

2025-10-R requested by Micah Colly for a change of zoning from R-1A to R-2 on Lot 29-B-1, Flagville, 475 Courthouse Lane, Hahnville. Council District 1.

Mr. Welker – the department recommends denial on this request finding did not meet any of the three rezoning criteria. To go over those items whether or not it meets the future land use designation, the designation here is low to moderate residential. The residential district does not explicitly recommend R-2 zoning. There is some language which does kind of leave room for some development which could fit within R-2 zoning, including duplexes, townhomes, stuff like that. But in this instance, we couldn't find room to find an appropriate to fit within this designation. We also would find this to be a spot zone, there's no R-2 in the area. This is all pretty solidly an R-1A zoning district, both along Courthouse and the adjacent property. So, it does not meet the first guideline whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows for reasonable use. The department cannot identify any changes in land use pattern or neighborhood character affecting the ability to develop or keep the subject site under the existing zoning. It is developed with a single family home and there's nothing that we could pick up that limits the continued use of a single family home on this site, whether or not poteinail use is permitted by the proposed rezoning will be incompatible with the existing neighborhood character. The neighborhood character along Courthouse is fairly consistently single family. There are some older duplexes along Courthouse they're kind of bunched up along in specific lots and there are more exceptions, it's hard to really say they tip the character in favor of this guideline being met. There's site constriction adjacent to this site across the street, so we would have to stick with that being the kind of predominant character in the duplexes permitted in R-2 here would not fit in with that. So, the department again would recommend denial based on not meeting any of the three guidelines.

Applicant – Micah Colly 475 Courthouse Lane. I did bring some pictures of what the home currently looks like and what I would like to do with it as far as the R-2. I did also bring three properties that are already existing as a duplex in the area for you guys to see that there are actually the same type of properties that I would like to do existing on the street already. One is across the street and one is two houses down, specifically of the two, but there are other ones so I would recommend. I would like to ask that you consider approving it. With this rezoning it represents responsible growth by making efficient use of existing infrastructure, I'm sorry while addressing today's housing demand. Several adjacent and nearby parcels have already been developed as duplexes, rentals or small multi family residences. Thank you.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Keen made a motion to approve, seconded by Commissioner Jay.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, JAY
NAYS: NONE
ABSENT: KEEN
PASSED
