

2022-1-R

Carla Grunberg for a change of zoning from R-1A(M) to C-2 on Lot 1B, 118 St. Rose Avenue, St. Rose. Council District 5.

Mr. Welker: yes this is a request for a change of zoning from R-1A(M) to a C-2 zoning on lot 1 B address 118 St. Rose Ave. St. Rose. During our review we find the request meets the 1st and 2nd guidelines for rezoning. The proposed C-2 district would be compatible with the future land use designation of the neighborhood commercial and would not be a spot zone as it would be expanding on adjacent C-2 zoning in that little area by St. Rose Ave. and River Road. It will comply with the second guideline as the, it's kind of, it's at the edge of the neighborhood where it goes from commercial to residential at this point it has a commercial zoning on two sides of it and kind of almost a commercial/industrial use in the rear so it's kind of a isolated residential use in what's kind of a more commercial area so we do find that there would be kind of reasonable use for the property as a residence and more suitable for commercial which also will benefit the adjacent commercial uses as well, it would be more compatible so the department does recommend approval due to meeting the 1st and 3rd guidelines.

Carla Grunberg: 12 Mustang Lane St. Rose Louisiana if you have any questions I would be happy to answer, otherwise he pretty much said it all.

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

Commissioner Petit made a motion to consider, second by Commissioner Ross.

YEAS:	Keen, Price, Petit, Frangella, Ross
NAYS:	None
ABSENT:	Galliano