



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Zoning Meeting

December 9, 2015

Courthouse Annex - 828 Irma Blvd

Council Meeting Room 2nd Floor

(Following the Planning Commission Meeting)

AGENDA

1. Meeting Called to Order by Chairman

2. Roll Call of Members

3. Minutes

- (A) Acceptance of the Minutes of the October 14, 2015 Meeting
- (B) Acceptance of the Minutes of the November 12, 2015 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 2554.15 – A Portion of Lot Number 2 (408.114 Acres) Quality Engineering and Surveying LLC**
Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM)
- (B) **Zoning Review ID 2556.15 – A Portion of Lot Number 2 (12.315 Acres) Quality Engineering and Surveying LLC.**
Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Mixed Use Corridor (MU)

6. Staff Report

7. Adjourn



Description: Acceptance of the Minutes of the October 14, 2015 Meeting

ATTACHMENTS:

Description

Minutes of the October 14, 2015 Meeting

Upload Date

12/2/2015

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
October 14, 2015
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: Donald Songy, Joshua Ory, Gasper Chifici, Jackie Callender, Matthew Pryor, Morrie Bishop and Robert Burgess

- 3. Minutes**

- A) Acceptance of the Minutes of the September 9, 2015 Meeting**

Commission Action: A motion was made by Morrie Bishop, seconded by Donald Songy, to accept the minutes of the September 9, 2015 Zoning Commission meeting with corrections.

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

Yeas: Donald Songy, Morrie Bishop, Joshua Ory, Gasper Chifici, Matthew Pryor and Robert Burgess

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 2546.15 – Lot 1 of the Walker Place for Jeffery Walker**

Located on the north side of Weber City Road approximately 3200' east of Roddy Road to request to amend the Ascension Parish Zoning Map from Rural (R) to Medium Intensity Residential (RM)

Mr. Randy Anderson, with Executive Realty, presented the rezone request to rezone the property located the north side of Weber City Road approximately 3200' east of Roddy Road from Rural (R) to Medium Intensity Residential (RM).

During Public Comment Period, Tracy Brown, Leonce J. Millet, Paul Melancon, Patricia Melancon, Darlene Allen and Camille Russo spoke in opposition of the rezone request.

Commission Action: A motion was made by Matthew Pryor, seconded by Morrie Bishop, to **recommend approval** to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located the north side of Weber City Road approximately 3200' east of Roddy Road from Rural (R) to Medium Intensity Residential (RM). **Motion Failed.**

Commission Action: A **substitute motion** was made by Gasper Chifici, seconded by Joshua Ory, to **recommend denial** to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located the north side of Weber City Road approximately 3200' east of Roddy Road from Rural (R) to Medium Intensity Residential (RM).

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

Yeas: Donald Songy, Joshua Ory, Gasper Chifici, and Robert Burgess

Nays: Matthew Pryor and Morrie Bishop

Absent: None

The Chairman did not vote.

4Yeas, 2 Nays, 0 Absent and **the substitute motion carried.**

B) Zoning Review ID 2547.15 – 37.957 Acre of the Hilton Haydel Property for Industrial Commercial Properties, LLC

Located east side of S. St. Landry Road approximately 3800' south of LA Highway 30 Road to request to amend the Ascension Parish Zoning Map from Conservation (C) to Mixed Use Corridor (MU)

Attorney Louis Lambert presented the variance request to rezone the property located east side of S. St. Landry Road approximately 3800' south of LA Highway 30 Road to request to amend the Ascension Parish Zoning Map from Conservation (C) to Mixed Use Corridor (MU).

During Public Comment Period, Tom Seagraves (BASF), Dave Mihalik (BASF), Bryan Haydel, Frances Rose and Christine Rose spoke in opposition of the rezone request. Brent Rhodes spoke in favor of the request.

Commission Action: A motion was made by Joshua Ory seconded by Donald Songy, to **recommend denial** to the Parish Council to amend the Ascension Parish Zoning Map at the property located east side of S. St. Landry Road approximately 3800' south of LA Highway 30 Road to request to amend the Ascension Parish Zoning Map from Conservation (C) to Mixed Use Corridor (MU).

Commission Action: A Substitute motion was made by Morrie Bishop, seconded by Matthew Pryor, to **recommend approval** to the Parish Council to amend the Ascension Parish Zoning Map at the property located east side of S. St. Landry Road approximately 3800' south of LA Highway 30 Road to request to amend the Ascension Parish Zoning Map from Conservation (C) to Mixed Use Corridor (MU).

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

Yeas: Matthew Pryor, Gasper Chifichi and Morrie Bishop

Nays: Joshua Ory Donald Songy, Robert Burgess and Jackie Callender (Chairman)

Absent: None

3 Yeas, 4 Nays, 0 Absent and **the substitute motion failed.**

Commission Action on Original Motion: A motion was made by Joshua Ory seconded by Donald Songy, to **recommend denial** to the Parish Council to amend the Ascension Parish Zoning Map at the property located east side of S. St. Landry Road approximately 3800' south of LA Highway 30 Road to request to amend the Ascension Parish Zoning Map from Conservation (C) to Mixed Use Corridor (MU).

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

Yeas: Joshua Ory Donald Songy, Robert Burgess and Jackie Callender (Chairman)

Nays: Matthew Pryor, Gasper Chifichi and Morrie Bishop

Absent: None

4 Yeas, 3 Nays, 0 Absent and **the motion carried.**

7. Contract Agreement

A) Public Hearing to Consider a Contract Agreement for Serenity Oaks Memorial Park LLC

Located on the east side of LA Highway 73 approximately 1200' north of Duplessis Road.

Commission Action: A motion was made by Joshua Ory, seconded by Gasper Chifichi, to accept the contract agreement for Serenity Oaks Memorial Park LLC.

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

Yeas: Donald Songy, Morrie Bishop, Joshua Ory, Gasper Chifichi, Matthew Pryor and Robert Burgess

Nays: None

Absent: None

The Chairman did not vote.

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

8. Adjourn

Commission Action: A motion was made by Robert Burgess, seconded by Donald Songy to adjourn the October 14, 2015 Zoning Commission Meeting.

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

Yeas: Donald Songy, Morrie Bishop, Joshua Ory, Gasper Chifici, Matthew Pryor and Robert Burgess

Nays: None

Absent: None

The Chairman did not vote.

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

Chairman



Description: Acceptance of the Minutes of the November 12, 2015 Meeting

ATTACHMENTS:

Description

Minutes of the November 12, 2015 Meeting

Upload Date

12/2/2015

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MINUTES
November 12, 2015
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: Donald Songy, Gasper Chifichi, Jackie Callender, Matthew Pryor and Robert Burgess

Absent: Joshua Ory and Morrie Bishop

- 3. Minutes**

- A) Acceptance of the Minutes of the October 14, 2015 Meeting**

Commission Action: No action was taken by the commission. Item was passed on and will be on next month's agenda.

- 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 2550.15 – Lot A-B-1 Being The Resubdivision of Tract A-1, Tract A-B and Tract B-1, Being a Portion of the Price LeBlanc Property for Smith Tank and Steel Real Estate, LLC**

Located on the north side of LA Highway 30 approximately 2900' west of US Highway 61 (Airline Highway) to request to amend the Ascension Parish Zoning Map from Rural (R) to Mixed Use Corridor (MU)

Mr. Dwight Poirrier presented the rezoning request to rezone the property located on the north side of LA Highway 30 approximately 2900' west of US Highway 61 (Airline Highway) from Rural (R) to Mixed Use Corridor (MU).

No one spoke during Public Comment Period.

Commission Action: A motion was made by Matthew Pryor, seconded by Gasper Chifichi, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Map to rezone the property located on the north side of LA Highway 30 approximately 2900' west of US Highway 61 (Airline Highway) from Rural (R) to Mixed Use Corridor (MU).

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

Yeas: Donald Songy, Gasper Chifichi, Robert Burgess and Matthew Pryor

Nays: None

Absent: Joshua Ory and Morrie Bishop

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

- B) Public Hearing to Consider: 15-11 Item for Consideration: Ordinance ZT15-11: Revisions to the Zoning Tables in the Unified Land Development Code – Appendix I**

Director Ricky Compton presented this Zoning Table amendment. (Ordinance ZT15-11: Revisions to the Zoning Tables in the Unified Land Development Code – Appendix I)

No one spoke during Public Comment Period.

Commission Action: A motion was made by Matthew Pryor, seconded by Donald Songy, to recommend approval to the Parish Council to amend the Ascension Parish Zoning Table for Ordinance ZT15-11: Revisions to the Zoning Tables in the Unified Land Development Code – Appendix I with following clauses added: “this ordinance intends to apply retroactively.”

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

Yeas: Donald Songy, Gasper Chifci, Robert Burgess and Matthew Pryor

Nays: None

Absent: Joshua Ory and Morrie Bishop

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

7. Staff Comments

There were no Staff Comments.

8. Adjourn

Commission Action: A motion was made by Robert Burgess, seconded by Donald Songy to adjourn the November 12, 2015 Zoning Commission Meeting.

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

Yeas: Donald Songy, Gasper Chifci, Robert Burgess and Matthew Pryor

Nays: None

Absent: Joshua Ory and Morrie Bishop

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried**

Chairman



Description: Zoning Review ID 2554.15 – A Portion of Lot Number 2 (408.114 Acres) Quality Engineering and Surveying LLC

Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM)

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID 2554.15 – A Portion of Lot Number 2 (408.114 Acres) Quality Engineering and Surveying LLC	12/2/2015	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – 2554.15

LOCATION: Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44

(A Portion of Lot Number 2 (408.114 Acres))

PRESENT ZONING: Traditional Neighborhood Development (TND)

REQUESTED ZONING: Medium Intensity Residential (RM)

OWNER: Quality Engineering and Surveying LLC.

STAFF COMMENTS:

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM))
2. **Existing Land Use is:** Vacant Land, Agricultural
3. **Surrounding Land Use:** Agricultural, Church
4. **Existing Zoning is:** Traditional Neighborhood Development (TND)
5. **Size of Subject Property:** 408 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

Traditional Neighborhood Development (TND) The purpose of a Traditional Neighborhood Development Zoning District ("TND District") is to encourage mixed-Use, compact Development and facilitate the efficient use of services. A TND District diversifies and integrates land Uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND District is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This ordinance's intent is to encourage its use by providing incentives, rather than prohibiting conventional Development. A Traditional Neighborhood Development:

- A. Is designed for the human scale;
- B. Provides a mix of Uses, including residential, commercial, civic, and open space Uses in close proximity to one another within the neighborhood;

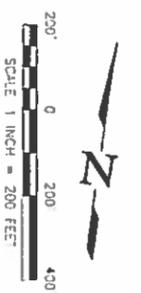
PARISH OF ASCENSION
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ZONING DEPARTMENT



- C. Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;
- D. Includes residences, shops, workplaces and civic Buildings interwoven within the neighborhood, all within close proximity;
- E. Incorporates a system of relatively narrow, interconnected Streets, Roads, Drives, and other Thoroughfare Types with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those Thoroughfare Types to existing and future Developments; Includes compatibility of Buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;
- F. Incorporates environmental features into the design;
- G. Coordinates transportation systems with a hierarchy of appropriately designed facilities for pedestrians, bicycles, and vehicles;
- H. Provides well-configured squares, plazas, greens, landscaped Streets, preserves, green belts and parks woven into the pattern of the neighborhood;
- I. Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and
- J. systems can support more intensive development. Commercial development in this district should be limited and located at highway intersections.

7. Rezoning Criteria: The applicant is requesting to rezone 408 Acres from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM). The property was rezoned to Traditional Neighborhood Development (General Implementation Plan) on October 10, 2007. The drainage impact study was approved April 21, 2011. The development has ceased since the approved drainage plan. The Traditional Neighborhood Development (TND) was approved with a variety of land uses – Residential (Single Family Detached, Townhomes and Condominiums), Commercial, Civic and Common Open Space.

8. Staff Recommendation: To accept the Medium Intensity Residential (RM) as requested based on the current approved Traditional Neighborhood Development (TND) having 1248 units of residential and 642,931 square feet of commercial proposed request will result in a lower density.



CONVEYOR - CLARK PLANTATION
(PART OF FORMERLY)

TRACT "A-1-B-1-A-1"
RUCHE POINT INDUSTRIAL LLC

S08°50'38"E 9633.87'

S24°03'13" W 100' PER AC

ROAD 1/2' FROM PER
RECONSTRUCTED LINE OF OLD

N81°06'49"E 816.69'

ROAD 7' FROM PER

WOODED AREA

N14°30'15"E 2869.18'

BY CONSTRUCTION A
LANDMARK EASIMENT
(COS 100'-FOOT 214)

BY PHALMA CANAL RIGHT-OF-WAY
FROM CENTERLINE OF CANAL
(COS 100'-FOOT 214)

ROAD 2 1/2' FROM PER
ON LINE OF 214

BY PHALMA CANAL RIGHT-OF-WAY
(AS PER REFERENCE #)

PORTION OF
PARTITION LOT NO. 2
(40.8114 ACRES)

FLOOD ZONE "A"
WFE = 11.0'

PARTITION LOT NO. 1
(24.00 ACRES)

N07°51'34"W 5668.18'

FLOOD ZONE "A"

MATCHLINE - SEE SHEET 3 OF 5

CERTIFICATION
I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS FOR THE STATE OF LOUISIANA. I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS FOR THE STATE OF LOUISIANA. I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

ALFRED J. KESTER
PROFESSIONAL LAND SURVEYOR 25251
DATE 11/16/2011

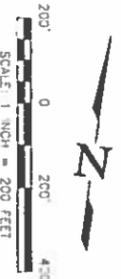
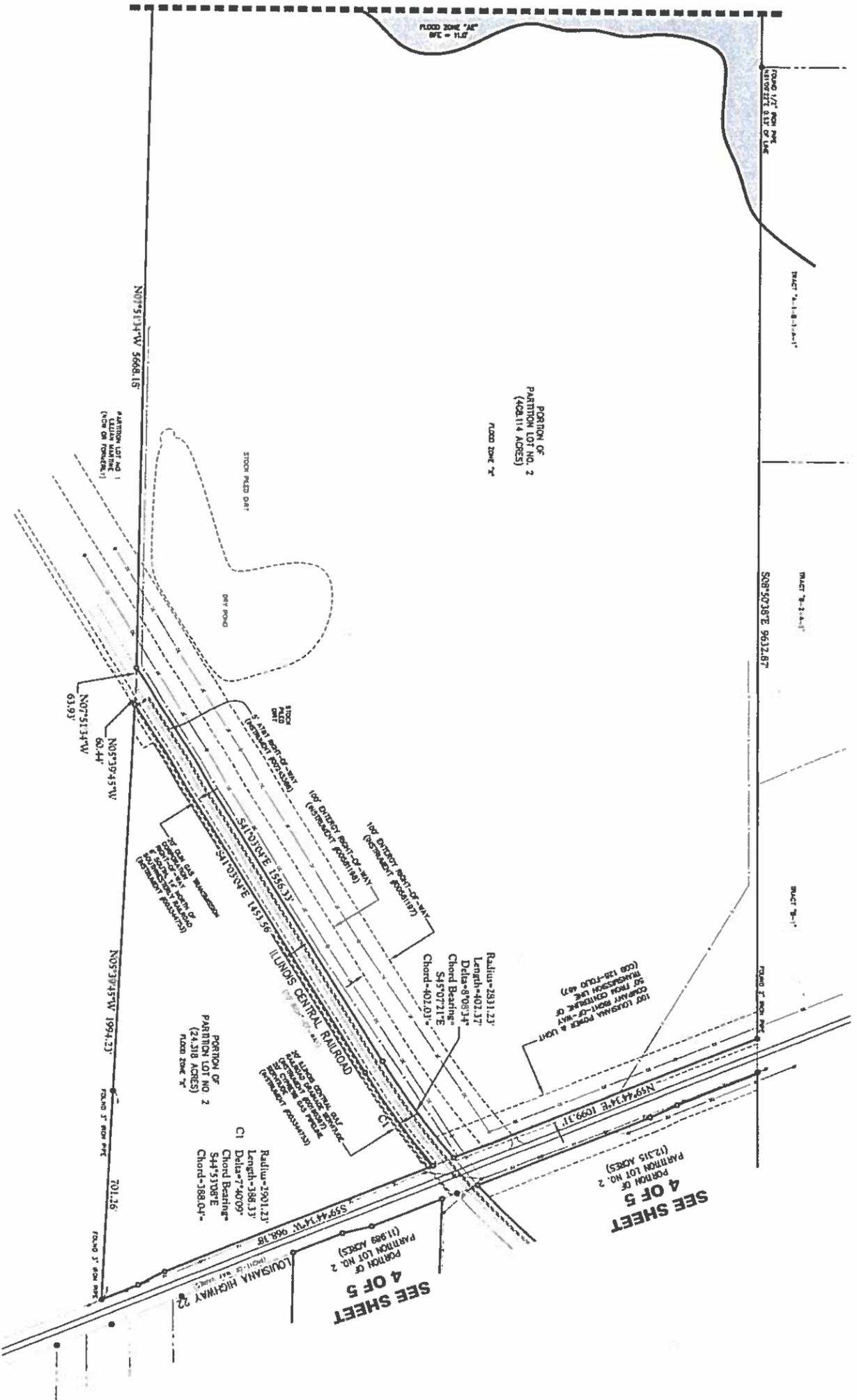


BOUNDARY SURVEY OF
LOT NO. 2 & LOT NO. 6, FORMERLY
PARTITIONS OF THE CHARLES A. & ERNEST
L. MARTINE PROPERTY
LOCATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 3 EAST,
SOUTH-EASTERN LAND DISTRICT,
PARISH OF ORLEANS, LOUISIANA.
RIVERTON PLANTATION LLC.

DATE	NOVEMBER 15, 2011
PROJECT NO.	11-001
TITLE	BOUNDARY SURVEY OF LOT NO. 2 & LOT NO. 6, FORMERLY PARTITIONS OF THE CHARLES A. & ERNEST L. MARTINE PROPERTY
PREPARED BY	ALFRED J. KESTER
CHECKED BY	ALFRED J. KESTER
SCALE	AS SHOWN
NO. OF SHEETS	5
CURRENT SHEET NO.	2

QUALITY
SURVEYING & MAPPING, L.L.C.
10101 W. BRIDGEWAY, SUITE 200, METairie, LA 70002
PHONE: 504-885-1111 FAX: 504-885-1112

MATCHLINE - SEE SHEET 2 OF 5



CERTIFICATION
 I CERTIFY THAT THIS PLAN REPRESENTS AN ACCURATE, CORRECT SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES NOT CONFLICT WITH ANY OTHER SURVEY RECORDS. I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL LAND SURVEYORS BOARD OF PROFESSIONAL LAND SURVEYORS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 48, CHAPTER 23, PART 1, CLASS C SURVEY.

ALFRED J. KEELER
 PROFESSIONAL LAND SURVEYOR 69551
 DATE: 10/16/2011
 STATE OF LOUISIANA
 ALFRED J. KEELER
 REG. NO. 50081
 PROFESSIONAL
 LAND SURVEYOR

TITLE		BOUNDARY SURVEY OF	
SUBJECT		LOT NO. 2 & LOT NO. 6, FORMERLY PARTITIONS OF THE CHARLES A. & ERNEST L. MARTINE PROPERTY	
LOCATION		LOCATED IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 3 EAST, SOLENSATELON LAND DISTRICT, CALCAHOUSSA PARISH, LOUISIANA	
DATE		NOVEMBER 15, 2011	
DATE	BY	DATE	BY
11-15-21	AK	11-15-21	AK
SHEET		3 OF 5	





Legend

Zoning Districts
XX
<all other values>

Zoning Classification

- A
- C
- CC
- CIT
- HI
- LI
- MI
- MU
- MU2
- PLD/SPUD
- R
- RAM
- TMD





Description: Zoning Review ID 2556.15 – A Portion of Lot Number 2 (12.315 Acres) Quality Engineering and Surveying LLC.

Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44 to amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Mixed Use Corridor (MU)

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID 2556.15 – A Portion of Lot Number 2 (12.315 Acres) Quality Engineering and Surveying LLC.	12/2/2015	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



MEMORANDUM

TO: Zoning Commission Members
FROM: Lance Brock
SUBJECT: Review ID – 2556.15
LOCATION: Located on the north and south side of LA Highway 22 approximately 6000' west of LA Highway 44
(A Portion of Lot Number 2 (12.315 Acres)
PRESENT ZONING: Traditional Neighborhood Development (TND)
REQUESTED ZONING: Mixed Use (MU)
OWNER: Quality Engineering and Surveying LLC.

STAFF COMMENTS:

1. **Applicant is asking:** To amend the Ascension Parish Zoning Map from Traditional Neighborhood Development (TND) to Medium Intensity Residential (RM))
2. **Existing Land Use is:** Vacant Land, Agricultural
3. **Surrounding Land Use:** Agricultural, Church
4. **Existing Zoning is:** Traditional Neighborhood Development (TND)
5. **Size of Subject Property:** 21.215 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.

Traditional Neighborhood Development (TND) The purpose of a Traditional Neighborhood Development Zoning District ("TND District") is to encourage mixed-Use, compact Development and facilitate the efficient use of services. A TND District diversifies and integrates land Uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A TND District is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. This ordinance's intent is to encourage its use by providing incentives, rather than prohibiting conventional Development. A Traditional Neighborhood Development:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



encourage its use by providing incentives, rather than prohibiting conventional Development. A Traditional Neighborhood Development:

- A.** Is designed for the human scale;
- B.** Provides a mix of Uses, including residential, commercial, civic, and open space Uses in close proximity to one another within the neighborhood;
- C.** Provides a variety of housing types, and sizes to accommodate households of all ages, sizes, and incomes;
- D.** Includes residences, shops, workplaces and civic Buildings interwoven within the neighborhood, all within close proximity;
- E.** Incorporates a system of relatively narrow, interconnected Streets, Roads, Drives, and other Thoroughfare Types with sidewalks and bikeways, that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those Thoroughfare Types to existing and future Developments; Includes compatibility of Buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;
- F.** Incorporates environmental features into the design;
- G.** Coordinates transportation systems with a hierarchy of appropriately designed facilities for pedestrians, bicycles, and vehicles;
- H.** Provides well-configured squares, plazas, greens, landscaped Streets, preserves, green belts and parks woven into the pattern of the neighborhood;
- I.** Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and
- J.** systems can support more intensive development. Commercial development in this district should be limited and located at highway intersections.

- 7. Rezoning Criteria:** The applicant is requesting to rezone 12.315 acres from Traditional Neighborhood Development (TND) to Mixed Use Corridor (MU). The property was rezoned to Traditional Neighborhood Development (General Implementation Plan) on October 10, 2007. The drainage impact study was approved April 21, 2011. The development has ceased since the approved drainage plan. The Traditional Neighborhood Development (TND) was approved with a variety of land uses – Residential (Single Family Detached, Townhomes and Condominiums), Commercial, Civic and Common Open Space.
- 8. Staff Recommendation:** To accept the Mixed Use Corridor (MU) as requested due to the reduction of commercial use that was approved for the Traditional Neighborhood Development (TND). (642.931 square feet of commercial is was approved)



39 Belle Helene

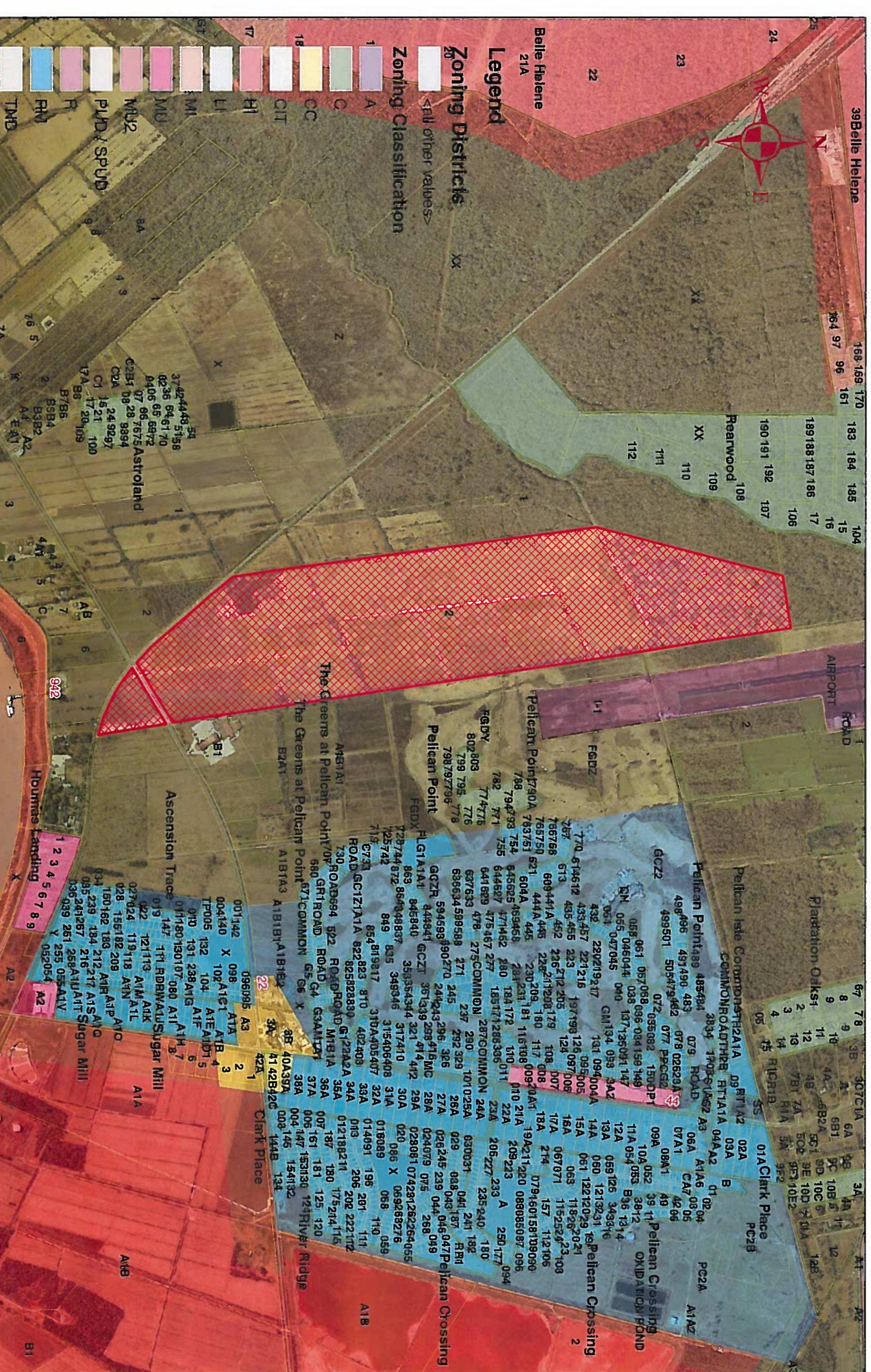
Belle Helene
21A

Legend

<all other values>

Zoning Districts

- 1 A
- 18 CC
- CIT
- H1
- LI
- M1
- MU
- MU2
- PLD & SPUD
- R
- RM
- TMD



160-169 170 183 184 185 104
164 97 96 161 189 188 187 186 17
15 16 190 191 192 107 106

Rearwood 108
109 110 111 112

AIRPORT ROAD

Plantation Oaks 1

Pelican Point 189 485 484
498 496 491 490 483
499 501 505 479 462

Pelican Point 790A 763 751
766 750 521 444A 445
766 750 521 444A 445

GCZ2
051 057 058 066 084 158 149
051 047 045 072 085 082 150 00 P1

FGDX
802 803 774 775
799 795 776 778
798 797 771 755

Pelican Point
728 744 672 864 948 837
825 742 849 835 349 846

FGDX
719 854 819 817 318A 405 407 32A
67 31 GC1Z1A1A 822 823 810 402 408

FGDX
730 ROAD 694 522 ROAD ROAD M1B1A 35A
680 GR1 ROAD ROAD G4 G3A1T1 37A

Ascension Trace
019 147 111 RDBWALUS Sugar Mill
027 024 119 118 A1N A1K
028 155 182 209 A1N A1O

Houmas Landing
1 2 3 4 5 6 7 8 9
034 239 184 212 217 A1S A1O
035 241 267 216 217 A1U A1T
036 039 261 255 055 A1V

Clark Place
001 142 098 095 A3
004 140 X 102 A1E1 A1B 2
TP005 132 104 A1E A1D1 3
010 131 238 A1G A1F 4
011 130 130 137 080 A1H 5
019 147 111 RDBWALUS Sugar Mill

027 024 119 118 A1N A1K
028 155 182 209 A1N A1O
034 239 184 212 217 A1S A1O
035 241 267 216 217 A1U A1T
036 039 261 255 055 A1V

001 142 098 095 A3
004 140 X 102 A1E1 A1B 2
TP005 132 104 A1E A1D1 3
010 131 238 A1G A1F 4
011 130 130 137 080 A1H 5
019 147 111 RDBWALUS Sugar Mill

001 142 098 095 A3
004 140 X 102 A1E1 A1B 2
TP005 132 104 A1E A1D1 3
010 131 238 A1G A1F 4
011 130 130 137 080 A1H 5
019 147 111 RDBWALUS Sugar Mill

