

Commissioner Petit: 2021-15-R requested by Michelle Petit for a change of zoning from R-1A to R-1A(M) on a 6,720 square foot portion of Lot 2, adjacent to 140 Palmer Lane, Ama. Council District 2.

Mr. Welker: The applicant requests a rezoning from R-1A to R-1A(M) on 5,100 sq. ft. of a property that's approximately 28,223 sq. ft. with approximately 7150 sq. ft. reserved for a road.

The request does not meet any of the three guidelines for rezoning as detailed in the previous section. It would create a spot zone; the existing R-1A district does not deprive the property of reasonable use; the use permitted in the district would be incompatible with existing neighborhood character, and the sub-standard street could be overburdened by additional development and use.

I just want to point out that this does go to Council for a final determination and if this is ultimately a successful rezoning, after Council this will need to come back for a resubdivision to create the single lot that this mobile home would be permitted, could go on because it's still a single family zoning district so it needs to be on a single lot of record. So that would be another whole process, just kind of wanting to put that on the record. Just to recap, the department does recommend denial due to not meeting any of the rezoning guidelines.

Commissioner Petit: Thank you is the applicant here and wishing to speak? No? So we will open the public hearing for 2021-15-R, anyone here to speak for or against please approach the podium and state your name and address for the record. Seeing none the public hearing is closed for 2021-15-R. Just a comment from me, same last name but not an immediate family member of mine. Any questions for the Planning & Zoning Department from the Commissioners? Do I have a motion to consider 2021-15-R?

Commissioner Galliano moved to approve the request, second by Commissioner Keen.

YEAS: None
NAYS: Petit, Keen, Price, Galliano
ABSENT: Ross, Schexnaydre, Frangella

Motion fails.
