

Mr. Booth: PZR-2015-24 requested by Trenell & Eric Gilmore for a change in zoning classification from R-1A(M) to R-2 at Lot 15 of The Subdivision of Lot 1 of Section 33, 2S-R19&20E, 430A and 430B Adams St, Killona. Council District 1.

Mr. Welker: As you said this is a request to rezone Lot 15 from R-1A(M) to R-2. This request came about as the applicant was starting renovations and an addition to the existing structure on this lot. The existing structure as designed was previously used as a duplex but that use is not currently permitted in the existing zoning so the change to R-2 has been applied for.

The applicant has argued that the R-1A(M) zoning no longer allows for reasonable use of the property. It's remained vacant and in disrepair and they are looking to renovate it and add on to it in order to bring it back into use. The rezoning require meeting guidelines set by the parish, the first being a rezoning must conform to the Future Land Use Map and not create a spot zone. This request does conform to the Future Land Use Map definition of moderate density residential which includes R-2 uses. While this is only on one lot, it will not create a spot zone because the zoning will not be incompatible with the surrounding uses. So the first guideline is met.

The second guideline is also met as the existing zoning does not allow for reasonable use of the property as designed so with the change in zoning, the R-2 will allow the renovations to go through and for it to go back in use, so the second criteria is met.

The third guideline is also met as any additional uses that are allowed in R-2 zoning district would not overburden public infrastructure and will not be overly out of character with the surrounding neighborhood as there would not be a significant increase in density as what already exists there. So having met all the criteria for a rezoning the department recommends approval.

Mr. Booth: Thank you Sir. This is a public hearing for PZR-2015-24 requested by Trenell & Eric Gilmore for a reclassification from R-1A(M) to R-2 on Adams Street in Killona. Anyone here to speak for or against this particular zoning? Does anyone have any questions for the applicant? Anyone else care to come forward and speak? Seeing none, cast your vote.

YEAS: Pierre, Loupe, Granier, Booth, Galliano
NAYS: None
ABSENT: Richard, Frangella

Mr. Booth: That passes unanimously. This will be forwarded to the Council.
