residential spaces can be provided on the site. The site plan showed six parking spaces. The limits of the actual area of the driveway should be drawn on the plat. Because it was a change of use, the site must be reviewed for compliance. The regulations now allowed for a maximum of a 12' driveway. Ms. Selin said it was an existing 25' driveway. The area of the garbage cans must be noted and screening shown on the plat.

Mr. Blache asked about the handicap ramp going to the rear. Ms. Selin said that was existing and she would speak with the Fire Marshall about any requirements. She would build it in the front if necessary since it entered into her residence. Ms. Selin said the existing landscape plan was mostly planted. She felt there was no place to get coffee after 3 p.m. and wanted to provide it.

Mr. Thomas moved to adjourn the meeting, seconded by Mr. Blache and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Chairman

