

2022-16-R requested by **Kenneth Martin, Jr.** for a change of zoning from C-2 to R-1A(M) on a portion of lots designated as 3-A & 3-C, Carolyn Drive Subdivision, **101 Carolyn Drive, Destrehan.** Council District 6. **Requires Planning Commission approval and Parish Council consideration.**

Ms. Stein: Mr. Chairman, this applicant is requesting similarly a change of zoning that will eliminate a spot zone. The department reviews these requests in terms of three guidelines for rezoning. And, the department finds that this request meets all three guidelines for rezoning. The property is split zone R-1-A(M) which is single family residential with site in mobile homes permitted. That is the zoning of the vast majority of the street that it is on, which is Carolyn Drive. The proposed zoning district conforms to the low density residential future land use designation. It's not considered a spot zone as it would eliminate a split zone and expand an existing R-1-A zoning district. The current split zone does deprive the property owner of a reasonable use of a portion of the property and by bringing the site under a uniform R-1-A(M) zoning, the full potential of the lot could be maximized while introducing development more reasonable within the current land use pattern of Carolyn Drive. The two single family dwellings which may be permitted are compatible with the existing neighborhood character and they would not over burden public facilities. The applicants have submitted a companion application that's a subdivision to create a few lots on the property that do conform to the current zoning district standards. We can handle that administratively so that is being processed through the department and we recommend approval.

Commissioner Frangella: Alright. Thank you. Is the applicant present? Do they wish to speak? Please state your name and address for the record sir.

Mr. Martin: Good afternoon. My name is Kenneth Martin, PO Box 11, Kenner, Louisiana 70162. As they said, we requested to make the entire zoning applicable to what you see there the R-1-A(M) zoning. And, the purpose of it is to build two homes.

Commissioner Frangella: Thank you, sir. Ok. We will open up hearing for 2022-16-R. Anyone here to speak for or against? Please state your name and address for the record.

Mr. Dickerson: Brian Dickerson, 141914 River Road, Destrehan, Louisiana 70047. I am here in opposition to the variance request to R-1-A(M) because I am fearful of having mobile homes next door to, really, one door away from my property. I'm concerned about what that's going to do to

my property value based on the current condition of majority of the mobile homes on Carolyn Drive. So, I am here, I am in support of building two residential houses there but not mobile homes. Thank you.

Ms. Do: Wendy Do, 14192 River Road, Destrehan. I'm here to oppose it as well. Actually, my fence butts up to the property and I'm fine with two single family homes but, with the coding that the zoning it wants to be, it allows for trailers and mobile homes. And, I understand there is a zoning for residential if it would leave out the mobile homes.

Commissioner Frangella: ok. Thank you. Again, this is public hearing open for 2022-16-R. Is there anyone else here to speak for or against?

Mr. Acker: Yes, my name is John Acker. I live at 224 Carolyn Drive and I have approximately 40 signatures against the rezone. Would y'all like to look at them? All along Carolyn Drive.

Commissioner Frangella: Can you state your name again?

Mr. Acker: John Acker (A C K E R) I actually own two properties. (hands out copy of signatures to commission). That's all people that live on Carolyn Drive. The land was that way to begin with and everybody is happy the way it is. If they want to put a single family, the we don't have problem with that.

Commissioner Frangella: Anyone else here to speak for or against?

Ms. Acker: Raquel Acker, 140 Carolyn Drive. I'm totally against rezoning. It needs to stay the way it is. It's always been like that. Nothing's ever been there and that's how we want it to stay and everyone has signed a petition on Carolyn Drive for it to remain the way it is.

Ms. Harrison: My name is Debra Harrison and I live at 103 Carolyn Drive and I'm totally against this for every reason you can imagine. It just wouldn't, it would change the whole face of the front of Carolyn Drive. Thank you.

Commissioner Frangella: ok. Thank you. Once again, this is public hearing open for 2022-16-R. Is there anyone else here to speak for or against? Seeing none. We will close public hearing 2022-16-R.

Commissioner Frangella: Ms. Stein, I have a question. Right now, it is R-1-A(M) half the lot, and half is C-2?

Ms. Stein: Just about. Yes. We could today permit a mobile home on a portion of the lot. The lot that has, the lots are extremely irregular as they are right now. They actually run parallel to Carolyn Drive. That's shown on page, ah, the survey is on page 111 of the agenda. So, that's an extremely unusual situation but that could be cleared with an administrative re-subdivision and we could permit a, and we would be required to permit a mobile home should someone come in to request it.

Commissioner Frangella: And, on the other side? It's special use permit?

Ms. Stein: No. The policy would be that if the mobile home can be placed in a way that meets the zoning the, if the mobile home is placed in a way that it within the 1-R-A zoning we would generally ignore a split zone situation like this.

Commissioner Frangella: What about if someone wanted to use it on the commercial side?

Ms. Stein: Likewise. Commercial could expand.

Commissioner Frangella: It could be commercial or mobile home.

Ms. Stein: Correct.

Commissioner Keen: Also, point of clarification the, as a standard now he has requested for a site built home to be placed on those?

Ms. Stein: I'm not sure how many of you are on the Board of Adjustments, I mean on the Planning Commission, when Mr. Martin was here to request permits to build the street St. Rose, River View Drive. I don't know if anybody's been out there to see the site-built homes that were the result of that request but that's up to the applicant to describe.

Commissioner Frangella: State your name and address for the record.

Mr. Martin: Kenneth Martin again. Yes. It will be the same homes that was developed at the end of the River Road Drive. Two homes.

Commissioner Frangella: Thank you sir. Any other questions or comments from the commission?

Motion to approve: Petit

Second: Price

Vote: Yeas: Price, Keen, Frangella, Petit, Ross, deBruler

Nays: None

Absent: Krajcer

Commissioner Frangella: And, that vote passed unanimously and will go to the Parish Council for consideration.