



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

June 8, 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)

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:

ATTACHMENTS:

Description

Acceptance of the Minutes of the May 11, 2016 Meeting

Upload Date

6/1/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
May 11, 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: Morrie Bishop, Aaron Chaisson, Anthony Christy, Edward Dudley, Julio Dumas, Douglas Foster and Matthew Pryor

- 3. Minutes**

- A) Acceptance of the Minutes of the April 13, 2016 Meeting**

Commission Action: A motion was made by Julio Dumas, seconded by Morrie Bishop, to accept the minutes of 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.**

- 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 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).

Mr. George Kurz, with Office Park 73, LLC, presented the rezone request.

Commission Action: A motion was made by Julio Dumas, seconded by Anthony Christy, 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.**

- 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)

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

Commission Action: A motion was made by Morrie Bishop, 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 May 11, 2016 Zoning Commission Meeting.

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
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.	6/1/2016	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 _____ Fee _____
Subtype _____ Filing Date _____

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 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, 20 16

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

[Signature]

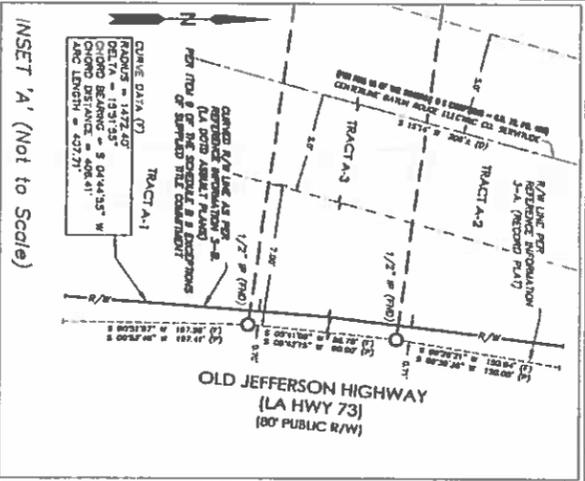
Brittany K. Martin
Bar. Roll No. 27959
My Commission Expires At Death

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., SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, DATED JANUARY 11, 1984, EACH OF SAID TRACT A-1 AND TRACT A-2 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., EAST OF THE MISS. RIVER, ASCENSION PARISH, LA., BY W.J. COMBETT, JR., P.S. NO. 232, 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 PLUMMER HWY." PLANE - DUTCH TOWN HWY., ASCENSION PARISH, LOUISIANA.
 - C) DESCRIPTION OF PROPERTY FOR L-10 TRACT, 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, IN ASCENSION PARISH, LOUISIANA.
 - D) DEEDS OF RECORD.
 - E) EXISTING ROAD NONCONFORMITY.
4. THE NORTH ANGLE AND FIELD READINGS AS SHOWN HEREON (DENOED TRUCKY (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.
5. THE VERTICAL DATUM AS SHOWN HEREON IS REFERENCED TO NAVD 83 (DEED 129) AS PER INFORMATION OBTAINED VIA GPS STATIC OBSERVATIONS.
6. 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.
7. THE SURVEY AS SHOWN HEREON DOES NOT RELY ON DETERMINE CONVERSE.
8. A TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, FILE NO. 174-02-01-8 77-02-02, EFFECTIVE DATE: DECEMBER 22, 2012, HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THE SUBJECT PARCELS OF LAND. THERE MAY BE COCCS OF RECORD, UNRECORDED DEEDS, LIENS, RIGHTS-OF-WAY, BUILDING OTHER INSTRUMENTS WHICH MAY AFFECT THE DIMENSIONS AND/OR USE OF THE SUBJECT PROPERTY.
9. THE RELATIVE POSITION, POSITION OF THE SURVEY IS WHEN THE SURVEY ALIGNED WITH THE STATE PLANE COORDINATE SYSTEM (NAD 83) AS PER INFORMATION OBTAINED VIA GPS STATIC OBSERVATIONS.



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

TRACT A-3

TRACT A-2

TRACT A-1

8.054 Acres Overall (±)



CURVE TABLE

CHAIN	ARC	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	117.5	117.5	S 89° 42' 11" W	148.88	117.5
C-2	117.5	117.5	S 89° 42' 11" W	148.88	117.5
C-3	117.5	117.5	S 89° 42' 11" W	148.88	117.5
C-4	117.5	117.5	S 89° 42' 11" W	148.88	117.5

ALTA/NSPS LAND TITLE SURVEY

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,
Southeastern Land District, East of the Mississippi River
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.



LEGEND

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

Project No.	Scale	Sheet	Revision
201802626	1" = 40'	1 of 1	0

Client/Project
Office Park 73, L.L.C.

ALTA/NSPS Land Title Survey
Dutch Town, La

Stantec
Stantec Consulting Services Inc.
500 Main Street
Baton Rouge, LA
Tel. 225.143.6200
www.stantec.com

Copyright Reserved
The Contractor and user shall be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for all dimensions, DO NOT SCALE.



Approximately 200' from Mixed Use Corridors (MUC)

COOK, MARC APOUCHE, RONALD
DSL D LLC

GODFREY, MELVIN G
DSL D LLC

HARDY, JOHN H
DSL D LLC

PERRE, CELESTE HAUGE
ADAIR ASSET MANAGEMENT
DSL D LLC

HEINZ, MATTHEW D
DSL D LLC

DELGADO, ALEJANDRO
DSL D LLC

DSL D LLC
ADAIR ASSET MANAGEMENT

PANACHE HOMES LLC
DSL D LLC

BROUSSARD, JASON T
DSL D LLC

FALLER, WILLIAM F
OVERALL, DEVON TRENTON
DSL D LLC

JACKSON, BERRICK J
DSL D LLC

MONDELLO, JOHN J JR
DSL D LLC

RAMSEY, DONALD L JR
DIEZ, VINCE
CRAIN, DRAPHER L
MAY DEVELOPMENT LLC

CATES, DANA R
DSL D LLC

IN-LINE DESIGN LLC
ASCENSION WASTEWATER TREATMENT INC

BARRENEGHE, ALEXANDER
THE OAKS AT THE BLUFF PROPERTY OWNERS ASSOCIATION INC

WALLACE, ROYAL
SCHEXNAYDER, ANDREA A

MELANCON, DANIEL G
TERRACE LAND COMPANY, LLC

VINET, DENISE
TERRACE LAND COMPANY, LLC

PARKER, PRENTISS Q
BRAUD, RONALD P.

BRAUD, RONALD P.
TERRACE LAND CO., INC.

DECOTEAU, GHET P
BRAUD, DARRYL W

MELANCON, SHEILA J
TURREAU, JANINE BRAUD, RONALD A
BRAUD, MERRILL H

MAY, BESSIE G

BLUEBONNET PAIN CLINIC LLC

GAUBER, JOHN BRADY
DOBURN, SANDY JOHNSON, JAMES P
BROWN, SARAH B
NEAL, NORMAN G
WALTER, WALTER KELLY, TRACEYBRITT, LEWIS W
GATLIN, ALYSIA S
TRE, LLO
HARRIS ON, DEAN THE COTTAGES AT DUTCHTOWN, L.L.C. TRE, LLC

INDUSTRIAL DESIGN INC

EBECHUKWU, PATRICIA JOHNSON

INDUSTRIAL DESIGN INC EAST ASCENSION TELEPHONE COMPANY, INC.

PAYTON, MARYPAYTON, FURNELL D

LA 79 LLC

LA 79, L.L.C.

WINTZ, GYNTHIA N

HAYNES, KENNETH M.

MAY, JAMES H, JR.
BERTHEAU PROPERTIES LLC

TAYLOR, JOHN W.

BACALA, ANTHONY J.

BACALA, ANTHONY J SR

BLACHE, CHARLENE D
KEYPOINT FEDERAL CREDIT UNION

SPADNEY, ERNEST P SR
DUTCHTOWN EXPRESS WASH LLC

GOLLINS, BLANE G, ROUSSEL, CHAD J, BERTUCCI, JOHN J.
RITCHIE, LOLA J, DUPREE, TIFFANY N, PELTIER, JOHN P

HAYNES, KENNETH M.

NORRIS TRAILS

WINTZ, RACHEL M.

TAYLOR, JOHN W.

BACALA, ANTHONY J.

BACALA, ANTHONY J SR

BLACHE, CHARLENE D
KEYPOINT FEDERAL CREDIT UNION

SPADNEY, ERNEST P SR
DUTCHTOWN EXPRESS WASH LLC

BRAUD, WARREN P

BRAUD, ALVIN J

BRAUD, WARREN P

LANDRY, CECIL J

MAPES, BRUSILDA
MCALISTER, PAMELA B
WILLIAMS, ROBERT
BRAUD, RICHARD

MAPES, BRUSILDA
MCALISTER, PAMELA B
WILLIAMS, ROBERT
BRAUD, RICHARD

LAKES OF ASCENSION, L.L.C.
VIGNES LAKE, LLC

PERE, HENRY III

LEBIANC, KENNY ANGUIEN, TAM G

NEWMAN, CHAD R.

NEFLIN, BRANDY J

IVANICKY, GEORGE

TATE, LISA

QUIET LAKE

JOFFERSON, STEVEN M

WANTZ, GYNTHIA N



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	6/1/2016	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 Brickson 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:

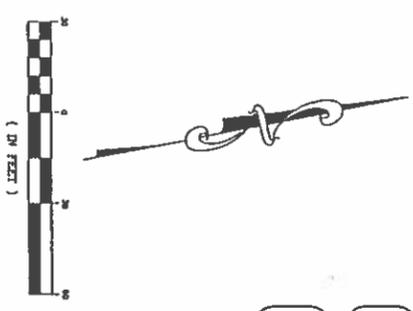
1. FINAL PLAT OF LAKES AT ASCENSION - FIRST FILING, PART I, BY GWS ENGINEERING, INC., DATED 1-24-00, INSTRUMENT # 00453184
2. MAP SHOWING BOUNDARY SURVEY OF THE TRACT "B" ESTELLE B. GUDRY TRACT, TRACT C-8-B-1 FORMERLY A PORTION OF THE ABEL LANDRY KLING & JOSEPH KLING AND THE HENRY BRADU PROPERTIES, LURIE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

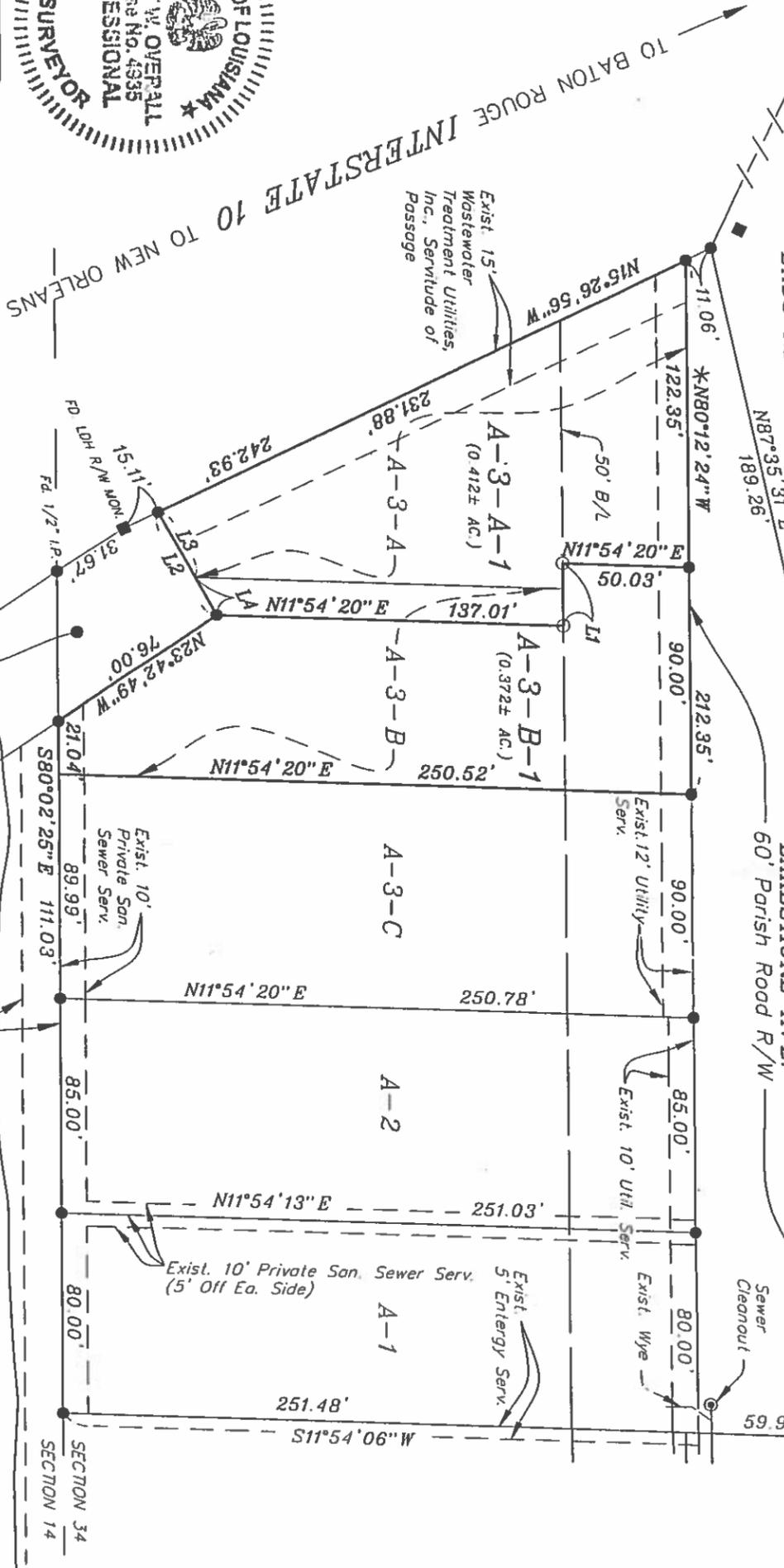


LEGEND:

- 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.

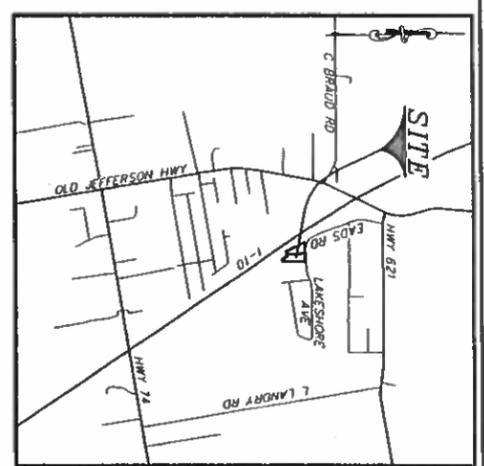
SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

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/PLT: 03-29MS4
DETAILED: MFC	DATE: 2-27-14
CHECKED: MWO	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
- CIT
- CG
- HI
- M1
- M2
- MUD
- PUD/SPUD
- RM
- TNDA-1



