

2022-19-R requested by Stanley & Melinda Hebert for a change of zoning from C-3 to O-L, Lot 89A-2, Coteau de France or Ranson Tract, 16520 Highway 90, Des Allemands. Council District 4.

Mr. Welker – Here is a change from C-3 highway commercial to open land on Lot 89A-2 the municipal address is 16520 Hwy. 90 Des Allemands. We found the request meets the second and third guidelines for rezoning the land use pattern and character in the area has changed to the point where OL zoning would allow for more reasonable use of the property compared to the existing C-3. There is a lot of M1, this is really a pocket of C-3 in a large area of M1 in this stretch of Hwy. 90 but the area really mostly consists of residential uses a lot of those are smaller homes on J.B. Green and Old Spanish Trail but there has been this pocket of site built houses which have been built in this area with special permit uses and really the change of zoning would kinda allow it to match what is actually existing in the area, therefore it would be more reasonable and those uses permitted in OL which include site built single family houses typically on large lots with at least 20,000 square feet would be more compatible with what exist on the lot itself and the surrounding area, because it meets the second and third guidelines, department does recommend approval.

Commissioner Frangella – is the applicant present and wish to speak.

Applicant – in audience who stated he was here and did not wish to speak.

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

Commissioner Petit made a motion to consider, seconded by Commissioner Price.

Price:	Yea
Keen:	Yea
Frangella:	Yea
Petit:	Yea
deBruler:	Yea
Ross:	Yea
Krajcer:	Yea

PASSED