

2023-14-R requested by Ashton Plantation Estates, LLC for a change of zoning from C-3 to R-1A on approximately 16.5 acres of Lot 118A, Ashton Plantation, Ashton Plantation Boulevard, Luling. Council District 7.

Ms. Vittur- This change of zoning from C-3 to R-1A must meet at least 2 of the 3 rezoning criteria to get a recommendation of approval from the department. We found the zoning request meets all 3 zoning criteria. It meets the 1st guideline because it would not be considered a spot zone since it covers a large area and expands to an adjacent R-1A district. The proposed R-1A zoning does conform to the land development pattern established by the future land use map and furthers the goal of the comprehensive plan. The proposed R-1A zoning meets the 2nd guideline, the land use pattern has changed with each successful phase of Ashton Plantation subdivision which has reduced the C-3 zoning in favor of expanding residential development. The subject site is a approximately 2500 feet from River Road and lacks any other direct access to the kind of high traffic road way making commercial development feasible, the proposed R-1A zoning allows for a more reasonable use of the property that is in keeping with the changes of land use pattern for that reason this rezoning meets the 2nd guideline. The proposed R-1A zoning would be more compatible with the surrounding neighborhood character which has become primarily single family residential with the development of each phase of Ashton Plantation subdivision. The current zoning allows more intensive land uses including single use commercial, retail, office and service uses, so the department also finds it meets the 3rd criteria and recommends approval based on meeting all 3 zoning criteria.

Applicant – Andy Andolsek J.B. Levert Land Company representing Ashton Plantation Estates, LLC 2223 St. Mary St. Thibodeaux, LA. Ashton Plantation Estates started planning in September of last year for residential phase in this area, this area is a higher elevation which should provide more flood zone resistance and ability to withstand the new flood zone and FEMA requirement and flood zone, the fees and in the insurance premium with flood zone. So, anyway we looking to develop on the higher area we started in September, started to get our traffic study which was finally completed in July of this year actually so with that in hand we are now looking to move the zoning to residential to move forward with the sketch plat approval with that residential development.

The public hearing was open.

Mr. Gaspard – 313 Lac Iberville Dr. Luling – the only thing I got with this is they still have all that land in the back in what they call the Cove which belongs to Ashton that they plan on developing all of that, then they want to put more houses up in the front and getting out the neighborhood in all right now is just terrible in the morning time, I mean I don't know what they plan on doing with the traffic at the same time somebody is trying to do a commercial development on that corner of Ashton and River Road so that's gonna add to the traffic too I think that they should finish what they doing in the back and later on maybe come and decide change it to R-3 or whatever like he mention the flooding that it's a higher elevation and all that well during Ida actually right where they want to do this development there's time there is like

8 inches of water on Ashton Blvd. that in a hard rain that the water sits there now. During Ida they actually had more water up in the front of the neighborhood than they had in the back cause I stand and like 10 people had water all the way up to there on their yard, 20 ft. on their yard up in the front so as far as saying that it's a high elevation I just think it's a bad idea cause they got plenty to develop already that they haven't developed you just adding more, and you can't get out the neighborhood in the morning time now. I think they could wait till later and decide, like somebody said it's just commercial, demographics I don't think what they know that demographics wouldn't support any commercial development there it's not that much you know like on the weekends there's no traffic flowing or anything like that it wouldn't support that, so that's their avenue out is to make it residential but give it to the parish or something. And what's gonna happen with the rest of that land from where you see that all the way to what they call the Cove, is that still gonna be commercial.

Commissioner Petit – as part of that land is not part of this request.

Mr. Gaspar – no I understand that that's still zoned commercial the other piece. I'm not much on speaking and there is a whole lot of people that in the neighborhood that's opposed to it but obviously they just opposed on Facebook, you know they not here. The public hearing was closed.

Mr. Andolsek – of course everyone has concerns and I have the current zoning allowances that are allowed in C-3 which you could do a lot of different things, residential is less invasive for traffic , again we had the traffic study done it allows for much more residential development than what we planning in this phase all that will come out later in the preliminary plat development, yes. We appreciate your consideration.

Commissioner deBruler – when the traffic study and drainage and everything is completed will that come back to the commission.

Commissioner Petit – that would come back to us, at this point it's just a zoning request this is not an actual subdivision I don't think the traffic study is required for the preliminary plat, but I would imagine if it's done that, we would see that, correct.

Mr. Albert – you do have a TIA requirement. It is part of the preliminary.

Commissioner Petit – so we will see that when the subdivision request comes through.

Commissioner Price made a motion to consider, seconded by Keen.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella, Krajcer

NAYS: None

ABSENT: None

PASSED
