

**METROPOLITAN PLANNING COMMISSION  
STAFF REPORT - JANUARY 6, 2016**

Agenda Item No. 8

mkr

<b>CASE NO. P-20-15:</b> <u>Applicant:</u> <u>Owner:</u> <u>Location:</u> Flournoy Lucas) <u>Existing Zoning:</u> <u>Request:</u> <u>Proposed Use:</u>	<b>ZONING REQUEST</b> FORTE AND TABLADA Lucian Field, LLC w/Black Creek Ventures, LLC 9500 Blk of Wallace Lake Road (southeast corner of Wallace Lake and R-A <b>RA to B-2 and R-1H</b> <b>Commercial and Single Family Residential</b>	District: 9/Thibodeaux
---	---	------------------------

**DESCRIPTION :**

The applicant is requesting to rezone a 59.18 tract of land from R-A as follows: two lots to B-2, one being 3.6 acres and the other being 3.69 acres on the north end fronting Flournoy-Lucas Road, and the remaining 51.89 acres to be rezoned to R-1H for a potential 219 lot single family residential subdivision. The developer has been informed that a detailed site plan for both commercial lots along with a complete preliminary and final subdivision plat for all subject properties must be reviewed and approved by the MPC prior to the issuance of any permits for construction. There is B-3, B-2, R-A and R-3 zoning to the north, R-1D zoning is located on the west and east sides while R-A is to the south.

**REMARKS :**

There is a conceptual plan that was included in the application packet that shows one access point off of Wallace Lake Road and a split entrance/exit off of Flournoy-Lucas Road. Since it is anticipated that a request to annex into the city will be forthcoming, should this rezoning request be approved, the City Engineering Department has been involved in the review of this case in lieu of the Parish.

The applicant understands that there may be roadway and/or water and sewer concerns that will have to be satisfied prior to the beginning of any development. Engineering has requested a Traffic Impact Analysis (TIA) to study the potential effect to Flournoy- Lucas Road including impacts to Wallace Lake Road. This study will be provided to the City Engineer for review and approval.

All improvements to the roadways that are deemed necessary by the City Engineer based on information provided in the TIA would be incorporated into the detailed development improvement plans which shall include drainage, roadway and utility infrastructure improvements. This plan must be submitted to and approved by the City Engineer.

Again, this request is for rezoning purposes only and the applicant fully understands that the approval of said request in no way guarantees him development rights until site plan, subdivision plats and engineering plans have been officially approved.

**STAFF RECOMMENDATION :**

**Staff recommends approval of this application , as submitted.**

**PUBLIC'S ASSESSMENT**

2 spoke in support; 1 asked questions. There was no opposition present.

**BOARD'S DECISION**

**The Board voted 7-0 to recommend that the City Council approve this application as submitted.**

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still

---

responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.