

2023-13-R requested by Roger Landry for a change of zoning from R-1A to R-1A(M) on Lots 1B1, 519 Willow Street, Boutte. Council District 4.

Ms. Vitter – This change of zoning from R-1A to R-1A(M) must meet at least 2 of the 3 rezoning criteria to get a recommendation for approval from the department, we found this zoning request does not meet any of the 3 zoning criteria. It does not meet the first guideline because it would be considered a spot zone the subject site is in a neighborhood under an established R-1A zoning district with a boundary between R-1A and R-1A(M) zoning is clear for that reason it does not meet the first guideline. It does not meet the second guideline because the existing R-1A zoning allows for reasonable use of the property by permitting site built single family detached dwellings consistent with the surrounding neighborhood there are non-conforming manufactured homes in the area, but this portion of Magnolia Ridge Park has remained developed largely with site built homes as permitted in the district to many spot zones do not alter or damper and do not provide a basis for the consideration for the spot zoning request under comprehensive land use plan, for that reason it does not meet the 2nd guideline. For the 3rd guideline whether the use is permitted under the proposed zoning would fit the neighborhood character a manufactured home would not be compatible with the neighborhood developed primarily site-built homes there are manufactured homes in the immediate vicinity, but these are non-conforming uses and do not define the larger established neighborhood character. The department recommends denial due to not meeting any of the 3 rezoning criteria.

Applicant – Roger Landry 314 Beaupre Dr. Luling, I have a couple of things here, we went to all of the owners of the abutting properties and asked if they would have any issues with us putting a mobile home, I have signed letters and emails from all 4 saying that they have no issues, objections or concerns. We talked about not conforming to the neighborhood, can I (handed photos to planning department to hand to board) I drove around the neighborhood yesterday and took pictures all of these pictures are taken within a 3 block radius of our lot and you can see there is many many mobile homes all around there so I would respectfully dispute that it doesn't meet the characteristics of the neighborhood and talked about the spot zoning, does not create a spot zone that is incompatible with the surrounding neighborhood so it doesn't say that you can't have a spot zone, it just says it can't be incompatible and I would argue that putting a mobile home there would be compatible with the rest of the neighborhood.

Commissioner Petit- any questions?

Commissioner Frangella - I got one question. So, these pictures with these trailers are they over any area that is zoned R-1A(M)?

Mr. Landry – I basically went just, I drove around a 3 block area but I can tell you if you look at the picture on the first page the white trailer that is directly across the street that is an abutting property and then if you look at the picture, the 2nd the bottom picture on that same page that's an empty lot that's an abutting property when we bought the property there was mobile home there as well it since been removed so of the 4 abutting properties 2 of the 4 had mobile homes on them when we bought the property.

Commissioner Petit- thank you, any other questions?

Commissioner Keen – yes, so of the 4 properties that adjoin the property how many of them are mobile homes at this time.

Mr. Landry – right now 1, and then one side is all wooded area and the other side had a mobile home, right now it's empty.

Commissioner Keen – ok so 25% of it is already mobile homes in that area and previous that vacant lot was that a mobile home prior to that.

Mr. Landry – there was a mobile home there after Katrina which I already know it was re-zoned for not mobile homes prior to that but one of the neighbors said after Katrina they put a mobile home there, now I don't know if they got a waiver because of the circumstances of Katrina or they just didn't ask but there was a mobile home there prior there's been nothing on that lot for more than 10 years.

Commissioner Keen – and previous to this, um correct me if I'm wrong, I've been told there was a mobile home at this location at one time, is that correct.

Mr. Landry – that's what I was told by one of the neighbors that's been there for a long time.

Commissioner Keen – so there has been a mobile home there in the past.

Mr. Landry – to my knowledge yes. And let me just say this, the long term is not for, we buying this for my son, the long term goal is not to have a mobile home there forever the goal is to get him in there so he can save up and build a frame home on the site, hopefully sooner before later.

Commissioner Keen – no I appreciate that, again previously there was a mobile home at that location.

Mr. Landry – yes

Commissioner Keen – there is a mobile home adjacent to the property.

Mr. Landry – correct.

Commissioner Keen – and that's basically other than the home directly across the street, that is a wooded lot, around that area.

Mr. Landry – correct.

Commissioner Frangella – is there any record of ever having a trailer or a special use permit for that area on these ones that have trailers or were they just.

Mr. Welker – we didn't look too deeply into the permitting there but I mean it's hard to say exactly how they ended up there or the circumstances it's not zoned for it so somehow it worked out but um yeah. The public hearing was open and closed, no one spoke for or against.

Commissioner Petit – just to clarify, you said you had letter from the neighbors can you just confirm that's the adjacent ones at 217, 512, 522 and 103.

Mr. Landry – yes and handed Ms. Teresa Brown the documents. They were placed in the applicant's folder.

Commissioner Keen made a motion to consider, seconded by deBruler.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella, Krajcer

NAYS: None

ABSENT: None

PASSED
