

2024-23-R requested by **Bruce Pitre and Robin Rogers** for a change of zoning from C-1 to R-1A(M) on a Portion of Lot 1, P.R. Vicknair Property, **167 Post Street, Killona.** Council District 1.

Mr. Welker – yea regarding this rezoning the department recommends approval due to finding it meets two of the three zoning criteria’s specifically the first and the third. To go over how those are met whether or not it meets the future land use map designation and can be considered a spot zone this portion of lot one is an area designated high density residential that anticipates various mostly detached, mostly attached residential uses. However, it does call for small lot detached houses and now the R1AM zoning district isn’t explicitly recommended under this future land use designation but the R1AM zoning district does allow for the smallest lot area for a detached single-family home so we find it does fall within the description of a small lot attached houses an falls under this designation an meets this criteria. It’s also not a spot zone at all due to it being in the middle of a large established R1AM district. The third criteria that’s met whether or not the potential use it permitted by the proposed rezoning or compatible with the existing neighborhood character the R1AM zoning encompasses most of Killona including immediately adjacent to the site or pretty much surrounding the subject site the development in the area reflect the zoning with a mix of site built and manufactured homes including adjacent to both sides. So, the single-family homes whether site built or manufactured would be compatible with the surrounding area and what’s permitted immediately or around immediately adjacent to the site. As far as the burdening utilities the site had been used historically as a commercial, I think it was a post office of some sort at one point in time making it developable for a single-family residence wouldn’t have an impact on the utilities in this developed area. So, for meeting the first and third guideline the department recommends approval.

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

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

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

NAYS: NONE

ABSENT: KEEN

PASSED