



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

August 10, 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 the June 8, 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-1048.16 - Lot G of the Subdivision of
Mrs. Alice A. Braud et al Property for Stephanie Smith**

Located on the west side of LA Highway 73 approximately 200'
south of Post Office Road to amend the Ascension Parish Zoning
Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

6. Staff Report

7. Adjourn



Description: Acceptance of the Minutes of the June 8, 2016 Meeting

ATTACHMENTS:

Description

Minutes of the June 8, 2016 Meeting

Upload Date

8/3/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
June 8, 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 May 11, 2016 Meeting**

Commission Action: A motion was made by Edward Dudley, seconded by Aaron Chaisson, to accept the minutes of the May 11, 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). Pulled from the agenda.

- 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) Pulled from the agenda.

- 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 June 8, 2016 Zoning Commission Meeting.

Chairman



Description: Zoning Review ID PZ-1048.16 - Lot G of the Subdivision of Mrs. Alice A. Braud et al Property for Stephanie Smith

Located on the west side of LA Highway 73 approximately 200' south of Post Office Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

ATTACHMENTS:

Description	Upload Date	Type
PZ-1048.16 - Lot G of the Subdivision of Mrs. Alice A. Braud et al Property for Stephanie Smith	8/3/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – PZ-1048

LOCATION: Located on the west side of LA Highway 73 approximately 200' south of Post Office Road (Lot G of the Subdivision of Mrs. Alice A. Braud et al Property)

PRESENT ZONING: Medium Intensity Residential (RM)

REQUESTED ZONING: Mixed Use 2 (MU2)

OWNER: Stephanie Smith

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:** Single Family
- 3. Surrounding Land Use:** Single Family and Mechanic Shop
- 4. Existing Zoning is:** Medium Intensity Residential (RM)
- 5. Size of Subject Property:** 1.53 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) 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 the property from Medium Intensity Residential (RM) to Mixed Use 2 (MU2). The property is located on the south west corner of Alice Braud Road and LA Highway 73. Alice Braud Road has a road width approximately 12 feet along the front of road. The existing Mixed Use 2 (MU2) designation along west side of LA Highway 73 is approximately 530 feet north from the petitioned property. The purchaser has expressed an interest in operating an Absolute Safety Consulting (Training Facility) on the property.
- 8. Staff Recommendation:** To deny the Mixed Used 2 (MU2) as requested. It is not recommended to rezone property away from intersection without the zoning district being continuous along the west side of LA Highway 73.



PARISH OF ASCENSION

DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd
GONZALES, LA 70737
PHONE (225) 821-6700 FAX (225) 821-6705

REZONING

Zoning Review ID _____

Zoning Review Type _____ Fee _____

Subtype _____ Filing Date _____

Owner Information (Name, Address, Phone)

Stephanie Smith (Cluth D. Braud Estate)
65150 Little Farms Rd. (225) 659-2321
Plaquemine LA 70764

Subdivision Name N/A

Zoning District From Residential

Zoning District To MU 2

Hearing Date/Time _____

Map Attached Y/N (Circle One)

Location Description

1.5+ Acre lot on the corner of Alice Braud Rd.
and Hwy 73

Purpose

Property sell contingent of re-zoning to a commercial lot, Purchaser is Absolute Safety Consulting, a locally owned & family run company

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.

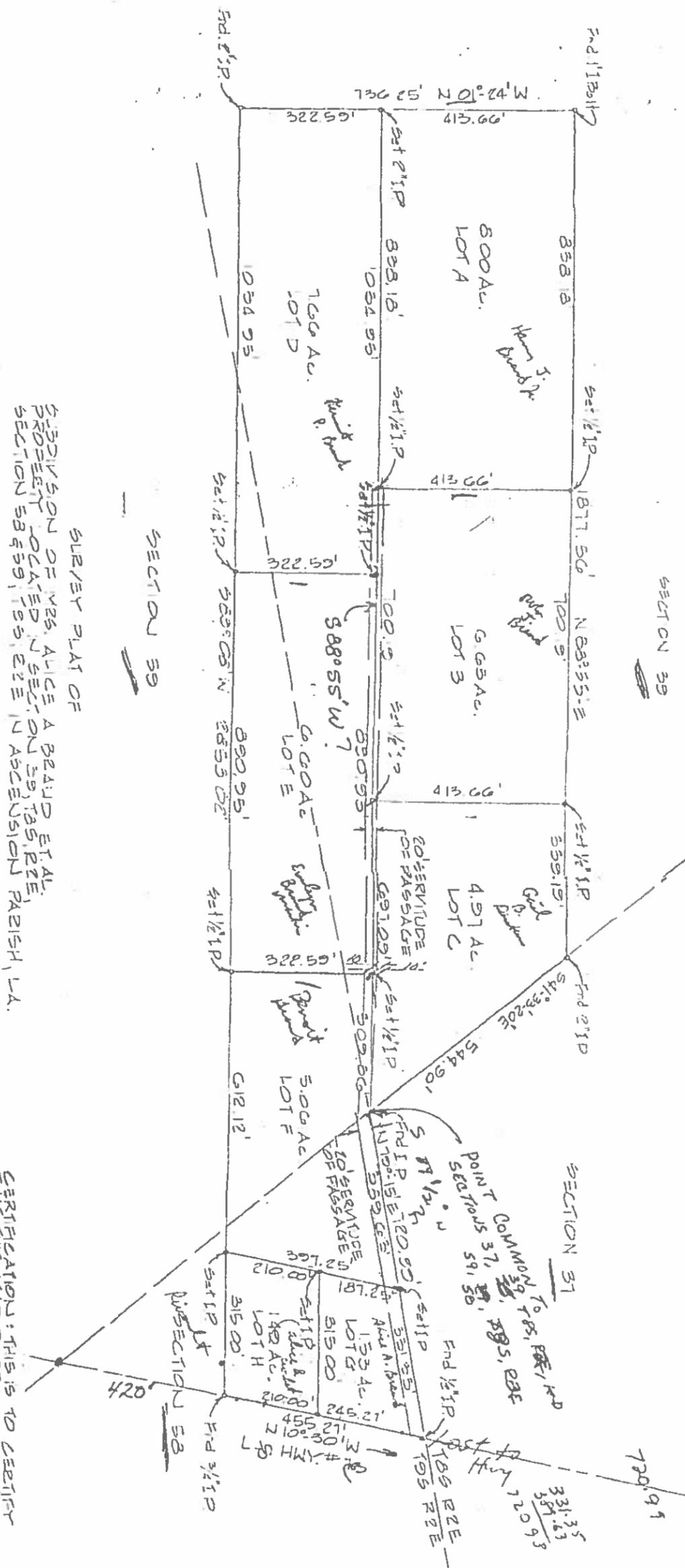
SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____

Owner Signature Stephanie Smith

dotloop verified
07/05/16 9:59AM CDT
A841-NOAH-JB50-ERV8

#7-7984/9

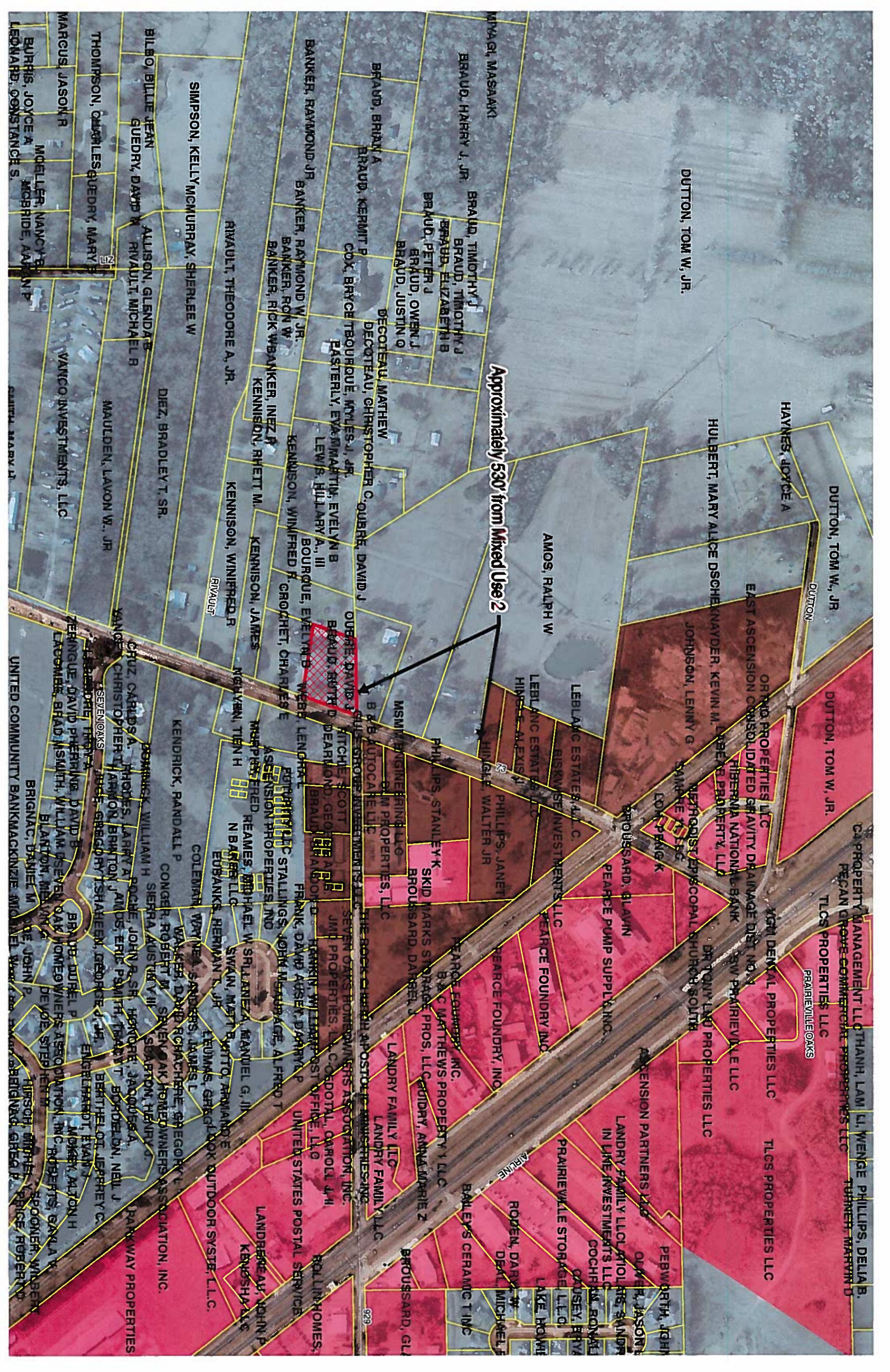
SCALE 1"=100'



SURVEY PLAT OF
 DIVISION OF WES. ALICE A BRAUD ET AL.
 PROPERTY LOCATED IN SECTION 39, T8S, R2E,
 SECTION 38 & 39, T8S, R2E IN ASCENSION PARISH, LA.



CERTIFICATION: THIS IS TO CERTIFY
 THAT THIS MAP REPRESENTS A
 SURVEY MADE ON THE GROUND
 AND IS TRUE AND CORRECT TO
 THE BEST OF MY KNOWLEDGE
 AND BELIEF.
 Edwin A. McClanahan
 EDWIN A. McCLANAHAN
 REGISTERED LAND SURVEYOR
 DATE: Oct 15, 1980



Approximately 530' from Mixed Use 2

DUTTON, TOM W, JR.

HAYNES, JOYCE A

DUTTON, TOM W, JR

DUTTON, TOM W, JR.

CA PROPERTY MANAGEMENT LLC
PECAN GROVE COMMERCIAL PROPERTIES LLC
TURNER, MARVIN D

TLCS PROPERTIES LLC
PRAIRIEVILLE OAKS

XGN DENTAL PROPERTIES LLC

TLCS PROPERTIES LLC

HULBERT, MARY ALICE DSCHENKNAYDER, KEVIN M.

JOHNSON, LENNY G

SAMREY, TERRY G

MEHARGIST, DISCIPAL CHURCH SOUTH

DR TONY LEO PROPERTIES LLC

PEBWORTH, JOHN

PEARCE PUMP SUPPLY INC.

LANDRY FAMILY LLC
LANDRY PARTNERS LLC
IN LINE INVESTMENTS LLC
COCHRAN, RONALD
CAUSEY, BRYA
PRAIRIEVILLE STORAGE LLC
LAKE, HOWIE

AMOS, RALPH W

LEBLANC ESTATES, A.L.C.

PEARCE FOUNDRY INC.

PEARCE FOUNDRY, INC.

LEBLANC ESTATES, LLC

PEARCE FOUNDRY, INC.

BAILEY'S CERAMIC T INC

BRAUD, HARRY J, JR.

BRAUD, TIMOTHY J

BRAUD, TIMOTHY J

BRAUD, ELIZABETH B

BRAUD, PETER J

BRAUD, OWEN J

BRAUD, JUSTIN O

BRAUD, BRYAN A

BRAUD, KERMIT P

BRAUD, MASAOKI

BRAUD, PETER J

BRAUD, OWEN J

BRAUD, JUSTIN O

BRAUD, BRYAN A

BRAUD, KERMIT P

BRAUD, MASAOKI

BRAUD, MASAOKI

BRAUD, MASAOKI

BRAUD, MASAOKI

BRAUD, BRYAN A

BRAUD, KERMIT P

BRAUD, MASAOKI

DECOTEAU, MATTHEW

DECOTEAU, CHRISTOPHER C. OUBRE, DAVID J

DECOTEAU, MATTHEW

BANKER, RAYMOND JR

BANKER, RAYMOND W, JR.

RIVAULT, THEODORE A, JR.

SIMPSON, KELLY MCMURRAY, SHERLEE W

ALLISON, GLENDORA

GUEDRY, DAVID M

THOMPSON, CHARLES GUEDRY, MARY B

MARCUS, JASON R

LEONARD, CONSTANCE S.

