

2024-14-R requested by Marvin and Enica Singleton for a change of zoning from R-1A and R-1M to R-1A(M), Lot 2C, between 147 & 163 Hahn Street, Hahnville. Council District 1.

Mr. Welker – yes for rezoning the department evaluates off of three criteria to get an approval recommendation you have to meet at least 2 of the 3 criteria, we found that this request only met the third one so the department recommends denial. To summarize our findings on each item for criteria one regarding whether it complies with the future land use map or would be a spot zone the R-1AM zoning requested does fall in the future land use low to moderate residential but because it's on such a small residential piece of ground with a larger established R-1A zoning district we would have to consider it a spot zone for that reason it didn't meet the first criteria. Regarding the second criteria whether not the existing zoning is unreasonable and the proposed zoning is more reasonable the existing R-1M zoning is not reasonable at all that's a specific type of zoning for RV parks and mobile home parks so larger sites with multiple units within them not small individual lots permitting a single home so unless this lot was part of the adjacent mobile home park it's virtually unusable undevelopable under the current zoning so it's obviously unreasonable but the proposed R-1AM zoning would not be necessarily the solution change to something like R-1A which is what the larger surrounding area is would be is the area is mostly consistent of site built homes with the exception of the established R-1AM district along Sycamore and Smith the buildable area between the zoning district does not really impacted the side yard setbacks are the same and this lot is really deep so having to accommodate the additional rear and front yard setbacks for R-1A district is also easily accommodated, so we didn't find it to meet the second criteria for those reasons. Regarding the third criteria we do find it does blend with some of the neighborhood character at the end of the day there is a mobile home park right next to this, this rezoning if approved would permit another mobile home on this single site. There is an R-1A spot zone caddy corned from this site with 2 mobile homes on it so while the propose zoning doesn't necessarily comply with what the larger area is zoned the use is immediately adjacent to it, we did find it actually met the or was close we gave them that one, but because it only met the one we had to recommend denial.

Applicant – Marvin & Enica Singleton 440 Courthouse Lane Hahnville. So basically the gentlemen kind of spoke a little bit about it, currently right now the zoning on the particular property we have is split between mobile home park and residential so it required a change so what we want to do is do R-1A(M) which basically would allow us to potentially put 2 mobile homes which would fit on the property with the right amount of dimensions and space. I have some drawings, if you don't mind I could pass those out. Like he said we do feel that what we looking to do fits the character of the neighborhood in the area that's mix use, site built homes, mobile home park, mobile homes. So what we were looking to do is basically put two mobile homes behind each other with an access road which would allow ample parking of both mobile homes, put an additional light pole to get the electricity back there and provide ample lighting in the area and like we said we do feel that what we would like to do is provide additional residence for people in the community and what we want to do kind of fits the character in that area it really doesn't make any changes to that area. Out

of the three we do feel we meet another one of the zoning requirements basically you know umm it's all in the same spot zone area so we do feel that like we really not changing the character of the neighborhood.

Mrs. Enica Singleton – due to the caddied corner mobile homes that's adjacent that was discussed as well as the mobile that's adjacent to us as well we would just be adding to and provide more living space for our residents here.

Commissioner Price – question, with the drawing they submitted how does that fit into what Planning and Zoning basically.

Mr. Welker – it really wouldn't in general we try not to look at specific plans for rezonings also that drawing that type of development plan would also require a special exception that can be approved by the planning director and two dwellings on one R-1AM site needs to be on a non-rental basis for family and relatives only so there are limitations there and can be approved by the Planning Director or not. So, um the drawing doesn't have much barring I guess that's the maximum development potential of it under the zoning but there are a few conditions that would be applied.

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

Commissioner Ross (mic not on) asked about non rental.

Mr. Welker – yes, so the special exception specifically under the proposed zoning district additional residences for family and relatives on unsubdivided property on a non-rental basis and which meet certain criteria outlined under some special provisions which are further below in that district, some square footage requirements and some stuff like that, so those are the kind check boxes that need to be checked on order to consider that.

Commissioner Petit – so if it's nonfamily, it could be resubdivided that would require them to come back to us. Correct?

Mr. Welker – yes.

Commissioner Ross – to the applicant. Your intention is to rent it out? (no mic on)

Mr. Singleton – we were looking forward to have our sons actually stay there. I have two sons that are 20 and 24 that we are looking to provide housing for so we want our sons to actually live there.

Commissioner Ross – inaudible

Mr. Singleton – yes, we did say but we really didn't have the intent to just to go ahead and rent, our intent was to just let our sons and stay there. It's the initial intent.

Commissioner Petit – we do have one opposition letter from, it's kind of blurry from 160 Hahn St. could not attend, zoning change would affect the property. I'm summarizing this will be entered into record, there's adequate space at the existing trailer park homeowner's characteristics care for the neighborhood because they are invested in maintain and increasing it's value so those mobile homes do not maintain the structures. It talks about someone else attempting to bring a mobile home at a different address. So, there is one letter of opposition. Every commissioner should have a copy of that.

Commissioner Ross made a motion to approve, second by Price.

YEAS: KEEN, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: PRICE

ABSENT: KRAJICER

PASSED