

2024-25-R requested by LG & E Holdings, LLC for a change of zoning from O-L to R-1M on Lot 4A, Champagne Tract, 16139 River Road, Hahnville. Council District 1.

Mr. Welker – the department recommends approval of this rezoning request based on meeting 2 of the 3 zoning criteria. To summarize the criteria that are met and working towards that approval recommendation, criteria 2 whether or not the land pattern or character has changed to the extent that the existing zoning no longer allows reasonable use the proposed zoning does the property here is along arpent tract coming from River Road and extending far back kind of ending in a point. The front 4 acres is zoned R-1M and is currently developed with an RV park facility, this would aim to bring most of the tract but not all of it but most of it under a uniform R-1M zoning we feel like this would be beneficial because it would removed any potential conflict between the more agricultural or even single family residential use because that can be permitted within the OL portion having to go exclusively through RV park portion to get to River Road that's the only point of access so removing that conflict getting uses in line within this property itself we find a more reasonable use, so the second guideline is met. The 3rd guideline whether the potential use is permitted by the proposed rezoning will not be incompatible with the existing neighborhood character. This area of Hahnville starts to become much more rural as you head upriver there is a mix of uses, residential, commercial and industrial around this area, lot 4A itself is surrounded by long arpent tracts which are primarily undeveloped and wooded. The development that is present is sporadic used types are diverse and in line with a variety of zoning districts in the vicinity which ranges from OL, R1A, R1M, C1, C3 and M1 so expanding the R1M zoning would not be incompatible with this character as described especially considering the presence of R1M zoning and development in this area already. The department of Public Works, Wastewater, and Waterworks did not offer objections to the rezoning, but we always want to note with an R1M zoning change that it does come with significant increase in residential development potential just given the amount of units or anything that can be put on some of these large tracts. So, when those or if this is approved and when those subsequent permits come to develop this all that would have to be reviewed and cleared by those departments regardless. So, as noted the department recommends approval based on meeting the 2nd and 3rd criteria.

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

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

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

NAYS: NONE

ABSENT: NONE

PASSED
