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Commissioner Booth: Next on our agenda is PZR-2017-07 requested by Mark A. Guidry, II for a change in zoning classification from R-1A(M) to R-2 at Lots 12-A and 17-A of St. Rose Gardens at 726 & 722 St. Rose Ave., St. Rose. Council District 6.

Mr. Romano: The applicant requests rezoning two lots from R-1AM to R-2 in order permit duplexes on each. Both lots exceed the 6,000 square foot area requirements for R-2 zoning. If rezoned to R-2, two attached dwelling units could be permitted on each lot for a maximum of four residences.

The St. Charles Parish Zoning Ordinance establishes three guidelines for evaluating rezoning requests. In order to receive a recommendation for approval, an applicant must demonstrate that the request meets at least one of the three guidelines.

The first guideline states that a rezoning request must conform to the parish's Future Land Use Map (FLUM) and not create a spot zone which is incompatible with the surrounding neighborhood. The Future Land Use designation for the property is Neighborhood Commercial. The Comprehensive Land Use Plan lists CR-1, C-1, and C-2 zoning districts as compatible for this future land use category (Table LU-6, page 74). With regard to spot-zoning, lots were rezoned R-2 and developed with two and three-family structures in the neighborhood (Ord. 82-6-13). Four duplexes exist in the vicinity, but the neighborhood consists primarily of single-family structures. The request does not meet the first guideline.

The second guideline states that a rezoning should be considered if the land use pattern or neighborhood character has changed to the point where the existing zoning no longer allows reasonable use of the subject property. The site is currently developed with a mobile home in residential use, so the current zoning does not prohibit reasonable the use of the property. However, the area does appear to be in transition. The lots are surrounded by C-2 zoning that is developed with such a mixture of uses—from vacant and wooded on the north to a horse barn on the east or rear, to a commercial building on the south, and legally non-conforming site-built and mobile-home residences across St. Rose Avenue—which residences are abutted by a vacant, graded lot that appears to be used for railroad maintenance. While the area appears to be in transition, it does not appear that it is transitioning to R-2 residential uses. The R-1AM zoning does not deprive the lots of reasonable use. The request does not meet second guideline.

The third guideline states that a rezoning request may be considered if the uses permitted by the proposed zoning are not incompatible with existing neighborhood character and will not overburden existing public infrastructure. As described above, the existing neighborhood is such a mix of construction styles and land use activities that it cannot be said that two duplexes would be out of character with the neighborhood. Representatives of Waterworks and of Public Works for Drainage and Wastewater indicate that the development of three additional dwelling units would not overburden utilities, and St. Rose Avenue could accommodate the trips estimated to be generated from the addition of three new dwelling units (27 trips to/from the site daily). The request meets the third guideline.

The department recommends approval, based on meeting the third guideline.

Commissioner Booth: Thank you Mr. Romano. This is a public hearing for PZR-2017-47 for Mark Guidry rezoning from R-1A(M) to R-2, Lots 12A and 17A, St. Rose Gardens, 722 and 726 St. Rose Avenue. Anyone here to speak for or against that? State your name and address for the record please.

Mark Guidry, II, I live at 722 St. Rose Avenue. Mainly as he described it, I would like to put the duplex on 726 but also get the other one zoned for possible later adding a duplex there also, if possible.

Commissioner Booth: Ok. Any questions for the applicant? Anyone else here to speak? State your name and address please sir.

My name is Mark Guidry, Sr., I'm at 140 Almedia Road, St. Rose. There are duplexes like he said not far from him, some commercial, residential, trailers and houses so it is a mixed neighborhood. So I think this would be a good addition to the neighborhood. It will be a classy building. Thank you.

Commissioner Booth: Thank you sir. Any other comments or questions? This is in my area, I've had no complaints or problems with anyone about this and Mr. Guidry is an upstanding citizen of our parish and I think we should approve this. Call for the vote.

YEAS: Gordon, Loupe, Richard, Booth, Frangella

NAYS: None

ABSENT: Granier, Galliano

Commissioner Booth: That passes unanimous. Good luck.

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