

**2026-5-R requested by Billy Butler for Moore New Homes, LLC for a change of zoning from C-2 to R-1A on Lot 6, Village of Hahnville, 15586 River Road, Hahnville. Council District 1.**

**Mr. Badgerow** – all right. This request meets all three criteria, therefore exceeding the two criteria out of three that is needed for recommendation of approval. When it comes to the first criteria, the conformance with the comprehensive plan and whether it is a spot zone the comprehensive plan dictates this area to be neighborhood mixed use. Which is a combination of walkable uses such as services and retail, but also residential uses. Therefore, the R-1A fits into that. Now this request can appear to be a spot zone. However, the request does not grant privileges not extended to the other properties as the other properties in C2 can apply for a special permit for an R1A use. This along with the conformance of the comp plan means that we meet the first guideline. When it comes to the second guideline when it comes to land use, pattern has changed and no longer allows a reasonable use under the current zoning. Despite this areas being commercially zoned, commercial development would be highly regulated due to the residential abutting uses, including buffering along with standard site design requirements. A change to R1A would be more reasonable and compatible for the area. This meets the second guideline when comes to existing neighborhood and infrastructure. As notes earlier, it's primarily residential, so the R1A would meet the character of the neighborhood. It also would not overburden public facilities and infrastructure. So, it meets the third guideline. The department recommends approval.

Applicant – present but did not wish to speak.

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

Commissioner Keen made a motion, seconded by Commissioner Price.

YEAS: FOLSE, PETIT, KEEN, FRANGELLA, ROSS, PRICE

NAYS: NONE

ABSENT: DORAND

**PASSED**

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