

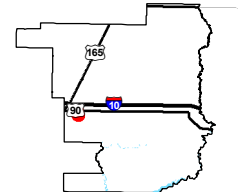
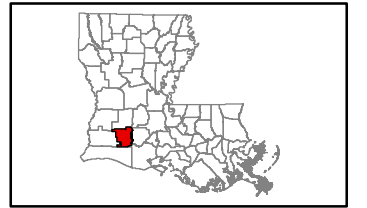
Exhibit B. T.O. Allen Industrial
Park South Land Use Exhibit and
Zoning Ordinance



T.O. Allen Industrial Park South Land Use Exhibit

Land Use Exhibit
Allen Estates South Site
Jefferson Davis Parish, LA

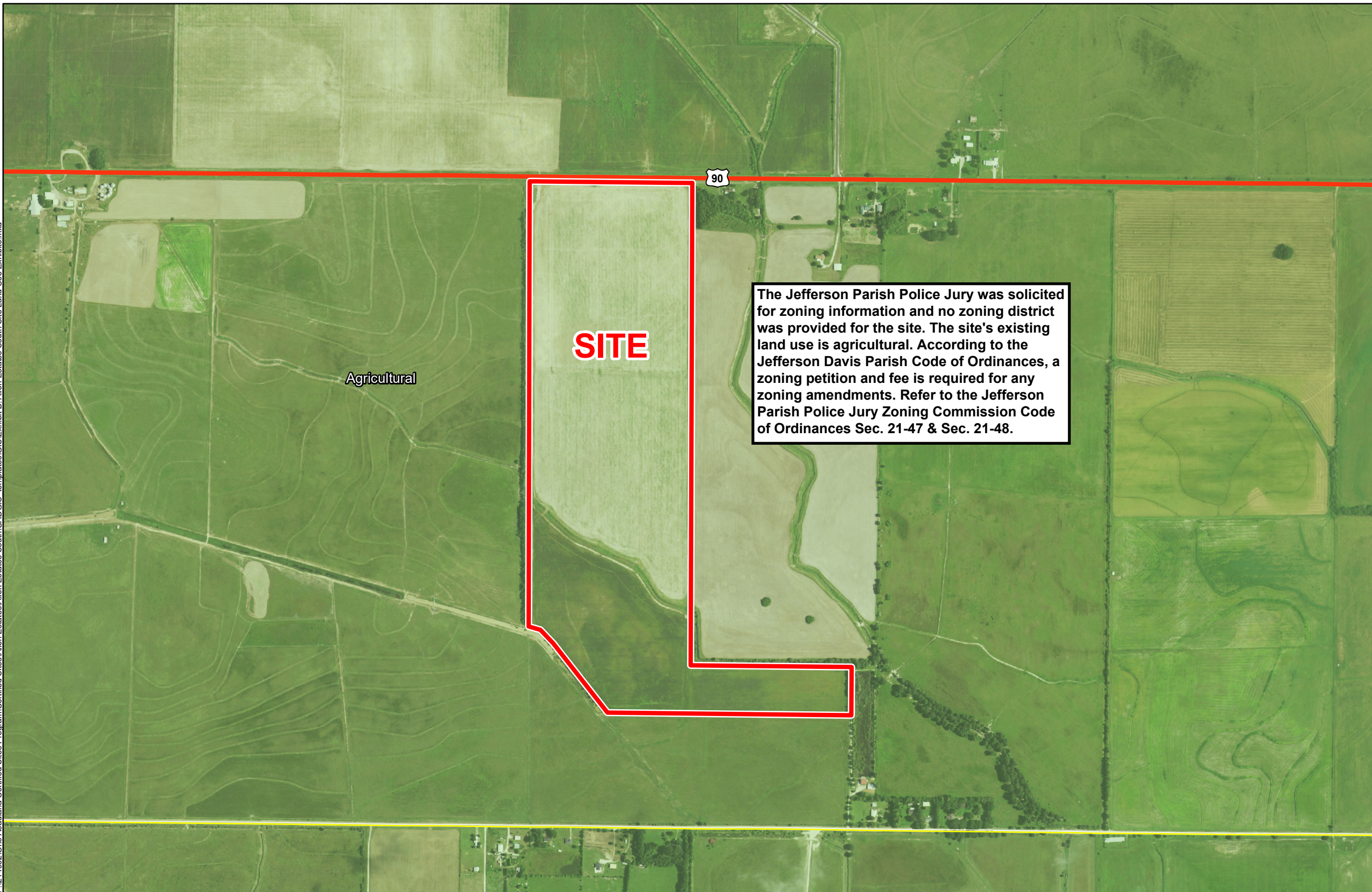
One Acadiana



Jefferson Davis Parish

LEGEND

- Site Boundary (142.59 Ac. ±)
- Existing Roadway
- Local Roads
- Existing Land Use**
- Agricultural



The Jefferson Parish Police Jury was solicited for zoning information and no zoning district was provided for the site. The site's existing land use is agricultural. According to the Jefferson Davis Parish Code of Ordinances, a zoning petition and fee is required for any zoning amendments. Refer to the Jefferson Parish Police Jury Zoning Commission Code of Ordinances Sec. 21-47 & Sec. 21-48.

P:\214002\One Acadiana Certified Sites Program\Certified Sites\Allen Estates\Allen Estates South\CAD\GIS templates\GIS\Exhibit B Allen Estates South Site Land Use Exhibits.mxd

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Site Land use is Agricultural. Land use designation may have to be altered through the Jefferson Davis Planning department prior to site development.



Scale 1:10,000
0 530 1,060 Feet



Date:	1/18/2017
Project Number:	214002
Drawn By:	AMB
Checked By:	JAY

CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsone.com

T.O. Allen Industrial Park South Land Use Exhibit and Zoning Ordinance

Sec. 21-47. - Procedure for applying for zoning change or amendments.

No amendment, supplement, or change of zoning ordinance or zoning district map shall become effective unless and until:

- (a) The petitioner executes a petition for zoning change. The zoning commission may require supplementary data, including, but not limited to, a plat plan, site plan, or building plans.
- (b) The petitioner files zoning petition with the zoning commission.
- (c) The chairman of the zoning commission forwards petition and supporting documents to the zoning commission and sets a date for a public hearing. Notice of the time and place of the hearing shall be published at least three (3) times in the official journal of the parish, and at least ten (10) days shall elapse between the first publication and the date of the hearing. All notices of public hearings shall include the following:
 - (1) The name of the applicant.
 - (2) A brief description of the location of any land proposed for development and the subject matter to be considered.
 - (3) A statement that the application and supporting materials are available for public inspection and copying at the appropriate parish office.
 - (4) A statement that any person may speak or submit a written statement.
 - (5) The date, time and place of the hearings.
 - (6) The section or sections of this chapter under which the subject matter of the hearing will be considered.

After the hearing has been held by the zoning commission, it shall make a report of its findings and recommendations to the police jury. The police jury shall not hold its public hearings or take action until it has received the final report of the zoning commission.

- (d) The zoning commission, after reviewing the petition and hearing comments at the public hearing, will make their recommendation known at the public hearing for the approval, conditional approval, or disapproval of the petition. The zoning commission may recommend a limit to the permitted uses in any zoning district as a condition of recommending approval of any rezoning petition. Furthermore, in the recommendation for approval of any rezoning petition, the zoning commission shall prescribe any performance standards, including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards it deems to be necessary, desirable, and reasonable. These recommendations will then be forwarded to the police jury by the zoning commission staff.

- (e) The police jury receives the recommendation of the zoning commission and approves, conditionally approves, or disapproves the petition. The police jury may limit the permitted uses in any zoning district as a condition of approving any rezoning petition. Furthermore, in the granting of any rezoning petition, the police jury shall prescribe any performance standards, including, but not limited to, landscaping, greenbelts, buffering, fencing, and all other applicable standards it deems to be necessary, desirable, and reasonable.
- (f) A petitioner may withdraw his petition at any time up to its consideration by the police jury. However, if a zoning petition is withdrawn by the petitioner after the public hearing has been held, or if the police jury disapproves of the request contained in the petition, then no further petition for the same property will be considered by the police jury for a period of sixty (60) days from the date of the public hearing. This provision shall not apply in cases where the police jury wished to consider a petition involving a zoning amendment of an area larger than twenty (20) acres.
- (g) The provisions of this section do not apply in cases where there is a proposal to enact an entire new ordinance to change the text as a whole, or to change all of the zoning district map, or both, in which the procedures set out in Legislative Act 196 of 1960 and Legislative Act 29 of 1983 shall be followed.

(Ord. No. 791, Art. XIII, 1-25-89; Ord. No. 806, 12-13-89; Ord. No. 812A, 2-28-90; Ord. No. 891, 2-24-93; Ord. No. 2250, 8-27-14)

Sec. 21-48. - Fees.

Each petition concerning a zoning change or amendment shall be accompanied by a deposit of two hundred dollars (\$200.00). This fee shall be paid to the secretary of the zoning commission at the time of notice of appeal is filed, which the director shall forthwith pay over to the Jefferson Davis Parish Treasurer to the credit of the general operating fund of the Jefferson Davis Parish Police Jury. All checks submitted with zoning petitions shall be made payable to the Jefferson Davis Parish Police Jury. Under no conditions shall fees, either in whole or in part, be refunded for failure of said change to be adopted by the police jury.

(Ord. No. 791, Art. XIV, 1-25-89; Ord. No. 805, 12-13-89; Ord. No. 812A, 2-28-90; Ord. No. 1058, 7-14-99)