

Commissioner Frangella: Next up 2021-7-R requested by Michael Dufrene for a change of zoning from C-3 and R-1A(M) to R-1A on 3.2 acres, Lot 3-B, Coteau de France, 17344 Highway 90, Des Allemands. Council District 4.

Mr. Welker: This is a request to change the subject property from C-3 Highway Commercial and R-1A(M) Single Family Residential that permits mobile homes to the standard R-1A Single Family Zoning District. The applicant purchased this lot in December 2020, the requested change meets the 2nd and 3rd guidelines for rezoning. Lot 3-B's location on Highway 90 near the Des Allemands bridge creates significant hurdles regarding access which severely limits the sites ability to be used for commercial purposes. The uses permitted in the proposed R-1A district would also not overburden existing public infrastructure and would be more compatible with the adjacent single family residential neighborhood. The site is 3 acres so approval would require corresponding change to the Future Land Use Map (FLUM) and the department recommends approval based on meeting the 2nd and 3rd rezoning guidelines.

Commissioner Frangella: Alright, thank you. Is the applicant present? Do you wish to come forward and speak?

(From the audience): No sir.

Commissioner Frangella: Ok. Open public hearing for 2021-7-R, anyone here to speak for or against? Seeing none, we'll close the public hearing for 2021-7-R, any questions or comments? Call for the vote.

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

Commissioner Frangella: That passes unanimously and will go to the Council.