

Commissioner Frangella: Next up 2020-6-R requested by Fashion Plantation Estates, LLC for a change in zoning district from R-3 to R-1A on four parcels consisting of approximately 14 acres in Fashion Plantation, near 900 & 901 South Fashion Boulevard, Hahnville. Council District 1.

Mr. Welker: This is a rezoning application to change the existing R-3 Multi-Family zoning on the subject parcels to R-1A Single Family Residential. This is a companion application to resubdivision 2020-6-MIN, a minor subdivision proposing dividing Parcel I which is one of the subject parcels into 2 other parcels. The request meets the first and third rezoning criteria. The proposed R-1A zoning is compatible with the Future Land Use Map designation of residential/mixed use and will not be a spot zone as it would extend adjacent R-1A zoning further down South Fashion Boulevard. The single family houses permitted in the proposed district would also be compatible with the Fashion Plantation Subdivision and not overburden the existing infrastructure. The site is over 3 acres, but the uses permitted in R-1A zoning district are already provided for in the residential mixed use designation so a change to the Future Land Use Map is not necessary. The department recommends approval based on meeting the first and third rezoning criteria.

Commissioner Frangella: Alright. Is the applicant present and wish to speak?

Louis Authement 13919 River Road, Luling. Representing the applicant, Fashion Plantation Estates and here to answer any questions that you may have and ask for your support of this application.

Commissioner Frangella: Thank you very much. We're going to open public hearing for 2020-6-Rezoning, anyone here to speak for or against? Please state your name and address for the record please.

Luis Martinez, 121 General Lee Drive, Hahnville. I'm the President of the homeowner's association and we're asking for a favorable vote in this approval. A lot of the concerns in the past was multi-family structures in front of a high dollar residential area, so we're very happy that this is on the docket and we're asking for a favorable vote. Thank you.

Commissioner Frangella: Thank you. Anyone here to speak for or against 2020-6-Rezoning? Seeing none, we'll close public hearing for 2020-6-Rezoning. Any questions or comments from the Commissioners? We'll call for the vote.

YEAS: Ross, Petit, Granier, Keen, Dunn, Frangella, Galliano  
NAYS: None  
ABSENT: None

Commissioner Frangella: That passes unanimously and will go before the Council on July 6<sup>th</sup>.