

2024-16-R requested by Suzanne Imbraguglio for a change of zoning from O-L to R-1A on two undesignated tracts consisting of approximately 2.25 acres, 201 Joe Louis Lane, Hahnville. Council District 1.

Mr. Welker – - yea in order to receive a recommendation approval from the department rezoning must meet at least 2 of the 3 rezoning criteria, we found this meets all 3 of the rezoning criteria. The first one whether conforms to land development pattern establish by the St. Charles Parish Comprehensive Land Use Plan it's not a spot zone, we do find it meets the future land use designation of low to moderate residential which anticipates development of those residential uses that are permitted in the R1A, R1B, R1AM zoning districts. It's not a spot zone since it expands upon R1A zoning adjacent to the Courthouse Lane side and rear and it does so in the further comprehensive plan, so it meets criteria one. We found it meets criteria 2 based on changes of land use pattern and character summarizing that criteria is basically how Hahnville as a whole has been transitioning over the past several decades from a more rural character to standard residential starting with several subdivisions going back to the 50's and 60's picking up in the 90's and commencing even more recently in the last couple of years and additionally there have been a recent zoning change immediately adjacent to this site for the old Fashion golf course to R1A so this just would be a continuation of this trend going to a more typical residential character and not just in this specific area but across a good bit of Hahnville, so we find it meets that guideline. On the third guideline whether or not the use is permitted would be incompatible with the existing neighborhood character the use is permitted in the R1A zoning is pretty much site built single family house, site built single family homes are developed in the immediate vicinity and with the recent zoning changes in the area can be permitted much greater volume if certain subdivisions development actually comes through, so this zoning would permit uses that are existing in the area and that could be further permitted in the area so it meets that criteria and based on meeting all 3 we recommend approval.

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

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

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: KRAJCER
PASSED