

2026-4-R requested by Stein Management, LLC for a change of zoning from R-1A to R-1A(M) on Lots 1 and 2, Good Hope Plantation, Clayton Drive, Norco. Council District 6.

Mr. Welker – the department recommends denial of this request because it does not meet any of the three rezoning criteria. To summarize those items, whether or not it conforms to the future land use map or we can have a spot zone designation is low density residential future land use map, which does include the R1M zoning district. But because this is in a pretty widespread and established R1 zoning district, which pretty much spans across most of Norco, we would have to consider this a spot zone and it would not meet the criteria. On the second guideline, whether or not the land use pattern of character has changed to the extent that the zoning no longer allows reasonable use of the applicant's property, the R 1 A zoning has been established since 1990. This was done in an effort; it was an area wide rezoning across Norco to change from R1AM to R1A to promote more site-built construction. This has remained largely unchanged since 1990. Most of the development around there, almost all of it is site build construction. Small houses on small lots. So, we don't see any reason why the continuing use of R1A zoning would be unreasonable for development of this site. So, it does not meet that guideline and the third guideline, which it does not meet. The R1AM zoning district would permit a mobile home or manufactured home on the site. As noted in the previous criteria, the area is developed primarily with site-built homes. You may find the scattering of mobile homes somewhere around. It could be a holdover from when it was zone R1AM before the 1990 change, but it's predominantly site build single family construction in the area, so including a mobile home in nearby right would be incompatible with the area. So, the department does recommend denial due to it not meeting each of the three criteria.

Commissioner Petit – This time we are going to open the public hearing for 2026-4-R. To start out just to put this on record, we have received, the department received 11 letters in opposition to this request for rezone.

Opposed –

Mark Brady 318 Marino Dr. Norco, LA, on the issue of rezoning lots one and two, at 311 Clayton Dr. Norco, LA I would like to make it clear that I am adamantly reject this proposed rezoning of the said property from R1A to R1AM. It was decided years ago that R1AM would not be allowed in this area. I feel past council must have known what they were doing. If allowed to do so it would be spot zoning and set a precedence for other locations in this area to be rezoned to one. I'm sorry to be rezoned to R1AM. To rezone would devalue property, ensure extreme transit and the advancement of rental property, less home ownership. I don't feel like our family orientated; close knit neighborhood would benefit from proposed rezoning. Let's not fix what's not broken. Thank you everyone and have a good evening.

Rose Brignac 353 Apple St., and I was born and raised on Oak St. and have been a resident of Norco my entire life, including 36 years at my current address. Tonight I'm speaking for myself and for my two brothers who are also homeowners in Norco and in Montz areas over

the years, we have proudly watched our community grow and flourish. This positive growth is reflected in our steadily increasing property values. However, we are deeply concerned that allowing modular and mobile homes to be woven into our established neighborhoods would be a significant step backwards. While some of these homes look nice when brand new, they simply do not share the same construction qualities or life expectancy as a traditionally well-constructed single-family home. We have invested decade into our community, and we ask that you protect this investment by preserving our local zoning standards. Thank you for your time.

Steven Webre 415 Honeysuckle Norco, I'm up here to express the opinions of nine out of the ten Norco Civic Association board members. I'm the president of the Norco Civic Associate Board, we had the abstention of one board member because of a conflict of interest, but nine out of the ten would definitely object to rezoning of this property. It goes against our Norco Civic Association community standards. There are a number of houses that have been built since the 1990's right along that street that are awesome houses that live very close to these people and besides these people, they've contacted the Civic Association and asked to speak on their behalf and a number of residents too. So, I want you to know that nine out of the ten board definitely object to the rezoning of this area. Thank you.

Matthew Perret I live two houses down from there. I reject it just to bring our community down. That place, where I live been in my family since 1952 and they never had trailer there. An we made a purpose for this zoning and not have trailers there for a reason. So, I think we should keep it. Thank you

In favor-

John Tennessee 470 St. Charles St. Norco and I'm a proponent to this request. The young lady that's interested in purchasing and rebuilding there, she's very what would you say, responsible. And she will not put anything there that would contradict what's there now, because there's several trailers there now. And I just want to say that if you guys would consider that, look at her background and you know, just kind of because she we've been in the community now for, you know about five years and we really love it here. And we just trying to build a foundation, and I mean who knows five years down the line that trailer is going to be moved and build a house there. So, I don't know what the particulars are or what the parameters of the council and commission's deal is. But if you guys would kind of reconsider rezoning this location just to kind of help this young lady with an adopted son, and she's just trying to increase her life. And that's pretty much all I have to say. Thank you.

Opposed –

Susie Gauthier and I live right down the street, been there 20 something years. These are all my neighbors. It's, you know, all homes, lived in Norco my whole life. Like you said, 1980

it was whatever. No more trailers. There is a few trailers that's around there that has been there for a long time. But y'all changed it. And, you know, it's a nice neighborhood and we just want it to keep the houses and we don't want any spot zoning to allow any mobile homes. Thank you.

Commissioner Petit – what was your address?

Mrs. Gauthier – 327 Clayton Dr.

The public hearing was closed.

Commissioner Keen made a motion, seconded by Commissioner Ross.

YEAS: PRICE
NAYS: FRANGELLA, PETIT, KEEN, FOLSE, ROSS
ABSENT: DORAND

FAILED
