

PZR-2017-11 requested by Caryl Keller Spurgeon for a change in zoning classification from R-1A to R-1A(M) at Lot 2 Block 4 of Nicholas Street, 130 Nicholas St., Hahnville. Council District 1.

Mr. Romano: Currently there is a single family residential structure occupies the site that the one applicant has stated will be removed assuming the rezoning is approved and her plan is to permit a mobile home on the site. The lot has 100 feet of frontage, exceeding the 50-foot wide minimum. At approximately 14,500 square feet, the lot exceeds the required width and area for an R-1AM lot. If rezoned to R-1AM, no more than two residential structures can be permitted on the lot. It's not big enough for any additional.

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 Low-Density Residential. The Comprehensive Land Use Plan lists R-1A and R-1A(M) zoning districts as compatible for this future land use category. The lot across Nicholas Street, and the lots abutting each side, which are also owned by the applicants were rezoned to R-1AM during the 1980's and 1990's (Ord 87-3-1, 87-9-16, 91-11-7, 95-6-8, 95-12-5). The primary land uses are the same as those on the applicant site; neither a spot zone nor a land use incompatibility will result. **The request meets 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 zoned R-1A and developed with a single-family residential use. Current zoning does not prohibit reasonable the use of the property. **The request does not meet the 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 stated above, the area immediately surrounding the site is in single-family use with a mix of mobile homes and site-built structures. Representatives of Waterworks and of Public Works for Drainage and Wastewater indicate that the development of up to two additional dwellings would not overburden utilities. Nicholas Street can also accommodate the trips estimated to be generated from the addition of one or two residential units (up to 20 trips to/from the site daily). **The request meets the third guideline.**

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

Commissioner Booth: This is a public hearing for PZR-2017-11 for this rezoning classification from R-1A to R-1A(M) at 130 Nicholas Street, Hahnville. Anyone here to speak for or against this particular issue? Is the applicant here? State your name and address for the record please.

Caryl Spurgeon, 126 Nicholas St.

Commissioner Booth: You have anything to add to the explanation that was given?

Ms. Spurgeon: No. I just want to put a mobile home behind the house for my daughter to live in, she's mentally challenged so I have to take care of her and the house is starting to deteriorate and I have to question whether it's in that good condition to put any money into it.

Commissioner Booth: Yes ma'am. Thank you. Anyone else here to speak for or against this issue? Hearing none, the public hearing is not closed. Any questions or comments?

Commissioner Gordon: I have a question. The mobile home is going to be placed behind the house?

Ms. Spurgeon: Yes.

Commissioner Gordon: It's ok?

Mr. Romano: Yes under the zoning district it's big enough to have a house and a mobile home or two houses or two mobile homes. Just no more than 2 of any residential structures.

Commissioner Gordon: Ok.

Commissioner Booth: Any other questions or comments? We'll call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Booth: That passes unanimously at our meeting, you'll have to go before the Parish Council, they'll give you a notice in the mail when to show up to the Parish Council.

Ms. Spurgeon: Ok. Thank you.

Commissioner Booth: Yes ma'am. Thank you.
