



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

May 11, 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 April 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 PZ-1010 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc.**

Located on the west side of LA Highway 73 approximately 1200' north of LA Highway 621 to amend to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Mixed Use Corridor (MU)

(B) **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 April 13, 2016 Meeting

ATTACHMENTS:

Description

Minutes of April 13, 2016 Zoning Meeting

Upload Date

5/3/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
April 13, 2016
Zoning Commission

- 1. Meeting called to order.** Meeting called to order by the Chairman.
- 2. Swearing In of the New Members.** Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas and Douglas Foster were sworn in by Cody Martin, legal counsel.
- 3. Roll call of members:** The following members were present for Roll Call:

Present: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas, Douglas Foster and Matthew Pryor

4. Minutes

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

Commission Action: A motion was made by Morrie Bishop, seconded by Anthony Christy, to accept the minutes of the February 10, 2016 Joint Planning and Zoning Commission meeting.

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

Yeas: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas and Douglas Foster

Nays: None

Absent: None

The Chairman did not vote.

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

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

Commission Action: A motion was made by Morrie Bishop, seconded by Aaron Chaisson, to accept the minutes of the January 13, 2016 Zoning Commission meeting.

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

Yeas: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas and Douglas Foster

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 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)

Mr. Bilwood Smith, developer, stated that he wanted to defer the request for 30 days.

Request will be placed on the May 11, 2016 Zoning Agenda for recommendation to Parish Council.

Mr. Doug Strasner, with Lakes of Ascension Homeowner's Association, stated that he has been meeting with Mr. Bilwood Smith and the homeowners regarding the rezoning request.

Commission Action: A motion was made by Anthony Christy, seconded by Julio Dumas, to accept the applicant's request to defer the item for thirty (30) days.

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

Yeas: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas and Douglas Foster

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 Julio Dumas, seconded by Morrie Bishop, to adjourn the April 13, 2016 Zoning Commission Meeting.

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

Yeas: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas and Douglas Foster

Nays: None

Absent: None

The Chairman did not vote.

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

Chairman



Description: Zoning Review ID PZ-1010 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc.

Located on the west side of LA Highway 73 approximately 1200' north of LA Highway 621 to amend to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Mixed Use Corridor (MU)

ATTACHMENTS:

Description	Upload Date	Type
PZ-1010 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc	5/2/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – PZ-1010

LOCATION: Located on the west side of LA Highway 73 approximately 1200' north of LA Highway 621

(Tract A-1, A-2 and A-3 of the Subdivision of Tract "A" into Tract A-1, A-2 and A-3)

PRESENT ZONING: Mixed Use 2 (MU2)

REQUESTED ZONING: Mixed Use (MU)

OWNER: Industrial Design Inc.

STAFF COMMENTS:

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Mixed Use Corridor (MU).
2. **Existing Land Use is:** Office
3. **Surrounding Land Use:** Vacant Land and Townhomes
4. **Existing Zoning is:** Mixed Use 2 (MU2)
5. **Size of Subject Property:** 8.14 Acres
6. **Ascension Parish Land Use Plan Statement:**

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.

Mixed Use 2 (MU2) This 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 Mixed Use 2 (MU2) to Mixed Use (MU). The requested property is approximately 200' from the existing Mixed Use (MU) Corridor. The applicant is requesting to rezone to Mixed Use (MU) Corridor to construct an office building. The existing zoning designation of Mixed Use 2(MU2) allows an office building. After conversation with the applicant the proposed building would be six (6) stories with approximately 60,000 sq. ft.

8. **Staff Recommendation:** To deny the Mixed Use (MU) Corridor zoning as requested. The present Mixed Use 2 (MU2) allows the proposed use within limitations of maximum square feet (8500) per building. Staff believes the existing Mixed Use 2 (MU2) Zoning District is compatible with the character of the surrounding areas. Staff recommends the applicant submit a Small Planned Unit Development (SPUD) for the property in order to encourage planned development on the property. Once the property is rezoned to a particular zoning district any uses allowed in that district would be allowed. The Parish cannot place conditions on a rezone.
-



PARISH OF ASCENSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd
GONZALES, LA 70737
PHONE (225) 621-5700 FAX (225) 821-5705

REZONING

Zoning Review ID
Zoning Review Type
Subtype
Filing Date
Fee

Owner Information (Name, Address, Phone)

Industrial Design, Inc. c/o Contact Name
14061 HWY 73
Prairieville, LA 70769
Owner Phone Number 225-754-1303

Applicant: Office Park 73, LLC c/o George Kurz
P.O. Box 80301
Baton Rouge, LA 70898
(225) 925-0600

Subdivision Name

Zoning District From MU2 Mixed Use Corridor

Zoning District To MU Mixed Use Corridor

Hearing Date/Time

Map Attached (Y) N (Circle One)

Location Description

Tracts A-1, A-2 & A-3, Section 60, T9S, R2E, SELD
14105 Hwy 73
Prairieville, LA 70769
Parcel # 5321200

Purpose

Office building.

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

SWORN TO AND SUBSCRIBED before me this 16th day of April, 2016

Owner Signature [Signature] Signature Date 04/06/2016

[Signature]

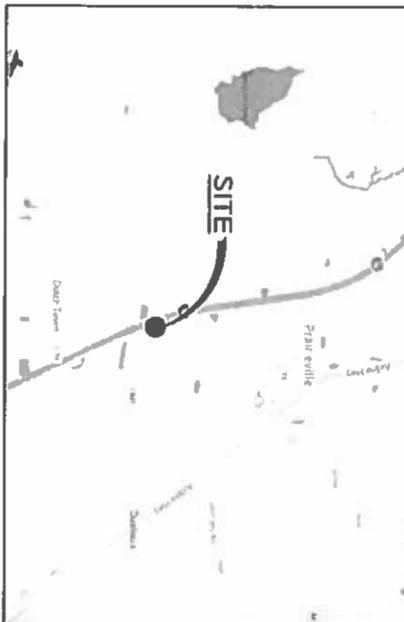
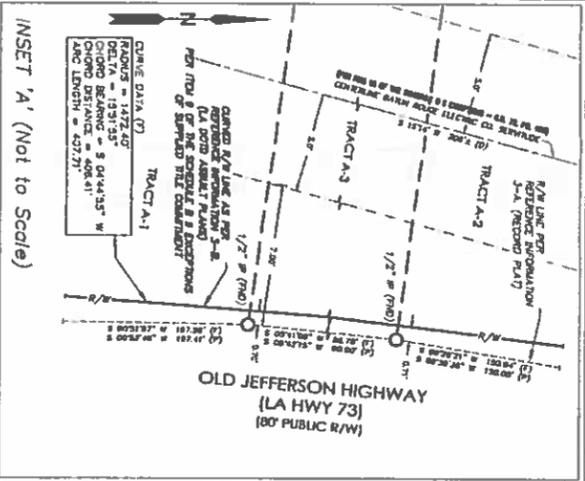
Brittany K. Martin
Bar. Roll No. 27959
My Commission Expires At Death

DESCRIPTION

TRACT A-1, A-2 & A-3 CERTAIN TRACTS OF LAND, LOCATED IN SECTION 60, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, DESCRIBED AS TRACTS A-1, A-2 AND A-3 ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION OF THE SUBDIVISION OF TRACT X, INTO TRACTS A-1, A-2 & A-3 SITUATED IN SECTION 60, TWP. 9 S., R. 2 E., S. 11 W., RANGE 2 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS SHOWN ON SAID PLAT, DATED JANUARY 11, 1984, EACH OF SAID TRACT A-1, TRACT A-2 AND TRACT A-3 FRONTING HIGHWAY 73 AND HAVING SUCH SIZE, SHAPE AND DIVISIONS AS SHOWN ON SAID MAP.

GENERAL NOTES

1. THE CALCULATIONS AS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE IN ACCORDANCE WITH THE UNITED STATES SURVEYING SYSTEM.
2. THE PLAT OF LAND AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" BASE FLOOD ELEVATION 41.4, AS PER FLOOD INSURANCE RATE MAP (FIRM) NO. 17050-01-0001, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C., IN 2007.
3. REFERENCE INFORMATION:
 - A) SURVEY PLAT OF THE SUBDIVISION OF TRACT X, INTO TRACTS A-1, A-2 & A-3 SITUATED IN SECTION 60, TWP. 9 S., R. 2 E., S. 11 W., RANGE 2 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, DATED JANUARY 11, 1984.
 - B) STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY STATE PROJECT NO. 215-02-01-8 77-02-02 CONSULT - "LITTLE PLUMME HAVEN" PLANE - DUTCH TOWN HWY., ASCENSION PARISH, LOUISIANA, PROJECT NO. 1107, IN FAVOR OF THE STATE OF LOUISIANA, PARCELS 19-2 AS RECORDED IN ORIGINAL 771, BUNDLE 11317 OF THE OFFICE OF THE CLERK AND RECORDER ON DECEMBER 2, 1971.
 - C) DEEDS OF RECORD.
4. EXISTING ROAD NONCONFORMITIES.
5. THE NORTH ANGLE AND FIELD READINGS AS SHOWN HEREON (DENOED TRUCKS (T)) ARE REFERENCED TO THE STATE OF LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH ZONE - NAD 83) AS PER INFORMATION OBTAINED VIA GPS STATIC OBSERVATIONS.
6. THE VERTICAL DATUM AS SHOWN HEREON IS REFERENCED TO NAVD 83 (DENOED 123) AS PER INFORMATION OBTAINED VIA GPS STATIC OBSERVATIONS.
7. THE DIMENSIONS OF THE BUILDINGS AS SHOWN HEREON ARE THAT OF THEIR RESPECTIVE PERIMETERS, AT GROUND LEVEL, AND DO NOT INCLUDE ANY UNDERGROUND FOOTINGS OR EAVE OVERHANGS.
8. THE SURVEY AS SHOWN HEREON DOES NOT RELY ON DETERMINE CONVERSE.
9. A TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, FILE NO. 1740-000000, A-200, EFFECTIVE DATE: DECEMBER 25, 2013, HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THE SUBJECT PARCELS OF LAND. THERE ARE NO CLERKS OF RECORD, UNRECORDED DEEDS, LIENS, RIGHTS-OF-WAY, BUILDING PERMITS, ETC., WHICH ARE KNOWN TO THE UNDERSIGNED, THAT WOULD AFFECT THE SUBJECT PROPERTY, EXCEPT FOR OTHER INSTRUMENTS WHICH MAY AFFECT THE BUILDINGS AND/OR USE OF THE SUBJECT PROPERTY.
10. THE RELATIVE POSITION, POSITION OF THE SURVEY IS WHEN THE SURVEY ALIGNED WITH THE STATE PLANE COORDINATE SYSTEM (NAD 83) IS SHOWN BY THE ANNUAL STRAIGHT DETAILED RECOMPENSATION FOR ALIEN'S LAND TITLE SERVICE, DATED 7/24/2011.



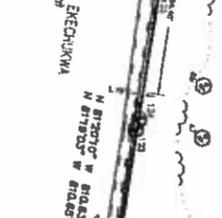
U.S. INTERSTATE 10
(R/W WIDTH UNDETERMINED)

TREE TABLE

TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES
1	12"	SPURGE	11	12"	SPURGE	21	12"	SPURGE
2	12"	SPURGE	12	12"	SPURGE	22	12"	SPURGE
3	12"	SPURGE	13	12"	SPURGE	23	12"	SPURGE
4	12"	SPURGE	14	12"	SPURGE	24	12"	SPURGE
5	12"	SPURGE	15	12"	SPURGE	25	12"	SPURGE
6	12"	SPURGE	16	12"	SPURGE	26	12"	SPURGE
7	12"	SPURGE	17	12"	SPURGE	27	12"	SPURGE
8	12"	SPURGE	18	12"	SPURGE	28	12"	SPURGE
9	12"	SPURGE	19	12"	SPURGE	29	12"	SPURGE
10	12"	SPURGE	20	12"	SPURGE	30	12"	SPURGE

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	S 89° 51' 12" W	148.88	148.88
C-2	S 89° 51' 12" W	148.88	148.88
C-3	S 89° 51' 12" W	148.88	148.88
C-4	S 89° 51' 12" W	148.88	148.88

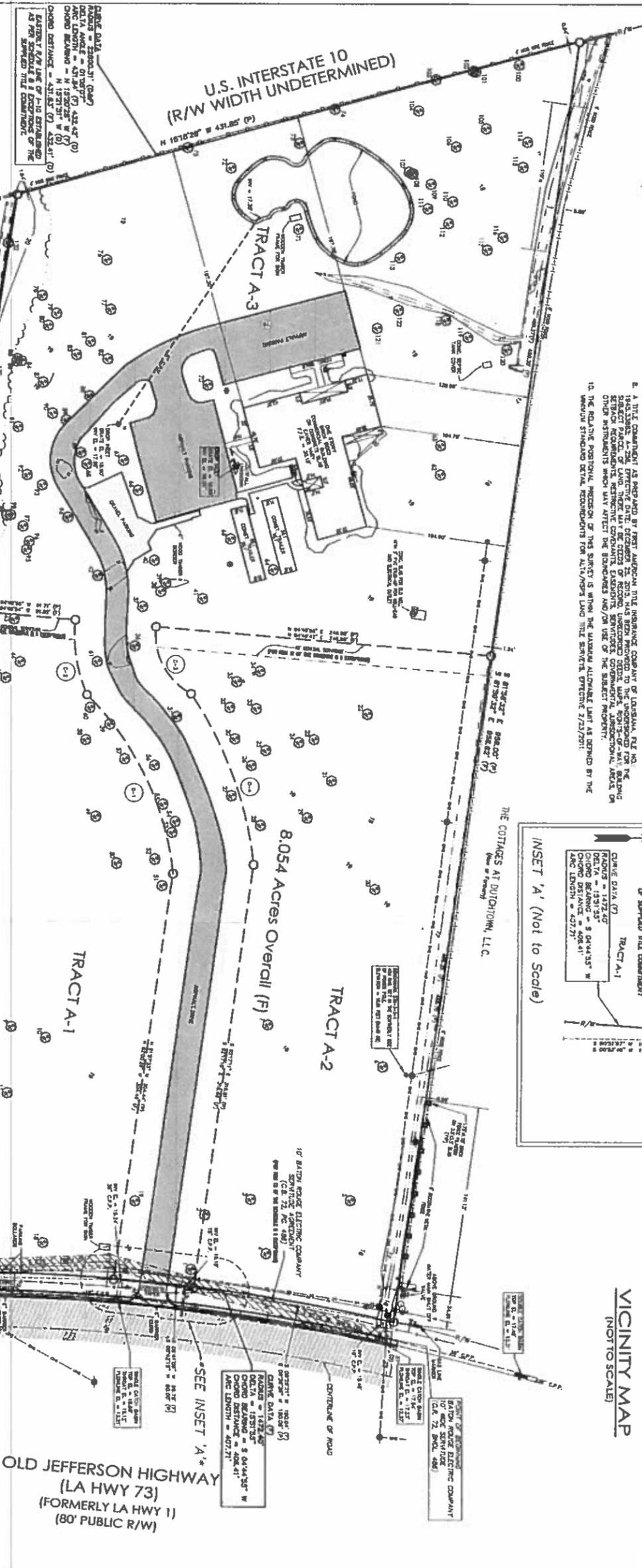


ALTA/NSPS LAND TITLE SURVEY
of
Tracts A-1, A-2 & A-3 of the
Subdivision of Tract 'A' into Tracts A-1, A-2 & A-3
Section 60, Township 9 South, Range 2 East,
Ascension Parish, Louisiana
for
Office Park 73, L.L.C.

CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Louisiana, do hereby certify that this map or plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Louisiana. I am a duly licensed Professional Engineer in the State of Louisiana. I am a duly licensed Professional Engineer in the State of Louisiana.

3-31-18



LEGEND

- (1) MEASUREMENT FOR FIELD PROPORTION
- (2) MEASUREMENT FOR PLATTED INFORMATION
- (3) MEASUREMENT FOR DEED INFORMATION
- (4) 1/2" NON PER (TYPED)
- (5) L&L BOX
- (6) OUY ANCHOR
- (7) TELEPHONE FEDESTAL
- (8) LIGHT POLE
- (9) AS CONDITIONING UNIT
- (10) WATER METER
- (11) WATER VALVE
- (12) GAS VALVE
- (13) GLEM DUTS
- (14) GAS LINE
- (15) AERIAL ELECTRICAL LINES
- (16) WATER LINE
- (17) UNDERGROUND TELEPHONE LINE
- (18) RIGHT OF WAY
- (19) TREE (SEE TREE TABLE)
- (20) CURVE (SEE CURVE TABLE)
- (21) CORRELATED PLATTED PER
- (22) CENTER LINE

Stantec Consulting Services Inc.
500 Main Street
Baton Rouge, LA
Tel. 225.143.7400
www.stantec.com

Copyright Reserved
The Contractor and user shall be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for the accuracy of the information shown on this map or plat. The Contractor shall be responsible for the accuracy of the information shown on this map or plat. The Contractor shall be responsible for the accuracy of the information shown on this map or plat.

Conditions

Client/Project: Office Park 73, L.L.C.
Title: ALTA/NSPS Land Title Survey
Dutch Town, La

Project No.: 201802626
Scale: 1" = 40'
Drawing No.: Sheet
Revision: 1 of 1

3-31-18



Approximately 200' from Mixed Use Corridors (MU)

COOK, MARC APOUCHE, RONALD

DSL D LLC

GODFREY, MELVIN G

HARDY, JOHN H

PERRE, CELESTE HAUGE

ADAIR ASSET MANAGEMENT

HEINZ, MATTHEW D

DSL D LLC

DEL QADO, ALEJANDRO

DSL D LLC

DSL D LLC

PANACHE HOMES LLC

BROUSSARD, JASON T

FALLER, WILLIAM F

MONDELLO, JOHN J JR

RAMSEY, DONALD L JR

CRAIN, DRAPHER L MAY DEVELOPMENT LLC

CATES, DANA R DSL D LLC

ASCENSION WASTEWATER TREATMENT INC

THE OAKS AT THE BLUFF PROPERTY OWNERS ASSOCIATION INC

WALLACE, ROYAL

SCHEXNAYDER, ANDREA A

MELANCON, DANIEL G

VINET, DENISE

TERRACE LAND COMPANY, LLC

BRAUD, RONALD P

PARKER, PRENTISS Q

DECOTEAU, GHET P

BRAUD, DARRYL W

MELANCON, SHEILA J

TUREAU, JANINE BRAUD, RONALD A

BRAUD, MERRILL H

MAY, BESSIE G

MAY, JAMES H JR

BERTHEAU PROPERTIES LLC

TAYLOR, JOHN W

BACALA, ANTHONY J

BACALA, ANTHONY J SR

KEYPOINT FEDERAL CREDIT UNION

BLACHE, CHARLENE D

SPADNEY, ERNEST P SR

DUTCHTOWN EXPRESS WASH LLC

TAYLOR, TIFFANY

TAYLOR, RYAN

TAYLOR, TASHA

WINTZ, CYNTHIA N

JOFFERSON, STEVEN M

WINTZ, CYNTHIA N

HAYNES, KENNETH M

GOLLINS, BLANE G

CHAD J BERTUCCI, JOHN J

RITCHIE, LOLA J

DUPREE, TIFFANY N

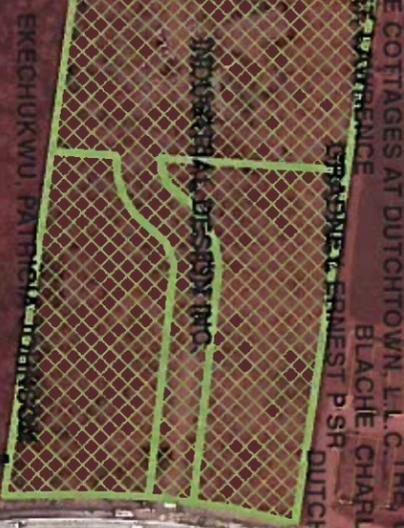
PELTIER, JOHN P

TATE, LIS

WINTZ, RACHEL M

NORRIS TRAILS

QUARTER



INDUSTRIAL DESIGN INC

LA 79 LLC

LA 79 LLC

INDUSTRIAL DESIGN INC EAST ASCENSION TELEPHONE COMPANY, INC.

PAYTON, MARYPAYTON, FURNELL D

BRAUD, WARREN P

BRAUD, ALVIN J

BRAUD, WARREN P

LANDRY, CECIL J

MAPES, BRUSILDA

MCALISTER, PAMELA B

WILLIAMS, ROBERT

BRAUD, RICHARD



LOUISIANA GIFT AND GALLERY INC AND GALLERY INC WOODGATE PROPERTIES LLC

GABELL, FREDERICO GREENILLION, BLAIR P

SON, CHUCKY

GAINES, LORREN H

WESTON, DORE M L, GERRYL J

WESSLER, CHERYLOO MARIO PORCIE, RONALD

FERRELL, HENRIK

ADAMS, EDWIN PIERRE, BESSIE MALE ABRAHAM ASSET MANA GENET

THE OAKS AT THE BLUFF PROPERTY OWNERS ASSOCIATION INC

GAUDET, MARCEL FALLER, WILLIAM F DS, D L L C

LABCO, TRISHAWND

MARTIN, JANEL ANAY DEVELOPMENT LLC DEZ, VINCE

OAK PATH, COBB, DRA HER L

CORBEL, VINCENT J AN-LINE DESIGN LLC

HINGTON, MARK DEARENACHE, AN WARDEN

THE OAKS AT THE BLUFF PROPERTY OWNERS ASSOCIATION INC

WAGGAS, ROYAL

HELANCON, JANELLE

WINET, DENISE

TERRACE LAND COMPANY LLC

RICHARDSON, JANELLE L

THE PRAISE PRAYER ORIGINATING

BRAUD, DAARL W

JECONEAU, CHAD ANCON, SHEILA J

DECO, JEAN P GRETAL PIERRE, LORNE B

BRAUD, RONALD A

BRAUD, JEREMY L JR

BRAUD, RONALD A

LOUISIANA GIFTS AND GALLERY INC

OUR LADY OF THE LAKE ASCENSION COMMUNITY HOSPITAL INC

MAY, BESSIE G

MAY, JAMES

BLUEBONNET PAIN CLINIC LLC

OGELUN, GANNY K

BRONN, SAAB B

THE LLC

GRADNEY, BERT STEPHEN ONT FEDERAL CREDIT UNION

DUTCHMAN, JIM

INDUSTRIAL DESIGN INC



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	Upload Date	Type
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	5/2/2016	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:

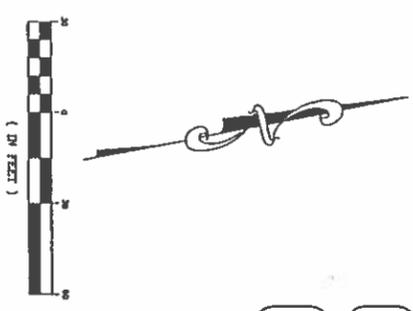
1. FINAL PLAT OF LAKES AT ASCENSION - FIRST FILING, PART I, BY GWS ENGINEERING, INC., DATED 1-24-00, INSTRUMENT # 00453184
2. MAP SHOWING BOUNDARY SURVEY OF THE TRACT "B" ESTELLE B. GUDRY TRACT, TRACT C-8-B-1 FORMERLY A PORTION OF THE ABEL L. LANDRY KLING & JOSEPH KLING AND THE HENRY BRADU PROPERTIES, LURIE L. BERTHEAU PROPERTY, TRACT "A" CHARLES L. TRER 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

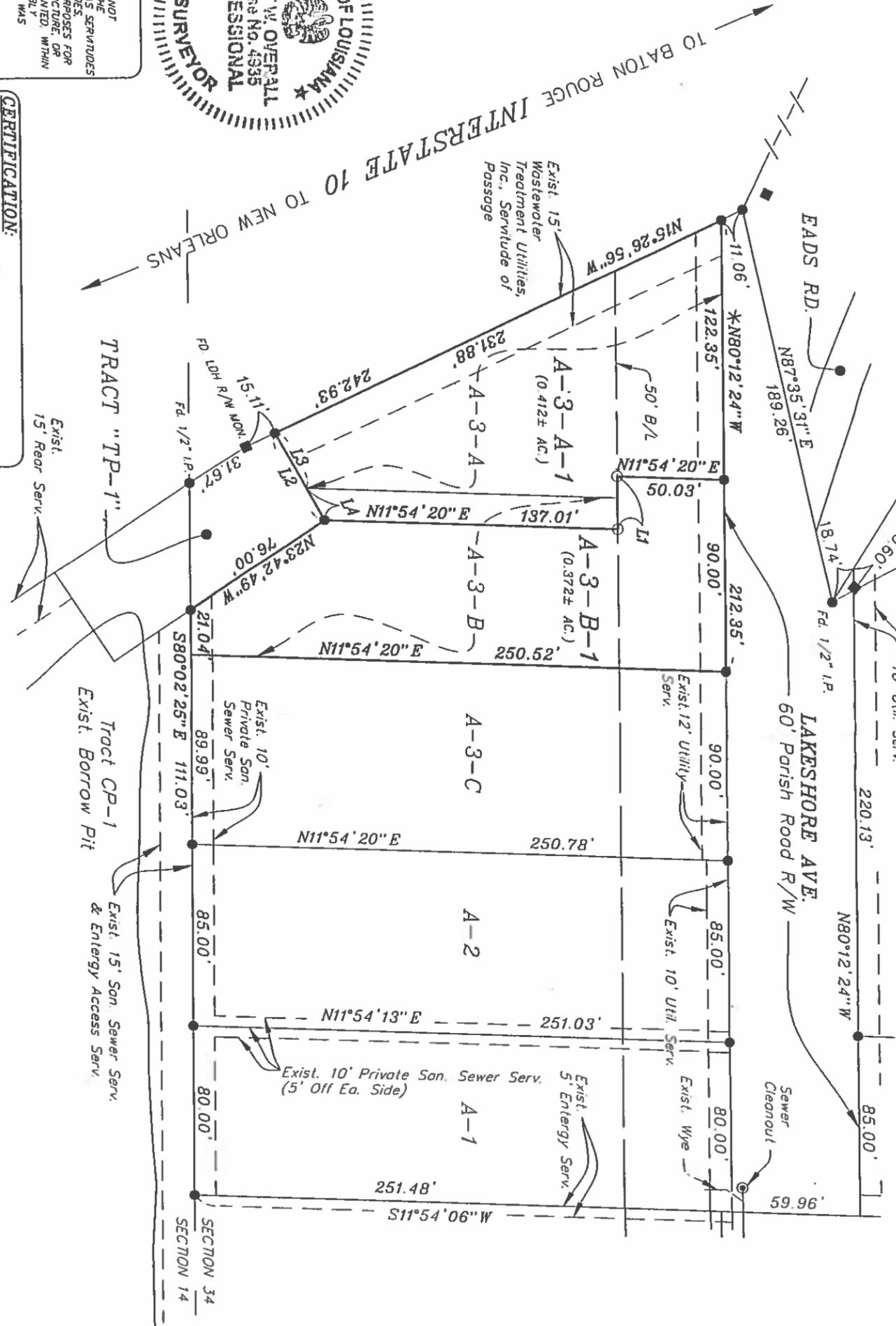
LINE	LENGTH	BEARING
L1	24.67'	N80°12'24"W
L2	47.13'	N70°50'17"E
L3	30.03'	N70°50'17"E
L4	17.10'	N70°50'17"E



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.

[Signature]
LAKES OF ASCENSION, LLC - OWNER
DATE: 2/12/14



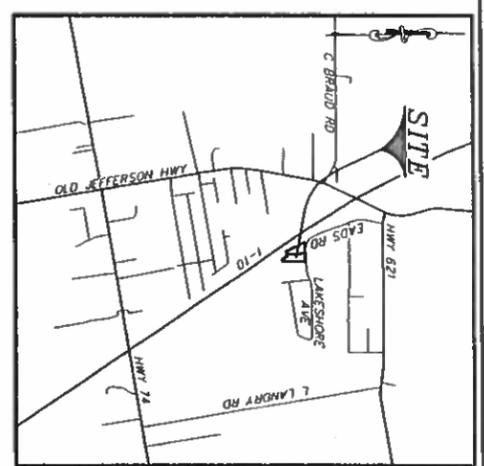
CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. JJ 5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION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

GWS ENGINEERING, INC.

[Signature]
ROBERT W. OVERALL, PLS
DATE: 2/12/14

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/PLT: 03-29MS4
DETAILED MFC	DATE: 2-17-14
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



Legend

LOTs selection

Parish Zoning Districts

Representation GISADMIN. Zoning Districts_Rep

[White Box]	CIT
[Yellow Box]	CG
[Orange Box]	HI
[Light Blue Box]	M1
[Red Box]	M2
[Pink Box]	M3
[Purple Box]	PUD/SPUD
[Light Blue Box]	RIM
[Yellow Box]	TNDA-1



EADS

L-10

L-10

B

37407

13496

ASE

ASD

13468

13450

13449

ASC

ASB

ASA

A4



A3A1

A3B1

A3C

A2

A1

TP1

CP1

37170

37178

37188

37200

37208

37216

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37234

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13411

37177

13401

13387

37209

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LAKESHORE

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