

**2024-12-R requested by Baron Tregle for White Boot Investments, Inc. for a change of zoning from R-1A(M) and C-3 to R-1M on approximately 2.49 acres of a property designated Tract 1, Coteau De France, 117 Gwen Lane, Des Allemands. Council District 4.**

**Mr. Welker** – the department recommends approval of this request due to meeting two of the three criteria, specifically criteria two and three. To summarize those we found criteria one was not met because the proposed R1M zoning designation does not conform the future land use map designation of the this site which is Town Center which accounts for various zoning districts, residential and commercial categories but does not include R1M. We found it meets the second criteria whether or not the existing land use pattern or character has changed and the existing zoning allows reasonable use this is a uniquely zoned property the R1M district that is on it right now we couldn't really trace how it took it shape how it came about but it's not particularly predictable shape and I think it probably was done over what was a former manufactured home or RV park that existed years prior, right now the applicant is looking to expand that out into more of the site and to more a predictable pattern it would also reduce split zoning on the site right now R1M within a very specific area, it's also C3 and R1AM so there really no particular zoning that can be fully utilized on the site there's not enough commercial zoning in a good location where it can be developed for a useful commercial purpose the R1AM zoning isn't particularly useful cause it allows for only a single mobile home to be placed on the site so being that there is R1M present and it had been used for R1M present and R1M purposes before the expansion of it within certain confines of the site would allow for more reasonable use. We find it meets criteria three whether or not the proposed rezoning would be incompatible with the existing neighborhood this isn't a this is an area that is developed with various uses it's located along the old Hwy. there's M1 zoning and development across the street, there's some commercial, there's various residential, next door there's a park but even between that there's a significant amount of space separating this site from any major residential development. The site is also currently zone R1M that portion could be used right now for that purpose this would just expand it out so that any RV park or manufactured home park development that's reintroduced to this site can be more orderly developed and all that and there's also natural conditions on the site which already limit even though it would be expanding limits how the site can be developed there's still a pond there, there's a major ditch or canal that runs along the side of it so it can only go so far and we also have new development requirements or newer development for R1A R1M development which would limit what could really be put out there compared to what could be put out there now so we don't want to see a significant impact that would impact the character of the existing area so we it meets this criteria and recommend approval.

The applicant did not wish to speak.

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

Commissioner Frangella made a motion to approve, second by Commissioner Folse, Jr.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCER, JR. FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: NONE

**PASSED**

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