



## Department of Planning & Zoning Staff Report – Map Amendment Case No. 2025-10-R

### APPLICATION INFORMATION

- **Submittal Date:** 8/4/2025
- **Applicant / Property Owner**  
Micah Colly  
864 Calix Lane  
Westwego, LA 70094
- **Request**  
Change of zoning:
  - Current – R-1A, Single Family Residential Detached Conventional Homes - Medium density
  - Proposed – R-2, Two-Family Residential

### SITE INFORMATION

- **Location:** Lot 29-B-1, Flaggville; 475 Courthouse Lane, Hahnville
- **Size:** 10,752 sq. ft.
- **Current Use:** site-built single-family house
- **Surrounding Zoning:** R-1A
- **Surrounding Uses**  
The site is located in a developed residential neighborhood primarily characterized by site-built single-family houses, but a scattering of non-conforming manufactured homes and duplexes are present.  
  
Specifically, site-built, single-family houses are adjacent to each side and across Courthouse Lane. Two nonconforming duplexes are located within 100 ft.
- **Zoning History**  
The original R-1A(M) zoning was changed to R-1A in 1996 (Ord. No. 81-10-6).
- **Future Land Use Recommendation**  
*Low-to-Moderate Residential – Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)*  
  
*Recommended Zoning Districts: R-1A (6,000 sf. min. lot size), R-1B (10,000 sf. min. lot size), R-1AM (accessory units and individual mobile homes)*
- **Flood Zone & Minimum Building Elevation**  
1992 Flood Insurance Rate Map: X  
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**  
Lot 29-B-1 has 62 ft. of frontage on Courthouse Lane, which is accessed via a concrete driveway.

▪ **Utilities**

Per the Parish GIS, gravity sewer, water, and drainage facilities are available along Courthouse Lane.

Representatives from the Departments of Public Works, Wastewater, and Waterworks have no objections to the rezoning.

<b>APPLICABLE REGULATIONS</b>
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**Appendix A. Section VI. – Zoning District Criteria and Regulations**

[VII.] *R-2. Two-family residential:*

1. Use Regulations:
  - a. A building or land shall be used only for the following purposes:
    - (1) See uses allowed in the R-1A district
    - (2) Two-family dwellings
    - (3) Single family dwellings
    - (4) Accessory uses.
    - (5) Nonresidential accessory buildings shall not be permitted.
  - b. Special exception uses and structures include the following:
    - (1) Club houses and/or accessory recreational facilities for resident use only
    - (2) Professional, non-retail offices
  - c. Special permit uses and structures include the following:
    - (1) Child care centers
    - (2) Schools (public, private, and commercial)
    - (3) Religious institutions
    - (4) *Reserved.*
    - (5) *Reserved.*
    - (6) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
  - d. Transportation system required: Local or collector street.
2. Spatial Requirements:
  - a. Minimum lot size: Six thousand (6,000) square feet (3,000 per family); minimum width - sixty (60) feet.
  - b. Minimum yard sizes:
    - (1) Front - twenty (20) feet
    - (2) Side - five (5) feet each side
    - (3) Rear - twenty (20) feet.
    - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
  - c. Accessory buildings:
    - 1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
    - 2) The accessory building shall not exceed two-story construction.
    - 3) Minimum rear setback of accessory building shall be the same as side yard requirement of the district in which it is located.
    - 4) Accessory buildings shall be located on the same parcel of land as the main structure.
  - d. Permitted encroachments:
    - 1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
    - 2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System Requirement: Front on local or collector street only.
4. Special Provisions:
  - a. Where any two-family residential district (R-2) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall be erected.

**Appendix A. Section XV. - Amendment procedure**

- D. Rezoning guidelines and criteria: The proponent for a change should present reasonable factual proof that two or more of the following criteria are met:
1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zone that is incompatible with the surrounding neighborhood.
  2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property, and that the proposed zoning does. In order to determine what is reasonable use of the property, the proponent for the zoning change should consider one or more of the following:
    - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
    - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
    - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
  3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.
- The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.
- E. Rezoning approval criteria: Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:

- 1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map, also
- 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

**REZONING GUIDELINE & CRITERIA EVALUATION**

- 1. *The proposed rezoning conforms to the land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.*

Lot 29-B-1 is in an area designated *Low-to-Moderate Residential*, which anticipates development of detached single-family residences permitted in the R-1A, R-1B, and R-1A(M) zoning districts. The designation also presents the opportunity to consider alternative attached housing types with a moderately higher density such as duplexes, patio/zero-lot line homes, townhomes, and accessory units. While the *Low-to-Moderate Residential* designation does not explicitly recommend the R-2 zoning district, the inclusion of duplexes in its description provides the flexibility to consider R-2 zoning where appropriate.

In this instance a change to R-2 is incompatible. While there is a small presence of duplexes on Courthouse Lane, these are older, non-conforming exceptions. The majority of Courthouse Lane is developed with single-family houses, in line with the larger established zoning district. A change to R-2 would be a clear spot zone, establishing privileges on this single small lot not extended to others in the vicinity. **The request does not meet the first guideline.**

- 2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property and the proposed zoning does.*

The Department cannot identify changes in the land-use pattern or neighborhood character affecting the ability to develop the subject site under existing zoning. The R-1A district has been established since 1996 and governs an area characterized by single-family homes. The subject site is already developed with a single-family home, showing that reasonable use of the property is still applicable. **The request does not meet the second guideline.**

- 3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.*

The permitting by right of a duplex on Lot 29-B-1 is incompatible with the established single-family character of Courthouse Lane, including those single-family houses adjacent to each side and across the street. While the design and development requirements are similar, particularly those regarding site-built construction and setbacks, the single-family zoning and development pattern is consistent in this area. While duplexes are located on Courthouse Lane their presence is minor, and coupled with being older non-conforming uses they should not have a substantial affect on defining the neighborhood character. **The request does not meet the third guideline.**

**DEPARTMENT RECOMMENDATION**

**Denial.** The request does not meet at least two of three rezoning criteria.

**This request will be forwarded with the Planning Commission’s recommendation to the Parish Council for a second public hearing and final determination.**