



**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**

**Zoning Meeting**

January 13, 2016

Courthouse Annex - 828 Irma Blvd

Council Meeting Room 2nd Floor

6:00 PM

**AGENDA**

**1. Meeting Called to Order by Chairman**

**2. Roll Call of Members**

**3. Election**

(A) Election of the Chairman of the 2016 Zoning Commission

(B) Election of the Vice Chairman of the 2016 Zoning Commission

**4. Minutes**

(A) Acceptance of the Minutes of the December 9, 2015 Meeting

**5. Chairman's Comments**

**6. Public Hearing to Amend the Ascension Parish Development Code for Recommendation for the Approval or Denial to the Ascension Parish Council**

(A) **Zoning Review ID 2559.16 - Lot D-1 for Lois James**

Located on the south side of LA Highway 621 approximately 1200' west of Airline Highway to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

**7. Staff Report**

**8. Adjourn**



**Description:** Election of the Chairman of the 2016 Zoning Commission



**Description:** Election of the Vice Chairman of the 2016 Zoning Commission



**Description:** Acceptance of the Minutes of the December 9, 2015 Meeting

**ATTACHMENTS:**

**Description**

Minutes of the December 9, 2015 Meeting

**Upload Date**

12/17/2015

**Type**

Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**ZONING DEPARTMENT**



**MINUTES**  
**December 9, 2015**  
**Zoning Commission**

- 1. Meeting called to order.** Meeting called to order by the Chairman.
- 2. Roll call of members:** The following members were present for Roll Call:

Present: Donald Songy, Gasper Chifici, Jackie Callender, Matthew Pryor, Joshua Ory and Morrie Bishop

Absent: Robert Burgess

- 3. Minutes**

- A) Acceptance of the Minutes of the October 14, 2015 Meeting**

**Commission Action:** A motion was made by Gasper Chifici, seconded by Joshua Ory, to accept the minutes of the October 14, 2015 Zoning Commission meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Donald Songy, Gasper Chifici, Matthew Pryor, Joshua Ory and Morrie Bishop

Nays: None

Absent: Robert Burgess

The Chairman did not vote.

5 Yeas, 0 Nays, 1 Absent and **the motion carried.**

- B) Acceptance of the Minutes of the November 12, 2015 Meeting**

**Commission Action:** A motion was made by Gasper Chifici, seconded by Donald Songy, to accept the minutes of the November 12, 2015 Zoning Commission meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Donald Songy, Gasper Chifici, Matthew Pryor, Joshua Ory and Morrie Bishop

Nays: None

Absent: Robert Burgess

The Chairman did not vote.

5 Yeas, 0 Nays, 1 Absent and **the motion carried.**

- 4. Chairman's Comments**

There were no Chairman's Comments.

- 5. Public Hearing to Amend the Ascension Parish Development Code for Recommendation for Approval or Denial to the Ascension Parish Council**

- A) Zoning Review ID 2554.15 – A Portion of Lot Number 2 (408.114 Acres) Quality Engineering and Surveying LLC**

Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM)

Mr. Deric Murphy with Quality Engineering and Surveying LLC, presented the rezone request to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM) at the property located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44.

No one spoke during Public Comment Period.

**Commission Action:** A motion was made by Matthew Pryor, seconded Morrie Bishop, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44.

A Yea and Nay vote was called and resulted as follows:

Yeas: Donald Songy, Gasper Chifci, Matthew Pryor, Joshua Ory and Morrie Bishop

Nays: None

Absent: Robert Burgess

The Chairman did not vote.

5 Yeas, 0 Nays, 1 Absent and **the motion carried.**

**B) Zoning Review ID 2556.15 – A Portion of Lot Number 2 (12.315 Acres) Quality Engineering and Surveying LLC.**

Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Mixed Use Corridor (MU)

Mr. Deric Murphy with Quality Engineering and Surveying LLC, presented the rezone request to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Mixed Use Corridor (MU) at the property located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44.

No one spoke during Public Comment Period.

**Commission Action:** A motion was made by Matthew Pryor, seconded Joshua Ory, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the north side of LA Highway 30 approximately 2900' west of US Highway 61 (Airline Highway) from Rural (R) to Mixed Use Corridor (MU).

A Yea and Nay vote was called and resulted as follows:

Yeas: Donald Songy, Gasper Chifci, Matthew Pryor, Joshua Ory and Morrie Bishop

Nays: None

Absent: Robert Burgess

The Chairman did not vote.

5 Yeas, 0 Nays, 1 Absent and **the motion carried.**

**7. Staff Comments**

There were no Staff Comments.

**8. Adjourn**

**Commission Action:** A motion was made by Robert Burgess, seconded by Donald Songy to adjourn the 2015 Zoning Commission Meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Donald Songy, Gasper Chifci, Robert Burgess and Matthew Pryor

Nays: None

Absent: Joshua Ory and Morrie Bishop

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

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Chairman



**Description: Zoning Review ID 2559.16 - Lot D-1 for Lois James**

Located on the south side of LA Highway 621 approximately 1200' west of Airline Highway to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Zoning Review ID 2559.16 - Lot D-1 for Lois James	12/28/2015	Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**ZONING DEPARTMENT**



**MEMORANDUM**

**TO:** Zoning Commission Members

**FROM:** Lance Brock

**SUBJECT:** Review ID – 2559.15

**LOCATION:** Located on the south side of LA Highway 621 approximately 1200' west of Airline Highway (Lot D-1)

**PRESENT ZONING:** Medium Intensity Residential (RM)

**REQUESTED ZONING:** Mixed Use 2 (MU2)

**OWNER:** Lois James

**STAFF COMMENTS:**

- 1. Applicant is asking:** To amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)
- 2. Existing Land Use is:** Beauty Salon
- 3. Surrounding Land Use:** Daycare, Grocery Store, and Auto Body Shop
- 4. Existing Zoning is:** Medium Intensity Residential (RM)
- 5. Size of Subject Property:** 1.45 Acres
- 6. Ascension Parish Land Use Plan Statement:**

**Medium Intensity Residential District (RM)** This district is designated for residential development, including multifamily dwellings and this district exists largely outside the 100 year flood plain and in the northern part of the parish where planned water and sewer systems can support more intensive development. Commercial development in this district should be limited and located at highway intersections.

**Mixed Use 2 (MU2)** The District is characterized by the allowance of limited commercial, retail and service establishments in areas where the surrounding neighborhood is predominantly residential and the character and operation of which are compatible with the character of the surrounding area.
- 7. Rezoning Criteria:** The applicant is requesting to rezone property from Medium Intensity Residential (RM) to Mixed Use 2 (MU2). The property is located on the southeast corner of LA Highway 621 and KC Road. There is an existing beauty salon (nonconforming) located on the property. There are existing nonconforming uses surrounding the property. (grocery store, daycare and auto body shop)
- 8. Staff Recommendation:** To accept the Mixed Use 2 (MU2) as requested due to the existing nonconforming uses located on property and non-conforming uses surrounding the property and that Mixed Use 2 (MU2) would be appropriate for the location of the request.



**PARISH OF ASCENSION**  
DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd  
GONZALES, LA 70737  
PHONE (225) 621-5700 FAX (225) 621-5705

**REZONING**

Zoning Review ID \_\_\_\_\_

Zoning Review Type \_\_\_\_\_ Fee \_\_\_\_\_

Subtype \_\_\_\_\_ Filing Date \_\_\_\_\_

Owner Information (Name, Address, Phone)

Lois James Catherine Hofmann/Jaise Templet  
12308 w main St 12350 W main St  
Gonzales, LA 70737 Gonzales, LA 70737

Subdivision Name \_\_\_\_\_

Zoning District From \_\_\_\_\_

Zoning District To MUZ \_\_\_\_\_

Hearing  
Date/Time \_\_\_\_\_

Map Attached Y / N (Circle One)

Location Description

Purpose

To open Notary, Auto Title Business and Inspection  
for vehicles.

*The verified petition of the owner for a change or amendment to the zoning map shall include the legal description of the property involved prepared by a Louisianan registered land surveyor and accompanied by a map of the property at a scale of one inch equals 200 feet, or such other scale as may be required by the Planning Director.*

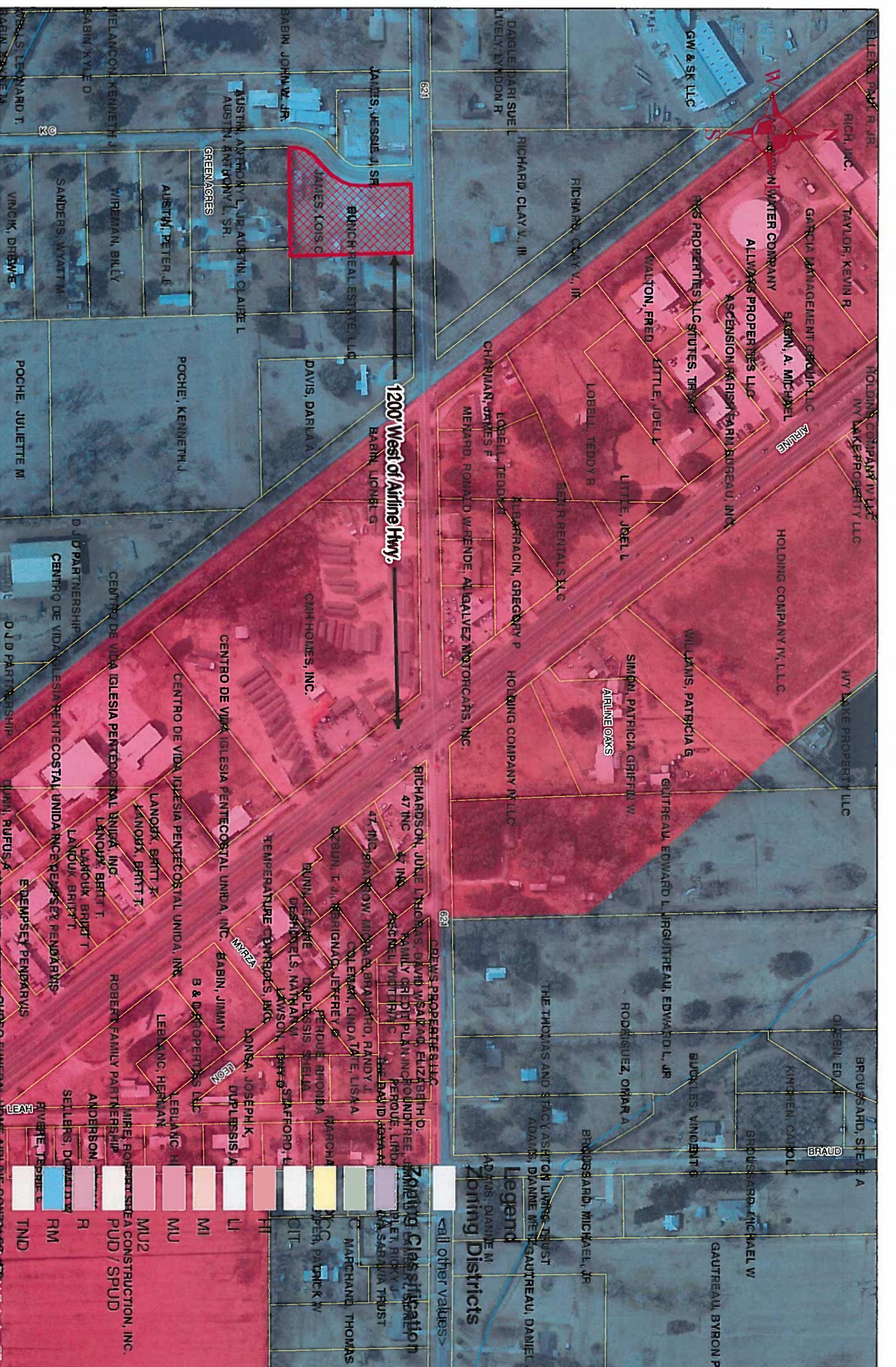
*BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above; all of full age and majority, who declared to me that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located as set forth in this application, that there signatures were executed freely and voluntarily and that they are duly qualified to sign.*

SWORN TO AND SUBSCRIBED before me this 9th day of December 2015

Owner Signature Lois James Signature Date 12-9-15



1200' West of Airline Hwy.

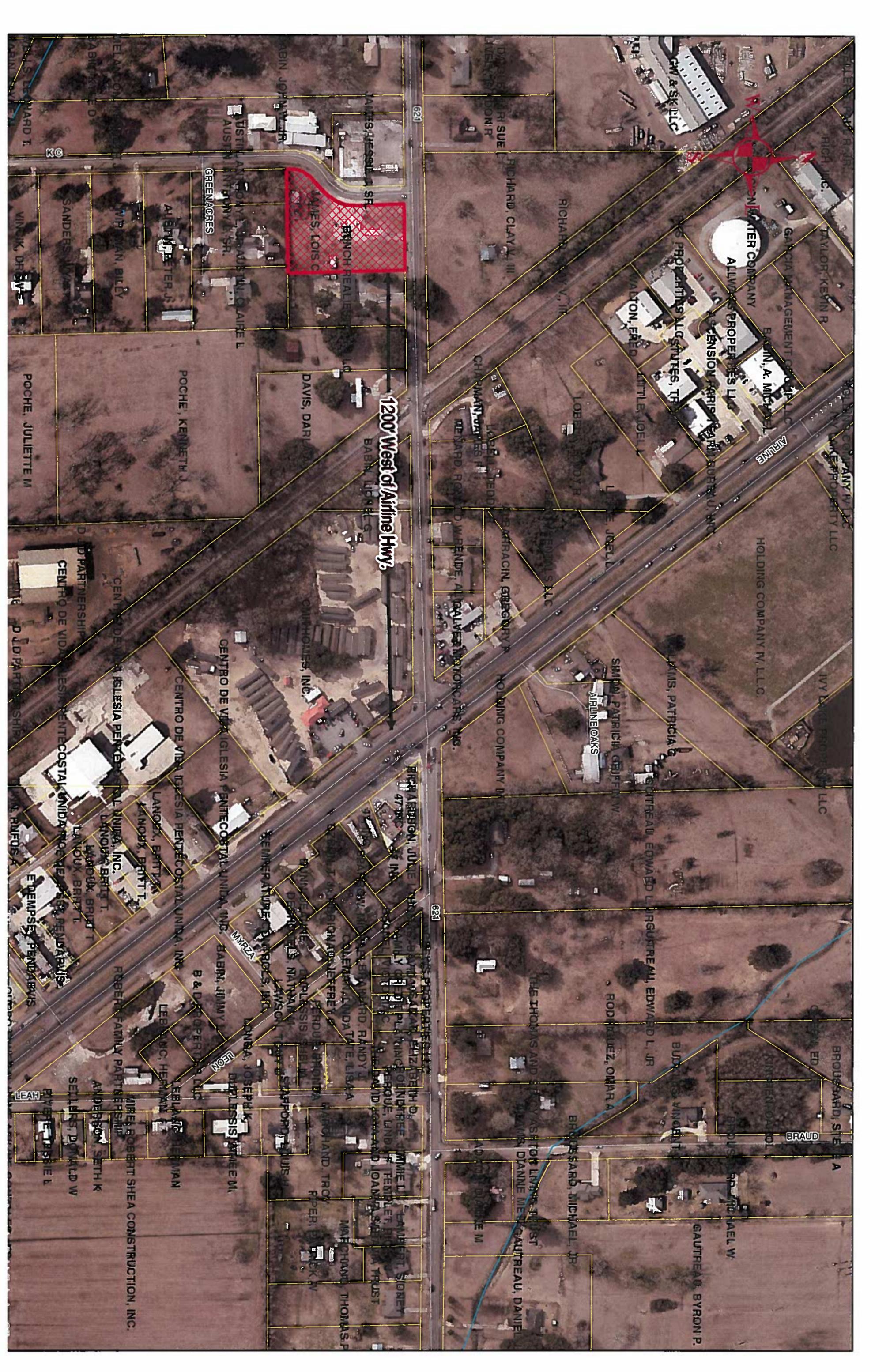


<all other values>

### Zoning Districts

### Legend

Zoning Classification	Color
LI	Light Blue
MI	Light Green
MU	Light Yellow
MU2	Light Purple
PUD / SPUD	Light Orange
R	Light Red
RM	Light Blue-Gray
TND	Light Green-Gray



62nd St

1200 West of Airline Hwy,

JAMES, LOIS C  
BUNCH REAL ESTATE

AIRLINE  
AIRLINE PROPERTIES LLC

WALTON, FRED  
LITTLE, JOELL L

LOBBE, SANDY R

LABELL, MEDD  
CHARMAY, DANIEL H

DAVIS, DARL  
BABB, LORNE S

POCHE, KENNETH J

POCHE, JULIETTE M

SANDERS, JIMMY L

VINOUK, DR. W. J

HOLDING COMPANY N, L.L.C.

MINIS, PATRICIA G

SIMPA, PATRICIA GRUFFENW  
AIRLINE OAKS

HOLDING COMPANY B

DEBARACIN, GREGORY P

CHURCHMAN, INC

CENTRO DE VIDA IGLESIA BENTECOSTAL UNIDA, INC

CENTRO DE VIDA IGLESIA BENTECOSTAL UNIDA, INC

CENTRO DE VIDA IGLESIA BENTECOSTAL UNIDA, INC

BROUSSARD, STEPHANIE A

BUD, LUISA VINCENTI

RODRIGUEZ, OMAR A

THE THOMAS AND SUE ASTON LIVING TRUST

PERDUE, BRONDA

WANG, RANDY L

LEB, MICHAEL

LEB, MICHAEL

SELLERS, DONALD W

GAUFFREAU, BYRON P

GAUFFREAU, DANIEL

BROUSSARD, MICHAEL, JR

MAFCHAND, THOMAS P

MAFCHAND, TROY

MAFCHAND, TROY

MAFCHAND, TROY

MAFCHAND, TROY

MAFCHAND, TROY