

Commissioner Petit: Next on the agenda 2021-9-R requested by James Dugas III for a change of zoning from C-3 to R-1A(M) on .646 acres, a portion of Lot 153 Coteau de France or Ranson Tract, 228 Twin Bridge Road, Des Allemands. Council District 4.

Mr. Welker: the applicant requests a change of zoning from C-3 highway commercial to R-1A(M) single family residential on a .646 acres property at 228 Twin Bridge Road, Des Allemands. The applicant purchased the property in March 2021. The request to change meets the 2<sup>nd</sup> and 3<sup>rd</sup> rezoning guidelines. The location on Hwy. 90 near the Des Allemands bridge has limited access which would be exacerbated by commercial uses. The uses permitted in the proposed R-1A(M) district would also not burden the existing infrastructure and would be more compatible with the development in the area which consists of a mix of manufactured and site built homes. The site is under 3 acres so the approval would not require a corresponding change to the Future Land Use Map and the department recommends approval.

Commissioner Petit: Thank you Chris. Is the applicant here to add anything? Ok the applicant is not here, we're going to open the public hearing for 2021-9-R, anyone here from the public to speak for or against? Seeing none, we'll close the public hearing for 2021-9-R. Any questions from Commissioners for the Planning & Zoning Department? Do I have a motion to approve 2021-9-R?

Commissioner Schexnaydre moved to approve.

Commissioner Galliano second.

Commissioner Petit: all those in favor please raise your hand.

YEAS: Ross, Petit, Schexnaydre, Keen, Dunn, Galliano

NAYS: None

ABSENT: Frangella

Commissioner Petit: That passes unanimously.