

**2024-7-R requested by Ladadriel Eastman for a change of zoning from R-1A to R-2 on Lot 17, Block K, Magnolia Ridge Park Subdivision, adjacent to 147 Spruce Street, Boutte. Council District 4.**

**Mr. Welker** – yes to receive a positive recommendation from the department on a rezone we must that it meets at least 2 out of the 3 rezoning criteria, in this case we only found it only met one, that being the third guideline, so we recommend denial of this request. To go over the findings in those 3 criteria, the 1<sup>st</sup> being whether the proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and whether or not it creates a spot zone that's incompatible with the surrounding neighborhood. We do find it is in conformance with the low to moderate residential designation of future land use map that designation while mostly being a single family the designation for R1A, R1B, R1AM zoning districts doesn't allow room for some alternative attached housing types at a just slightly higher density such as duplexes which are permitted in the R2 zoning district so we find there alignment there but despite that we do find this to be a spot zone and in past cases where this type of rezoning request was considered it covered multiple lots across a bit of a larger area in this case it's just simply too isolated, it's one 6,000 square foot lot in pretty much in the middle of the single family area so it crosses to much into being too much of a pretty typical spot zone here so with that being the case we found it did not meet that first guideline. The 2<sup>nd</sup> guideline was not met it's whether or not the land use pattern or the character has changed to the extent that the existing zoning no longer allows reasonable use of the property we could not identify any significant changes to the land use pattern, zoning in the area, over time it has been pretty consistent and right now the property allows for development of a single family house by right it also allows room for a special permit to allow an accessory dwelling unit basically a second dwelling already under the current zoning it does have to get special permit approval but that option is there under the current zoning so we do find there's reasonable use under the current zoning district. The 3<sup>rd</sup> guideline that we found was met has to do with potential uses permitted by the proposed rezoning being incompatible with the existing neighborhood character, in this specific area especially this specific street we have R1A zoning across from R1AM zoning that creates a bit of a mix of building types not necessarily differences in dwelling types or density but where you can have site built houses permitted by right across from zoning district that permits mobile homes that being the case that the street itself can allow for a mix of development types the R2 district does allow for just site built development, size requirements and all that it is pretty, almost exactly the same as R1A with the exception of being able to add a second unit so as far as development type we find there wouldn't be a significant departure from the character and that this guideline is met but we do recommend denial because it only met that one criteria out of three and it needs two.

**Applicant-** Ladadriel Eastman 122 Hickory St. Boutte, LA. And um, I just wanted to say that with trying to rezone my property it was only from a personal experience after Hurricane Ida I'm a pharmacist at Ochsner in Raceland and I had to move all the way to New Orleans because I couldn't find any affordable, clean, safe units in the parish to rent and to be closer

to work. So, this was just my um trying to provide more units to the residents of St. Charles Parish. That's it.

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

Commissioner Krajcer made a motion, seconded by Commissioner Price.

YEAS: PRICE  
NAYS: KEEN, FRANGELLA, FOLSE, KRAJCKER  
ABSENT: PETIT, ROSS  
**FAILED**