



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

September 14, 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 August 10, 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-1074.16 Lots C-1-A, C-1-B and C-1-C for Kenny's Rentals, LLC**

Located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 to amend the Ascension Parish Zoning Map from Crossroad Commercial (CC) and Rural to Medium Industrial (MI)

6. Staff Report

7. Adjourn



Description: Acceptance of the Minutes of the August 10, 2016 Meeting

ATTACHMENTS:

Description

Minutes of the August 10, 2016 Meeting

Upload Date

9/7/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
August 10, 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 June 8, 2016 Meeting**

Commission Action: A motion was made by Julio Dumas, seconded by Aaron Chaisson, to accept the minutes of the June 8, 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**

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)

Mr. Austin Lolan presented the request to rezone the property 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). The purchaser has expressed an interest in operating an Absolute Safety Consulting (Training Facility) on the property.

During Public Comment Period Mr. James Kennison and Mr. David Oubre spoke against the rezoning request.

Commission Action: A motion was made by Aaron Chaisson, seconded by Douglas Foster, to recommend denial to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the west side of LA Highway 73 approximately 200' south of Post Office Road from Medium Intensity Residential (RM) to Mixed Use 2 (MU2).

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 Aaron Chaisson, to adjourn the August 10, 2016 Zoning Commission Meeting.

Chairman



Description: Zoning Review ID PZ-1074.16 Lots C-1-A, C-1-B and C-1-C for Kenny's Rentals, LLC

Located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 to amend the Ascension Parish Zoning Map from Crossroad Commercial (CC) and Rural to Medium Industrial (MI)

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-1074.16 Lots C-1-A, C-1-B and C-1-C for Kenny's Rentals, LLC	9/7/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – PZ-1074.16

LOCATION: Located on the east side of Hodgeson Road approximately 500' south of LA Highway 30 (Lots C-1-A, C-1-B and C-1-C)

PRESENT ZONING: Crossroad Commercial (CC) and Rural (R)

REQUESTED ZONING: Medium Industrial (MI)

OWNER: Kenny's Rentals, LLC

STAFF COMMENTS:

- 1. Applicant is asking:** To amend the Ascension Parish Zoning Map from Crossroad Commercial (CC) and Rural (R) to Medium Industrial (MI)
- 2. Existing Land Use is: Industrial and Vacant Land**
- 3. Surrounding Land Use:** Single Family and Daycare Center
- 4. Existing Zoning is:** Crossroad Commercial (CC) and Rural (R)
- 5. Size of Subject Property:** Total = 3.59
- 6. Ascension Parish Land Use Plan Statement:**

Rural District (R) This district is designated for low-density residential development in rural areas.

Crossroad Commercial District (CC) This district serves the commercial needs of the outlying residents in the parish. The purpose of this district is to disperse commercial development opportunities throughout the parish, while minimizing the adverse impact on traffic flows.

Medium Industrial (MI) Medium Industrial is intended to accommodate heavier forms of fabrication, assembly, processing and storage, and larger scale warehousing & distribution that, by nature, may create an infrequent visual, audio or scent nuisance to nearby residential and commercial developments. Medium Industrial anticipates that some components of finished products may be produced on site and assembled into a final product. Retail sales are not permitted Medium Industrial Zones excepting when they can be proven to be auxiliary to the process (for example, an outlet store for products manufactured or warehoused within the facility). Medium Industrial anticipates a moderate to heavy volume of vehicular traffic. While periodic movement and storage of rail cars is permitted in a Medium Industrial Zone, such activity should be limited in frequency so as to not present a persistent obstacle to the free flow of traffic in the vicinity of the establishment. Large scale warehousing & distribution centers are allowed in Medium Industrial zones with the caveat

that appropriate steps shall be taken to properly plan and develop internal roadways and connections to public streets that promotes the free flow of traffic in the area

7. **Rezoning Criteria:** The owner is requesting to rezone from Crossroad Commercial (CC) and Rural (R) to Medium Industry (MI). There is an existing industrial business (Total Safety- Non Conforming Use) the applicant would like to rezone to Medium Industry to complete site improvements to the existing facility on the property. Improvements to include expansion of the two (2) existing buildings as well as parking and drainage improvements.
8. **Staff Recommendation:** To deny Medium Intensity Residential as requested. The current use is nonconforming and is allowed to continue at location. There are standards for non-conforming uses. Amending the zoning to Medium Industry could allow many uses that are not compactable or desirable to the area. (Single family and daycare center)



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)

Kenny's Rentals, LLC
2645 S Hodgeson Rd.
Gonzales, La 70737
(225) 715-6302

Subdivision Name N/A (LOT C-1-A, C-1-B & C-1-C)

Zoning District From R Rural

Zoning District To MI Medium Industrial

Hearing
Date/Time September 14, 2016 / 6:00pm

Map Attached Y / N (Circle One)

Location Description

Property is comprised of Lot C-1-A, C-1-B and C-1-C, each located on the east side of S Hodgeson Rd, approximately 450' south of La Hwy 30 in Section 18, Township 10 South, Range 3 East, S.E.D, East of the Mississippi River, Ascension Parish, Louisiana

Purpose

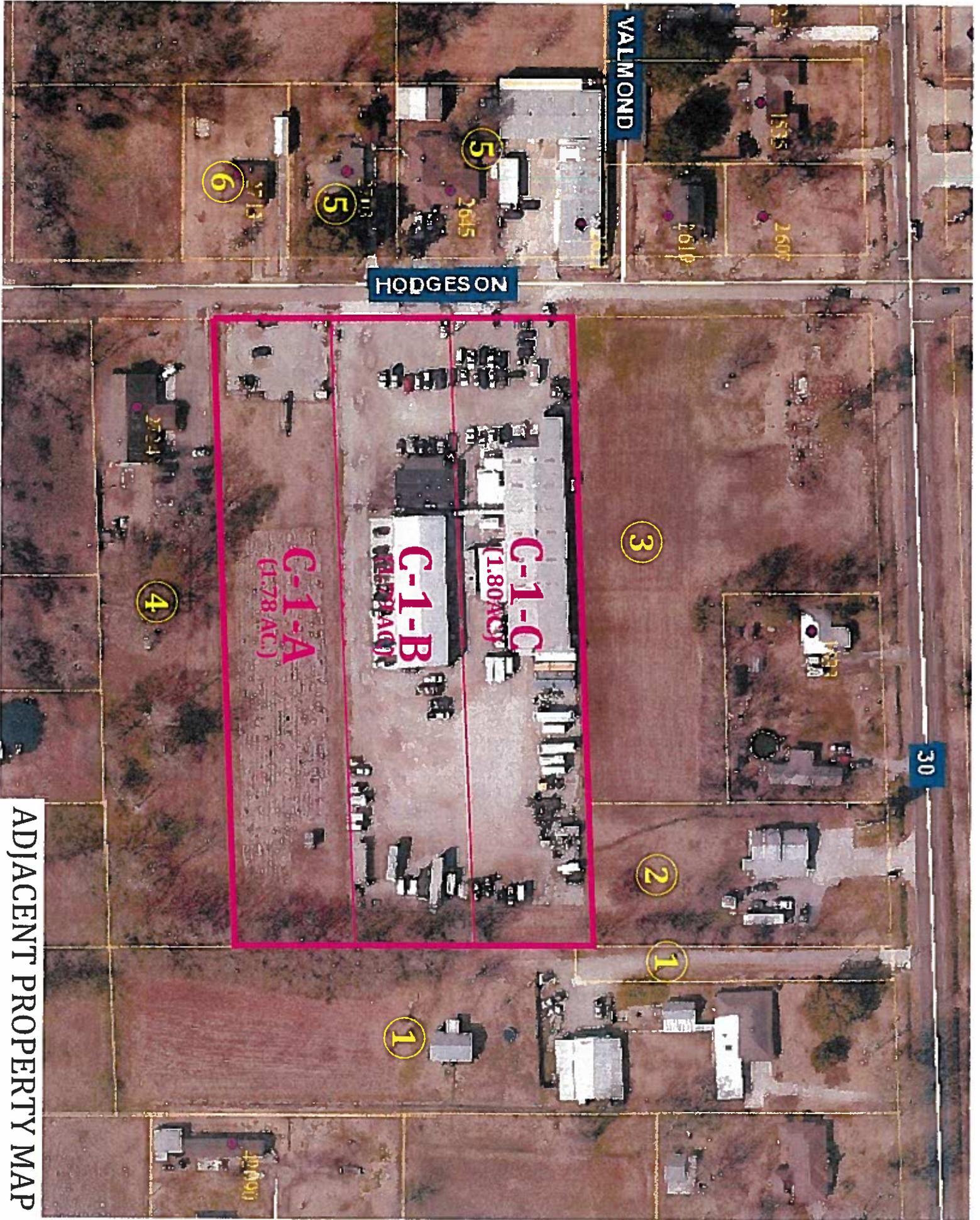
Rezoning requested to complete desired site improvements to the existing commercial facility on the property. Improvements to include expansion of two (2) existing buildings as well as parking lot and drainage improvements.

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 10th day of August, 20 16

Owner Signature [Signature] Signature Date 8, 9, 16



ADJACENT PROPERTY MAP

