

CITY OF NATCHITOCHEs
PLANNING & ZONING COMMISSION
MINUTES OF JANUARY 7, 2020

The Planning and Zoning Commission of the City of Natchitoches, Louisiana, met in regular session on Tuesday, January 7, 2020 at the Municipal Building, 560 Second Street, Natchitoches, LA.

Members Present: Chairman Charles Whitehead, Ron Brown, Jamie Flanagan, Isaac Lewis, Michael Lewis, Jacob Cooper, Rickey McCalister & Bobby Claiborne

Members Absent:

Staff Present: Juanita Fowler & Nicole Oakes

The meeting was called to order at 5:00 p.m. by Chairman Whitehead.

A quorum was established through a roll call.

Mr. Claiborne moved to approve the minutes of the November 5, 2019 meeting. Mr. M. Lewis seconded; the motion carried unanimously.

Old Business

- A. None

New Business

- A. Application by Save the Children Federation Inc. to rezone the following: Lot Containing 1.132 Acres – Described As Situated In Block 10 Of Jacob Lieber Subdivision, No. 6 As Shown On Plat Recorded In Conveyance Book 614, Page 671 from R-3 Residence Multiple Family to R-3 Residence Multiple Family, Special Exception to operate the Save the Children Head Start. (1504 Gold St.)

Mrs. Fowler stated that the application by Save the Children is for a center to be located at Gold St. and Robson St. She stated that one letter was returned to the office and three telephone calls were received but no objections.

Chriscella Metoyer, Program Director for the Red River Region Save the Children Head Start stated that their current location at 415 Martin Luther King Dr. is no longer suitable. She stated that a 10,000 square foot building has been purchased in Texas to be put on the site to use as classrooms.

Chairman Whitehead advised Ms. Metoyer to check with the building inspector to make sure the building is in compliance.

Mrs. Metoyer stated that the building was originally constructed for a school in New Orleans.

David Dollar stated he supports the Save the Children application.

Mr. M. Lewis made motion approve the application. Mr. I. Lewis seconded, the motion carried unanimously.

- B. Application by Jenny Massia to rezone the following: Lot East Side Williams Avenue, 75 Feet Front By 371 Feet – 4 Inches, North By Corley And Thomas, West By Street, South By Lilly from R-1 Residential to R-1 Residential, Special Exception to operate a Bed & Breakfast. (219 Williams Ave.)

Mrs. Fowler stated that for the notices sent out there were no returned letters. The owner, Mr. Kendrick provided a letter to authorize the application for zoning to be considered. Pictures were presented to the office from Mrs. Massia that shows the rear yard and reflects adequate parking. Mrs. Fowler stated that the ordinance requires a bed and breakfast to have two parking spaces for a single-family dwelling and one space per bedroom to be rented. The project will require a total of four spaces.

Jenny Massia stated she had no additional comments or corrections.

Mr. Cooper questioned whether the business would operate as a traditional Bed and Breakfast or an air B&B.

Mrs. Massia stated that it would operate as a traditional B&B.

Jennifer Binning, 220 Williams Ave. stated that she had no opposition to the application

Barbara Strauss, 216 Williams Ave. stated she bought her home specifically because it was in the Historical District. She stated that with all of the businesses being allowed to operate on Williams Ave. it will lose its character and become a commercial corridor. Mrs. Strauss stated that she had been in contact with the State Fire Marshal office and based on the information that she received the parking is not compliant with the number of guests she intends to have at the location.

Mrs. Strauss asked the Commission to consider what impact it will have on the residents along Williams Ave. when making their decision.

Mary White, Bolton Realty was there on behalf of her clients Frank & Judy Douglas. They own the house at 225 Williams Ave. She stated that the zoning change was concerning to her clients because the applicant could sell the bed and breakfast and then operate as some other business.

Mrs. Fowler stated that the R-1, Special Exception is for the operation of a B&B. Sale of the business would not change the designation of special exception. The new owners could still only operate a B&B. She stated that after six months of not operating the property reverts back to R-1.

Mrs. Massia stated that she spoke with the state fire marshal's office back in November and got clearance from them to move ahead with the project. She believes that a property being maintained is of more value than an abandoned property. Mrs. Massia stated that with just two rooms being used the impact on the neighborhood would be minimum.

Mr. McCalister made motion approve the application. Mr. Cooper seconded, the motion carried unanimously.

- C. Application by Rhodes Properties & Development to Rhodes Properties & Development, L.L.C. for variances at the following location: Lot 412.8 Feet Front On West Side Highway Highway 1, North And West By Shamrock Park Subdivision, South By Mercer, Et Al, And Lot 25 Feet By 50 Feet In Lot "A", Less 0.01 Acre To Highway Department to construct a business office mall. Variance requested: Variance of twenty (20) feet of the required twenty-five feet rear yard setback and variance of five (5) feet of the required twenty-five feet front yard setback. (340 South Dr.)

Mrs. Fowler stated that the location is the site of the old Louisiane Motel. The structure was demolished May 2018. She received a few calls to the office not in opposition of the application but to ask questions. They were from Larry Morris and Gordon Christenson. Rivers Murphy came to the office to ask questions to get clarification on the variances but expressed no opposition.

Mrs. Fowler stated that the request is for a variance of twenty feet of the required twenty five feet rear yard setback and also a variance of five feet of the front yard setback with the requirement being twenty five feet. The side yard requirement in a commercially zoned district is none.

Justin Rhodes, Rhodes Properties and Development presented the application. Mr. Rhodes stated that initially he bought the property with the intention to turn it into a residential complex but halfway through the rehab process it became apparent that the structure could not be saved. He stated at that point they demolished it and tried to figure out what the best use for the property would be at this time.

Mr. Rhodes stated they came up with a strip mall, developed a preliminary plan and site layout based on what could fit on the property best and appease DOTD requirements. He stated that the strip mall was made to fit the footprint that was previously there so there is minimum impact from the project. They already have an interest in the property, a hair salon, insurance agency and meal prep service.

Rivers Murphy, owner of 335 Pegasus St., stated that he had no opposition but wanted a clearer understanding and that his questions were answered. He stated that the Louisiane Motel

was barrier between the homes and headlights. He made a suggestion to put barrier between the business and homes to block headlights.

Chairman Whitehead stated that already in place by ordinance.

Mr. McCalister made motion approve the application. Mr. Claiborne seconded, the motion carried unanimously.

- D. Application by the City of Natchitoches to subdivide the following: Two Tracts Of Land Being A Portion Of Lots 2 And 3 of Cook, Watson, And Breazeale Subdivision, Located In Section 81, Township 9 North – Range 7 West for acquisition of a portion of two lots for right-of-way purpose. (South section of two lots on University Parkway)

Mrs. Fowler presented the application on behalf of the City. She stated that the acquisition is of the back portion of two properties that adjoin the City sports park which will allow access from Parc Natchitoches to Northwestern's golf course.

Mr. McCalister made motion approve the application. Mr. I. Lewis seconded, the motion carried unanimously.

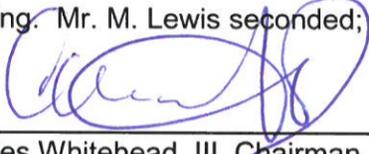
Other New Business

- A. None

Report of Office Activities

Mrs. Fowler stated that the construction of Parc Natchitoches has been completed. Mrs. Fowler said that the next meeting will be in the newly renovated Natchitoches Arts Center.

Mr. Claiborne made a motion to adjourn the meeting. Mr. M. Lewis seconded; the motion carried unanimously.



Charles Whitehead, III, Chairman