



Minutes

February 25, 2019

The City of Alexandria Zoning Commission (ZC) met in the City Council Chambers on January 28, 2019 at 4:00 P.M. pursuant to requests for Rezoning in accordance with Chapter 28 of the City's Land Development Code.

Members Present:	Mr. Ellis Saybe, Chairperson Mrs. Joe Betty Sterkx Mr. Chad Soprano Mr. Damon Bernard Mr. George White
Planning Director:	Mr. Robert Weeks
Zoning Analyst:	Mrs. Ruth Basco Mrs. Angela Guillot
Legal Counsel:	Mr. Bob Bussey
Alternate: (Absent)	Mr. Jay Lynch

Mr. Saybe opened the meeting at 4:00 P.M. and proceeded to explain the rules and procedures of the Zoning Commission. Mr. Saybe also made clear to the audience that this is an advisory committee and makes recommendations to the City Council. The City Council considers the Zoning Commission's recommendation but makes the final determination as to whether the ordinance will be passed and the property rezoned. Mr. Saybe acknowledges the presence of City Councilmen.

Roll call is taken by Mrs. Basco, whom then proclaims a quorum.

Mr. Saybe states there is only one item on the agenda, it's an application on behalf of Olin and Sally Cowan of Alexandria, Louisiana requesting the rezoning of the property located at 417 Hudson Blvd., Alexandria, Rapides Parish, Louisiana. The property is described as:

**17 ACS: CORNER OF HUDSON BLVD. & HWY # 1; IN LOT 4 OF NEAL PLANTATION T4NR1E
PARCEL I.D. # 4-4-34088-2, RAPIDES PARISH, CITY OF ALEXANDRIA, LOUISIANA.**

Mr. Saybe explains the typical PUD uses, characteristics and process in a disciplined order for a Planned Development. He then calls for the applicant or their representative to come forward. Mr. Harlan Victor Jr. the authorized spokesperson for the Cowan's states his name and address. Mr. Victor states that the project is proposing mostly the construction of single family residential homes and maybe a Community Center and other small uses in the commercial part. He then demonstrates the proposed plan with a power point presentation. He explains that there is a team put together for the project and that the project will be in Phases. Most of their decisions were based on what they felt would best benefit the Community. He stated they had even went around

and spoke with the local neighborhood. Upon closing of the presentation Mr. Saybe asks if there was anyone else in support of the application, followed by if any one present was in opposition.

Sibul Holt comes forward, states her name and that she resides at 404 Hudson. Mrs. Holt was the Contractor for the subdivision across the street from the Cowan's property. She explains that her subdivision came about because they were able to secure a Grant through the State for people of poverty having a household income of 27,000.00 or below. Some of the people had moved here after Katrina and never dreamed of having their own home. These people would not want their homes devalued. If sold they would get below the value of their home. She said Mrs. Cowan had come and spoke with her and she had given her everything she thought she might need to develop. She even gave her the plans for the houses and the only thing she asked was she not devalue these people's houses. She said the people were not educated on what being a home owner meant and therefore had to teach classes on things such as lawn care, property taxes, etc. Mrs. Holt was not pleased with the pictures provided within her letter of notification and its lack to demonstrate the future plans and did not understand why only a few people in the neighborhood were notified. Mrs. Holt states that Mrs. Cowan had the information to submit better plans. For an example, Mrs. Holt brought a similar plan more detailed in comparison to be distributed. She says they often have Community meetings on issues that might affect them and doesn't understand why zoning didn't inform the whole Community. After speaking with Jules Green, he asked her if they had a better drawing with they be happier with it. She states that she lives there and cares about what happens to the people and the houses and she doesn't think that it's unreasonable or unfair to ask for them to delay until they show her Community what is going to be done.

Mr. Saybe tells Mrs. Holt that he wants her to understand that it's already a C-2 and that a bar could go in there, a restaurant selling alcohol, and other uses can go there. He states they cannot delay it unless the applicant asks for it to be delayed. He explains that before the owners can do anything, they have to come back before the board with plans that have been reviewed by Zoning, Planning and City Council showing exactly what they're going to put in there. He explains there are Ordinances that govern these types of plans that cannot be violated. He also explains that they have to come back for each Phase for permission to do it. He continues by stating the Code only requires that people within 100 ft. be notified and that is why everyone did not get a notice. Mrs. Holt replies she is not totally in opposition but would like something that is comparable or better because they do not want the properties devalued.

Mr. Saybe ask if anyone on the Board has any questions. Mrs. Sterkx ask about the Norman Barton Inner City Revitalization because she was on that Committee. Mr. Bernard asks why she feels it would devalue their homes. Mrs. Holt said she was told that someone in the City told the applicants that houses of their homes value would not sell in that area. Mr. White says he's going to call a few names and see if they are there. After no replies, Mr. White states that right now a bar could go in there because it is a C-2 and presently there is a Body Shop and a Night Club across the street. Someone could go right now and go get a permit and build a bar right now if they wanted to. Mr. Saybe says that the property owner has those rights right now and from a zoning prospective the question is, is a C-2 more restrictive than a planned unit development and in his prospective of it, the PUD would be more restrictive and more protective of the neighbors than the C-2 zone. If a Commercial business did take place there, the homeowners could be more affected by the activity there than a PUD because of the hoops and approvals it would have to go through to put something there. So the argument does not make sense to him. He says the City can't deny somebody their right to do something because the neighbor doesn't like it. After further discussion and explanation, Mr. Saybe ask again if there is anyone else in opposition before he gives the applicants a chance for rebuttal.

Mr. Victor comes forward and states they will be bringing in Professionals for this project before the next step but they are following the process right now. He said he went door to door to the neighbors and communicated their plans and they were happy about the proposal. Mr. Victor said he tried to get in touch with Mrs. Holt on Sunday to no avail and at any time she could have contacted him before this escalated because they had a good relationship. He does understand she is protective of her community but he feels that they chose the right houses for homes that people are waiting for.

Mr. Saybe wants him to understand that plans will have to be submitted to the City for each Phase of the project. He addressed Mrs. Holt so that she understood this is not like giving them a blank check it has to go through the process.

Mr. William Vaughn comes forward and states his name and address and that he is the Civil Engineer. To clear things up he explains that business people don't want to spend a whole lot of money if they can't get a property properly rezoned. That would be the very first step, which opens the door for the next step which would be to submit those detailed plans that Mrs. Holt was referring to. Once the PUD was approved by the City Council, they would submit that document to the Planning Department that lays out everything. He concurs that the C-2 would allow alcohol but the PUD could help eliminate the possibility of alcohol with the zoning. If the City Council accepts the PUD Document it will be in turn be its own City Ordinance for that piece of acreage in the city. He names a few service based uses that would be more desirable than alcohol uses. A PUD is a way to kind of customize an area of land. He states that all those plans still have to be developed but they want confirmation this can be turned into commerce before they take it to the next step.

Mr. Saybe says that's a good explanation of procedure and artfully put. He then ask if anyone has any questions and if anyone is ready to make a motion. Mr. Soprano makes a motion to approve the application. It is seconded by Mr. White. All are in favor. They are unanimous in recommending the application be accepted for approval.

A motion to approve the Minutes was made by Mr. White seconded by Mrs. Sterkx after Mr. Saybe states a necessary amendment.. All are in favor.

A motion to adjourn was moved by Mr. Soprano, seconded by Mr. Bernard. All were in favor. Meeting was adjourned approximately 5:10



Acting Chairman