

2024-5-R requested by Richard D. Whitney Jr. for Whitney Properties XII, LLC for a change of zoning from R-1A to R-2 on Lots 6A, 6B, 6C, and 6D, Being a Resubdivision of Lot 6, Gassen Estate, near the intersection of Antoine Lane and Luling Avenue, Luling. Council District 2.

Mr. Welker – to receive a recommendation of approval from the department a rezoning must meet 2 of the 3 rezoning criteria, in this case we found this request it meets the 1st and the 3rd guidelines, so the department recommends approval. To summarize the findings in those guidelines the designation of the property in the future land use map is low moderate residential, while those are typically considered R1A, R1B and R1AM zoning districts that description does allow for the consideration of alternative attached housing types that includes duplexes, so while the R2 zoning district does not explicitly stated as a recommended zoning district the permitted uses in that district are recommended as part of the description of that category so it would conform with the future land use map designation and while the R2 zoning area covers 4 lots but, the area is about an acre in size we would still consider that technically a spot zone but in this category the comprehensive land use plan and conformance carry's more wait here so since it complies with that we find it meets that guideline. On criteria 3 which is also met whether or not potential uses permitted by the zoning the proposed zoning are incompatible with the existing neighborhood character the key difference between R1A which is the current zoning and zoning primarily in the area and this is the introduction of duplexes as a use. Everything as far as lot size, setbacks, building coverage, the requirement for site-built construction it's all the same, it's just a matter of 2 dwellings on 1 lot compared to 1. So, we do find that one distinction isn't enough to say that it's completely incompatible with the surrounding area and we also find that there would be no expected over burdening of infrastructure and didn't get any objections from representatives from Waster Water, Water Works, Public Works as far as that's concerned so we found it met the 3rd guideline and again because it meets 2 of the 3 rezone criteria we recommend approval.

Applicant- Richard Whitney 14471 River Road Hahnville. I'm the applicant, I've done a number of other developments in the old Luling area, several on Luling Avenue further up the road I'm proud of what I do, and I think this will be a positive thing for the neighborhood, appreciate y'all support. If you have any questions, I'd be happy to answer them.

The public hearing was open and closed, no one spoke for or against.

Commissioner Ross made a motion to approve, seconded by Commissioner Frangella.

YEAS: KEEN, FOLSE, JR., PRICE, FRANGELLA, ROSS
NAYS: NONE
ABSENT: PETIT, KRAJCER
PASSED