

**2024-21-R** requested by **Danny Alexander** for a change of zoning from R-1A(M) to R-2 on Lots 35 and 36, Oak Ridge Park Subdivision, **925 and 935 Paul Fredrick Drive, Luling**. Council District 1.

Mr. Welker – this is a rezoning which must meet two of the three rezoning criteria in order to get a recommendation of approval from the department. The department does recommend approval for the request finding that it meets the first and third rezoning criteria. To summarize those items and how they are met, the first guideline or criteria is whether the rezoning conforms to the land development pattern established by the comprehensive plan future land use map and does not create a spot zoning as incompatible with the surrounding neighborhood. The future land use map designates this site as town center the idea behind that designation is that mix use development focused around employment uses to accomplish that type of development pattern that future land use designation has a wide range of zoning districts that can be considered under its umbrella one of those is the requested R2 zoning district along with R3 multi family and the various commercial districts. This particular town center area is also note worthy because it's around St. Charles Parish Hospital site fulfilling the idea its around employment center, it's also in alignment with the Paul Mallard Road revitalization overlay district so this request of R2 fits not just in alignment with the comprehensive plan future land use map it also works toward accomplishing goals and ideas we put forth during the Paul Mallard Road revitalization plan. This does meet the parishes definition of a spot zone the request of R2 does not extend special privileges to these lots that aren't available to others in the area is mostly focused on Paul Mallard Road where the zoning the use restrictions are much lifted for residential and commercial uses there is standard zoning but the overlay district allows for multi-family, duplexes, single family homes, commercial and basically any lot along the corridor so right next door you can have duplexes on Paul Mallard Road. There was also earlier last year 2024-2-R approved a similar rezoning I think it was 5 lots to R2 down Paul Frederick so there is similar zoning and development within in the area, so we don't consider it spot zone and most importantly it's in (inaudible) comprehensive plan. How it meets the third criteria, despite being an upzoning permitting housing at a higher density so going from a single family to a two family, the R2 district the development standards are more in line with the R1A district that can be found in the surrounding area and the site built single family homes that can be found in the surrounding area R2 district requires the same site built construction same minimum lot area and width, same set back requirements, and same rear yard coverage. The current R-1A district actually permits smaller setbacks, non-site-built construction, etc. So, the more stringent development requirements while still allowing for an extra family to be on one lot it's more in line with some of the single family homes you'll find along Paul Frederick and the surrounding area so we don't there will be too much of a deviation from neighborhood character and while there would be an increase in the amount of units from 2 to 4 it's not that substantial of an increase to have any detriment to the public facilities in the area so we find the third criteria is met in that regard and like I said we recommend approval based on meeting the first and third criteria.

The public hearing was open and closed, no one spoke for or against.

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

YEA: Price, Frangella, Petit, Folse, Jay, Ross

NAY:           None  
ABSENT:       Keen

PASSED

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