

2024-18-R requested by Malcolm Darensbourg, III, MAD, III, LLC for a change of zoning from R-1A to R-1A(M) on Lot 31A, Square 1, St. Charles Terrace Annex Subdivision, 175 Annex Street, New Sarpy. Council District 6.

Mr. Welker – alright, so um on this request the department found it only met one of the three zoning criteria specifically the second guideline resulting in a recommendation of denial but to go over each of those three whether or not the propose rezoning conforms to the land development pattern established by Comprehensive Land Use map and would be a spot zone that is incompatible with the neighborhood the subject site is designated low to moderate residential that does take into account the proposed R-1A zoning district but it fails this criteria due to needing to be considered a spot zone since it covers a small single property within an established R-1A zoning district so because it being a spot zone it doesn't meet that criteria. We found it does meet the second criteria regarding whether the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use the St. Charles Terrace Annex subdivision is shown on plat maps dated 2-19-30 and the R-1A zoning district encompassing most of the neighborhood was established in 1981 the neighborhood character land use pattern is defined by older site built houses, manufactured homes and vacant lots. This area is shown on a 1973 zoning map as a R-1 single family residential per the code of ordinances adopted in 1970 the single family dwelling type use type permitted R-1 did not differentiate between a site built or a manufactured structure which could explain the mix of older manufactured homes along with site built construction with most of those manufactured homes now being considered non-conforming under the current zoning, with the changes in 1981 the parish created the R-1AM district establishing where manufactured home may be permitted by right and the subject area was zoned R-1A since then there have been eight successful rezoning from R-1A to R-1AM in the St. Charles Terrace Annex from 1986 to 2016 but those request are relatively infrequent and concentrated on the opposite side of Short St. The prevalence of non-conforming manufactured home predating the current zoning along with the zoning from R-1AM is not indicative to a shift away from the over all site built character intended for and developed as St. Charles Terrace Annex. The biggest impact to the character and land use pattern within in St. Charles Terrace Annex is the growth of vacant lots resulting from an industrial buy out program Valero Refinery New Orleans LLC operating facility bordering the neighborhood upriver has acquired a 175 individual lots in St. Charles Terrace Annex. The majority of their acquisitions is concentrated along St. Charles and Terrace St. but the footprint extends across the entire neighborhood this includes the four vacant lots previously developed with a site built home immediate rear of the subject site while this may not necessarily render the R-1A zoning unreasonable records show that they have been more permits for demolitions than construction of permanent site built structures in this area coupled with a manufactured home previously occupying Lot 31A the presence of manufactured homes in the immediate vicinity and a lot size fitting the requirements of the R-1A zoning district the request for R-1AM zoning could allow for a more reasonable use of the property. We did find it doesn't meet guideline three potential uses permitted by the propose rezoning are the incompatible existing character, while this might contradict some of the findings in the previous guideline we got to do more off the what the zoning permits

and that is site built single family homes what is the majority of this surrounding area is site built single family homes, while there is a presence of manufactured homes in the area including what previously occupied the site we have to consider those non-conforming and cant use to justify meeting this guideline so we found this guideline is not met and do recommend denial.

Applicant – Reonda Williams 232 Meadows Dr. – I was in the process of buying that property 175 and in the case of the modular home whatever, trailer they do have some like two houses down from there and the person who previously had the one that got destroyed by the storms so one was there they recently tore it down and sold the lot so I’m requesting that they do allow it to be rezoned for that cause. Thank you.

Commissioner Frangella – so when I was looking it up it looks like almost all the property around there is rental property and not owner anymore, a lot of mix blend. Right?

Mr. Welker – yea.

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

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

YEAS: PRICE, FRANGELLA, ROSS

NAYS: KEEN, PETIT, FOLSE

ABSENT: KRAJCER

FAILED