



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

October 12, 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 September 14, 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-1092.16 – 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)

(B) **Zoning Review ID 1095.16 – Lot 1 for Crawfish Properties LLC**

Located on the west side of LA Highway 73 approximately 1100' south of White 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 September 14, 2016 Meeting

ATTACHMENTS:

Description	Upload Date	Type
Minutes of the September 14, 2016 Meeting	10/3/2016	Cover Memo

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



**MINUTES
September 14, 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, Julio Dumas, Douglas Foster and Matthew Pryor

Absent: Edward Dudley

- 3. Minutes**

- A) Acceptance of the Minutes of the August 10, 2016 Meeting**

Commission Action: A motion was made by Morrie Bishop, seconded by Douglas Foster, 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, Julio Dumas and Douglas Foster

Nays: None

Absent: Edward Dudley

The Chairman did not vote.

5 Yeas, 0 Nays, 1 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-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 (R) to Medium Industrial (MI)

Mr. Lessard, with Alvin Fairburns and Associates, presented the rezoning request to rezone the property 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 (R) to Medium Industrial (MI).

There is an existing industrial business (Total Safety- Non Conforming Use) the applicant would like to rezone to Medium Industry (MI) 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.

During Public Comment Period Ms. Carolyn Keller, Councilman Bill Dawson and Councilman John Cagnolatti spoke against the rezoning request.

Commission Action: A motion was made by Julio Dumas, seconded by Anthony Christy, to recommend denial to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property 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 (R) to Medium Industrial (MI)

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

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

Nays: None

Absent: Edward Dudley

The Chairman did not vote.

5 Yeas, 0 Nays, 1 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 September 14, 2016 Zoning Commission Meeting.

Chairman



Description: Zoning Review ID PZ-1092.16 – 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
PZ-1092.16 – Lot A-3-A-1, A-3-B-1, A-3-C and A-2 for Lakes at Ascension, LLC	10/5/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – 1092.16

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. dx



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 BRICKSOME 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 20 16

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:

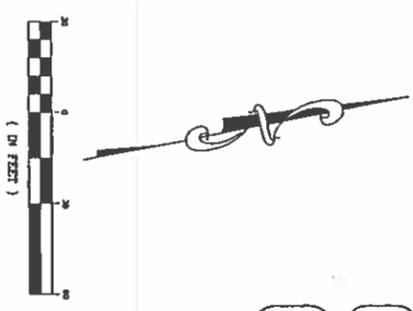
1. FINAL PLAT OF LAKES AT ASCENSION - FIRST FILING, PART 1, BY GWS ENGINEERING, INC., DATED 1-24-00, INSTRUMENT # 00043184.
2. MAP SHOWING BOUNDARY SURVEY OF THE TRACT "B" ESTELLE & QUORRY TRACT TRACT C-8-B-1 FORMERLY A PORTION OF THE ABEL LANDRY KLING & JOSEPH KLING AND THE HENRY BRAD PROPERTIES, LURIE L. BERTHEAU PROPERTY TRACT "A" CHARLES L. THEYER PROPERTY & TRACT "1" 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 # 00473707.
4. MAP SHOWING RESUBDIVISION OF TRACT A-3 JOSEPH KLING ESTATE PROPERTY INTO LOTS A-3-A, A-3-B & A-3-C, BY GWS ENGINEERING, INC., DATED NOVEMBER 11, 2011, INSTRUMENT # 000819291.

NOTE:

NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY THE ACTUAL LEGAL DIMENSIONS, 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" R/W PIPE
- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED

LINE TABLE

LINE	LENGTH	BEARING
L1	24.67'	N80°12'24"W
L2	47.15'	N70°50'17"E
L3	10.03'	N70°50'17"E
L4	12.10'	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: 2/21/14

[Signature]
ROBERT W. OVERALL, P.L.S.
DATE: 2/21/14

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. I.C.C. 5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES COVERING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

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).

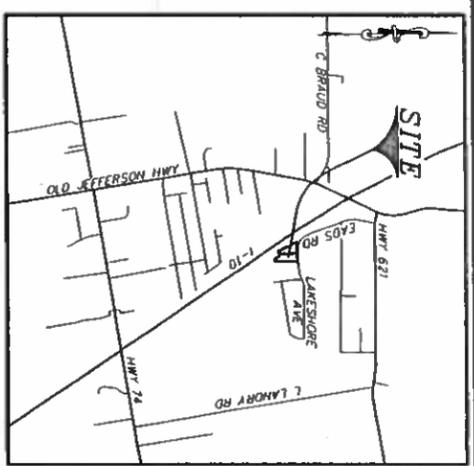
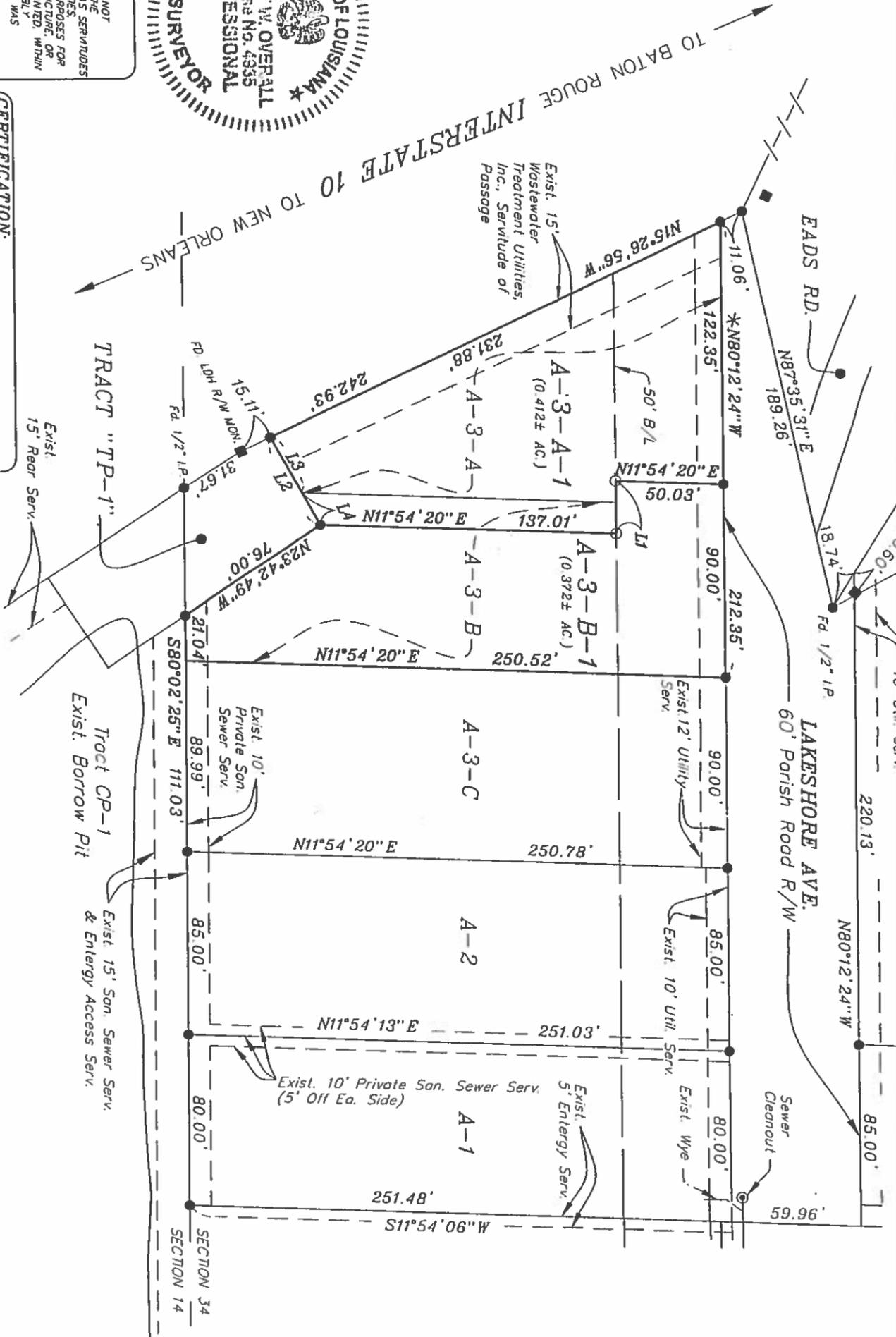
NOTE:
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

FIG. NO.	PC. NO.
DESIGNED RWD	CAD/P.L. 03-25/93
DETAILED W/C	DATE 3-27-14
CHECKED RWD	SHEET NO.

Call before you dig.

1-800-272-3020

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Parkland Rd. • Suite 200 • Baton Rouge, LA 70808
Phone: (225) 789-1788 • GWSEngineering.com



GENERAL NOTES:
ZONING: RH - MEDIUM INTENSITY RESIDENTIAL
SETBACKS:
FRONT - 25'
SIDE - 5'
REAR - 20'
HEIGHT - 35'
ACREAGE: 0.284± 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



EADS

I-10

I-10

37407

B



A3A1

A3B1

A3C

A3D

TP1

CP1

13496

A5D

A5E

13450

13449

A5C

A5B

A5A

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A2

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37178

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13401

13387

37209

37221

37229

37247

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SKI SIDE

LAKESHORE

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Approximately 1900' from LA Hwy. 621

A1



Description: **Zoning Review ID 1095.16 – Lot 1 for Crawfish Properties LLC**
Located on the west side of LA Highway 73 approximately 1100' south of White Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2)

ATTACHMENTS:

Description	Upload Date	Type
1095.16 – Lot 1 for Crawfish Properties LLC	10/5/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – PZ-1095.16

LOCATION: Located on the west side of LA Highway 73 approximately 1100' south of White Road to amend the Ascension Parish Zoning Map from Medium Intensity Residential (RM) to Mixed Use 2 (MU2) (Lot 1)

PRESENT ZONING: Medium Intensity Residential (RM)

REQUESTED ZONING: Mixed Use 2 (MU2)

OWNER: Crawfish Properties LLC

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:** Vacant Land
3. **Surrounding Land Use:** Single Family
4. **Existing Zoning is:** Medium Intensity Residential (RM)
5. **Size of Subject Property:** 1.702
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.

Rezoning Criteria: The owner is requesting to rezone from Medium Intensity Residential (RM) to Mixed Use 2 (MU2). The property south of the property is currently located in a Mixed Use 2 (MU2) district. The adjacent property was rezoned to Mixed Use 2 (MU2) in 2009. The owner of the adjacent 1.706 acre tract also the owner of the petitioned property. There is an existing building located on the property.
7. **Staff Recommendation:** To accept the Mixed Use 2 (MU2) district as requested. Based on adjacent property being Mixed Use 2(MU2) and the Mixed Use 2 (MU2) is a transition zoning district for commercial and residential.



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)

Crawfish Properties LLC c/o Shelly Johnston
330 Fulwar Skipwith Rd.
Baton Rouge, LA 70810
225-270-0004

Subdivision Name N/A

Zoning District From RM

Zoning District To MU2

Hearing
Date/Time _____

Map Attached N (Circle One)

Location Description

SEE ATTACHED LEGAL DESCRIPTION

Purpose

To allow for commercial development

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 _____ day of _____, 20____

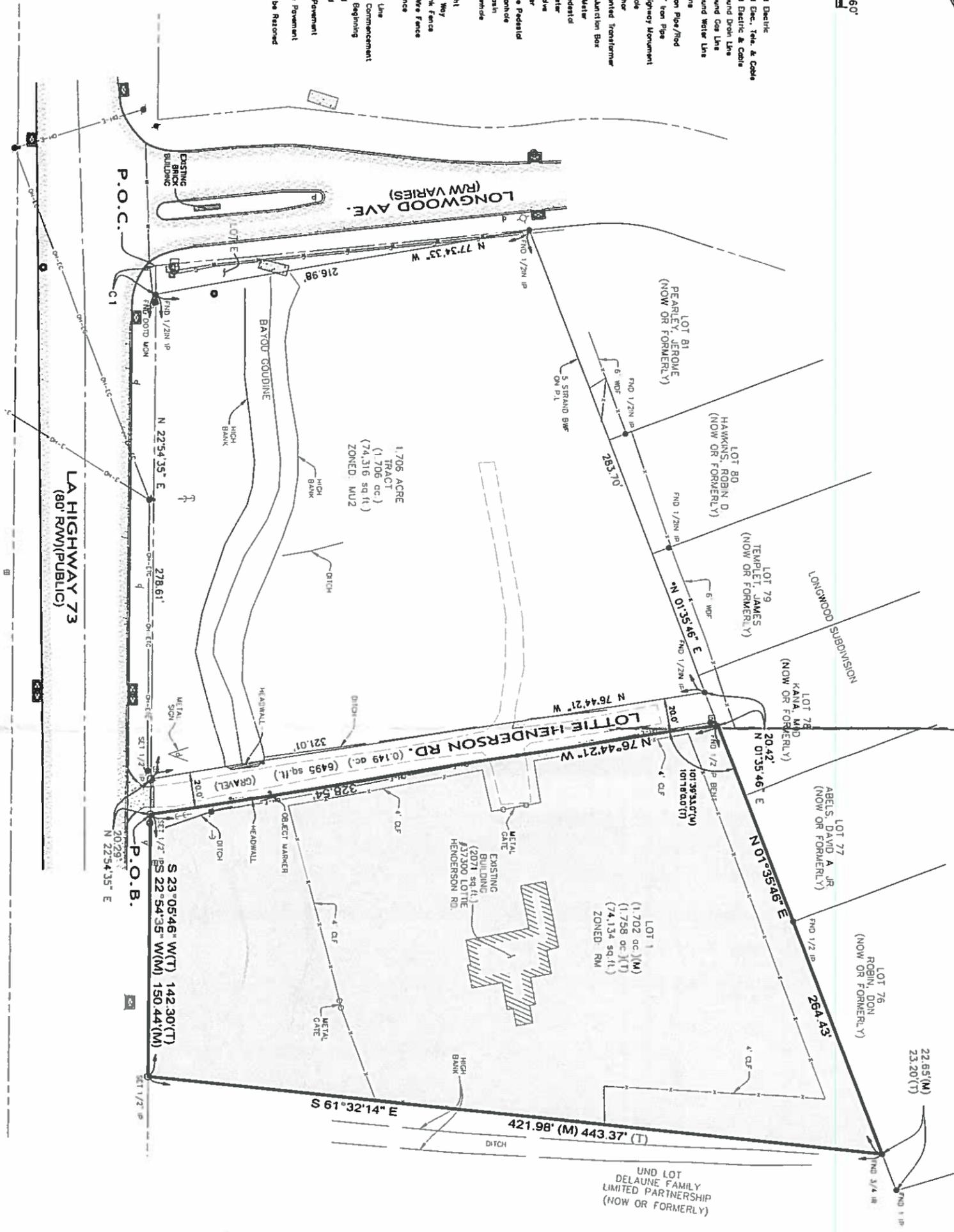
Owner Signature Shelly Johnston Signature Date 8/23/16

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 P:\N\1616-562\PROJECT-E-KHIB\16-562-01.DWG



- LEGEND**
- O—E— Overhead Electric
 - O—E—T— Overhead Elec., Tele. & Cable
 - O—E—C— Overhead Electric & Cable
 - O—D— Underground Drain Line
 - O—G— Underground Gas Line
 - O—W— Underground Water Line
 - F— Fence Line
 - Found Iron Pipe/Post
 - 5/4 1/2" Iron Pipe
 - Found Highway Monument
 - Power Pole
 - Guy Anchor
 - Pole Mounted Transformer
 - Electric Junction Box
 - Electric Meter
 - Cast Pedestal
 - Water Meter
 - Water Valve
 - Gas Meter
 - Telephone Pedestal
 - Sewer Manhole
 - Catch Basin
 - Drain Manhole
 - Sign
 - Area Light
 - R/W
 - C/L
 - B/W
 - W/F
 - F/O
 - P.L.
 - P.O.C.
 - P.O.B.
 - (R)
 - (M)
 - (A)
- Found
 Property Line
 Point of Commencement
 Recorded
 Measured
 Asphalt Pavement
 Concrete Pavement
 Area to be Rezoned

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
CI	16.11'	1287.31'	N 21°30'39" E	16.11'

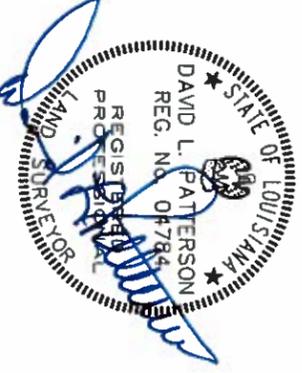
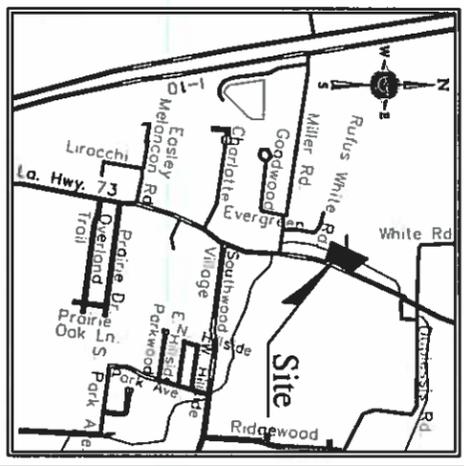


MAP SHOWING EXHIBIT

AREA TO BE REZONED

LOCATED IN SECTION 2, T-9-S, R-2-E,
 SOUTHEAST LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER
 ASCENSION PARISH, LOUISIANA

FOR
CRAWFISH PROPERTIES, LLC





LOTTE HENDERSON

FIELDWOOD

LONGWOOD

BLUFFWOOD

RUFS WHITE

RENAISSANCE

SALERNO

AMALFI

ARIANA

MURANO

POINTE

GOODWOOD

MILLER

