



St. Bernard Parish Government

8201 West Judge Perez Drive
Chalmette, Louisiana 70043
504-278-4331 504-278-4330(fax)

Guy McInnis
Parish President

REQUEST FOR VIEWING AND/OR RECEIVING PUBLIC RECORDS

Name: Rosemary Gioia Date: 8-8-16

Phone No. 504-421-5051 Email Address: rgioiaaj@yahoo.com

Address: 2909 Golden Dr. Chalmette LA 70043
Street City/State Zip Code

Records Requested:

June 28, 2016 - Zoning Commission Meeting
Copies of list of people who signed to
speak for 8-2-16 Council meeting AND
list of speakers from June 28 + July 26, 2016
Zoning Commission Meetings.

I agree to pay up to \$ _____ for the information requested.

I will pick up documents: I prefer documents to be mailed:
(Additional charges applies)

FOR OFFICE USE ONLY:

Date request received by SBPG: m-wald

Date records received by Requester: RY Cost: \$ 25.50

Payment Method: Check Money Order

NOTE:

Anyone requesting records are required to pay \$.25 per page after the first four (4) pages and an additional \$1.00 per page for faxed documents. (Payment must be paid prior to receiving fax or mailed documents).

Send completed form to stank@sbsp.net or fax to 504-278-4330.

Z-2016-015
6415 Jules Brown

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

NAME	ADDRESS	FOR/AGAINST
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-033

Jacob Drive

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Jack Merrill	2221 Decaux Dr	FOR
2	Danny Dycus	201 St. Charles Ave 3000	FOR
3	MATT DOBBINS	115 ANNA ST, SLIDELL	FOR
4	KEVIN MOYER	821 BARONNE ST. NOLA	FOR
5	Lexi Tempco	821 Baronne St, NOLA	FOR
6	Suzanne Knealy	Corinne Street	Against
7	Shelly Williamson	1615 E. Judge Perez	FOR
8	Jack Price	1615 E Judge Perez	FOR
9	Tamm Rogers	1615 E Judge Perez	for
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-036
3217 Rue Marcelle

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

NAME	ADDRESS	FOR/AGAINST
1 Jessica Stewart	131e 137 Junonville North	For
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-035
2401 Nancy

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Shawn & Jean Kett	2401 Nancy Dr.	For
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-034
3204 Van Cleave

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

NAME	ADDRESS	FOR/AGAINST
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Z-2016-014
2600 VFW Lane

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Daniel Dysart	3504 Larimer Avenue	FOR
2	Rene Hyer	2812 Vorkoskita	?
3	Merissa Lopez	1003 E. Judge Perez	FOR
4	Karin St. Roman	1013 E. Judge Perez	FOR
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

Z-2016-016
 2904 Jackson Blvd.

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: July 26, 2016

NAME	ADDRESS	FOR/AGAINST
1 Phil OH MENESE	14700 Noyne bc	FOR
2 MARIA MENESE		
3 Nancy & Steve Burtchwell	2723 Jackson Blvd	Against
4 John Dunning	3101 Jackson Blvd	Against
5 Angel Al Forso	3023 Jackson Blvd.	Against
6 Wayne Bruening	3113 Jackson Blvd	Against
7 David McKinnis	2720 Jackson	Against
8 Thomas Moore	2717 Elm Place	Against
9 Sam Moore	2717 Elm Place	Against
10 PAMELA FREDRICKS STARR	740 VILLERE ST.	AGAINST
11 JAMIE STARR FEDERICO	740 VILLERE ST.	AGAINST
12 FRANK BENFIGLIO	744 VILLERE ST.	AGAINST
13 Karen Fernandez	2900 Palmetto St.	AGAINST
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-025
8321 Fairfax

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

NAME	ADDRESS	FOR/AGAINST
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-026
2036 Bayou Road

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Joan Stander	(2036 Bayou Rd) 1805 Pittman wood	for
2		St. B.	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-027
1330 Mehle

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

NAME	ADDRESS	FOR/AGAINST
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-028
2308 Chalona

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	HENRY BRANNON	2308 CHALONA DR	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-029
1515 E. Judge Perez Drive

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Frank Arena	1301 MAGISTRATE ST	FOR
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-030
3500 Ventura

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Patrick Farley	3500 Ventura	FOR
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

S-2016-031
202 Third Street

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

NAME	ADDRESS	FOR/AGAINST
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

S-2016-032/ S-2016-033

Jacob Drive- Valero

SIGN IN SHEET

MEETING: Planning Commission Meeting

DATE: June 28, 2016

	NAME	ADDRESS	FOR/AGAINST
1	Suzanne Keale	Chalmette	against
2	Jodi Daler	Chalmette	against
3	Tae E Merrill	Chalmette	For
4	Traci Dyson	Chalmette	FOR
5	Verna Lotz	Despoux	against
6	Bill Green	2308 Despoux	Against
7	A. Stipelovich	3231 Packenham Dr.	Against
8	Kevin Moran	821 Barrowe St. N.O.	FOR
9	Lexi Terzo	821 Barrowe	FOR
10	Sheryl Olson	2224 Lehigh U	Against
11	John Pabst	2308 Ventura Dr	against
12	Julie Pabst	2504 BLANCHARD	AGAINST
13	Angela San Martin	2216 Despoux	Against
14	David Pounds	2216 Despoux	against
15	Eric Brown	1318 Oriole	FOR
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

St. Bernard Parish Government

*Department of Community Development
8201 West Judge Perez Drive
Chalmette, La, 70043
Office: 278-4310 Fax: 278-4298*



TO: ST. BERNARD PARISH PLANNING COMMISSION
FROM: ERIC TOLLE, RECOVERY PLANNER
DATE: JULY 26, 2016

ZONING CHANGE & CONDITIONAL USE REPORT

Case Number: Z- 2016-013
Owner/Representative: Cathy Moore
Property Address: 3008 Rosetta Drive, Chalmette
Property Location: Rosetta Drive Extension, Lot 21A
Current Site Area: 5,005.5 sq. ft. or 0.115 acres
Present Use: Single-Family Residence
Present Comprehensive
Plan Designation: Medium Density Residential
Present Zoning: R-1 (Single-Family Residential) District
Proposed Zoning: R-2 (Two-Family Residential) District
Reason For Request: A zoning change to allow a therapeutic group home

I. Executive Summary:

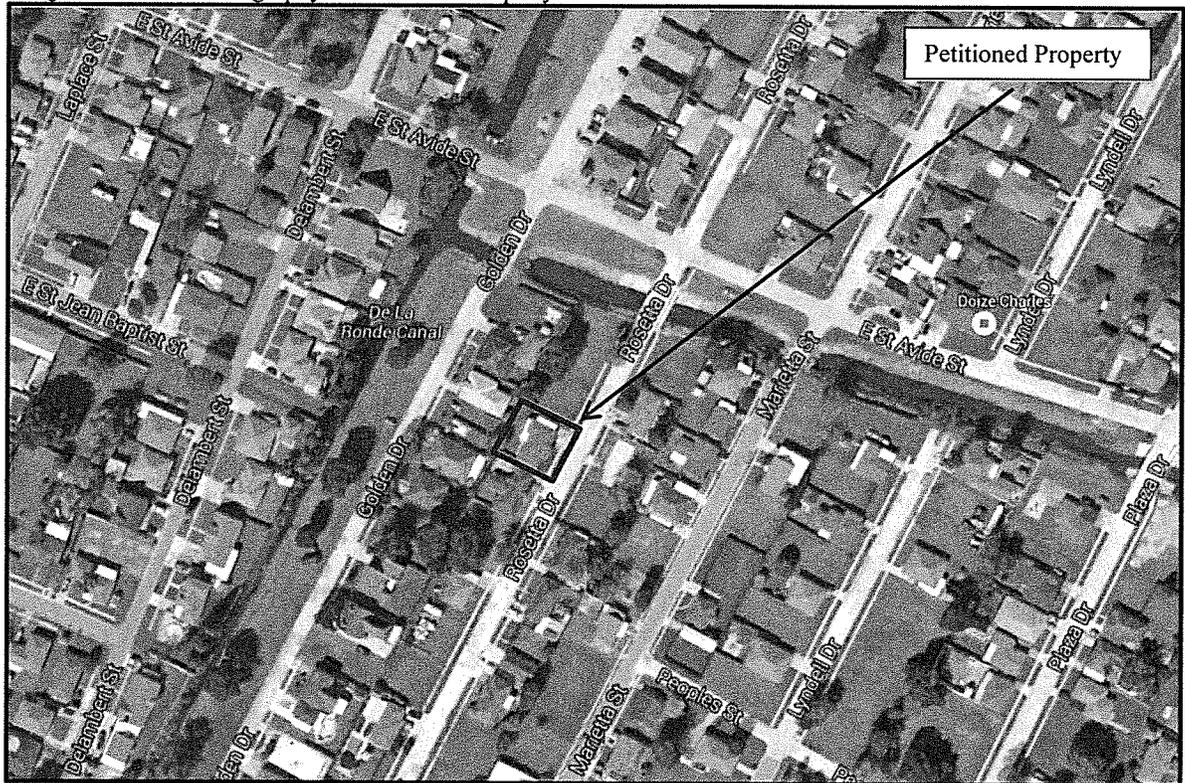
Zoning Docket Z-2016-013 is a request for a zoning change from an R-1 (Single-Family Residential) district to an R-2 (Two-Family Residential) district. The site consists of one (1) 70.5' by 71' lot with a single-family residence. The applicant is requesting for the zoning change and Conditional Use Permit to allow a therapeutic group home in a detached accessory building also located on site.

The request is **inconsistent** with the Land Use/Density description of Medium Density Residential in the Comprehensive Plan due to the subject lot size (1 unit per 3,630 sq. ft). The request would be considered a spot zone as it would not be an extension from an identical and adjacent zoning district on the same side of the street as the subject property. While the subject property is inconsistent with the Comprehensive Plan and considered a spot zone, staff does not put forward a recommendation at this time. However, staff is researching guidelines for reasonable accommodations for group homes for persons with disabilities as defined by ADA and Fair Housing regulations. Because of this, staff presents **NO RECOMMENDATION** of the applicant's request.

II. Project Analysis:

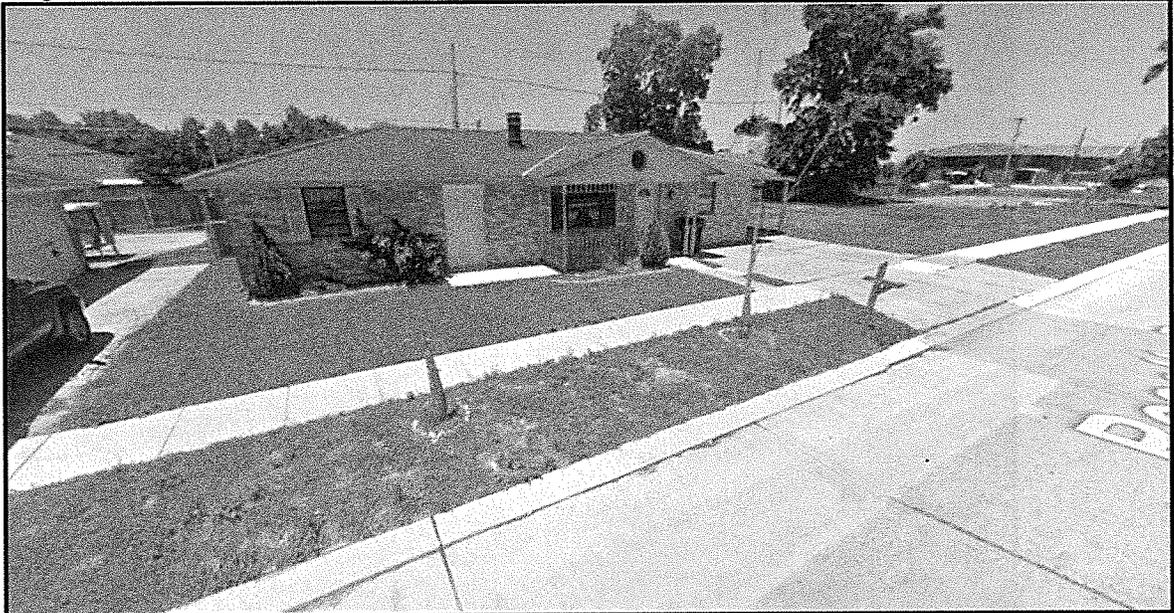
A. Images

Image #1: Aerial Photography of Petitioned Property



Source: Google Maps (Image Date 08/25/15)

Image #2: Street View of Subject Property



Source: Google Street View (04/2011)

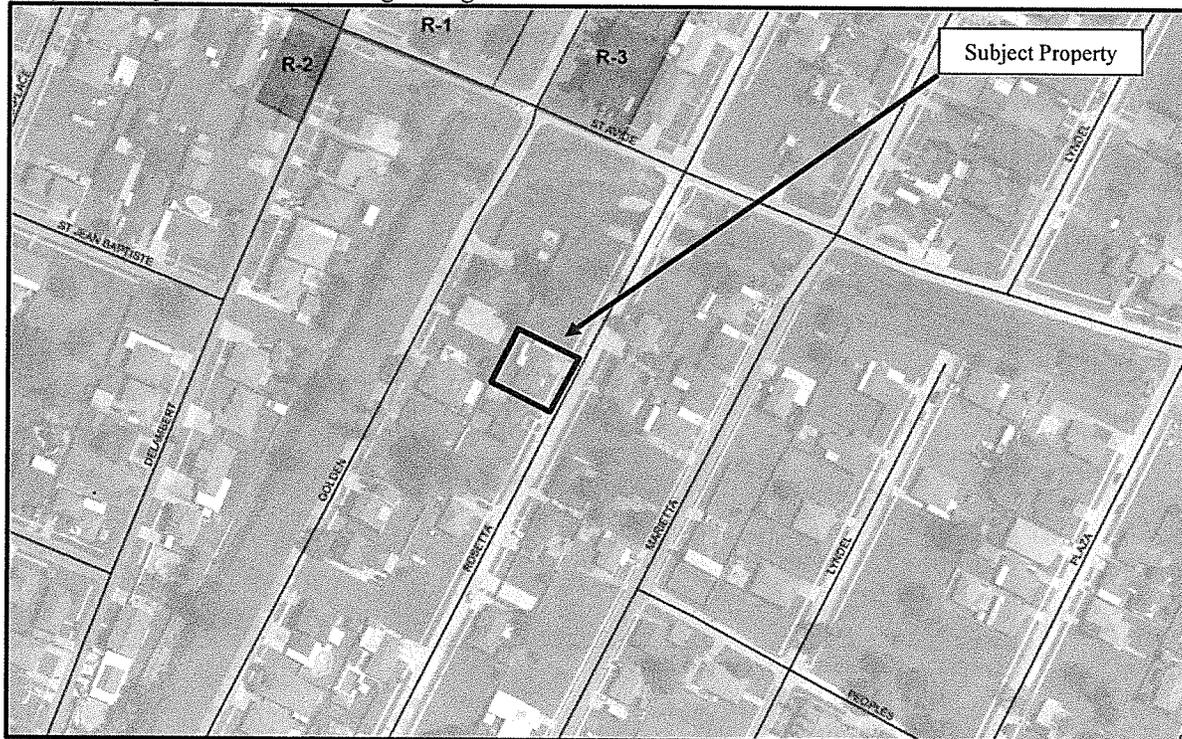
B. Site Description:

The subject site consists of one (1) lot of record located on Rosetta Drive near the intersection with E St. Avide Street. The subject property has a total area of 5,005.5 sq. ft. or 0.115 acres. The site is currently occupied by a single-family residence and a detached accessory structure.

C. Surrounding Land Uses and Zoning

As shown in Image #3, the subject property is located completely within an R-1 (Single-Family Residential) district. The surrounding area is developed as a single-family residential neighborhood with scattered vacant lots.

Image #3: Adjacent and Surrounding Zoning Districts



Source: Arc GIS Parish Zoning Map (unofficial)

D. Design Review of Site Plan:

Section 22-2-4 - Interpretation; Definitions

Group Home. A group care facility in a residential dwelling, licensed by the state, for twenty-four (24) hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. Group homes include youth transitional residences, adult residential care facilities, emergency child shelters, and child residential care facilities licensed by the state.

- A. Small group homes: Up to six (6) residents
- B. Large group homes: Seven (7) to fifteen (15) residents
- C. Congregate group homes: Sixteen (16) or more residents

Per Section 22-5-4 – *Permitted uses in residential districts*, proposed group homes are subject to the following requirements:

- a. Group homes shall be licensed by the State of Louisiana.
- b. Group homes are subject to all local and federal regulations and the regulations of the Louisiana Administrative Code.
- c. A group home shall encompass the entire structure.
- d. The location, design, and operation of the group home shall not alter the residential character of the neighborhood. The facility shall retain a residential character, which shall be compatible with the surrounding neighborhood.

The applicant's request and provided documents, shown in the appendix of this report, will be assessed under the following criteria:

1. Harmony with the area (*Section 22-8-2.1*):

The petitioned property is immediately adjacent to single-family residential developments. The property is located within a predominate R-1 (Single Family Residential) zone district. The proposed R-2 (Two-Family Residential) zoning district allows a small therapeutic group home as proposed via Condition Use Permit. The R-2 district also allows for increased density to two-family residences or a duplex. The staff believes that if the subject property were to be re-zoned to R-2, then the impacts of a small group home to the adjacent residential areas could be mitigated through conditions listed within Section D of this report.

2. Adequate access (*Section 22-8-2.2*):

The applicant proposes use of one (1) ingress/egress point for the development along Rosetta Drive, near E St. Avide Street. The staff believes that a therapeutic group home at this location will not generate additional traffic demands onto Rosetta Drive and the adjacent minor roadways. The staff does not expect a significant inconvenience to area residences as a result of daily site operations.

3. Adequate infrastructure (*Section 22-8-2.3*):

The staff believes adequate infrastructure is in place for this activity, subject to operational standards permitted by Local, State and Federal agencies.

4. Natural resource conservation (*Section 22-8-2.4*):

The staff believes there is no natural resource conservation issues associated with this project.

5. Compatible design (*Section 22-8-2.5*):

The applicant is proposing a small adolescent group home to be located in a detached accessory building at the subject property. The accessory building is located behind an existing fence on the property making it mostly unnoticeable from the street.

Section 22-7-3 – Number of Off-Street Parking Spaces The following identifies off-street parking standards associated with Group Homes, as adopted by the Parish Council.

Group Home: 3.0 per 1,000 square feet

No indication has been given to staff illustrating the additional and required off street parking.

If the project were to be approved, staff recommends the following conditions to the compatible design as a part of the approval:

- The applicant shall submit a site plan consistent with the requirements of **Section 22-7-3. – Number of Off-Street Parking Spaces** or seek waivers for such site improvements through the Board of Zoning Adjustments, subject to the review and approval of the staff of the Department of Community Development.

6. Public health, safety and welfare (*Section 22-8-2.6*):

The staff has not received comment from other municipal, state or federal agencies with regard to public health, safety and welfare as it relates to the petitioned projects. The staff does not believe that public health, safety and welfare would be negatively impacted as result of this project.

7. Residential impact (*Section 22-8-2.7*):

Some area residents may be impacted by a small group home, however, staff does not anticipate significant environmental or operational impacts to adjacent and surrounding residential developments with regard to its proposed use.

E. Purpose of proposed rezoning and effect(s) on adjacent land uses:

The applicant requests the zoning change to a R-2 (Two-Family Residential) district in order to establish an therapeutic group home.

The intent of the R-2 (Two-Family Residence) district is to allow low to mid density residential uses found traditionally in neighborhood/suburban settings.

The staff believes that allowing a zoning change to R-2 (Two-Family Residential) at the requested location to not have a significant impact of adjacent land uses in excess of existing conditions.

F. Block-face study

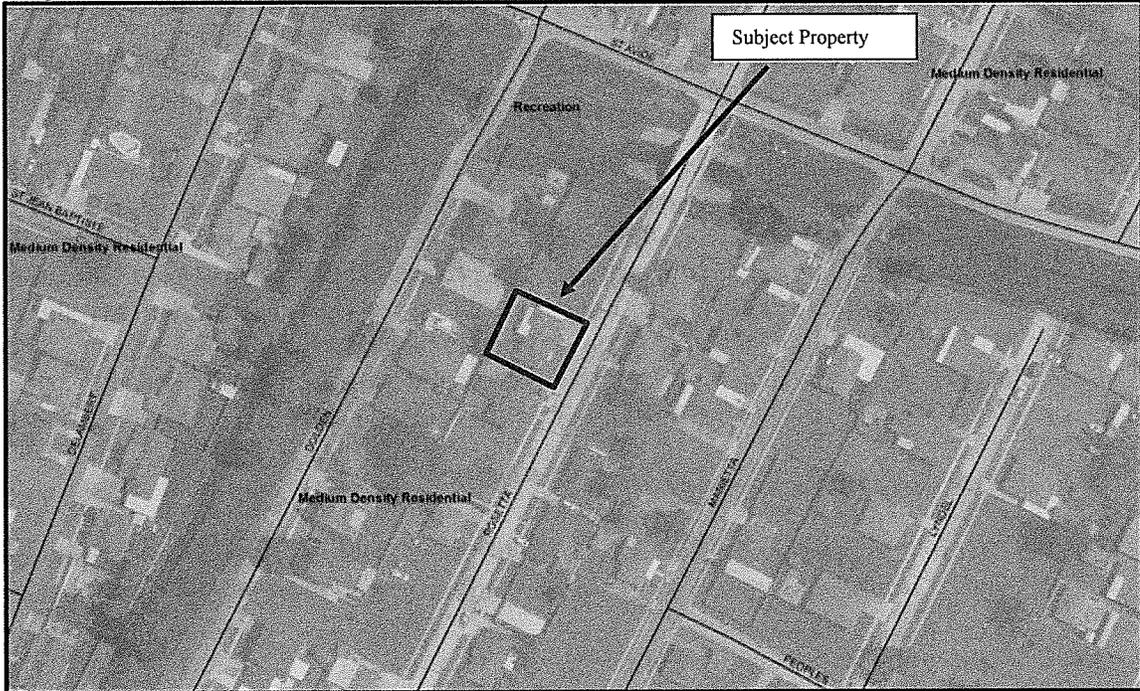
Staff conducted a block-face study of the area around the subject property. The block-face study assessed the block and found it consists entirely of single-family residences along with a few vacant lots.

G. Can the request be considered a spot zone?

Yes. For a request to be considered a spot zone, a subject property would consist of a parcel that is singled out for treatment dissimilar to that of immediately adjacent lots on the same side of the street. As shown in Image #3, the request consists of a property that is located completely within an R-1 (Single-Family Residential). For this reason, the staff considers the request a spot zone.

III. Comprehensive Plan:

Image #4: Future Land Use Map per Comprehensive Plan



Source: Arc GIS Parish Map (unofficial)

The Future Land Use Map of the Comprehensive Plan designates this area as Medium Density Residential. The proposed rezoning is **inconsistent** with this designation. The land use and density definitions for this designation are shown below:

Medium Density Residential

Land Use/Density: Single-family @ 4-5 units/acre
Small multi-family @ 12 units/acre and 4 to 12 units per development

The applicant is requesting a zoning change from an R-1 (Single-Family Residential) zoning district to an R-2 (Two-Family Residential) zoning district. The requested zoning change would be **inconsistent** with the land use and density standards of the Comprehensive Plan for Medium Density Residential due to the subject lot size (1 unit per 3,630 sq ft.).

IV. Summary:

Zoning Docket Z-2016-013 is a request for a zoning change from an R-1 (Single-Family Residential) district to an R-2 (Two-Family Residential) district. The site consists of one (1) 70.5' by 71' lot with a single-family residence. The applicant is requesting for the zoning change and Conditional Use Permit to allow a therapeutic group home in a detached accessory building also located on site.

The request is **inconsistent** with the Land Use/Density description of Medium Density Residential in the Comprehensive Plan. The request would be considered a spot zone as it would not be an extension from an identical and adjacent zoning district on the same side of the street as the subject property. While the subject property is inconsistent with the Comprehensive Plan and considered a spot zone, staff does not put forward a recommendation at this time. However, staff is researching guidelines for reasonable accommodations for persons with disabilities as defined by the ADA and Fair Housing regulations. Because of this, staff presents **NO RECOMMENDATION** of the applicant's request.

V. Staff Recommendation:

The staff recommends **NO RECOMMENDATION** of Z-2016-013, a request for a zoning change from R-1 (Single-Family Residential) district to R-2 (Two-Family Residential) district.

VI. Reason for Recommendation:

1. Staff believes this request could be addressed by means of reasonable accommodations of group homes for the treatment of people with disabilities in lieu of a zoning change. Staff recommends the Parish Council to review how reasonable accommodations for group homes for the disabled could be handled more appropriately through a reasonable accommodation procedure.

Petition to Open C. Moore TGH LLC

Petition summary and background	We are requesting your participation in allegiance with C. Moore TGH LLC. C. Moore is a positive environment representing appropriate moral, ethical and professional behavior. Our goal is striving to provide quality services and support to assist the consumers to live as independently, as possible when in the community. C. Moore is asking for your approval to be operational in our community and would like your support.
Action petitioned for	We, the undersigned, are citizens who urge our leaders to act now to allow C. Moore LLC to be operational in our community.

Printed Name	Signature	Address	Comment	Phone #	Date
JORG AMADOR	<i>JORG AMADOR</i>	3309 WILDEN DR #2		(504) 444-7777	2010/10
Blattler Pearce	<i>Blattler Pearce</i>	3101 Rosette Dr		(504) 444-7777	5-10-10
Danyelle Bell	<i>Danyelle Bell</i>	3101 Rosette Dr		(504) 444-7777	5-10-10
Sandra Neal	<i>Sandra Neal</i>	2808 Westfield		504 570-4389	5-10-10
Donna White	<i>Donna White</i>	2805 Rosetta Dr.		(504) 428-9455	5-10-10
STADLEY TURNER	<i>Stanley Turner</i>	2705 Rosetta Dr.		(504) 799-9365	5/10/10
James Turner	<i>James Turner</i>	2705 Rosetta Dr.		(504) 478-1621	5/10/10
Rachel & Joia	<i>Rachel Leija</i>	2625 Rosetta dr.		(504) 417-4170	5/10/10
Santana Leija	<i>Santana Leija</i>	2623 Rosetta dr.		(504) 662-4479	5/10/10
<i>Barbara</i> Mariana Chuy	<i>Mariana Chuy</i>	2617 Rosetta Dr.		(504) 445-4323	5-10-10
Clyde Perez	<i>Clyde Perez</i>	2608 Rosetta Dr		(504) 277-9352	5-10-10
AVRIL COLIMAN	<i>AVRIL COLIMAN</i>	5115 ST. RIVIERE		504 919 9385	5-10-10

