

2024-22-R requested by **Pether Alonso** for a change of zoning from R-1A to M-1 on Lot 127X, Coteau de France, **16076 Hwy 631, Paradis**. Council District 4.

Mr. Welker – Mr. Welker – yes in this rezoning case the department recommends denial, we found that neither of the three rezoning criteria were met. To go over how each of those items were not met criteria one whether the land development pattern established by the comprehensive plan future land use map is met and does not create a spot zoning lot 127X is designated rural residential that's geared towards large lots, residential sites and agricultural uses the type of development permitted under the requested M1 zoning does not fit that designation and M1 is not considered under a recommended zoning district under that designation. M1 zoning is present in the area adjacent to the north and south subject site extending down LA 631 so while this request does not have the appearance of an out right spot zone it does not meet this guideline due to not being in further to the comprehensive plan. Whether or not on the second criteria, whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use lot 127X and all the surrounding area was originally zoned M1. This started changing in 2006 with the first rezone from M1 to R1A another 2 rezonings from M1 to R1A followed one in 2008 and another in 2009 effecting the subject site itself after the 2009 rezoning the only remaining M1 district north of LA 635 was over the property used as an historic cemetery subsequent develop followed with the north side of LA 635 now lined with site built single family homes marking a substantial shift in the land use pattern and character in this area. The current zoning over lot 127X permits development in line with what's been established here over the past 18 years, and it can be further resubdivided with space up to three development sites. The current zoning allows for more than reasonable use and reverting back to M1 would go against the shift detailed above. On the third criteria whether or not the potential use is permitted by the proposed rezoning would be incompatible with the existing neighborhood character or overburden public facilities. The neighborhood character is that of a residential community in relatively secluded rural setting a result of the three separate rezonings from M1 to R1A detailed in the previous section. M1 zoning exist adjacent to the residential uses along LA 635 however no industrial development has occurred on these parcels which remain heavily wooded. The M1 zone parcel north of the subject site is an existing cemetery and is not an industrial use. Reverting the subject back to M1 would potentially establish incompatible uses along the residential neighborhood border. So, it doesn't meet that criteria and for not meeting any of the criteria the department recommends denial.

Brian Alonso representing Pether Alonso, just translating. We rezoning to M1 because this property was previously rezoned as M1, we have no real industrial um I guess future plans for it our plan is to just put a warehouse for just like equipment and material storage. Like he said the adjacent properties are M1 so I think this would be an easy rezoning it's not a spot zone. We don't think it's a good spot for R1A because the back is a railroad, the left is a cemetery and the right is wetlands so I don't think this is a good place to put houses on. The adjacent street which is like the street that goes down to Airline um yes Airline Hwy. (inaudible) those have streets but they aren't wetlands and

there's no like cemetery to the adjacent property so we think it would just be better for M1 we are just going to put a warehouse it's not really an industrial like super commercial we just putting a warehouse on there just to store material that was our idea and were having a problem with wetlands right now so we don't know if they will except it for as residential use we talked about putting warehouses on the property and they said they were fine with it and so that's why we want to change it back to M1.

The public hearing was open.

Bertha Barfield 122 Hwy. 635 Des Allemands and I wish to state my opposition to this zoning change. My property lies adjacent to the proposed zoning change and I'm concerne that such a change may negatively impact the value of my property as well as the other residents on that street. The neighborhood is developed as a residential property and to change it to M1it threatens to alter the nature and I think um of the development and consequently I'm here to register my opposition.

Donald Moyer 104 Hwy. 635 – I live at the end of that street where they want to do that construction at the end, I live on the 90 side. It's residential we have kids playing right there 3 little boys on the side of me and it's been residential since I moved there and before I built and to bring in a warehouse of any sort along there I think would impact the type of community we have there and the wetlands there isn't any industry right there even though the one across the street is zoned M1 nothing, it's heavily wooded like the gentleman said right there. So I just want to say I'm against it.

Sara Sims Touchard 15305 Hwy. 90 Paradis, LA – I 'am opposed to the change of residential to M1. I own property across 631 which is also residential, and it will soon be up for sale and I certainly feel that any change would effect the price of that property. It's beautiful land, it's historic land his property is adjacent to a historical mound where native American and early settlers of St. Charles Parish were buried and I think that would impact the beauty of the area.

Mitchell Bolden Jr. 143 S. Kinler St. Boutte, LA also the Pastor at Antioch Baptist Church we own that cemetery and property right adjacent to that. My main concern is what they plan on putting in there that's my main concern and I don't know what can be put in that type zoning.

Commissioner Petit – so in M1 it could be, it could be anything once it's rezoned for towing, barrooms, night clubs and lounges and dance halls upon review of the planning commission, any type of warehouse, automobile lots, it's a long list that would be in the advertisement.

Mr. Bolden – well let it stay like it is not going to hurt those people in that cemetery they sleeping, but the other residents right there, yall have a good day.

Commissioner Petit – thank you.

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

YEA: None
NAY: Price, Frangella, Petit, Folse, Jay, Ross
ABSENT: Keen
FAILED
