

2024-2-R requested by Alvin Gordon, III for a change of zoning from R-1A(M) to R-2 on Lots 47, 48, 49, 50, 51, and 52, Oak Ridge Park Subdivision, 1014-1028 Paul Frederick Drive, Luling. Council District 1.

Mr. Welker - The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.

The subject site is within an area designated Low-to-Moderate Residential, which primarily anticipates development of those residential uses typically permitted in the R-1A, R-1B, and R-1A(M) zoning districts. However, the designation does consider alternative housing types with a moderately higher density that are not typically permitted, or permitted by right, in those districts. This includes duplexes, patio/zero-lot line homes, townhomes, and accessory units. The R-2 zoning district is not explicitly recommended under the Low-to-Moderate Residential designation, but duplexes are considered in the description as an appropriate residential development type. Since duplexes are permitted by right starting in the R-2 district, it is appropriate to consider it in conformance with the Low-to-Moderate Residential designation and the Comprehensive Plan Future Land Use Map. There is no R-2 zoning in the area, and while consisting of six lots the site is still less than an acre, so it is appropriate to consider this a spot zone affecting a small area. But conformance with the comprehensive plan takes precedence over being a spot zone as part of the Department's analysis. The request meets the first guideline.

The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.

The existing R-1A(M) zoning district was established in 1981 and this block of Paul Frederick Street has been developed with a mix of manufactured and site-built homes for decades.

The subject site consists of 6 individual lots measuring 70 ft. wide and approximately 5,300 sq. ft. Under current zoning each lot can be developed by right with either a new manufactured or site-built home. By rezoning to R-2, new lot size requirements would apply. The minimum lot width would increase from 50 ft. to 60 ft., and the minimum lot area from 5,000 sq. ft. to 6,000 sq. ft. If the rezoning is approved a resubdivision consolidating into five lots would be required to meet the minimum lot area for the R-2 district (this would also be the case if zoned R-1A). Despite losing one lot, the ability to permit duplexes would allow for ten total dwellings compared to the six that can be permitted today. But while an additional four dwellings is beneficial, the ability to develop the six existing lots under the current zoning is far from unreasonable, especially considering the reduced lot sizes, setbacks, and lower cost housing options permitted in the district. And this has not been impacted by any substantial changes in the land-use pattern or character of the neighborhood. The request does not meet the second guideline.

Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

Despite being an upzoning permitting housing at a higher density, the R-2 district is more in-line with the development standards of the R-1A zoning district compared to the reduced standards of the existing R-1A(M). This includes:

- Site-built construction
- Same lot area (6,000 sq. ft. / 60 ft. wide)
 - R-1A(M) allows lots of 5,000 sq. ft. / 50 ft. wide
- Same setbacks (20 ft. front / 5 ft. sides / 20 ft. rear)
 - R-1A(M) permits 15 ft. front and 5 ft. rear setbacks
- Same rear yard coverage requirement (25%)
 - No such requirement under R-1A(M)

The more stringent development requirements of the R-2 zoning district, both in terms of construction type and lot size requirements, would actually allow for development more in character with the site-built houses on Paul Frederick Street and abutting to the rear on Kinler Street, and not adversely impact neighborhood character.

The site is located in a developed area where Parish water, sanitary sewer, and drainage facilities are available and will not be overburdened by the four additional units that may be permitted. But as referenced under the Utilities section of this report, coordination between the property owner and the Department of Public Works must occur regarding a potential drainage servitude within the subject site in order to facilitate a larger drainage project. This does not directly affect the rezoning request, but would impact any subsequent resubdivision and permitting. The request meets the third guideline.

The department recommends approval, based on meeting the first and third rezoning criteria.

I also want to mention that the applicant has been in touch with and is working with the Department of Public Works, there looking to arrange a meeting with them I believe next week to kind of go over that whole drainage servitude issue so that's being worked out.

Applicant – Alvin Gordon, III, I stay at 9512 Linden Loop in Waggaman.

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

Commissioner Krajcer, Jr. made a motion to approve, seconded by Folse, Jr.

YEAS: Price, Keen, Ross, Petit, Folse, Jr., Krajcer, Jr.
NAYS: None
ABSENT: Frangella
PASSED