



# Minutes

July 10, 2018

The City of Alexandria Zoning Commission met in the City Council Chambers on June 25, 2018 at 4:00 P.M. pursuant to requests for Rezoning in accordance with Chapter 28 - §8.2 of the City's Land Development Code.

<b>Members Present:</b>	Mr. Ellis Saybe, Chairperson Mrs. Joe Betty Sterkx Mr. Chad Soprano Mr. Damon Bernard
Planning Director:	Mrs. Delores Brewer
Zoning Analyst:	Mrs. Ruth Basco Mrs. Angela Guillot
Legal Counsel:	Mr. Bob Bussey
<b>Absent:</b>	Mr. Jay Lynch Mr. George White

Mr. Saybe called the meeting to order at 4:00 P.M. and explained the rules and procedures of the Zoning Commission. Mr. Saybe also clarified that the commission is an advisory committee only and makes a recommendation to the City Council for final determination to approve or deny the application. Roll call was taken and a quorum was present.

Mr. Saybe read Item #1 on the Agenda - an application on behalf of Malcolm Larvadain who resides at 626 8<sup>th</sup> Street, Alexandria, Louisiana requesting the rezoning of the property located at 1194 Rapides Avenue, Alexandria, Rapides Parish, Louisiana. The property is described as:

**LOTS TEN (10) AND ELEVEN (11) OF SQ. ONE (1) OF WELCH ADDITION.  
\*\*\*PARCEL I.D. \*\*\*29-22-72031-58\*\*\***

The applicant was asked to approach the lectern and state his name and address for the record. Mr. Larvadain gave a brief history of the property, stating that he purchased the property in 2016 at an auction sale and that the property had been vacant for many years. He said the building was 114 years old and that he planned to renovate the 12,000 square foot building to be used as an Event Center. He is currently waiting to finalize construction plans with the City; however, the plans have been approved by the Fire Marshall.

Mr. Soprano asks Mr. Larvadain about his parking plan. Mr. Saybe reminded everyone of the Commission's responsibility for zoning issues. Mr. Larvadain then responded to Mr. Soprano's question by stating that he did not want to enter into a contract until all road blocks are out of the way and until the rezoning has been approved. Mr. Bernard further asked Mr. Larvadain's intentions for parking for his project. Mr. Larvadain stated that the property next to his property is for sale and he might consider purchasing it once the rezoning issue has been resolved.

Mrs. Sterxk added that she cannot remember anything being there since she was a child and would like to see the building saved. Mr. Larvadain stated that 1904 was sketched in the foundation of the building and agreed that it is a part of Alexandria's history. Mr. Saybe thanked Mr. Larvadain and asked if there was anyone else present to speak on behalf of the proposal.

There being none, Mr. Saybe asked if there was anyone against the proposal. Mr. John Callis approached the lectern and stated his name and address. He submitted two (2) exhibits to the commissioners for the record and proceeded to state that his business has purchased a number of properties throughout the City, particularly in this neighborhood. Mr. Callis said he owns 1182 and 1172 Rapides Ave. which are properties that are adjacent to Mr. Larvadain's property. He pointed out and objected to having his property sited as parking for Mr. Larvadain's project.

Mr. Callis recalled the 2014 application to the Zoning Commission by Mr. Davron (Bubba) Moreau to rezone 1182 and 1172 Rapides Avenue (properties directly adjacent to Mr. Larvadain's property) as a C-2 (General Commercial District) zone for a similar use and was denied by the City Council. He said that Mr. Moreau later abandoned the idea after he could not get it rezoned and he (Mr. Callis) purchased the property. Mr. Callis said he would like to see the City be more consistent in its decisions on zoning even though he is against the selling of alcohol because he feels the community has enough liquor businesses. He further stated that if Mr. Larvadain's application is approved, he will consider doing something similar on his property. Mr. Soprano asked Mr. Saybe to explain what happened at the last meeting concerning Mr. Moreau. Mr. Saybe replied that several ministers and residents from the neighborhood objected to Mr. Moreau's application. Mr. Saybe explained that most of the surrounding property owners who were in opposition back then have since relocated. Mr. Soprano then ask Mr. Callis if it wouldn't be beneficial to him to sell the property for parking to Mr. Larvadain. Mr. Callis stated that it would be a "win win" either way for him. Mr. Bernard asked him how he would develop the property and Mr. Callis responded that he would consider businesses that are proven to be successful such as restaurants and other similar establishments.

Mr. Saybe asks Mr. Larvadain if he would like to respond. Mr. Larvadain stated that Mr. Moreau wanted to open up a liquor store and that the discussion is comparing apples to oranges. He further said that improving his property would improve Mr. Callis's as well. He said there is a big difference between a liquor store and an event center and that his development will be classy.

Mr. Saybe asked if anyone had questions or comments. Mrs. Sterxk's stated she would like to see the property improved and made a motion to approved the application as submitted. Mr. Bernard seconded the motion.

Mr. Saybe asked for a motion to approve and adopt the previous meeting minutes. Mrs. Sterxk so moved and a second was made by Mr. Soprano.

Mr. Soprano made a motion to adjourn, seconded by Mr. Bernard. Meeting adjourned at 4.36 p.m.

  
Chairman,  
Alexandria Zoning Commission