

**2025-1-R requested by Bobbie Beard for a change of zoning from R-1A to R-1A(M) on Lot 35-A-1, New Sarpy Subdivision, 550 West McAdoo Street, New Sarpy. Council District 6.**

**Mr. Welker** – yes, the department recommends approval of this rezone based on finding it meets each of the three zoning criteria. Whether or not it conforms to the future land use designation, the future land use map shows this as low to moderate residential which provides for a single family detached dwellings and includes R1AM as a recommended zoning district. In this area of New Sarpy this request can no longer be considered a spot zone, there's been a number of spot zones in this area and we basically kind of reached the tipping point where it's very hard to consider them spot zones anymore especially within this specific area of New Sarpy so based on not being a spot zone and being in conformance with land use designation the first guideline is met. Whether or not the land use pattern or character has changed kind of going along with what we mention earlier there have been a number of rezones to R1AM approved in this area especially within this block specifically. Additionally, there's significant amount of non-conforming mobile homes in the area including like adjacent to each side occupying I think the almost the entirety basically all the homes on this side of this block are mobile homes so with this being the way the land use has been historically and it's kind of skewing with the recent rezonings in this area we do find the land use has changed and R1AM zoning would be more appropriate. Also, with this property specifically it was recently subdivided so it's one larger lot and part of it was R1AM and the other part is R1A this would bring it under uniform zoning R1AM so it would make placement of the mobile home that can be permitted more appropriate, allows it to meet setbacks and have better parking and all that so the second criteria is met. Whether or not potential use is permitted by the proposed rezoning will not be incompatible with the existing neighborhood character kind of going with the same theme here. The neighborhood character has a significant amount of manufactured homes in the area including within this specific block, West McAdoo there would really be no incompatibility with the surrounding uses and given that the site is developed with a manufactured home now with the R1AM zoning portion there wouldn't be any increased burden to public facilities. So, the department recommends approval finding it meets all three zoning criteria's.

The public hearing was open.

**Bobbi Jean Beard** 550 West McAdoo St. Destrehan La – these gentlemen and young ladies are here because they live on each side of me and I also had a young lady send a paper in saying, (cough) excuse me, that she stated that it would be fine with her too because she just recently had a trailer put in on the opposite street, I mean on the opposite side of me. The reason I can't put it long ways is because it's, my lots are only 20 by 80 and the trailer was 76 foot and that's why I needed to have it turned sideways. Thank you.

The public hearing was closed.

Commissioner Frangella made a motion, seconded by Commissioner Price.

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS, JAY

NAYS: NONE

ABSENT: NONE

**PASSED**

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