



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

April 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. Minutes

(A) Acceptance of the Minutes of February 10, 2016 Joint Planning and Zoning Commission Meeting

(B) Acceptance of the Minutes of January 13, 2016 Meeting

4. Chairman's Comments

5. 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 2570.16 – Lot A-3-A-1, A-3-B-1, A-3-C and A-2 for Lakes at Ascension, LLC**

Located on the south side of Lakeshore Avenue approximately 200' east of Eads Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use (MU)

6. Staff Report

7. Adjourn



Description: Acceptance of the Minutes of February 10, 2016 Joint Planning and Zoning Commission Meeting

ATTACHMENTS:

Description

Minutes of February 10, 2016 Joint Planning and Zoning Commission Meeting

Upload Date

4/4/2016

Type

Cover Memo

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

MINUTES
JOINT PLANNING AND ZONING COMMISSION
February 10, 2016

The Joint Planning and Zoning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 10, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting Called to Order

Meeting was called to order at 7:46 p.m. by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

Morrie Bishop, Jackie Callender, Matthew Pryor, Joshua Ory

The following members were absent:

None

III. Introduction of Staff

Stacie Webb – Secretary for Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

IV. Chairman's Comments

Chairman had no comments.

V. Public Hearing to Recommend Approval or Denial to the Parish Council to Consider the following:

A) Silver Oaks PUD – Revision to Development Agreement

See “*Attachment A*”, Development Agreement DA15-01 for Silver Oaks PUD Ordinance No. ZM14-15.

Mr. Joe Labbe with Quality Engineering & Surveying, LLC presented this revision to development agreement.

Public hearing was opened.

No comments.

Public hearing was closed.

Planning Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Jackie Callender and unanimously adopted, to recommend approval to the Parish Council revisions to Silver Oaks Planned Unit Development (PUD) Development Agreement with the addition to adding the language regarding a fence agreed to by the developer along the eastern property line.

Zoning Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and unanimously adopted, to recommend approval to the Parish Council revisions to Silver Oaks Planned Unit Development (PUD) Development Agreement with the addition to adding the language regarding a fence agreed to by the developer along the eastern property line.

VI. Adjourn

Moved by Mr. Morrie Bishop, the meeting adjourned at 7:50 p.m.

Matthew Pryor, Chairman



Description: Acceptance of the Minutes of January 13, 2016 Meeting

ATTACHMENTS:

Description

Minutes of January 13, 2016 Meeting

Upload Date

3/17/2016

Type

Cover Memo

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



**MINUTES
January 13, 2016
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, Morrie Bishop and Robert Burgess.

- 3. Election**

- A) Election of the 2016 Chairman of the Zoning Commission**

Commission Action: A motion was made by Gasper Chifici, seconded by Donald Songy, to elect Matthew Pryor 2016 Chairman of the Zoning Commission.

- B) Election of the 2016 Vice Chairman of the Zoning Commission**

Commission Action: A motion was made by Jackie Callender, seconded by Gasper Chifici, to elect Morrie Bishop 2016 Vice Chairman of the Zoning Commission.

- 4. Minutes**

- A) Acceptance of the Minutes of the December 9, 2015 Meeting**

Commission Action: A motion was made by Jackie Callender, seconded by Gasper Chifici, to accept the minutes of the December 9, 2015 Zoning Commission meeting.

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

Yeas: Donald Songy, Gasper Chifici, Joshua Ory, Robert Burgess, Jackie Callender and Morrie Bishop

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 Absent and **the motion carried.**

- 5. Chairman's Comments**

There were no Chairman's Comments.

- 6. Public Hearing to Amend the Ascension Parish Development Code for Recommendation for 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)

Mr. Jaise Templet, applicant, presented the request to rezone the property located on the south side of LA Highway 621 approximately 1200' west of Airline Highway from Medium Intensity Residential (RM) to Mixed Use 2 (MU2). He stated they plan to build office space for a notary, tags and title company. The existing beauty salon and boutique will remain in business at this location.

No one spoke during public comment period.

Commission Action: A motion was made by Morrie Bishop, seconded Jackie Callender, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the south side of LA Highway 621 approximately 1200' west of Airline Highway from Medium Intensity Residential (RM) to Mixed Use 2 (MU2).

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

Yeas: Donald Songy, Gasper Chifici, Joshua Ory, Robert Burgess, Jackie Callender and Morrie Bishop

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 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 Gasper Chifici, to adjourn the January 13, 2016 Zoning Commission Meeting.

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

Yeas: Donald Songy, Gasper Chifici, Joshua Ory, Robert Burgess, Jackie Callender and Morrie Bishop

Nays: None

Absent: None

The Chairman did not vote.

6 Yeas, 0 Nays, 0 Absent and **the motion carried.**

Chairman



Description: Zoning Review ID 2570.16 – Lot A-3-A-1, A-3-B-1, A-3-C and A-2 for Lakes at Ascension, LLC

Located on the south side of Lakeshore Avenue approximately 200' east of Eads Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use (MU)

ATTACHMENTS:

Description

2570.16 – Lot A-3-A-1, A-3-B-1, A-3-C and A-2 for Lakes at Ascension, LLC.

Upload Date

4/4/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – 2570.16

LOCATION: Located on the south side of Lakeshore Avenue approximately 200' east of Eads Road. (Lot A-3-A-1, A-3-B-1, A-3-C and A-2 for Lakes at Ascension, LLC)

PRESENT ZONING: Medium Intensity Residential (RM)

REQUESTED ZONING: Mixed Use (MU)

OWNER: Lakes at Ascension, LLC

STAFF COMMENTS:

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use Corridor (MU).
2. **Existing Land Use is:** Vacant Land
3. **Surrounding Land Use:** Single Family
4. **Existing Zoning is:** Medium Intensity Residential (RM)
5. **Size of Subject Property:** 1.84± (Lot A-3-A-1, A-3-B-1, A-3-C and A-2)
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 (MU) This district is characterized by the most intensive residential and commercial development. These districts are located in areas where the road system is most capable of supporting growth with a minimum risk to the public safety. High density residential development should include apartment buildings and townhouses. Commercial development should be concentrated or “clustered” at strategic sites in relation to population centers, other commercial sites, and adequate roads.
7. **Rezoning Criteria:** The owner is requesting to rezone four existing lots from Medium Intensity Residential (RM) to Mixed Use Corridor (MU), the property is located on the corner of Eads Road and Lakeshore Avenue. The property is 1900' from the intersection of LA Highway 621.
8. **Staff Recommendation:** To deny the Mixed Use Corridor (MU) as requested. All properties surrounding properties are currently Single Family Residential. Staff also believes the permitted uses that could be allowed in Mixed Use Corridor (MU) district would not be compatible with the existing and surrounding properties. Staff believes this is spot zoning.



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)

Lakes of Ascension LLC
11745 Brickstone Ave Suite B4
Baton Rouge, LA 70816

Subdivision Name Lot A-3A1 + A-3-B1 + A-3C, A-2

Zoning District From RM

Zoning District To MV

Hearing
Date/Time _____

Map Attached Y N (Circle One)

Location Description

13450 Eads Road

Purpose

To build 12 1 Bedroom Tiny houses

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 Louisiana 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 their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 8 day of March 2016

Owner Signature [Signature] Signature Date 3/8/16

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22005 C 0040E DATED AUGUST 16, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

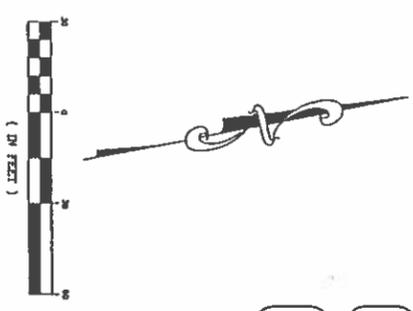
*BASIS OF BEARING: N80°12'24"W
BEING THE NORTHERLY PROPERTY LINE OF TRACT A-1

REFERENCE MAPS:

1. FINAL PLAT OF LAKES AT ASCENSION - FIRST FILING, PART I, BY GWS ENGINEERING, INC., DATED 1-24-00, INSTRUMENT # 00453184
2. MAP SHOWING BOUNDARY SURVEY OF THE TRACT "B" ESTELLE B. GUDRY TRACT, TRACT C-8-B-1 FORMERLY A PORTION OF THE ABEL L. LANDRY KLING & JOSEPH KLING AND THE HENRY BRADU PROPERTIES, LURIE L. BERTHEAU PROPERTY, TRACT "A" CHARLES L. TIER PROPERTY & TRACT "A" JOSEPH KLING ESTATE BY GWS ENGINEERING, INC. DATED 9-24-99
3. FINAL PLAT OF LAKES AT ASCENSION - FIRST FILING, PART II, BY GWS ENGINEERING, INC., DATED 11-9-00, INSTRUMENT # 00475707
4. MAP SHOWING RESUBDIVISION OF TRACT A-1 JOSEPH KLING ESTATE PROPERTY INTO LOTS A-1-A, A-1-B & A-1-C BY GWS ENGINEERING, INC., DATED NOVEMBER 11, 2011, #00819291

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

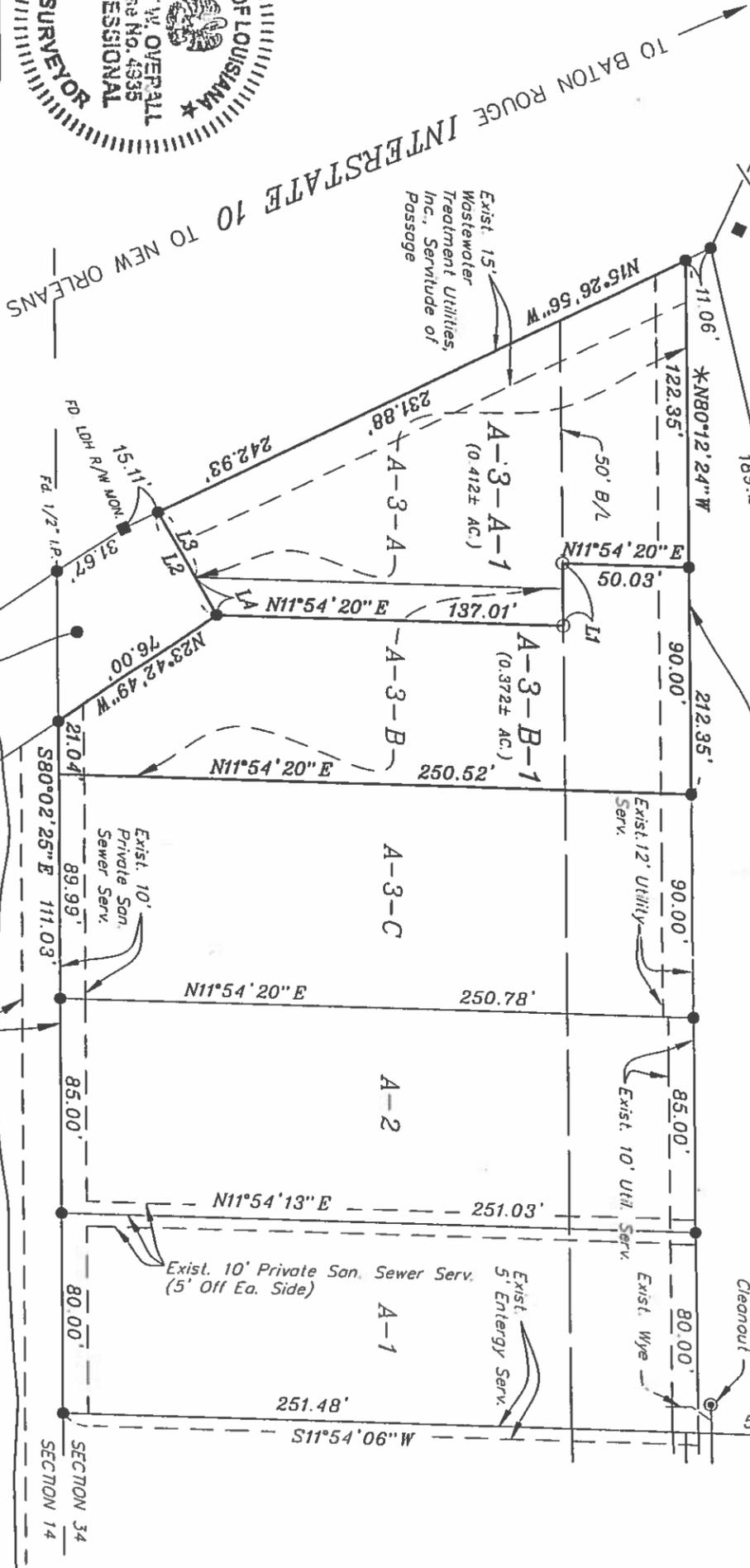


LEGEND:

- CONTROL OF ACCESS
- FD. R/W MONUMENT
- SET 1/2" IRON PIPE
- FOUND 1/2" IRON PIPE
- UNLESS OTHERWISE NOTED

LINE TABLE

LINE	LENGTH	BEARING
L1	24.67'	N80°12'24"W
L2	47.13'	N70°50'17"E
L3	30.03'	N70°50'17"E
L4	17.10'	N70°50'17"E



DEDICATION:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC, NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

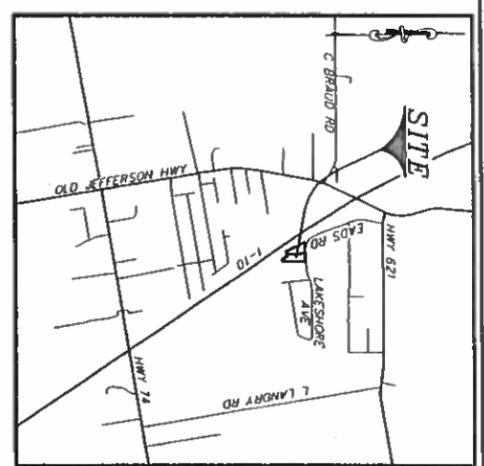
SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. JJ.5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.
ROBERT W. OVERALL, PLS.
DATE: 2/27/14

NOTE:
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OF SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER (S).

NOTE:
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.



GENERAL NOTES:
ZONING: RH - MEDIUM INTENSITY RESIDENTIAL
SETBACKS:
FRONT - 25'
SIDE - 5'
REAR - 20'
HEIGHT - 35'
ACREAGE: 0.784± ACRES

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CHAIRMAN:
ASCENSION PARISH PLANNING COMMISSION

DATE: _____ FILE NO. _____

MAP SHOWING RESUBDIVISION OF
LOT A-3-A &
LOT A-3-B
JOSEPH KLING ESTATE PROPERTY
INTO
LOT A-3-A-1 &
LOT A-3-B-1

LOCATED IN SECTION 34, T-9-S, R-2-E
SOUTHEAST LAND DISTRICT,
ASCENSION PARISH, LOUISIANA

FOR
LAKES OF ASCENSION LLC
11745 BRICKSOME AVE., SUITE B-4
BATON ROUGE, LA. 70816

Call before you dig.
1-800-272-3020

FIG. NO.	PG. NO.
DESIGNED RWD	CDR/PLE 03-29MS4
DETAILED MFC	DATE: 2-27-14
CHECKED: RWO	SHEET NO.

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7530 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808
Phone: (225) 789-1768 GWSEngineering.com



Approximately 1900' from LA Hwy. 621



Representation of GIS ADMIN. Zoning Districts - Rep.

Parish Zoning Districts

Legend

LOTS selection

MINDY WAY

LAKEWAY

SKISIDE

CYPRESS ALLEY

EXPRESS

MINDY WAY

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