

# AGENDA

## MEETING OF THE ALEXANDRIA ZONING COMMISSION

July 27, 2015

**A. Call to Order**

**B. Roll Call**

**C. Item(s) to be discussed**

**ITEM #1** An application on behalf of Brandon Dauzat, represented by Trinity Adams, requesting the rezoning of property at 1220 Rapides Avenue, Lots 5 and 6 Welch Addition Subdivision, Alexandria, Rapides Parish, Louisiana, from "B-3" General Business District to "C-1" Limited Commercial District to allow for Vehicle Sales.

**ITEM #2** An application on behalf of Gatewood Estates, LLC, represented by Charles Ugokwe, requesting the rezoning of property at 5114 Ransbottom Drive, Lot 10 Lakeside Subdivision, Alexandria, Louisiana, from "SF-2" Single Family (Low Density) District to "MF-1" Multi-Family (Low Density) District to allow for the construction of a Duplex.

**D. Adoption of the Minutes**

**E. Any Other Business**

**F. Adjournment**



# NOTICE

## MEETING OF THE ALEXANDRIA ZONING COMMISSION

Notice is hereby given that there will be a meeting of the Alexandria Zoning Commission at 4:00 P.M., Monday, July 27, 2015, in the Council Chambers at City Hall located at 915-3<sup>rd</sup> Street, Alexandria, Louisiana to consider the following matter(s):

- ITEM #1**      An application on behalf of Brandon Dauzat, represented by Trinity Adams, requesting the rezoning of property at 1220 Rapides Avenue, Lots 5 and 6 Welch Addition Subdivision, Alexandria, Rapides Parish, Louisiana, from "B-3" General Business District to "C-1" Limited Commercial District to allow for Vehicle Sales.
- ITEM #2**      An application on behalf of Gatewood Estates, LLC, represented by Charles Ugokwe, requesting the rezoning of property at 5114 Ransbottom Drive, Lot 10 Lakeside Subdivision, Alexandria, Louisiana, from "SF-2" Single Family (Low Density) District to "MF-1" Multi-Family (Low Density) District to allow for the construction of a Duplex.

All applicants or their authorized agent must be present to speak in behalf of their application. Citizens interested in the adoption of said changes, as well as those opposed, are notified to appear at said meeting.



/s/ Delores Brewer  
ALEXANDRIA ZONING COMMISSION



# Minutes

June 29, 2015  
Alexandria, Louisiana

The City of Alexandria Zoning Commission (ZC) met in the City Council Chambers on June 22, 2019 at 4:00 P.M., pursuant to requests for Rezoning in accordance with Chapter 28 of the City's Land Development Code.

PRESENT: Mr. Ellis Saybe, Chairperson  
Mr. Richard Sterkx  
Mr. Alvin Owens  
Mr. George White

Freddie Matthews, Administrative Assistant  
Hershel Lonidier, Planner  
Robert Bussey, Legal Counsel

Mr. Saybe opened the meeting at 4:00 P. M and proceeded to explain the rules and procedures of the Zoning Commission. Mr. Saybe also made clear to the audience that this is an advisory committee and makes recommendations to the City Council. The City Council considers the Zoning Commission's recommendation but makes the final determination as to whether the ordinance will be passed and the property rezoned. With that I mind, I would like to tell you that on June 30, 2015 this item will be up for introduction to the City Council and probably at the meeting of July 14, 2015 the City Council will vote on the application presented today. You should keep those dates in mind and contact the City Planning Office to confirm the application hearing dates.

Roll call taken by Ms. Matthews and stated we do have a quorum.

ITEM #1 An application on behalf of the The Lake District, L.L.C., represented by Bryan Butler, of Ballard CLC, Inc., requesting the rezoning of part of lot 4 and Lots 5, 6, 7, 8, 9, and 10 of the proposed Commercial Drive Subdivision, located on Versailles Boulevard, Alexandria, Rapides Parish, Louisiana, from "SF-3" Single Family High Density District to "C-2" General Commercial District to allow for the development of a Commercial Subdivision.

Mr. Bryan Butler of Ballard CLC, 1001 Bayou Place representing Ballard, CLC stated I'm not sure exactly why this was not done in the beginning, but once we went to subdivide those ten lots, we noticed the zoning on a portion of it was Single Family, and that needs to be, obviously C-2 for what we are wanting to do and I think it's appropriate for the area at Versailles, and that is what we are asking for.

Mr. Saybe, stated he agreed with Mr. Butler, although he has not heard from any opposition as of yet. Mr. Saybe stated that if it fronts on Versailles, this would be a high traffic area that I don't believe anyone would want to have a house facing on Versailles Boulevard at that location.

Mr. Owens stated he is in total agreement with Mr. Saybe and stated he does not see any other use for that property.

Mr. Bussey asked if he could speak, and stated he was curious because this is the third man; and chose the area that you want to have rezoned to C-2, right below that or to the south of that is SF-31; why not just carry this all the way at this time, it may be an amendment. Mr. Butler stated it would not be necessary because that area is part of the lake.

Mr. Owens asked if the request goes all the way to the lake. Mr. Butler stated that is correct.

Mr. Saybe asked if anyone else was in support of the application.

Mr. Rod Noles, 4615 Parliament Drive, Suite 101 stated to mirror what Mr. Vollman did along Versailles, we probably would not have been aware of the opportunity to request the rezoning without subdividing these lots.

Mr. Saybe asked if anyone present was in opposition of the application. Let the record reflect there was not one in opposition.

Mr. Owens made a motion to approve the application and was seconded by Mr. White. All were in favor to approve the rezoning. Let the record reflect that this item will be recommended for approval by a unanimous vote of the Zoning Commission.

**ITEM #2      An application on behalf of Gilchrist Properties, LLC, represented herein by John Gilchrist, requesting the rezoning of property located at 4809 Betty Street, described as Lots 16 and 17 Maddox Subdivision, Alexandria, Rapides Parish, Louisiana from "SF-2" Single Family Moderate Density District to "SF-2/MHO", Single Family moderate Density with a Mobile Home Overlay to allow for a mobile home as an owner occupied single - family residence.**

Mr. John Gilchrist, 4805 Westgarden Boulevard, owner and applicant stated he owns the two houses next to the lot and most of the houses on the street. I have no neighbors on the front side and commercial property behind it. I would like to be

able to place a trailer on this lot and not have to live in the trailer. The only way to place a trailer on the lot and not live in it is to rezone the property. Mr. Sterkx stated he did not understand, do you sell lots sir? Mr. Gilchrist stated he does not, but in order to put a trailer on it and sale it, it needs to be rezoned. The only way you can put a trailer on it is if you live in it and I am not going to live in it. Mr. Sterkx asked if there were any other trailers in the area. Mr. Gilchrist stated no.

Mr. Saybe asked Mr. Gilchrist which lots did he own. Mr. Gilchrist stated it's not a full lot about a half of a lot which is not large enough for a house. Mr. Lonidier stated Lots 14 and 15. Mr. Saybe stated 4823, 4819, 4813 that is the three lots if you are standing in that yard to the left and a school across the street and a parking lot. Mr. Lonidier presented a plat to the Commissioners to see where the lots are located.

Mr. Saybe asked Mr. Lonidier if the requirements meet the SF-2/MHO, and Mr. Lonidier stated it does. Mr. Saybe read the requirements for SF-2/MHO. Whoever owns the lot has to live in the trailer.

Mr. Owens stated you want to rezone the lot in order to sale the lot with a trailer. Mr. Lonidier, stated Mr. Gilchrist could actually buy a trailer and sale the lot and trailer if he so chooses too. Mr. Owens stated he drove the area and did not see where the area would be hurt by approving this application.

Mr. Saybe asked if anyone was in support present. No one present was in support.

Mr. Saybe asked if anyone was in opposition present. No one present was in opposition.

Mr. Sterkx stated, let me make it clear, "I don't like mobile homes inside the City Limits".

Mr. Owens made a motion to recommend approval to the City Council and was seconded by Mr. Sterkx. The vote was 3-0 to approve unanimously in favor to recommend approval to the City Council.

Mr. Sterkx made a motion and was seconded by Mr. Owens to approve the minutes from August 25, 2014. All in Favor. Motion carried.

New Business: Ms. Matthews requested letters be submitted to renew or extend Commissions Term.

Mr. White made a motion to adjourn, and was seconded by Mr. Sterkx, all in favor to adjourn 4:25 P. M.

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Ellis Saybe, Chairperson

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Date

**MEETING  
OF THE  
ALEXANDRIA ZONING COMMISSION**

**ITEM #1**





# APPLICATION

for

**Amendment or Change to Zoning Classification**  
**City of Alexandria, Louisiana**  
**Planning & Economic Development Division**

625 Murray Street - 2<sup>nd</sup> Floor  
Alexandria, Louisiana 71301-8022  
(318) 473-1369

APPLICANT(S) NAME: TRINITY ADAMS  
MAILING ADDRESS: 1786 DAYOU ROUGE ROAD  
CITY, STATE AND ZIP CODE: EVERGREEN LA. 71333  
TELEPHONE NUMBER: (318) 201-3683

## PROPERTY DESCRIPTION

ADDRESS OF PROPERTY: 1220 RAPIDES AVE.  
LEGAL DESCRIPTION: LOT 5 AND 6 WELCH ADDITION S/D  
SECTION 39 T44N R1W

## ZONING CLASSIFICATION

ZONING CLASSIFICATION, PRESENT: D-3 GENERAL BUSINESS DISTRICT  
ZONING CLASSIFICATION, DESIRED: C-1 LIMITED COMMERCIAL DISTRICT  
SPECIAL USES DESIRED WHICH ARE NOT PERMITTED BY PRESENT ZONING CLASSIFICATION:  
VEHICLE SALES

A FEE of \$225.00 MUST be attached to this application along with the following information from the Rapides Parish Tax Assessor's Office: **PLAT, PROPERTY OWNER, ADDRESS AND LEGAL DESCRIPTION** for the **SUBJECT PARCEL** and the same information for the **PROPERTY, or PROPERTIES**, located within 100 feet of the **SUBJECT PARCEL**.

[Signature] 7/8/15  
APPLICANT DATE

Signatures of **OTHER OWNERS**, if any:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

Application **MUST** be made for each separately owned parcel of property. Applicant must certify to the Zoning Commission in writing that all property owners within a radius of (100') of the property to be rezoned were notified at least (14) calendar days prior to the hearing of the time and the place said application is to be heard (**usually done by certified mail at the expense of the applicant**). Application **MUST** be in the Planning & Economic Development Division Office **at least FIVE WEEKS** prior to the regular monthly meeting time which is the **LAST MONDAY OF EACH MONTH** with the **EXCEPTION** of **MAY** and **DECEMBER**, in the Council Chambers (2<sup>nd</sup> Floor) of City Hall located at 915 Third Street, Alexandria, Louisiana.



July 7, 2015

Trinity Adams  
1786 Bayou Rouge Road  
Evergreen, Louisiana 71333

**RE: Alexandria Zoning Commission Meeting  
Proposed Property Rezoning Notice**

Dear Mr. Adams:

Your application to rezone property located on 1220 Rapides Ave., Alexandria, Rapides Parish, Louisiana has been received. Proposed action is to rezone this property from "B-3", General Business District to "C-1" Limited Commercial District. You are intending to utilize this property for Vehicle Sales.

Your property rezoning application request will be heard by the Alexandria Zoning Commission at its regular meeting on **Monday, July 27, 2015 at 4:00 P.M.** in the City Council Chambers in City Hall which is located at 915 3<sup>rd</sup> Street in Alexandria. The City Ordinance requires that all property owners within a radius of one hundred (100') feet of the subject property be notified prior to the hearing of the application. At the hearing, the Zoning Commission will provide an opportunity for all interested parties to comment on the proposed rezoning. It will be necessary for you or your agent (lawyer, realtor, etc.) to be present to give a brief summary of your application and to address any questions the Commission may have regarding your application. After comments have been heard, the Commission will vote either for or against the application and will provide the City Council with its recommendation for the Council's consideration in approving or disapproving the application.

Maps identifying the property you propose to be rezoned are attached for your verification. Should you be unable to attend this meeting for any reason, it is your responsibility to notify the Planning Division prior to the meeting, so that your application may be removed from the agenda for consideration. An employee of the City will post a sign on the premise in question indicating that a request has been made for a CHANGE IN ZONING and showing thereon the date and time of the hearing.

Respectfully,

Hershel Lonidier  
**Planning**

Enclosures

Jacques M. Roy  
Mayor



City of Alexandria Engineering  
Post Office Box 1872  
Alexandria, Louisiana 71309  
Tel (318) 473-1170 · Fax (318) 473-1372



7/8/15  
DATE

Alexandria Zoning Commission  
625 Murray Street - Second Floor  
Alexandria, Louisiana 71301

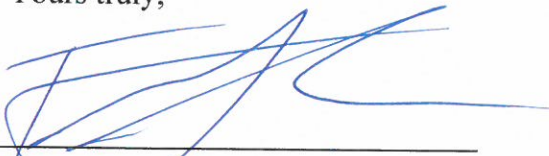
RE: ITEM #1 OF THE ATTACHED NOTICE

Gentlemen:

In connection with the above zoning application to be heard by the Zoning Commission at **4:00 P.M., MONDAY, July 27, 2015** this is to certify that in accordance with Section 20-3 (d), Notice to Property owners, Alexandria Code of Ordinances, all property owners within a radius of one hundred (100') feet of the property to be rezoned, were notified at least fourteen (14) days prior to the hearing of the time when and the place where, said application is to be heard.

The property owners notified were those as shown on the tax rolls as prepared by the Assessor's Office in Rapides Parish Courthouse, which was furnished to me by your office.

Yours truly,

  
\_\_\_\_\_  
APPLICANT OR AGENT

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALEXANDRIA LA 71301

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
 07/08/2015  
 DT STA ALEXANDRIA LA 71309 USPS

Sent To  
 Mr. Gus Williams  
 8257 Hwy 15  
 Alexandria, Louisiana 71301

PS Form 38

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Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
 07/08/2015  
 DT STA ALEXANDRIA LA 71309 USPS

Sent To  
 Mr. Stanley D. Bohrer, etal  
 1512 Fulton Drive  
 Alexandria, Louisiana 71301

PS Form 38

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Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
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Sent To  
 Mr. A. J. Slocum  
 1504 Evarist St.  
 Alexandria, Louisiana 71301

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ELMER LA 71424

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
 07/08/2015  
 DT STA ALEXANDRIA LA 71309 USPS

Sent To  
 Ms. Madeline Willis  
 95 Owen Miller Road  
 Elmer, Louisiana 71424

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ALEXANDRIA LA 71301

Postage	\$ 3.45
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Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

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 07/08/2015  
 DT STA ALEXANDRIA LA 71309 USPS

Sent To  
 Brotherhood of Painters & Decorators  
 General Delivery  
 Alexandria, Louisiana 71301

PS Form 38

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ALEXANDRIA LA 71309

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
 07/08/2015  
 DT STA ALEXANDRIA LA 71309 USPS

Sent To  
 Mr. Thomas, A. Antoon  
 PO BOX 222  
 Alexandria, Louisiana 71309

PS Form 38

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ALEXANDRIA LA 71301

OFFICIAL USE

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96

0687  
07 Postmark



Sent To  
Street, Apt.  
or PO Box  
City, State

Mr. Lynus Juneau, Jr.  
2243 Rogers Drive  
Alexandria, Louisiana 71301

PS Form 3800, April 2007 Edition  
Instructions

71301 9617 8337

Halfway house

Institution, philanthropic

Owner-occupied single-family residential unit

- D. *Minimum lot area:* No minimum lot area shall be required in the B-3 district.
- E. *Maximum building height:* The maximum height of buildings in the B-3 district shall be seventy-five (75) feet, unless otherwise authorized as an exception by the board of adjustment and appeals.
- F. *Minimum yards:* The following minimum yards shall be required in the B-3 district.
1. Front: Twenty (20) feet.
  2. Side, interior: None.
  3. Side, street: Ten (10) feet.
  4. Rear: Five (5) feet from the adjacent property owner.
- G. *Minimum open space:* A minimum of ten (10) per cent of the area of lots in the B-3 district shall be open space.
- H. *Special conditions:* Development in the B-3 district shall be subject to the supplementary regulations of section 28-3.26
- (Ord. No. 198-1992, 8-18-92; Ord. No. 182-1995, § 3, 8-4-95; Ord. No. 253-2004, § II, 8-17-2004; Ord. No. 325-2008, § II, 10-7-08)

**Sec. 28-3.17. - C-1, Limited commercial district.**

A. *Purpose:* The purpose of the C-1 district, as distinguished from B business districts, is to allow the establishment of a commercial district that includes the sale of commodities or performance of services for a larger segment of population than the local community, without the sale of alcoholic beverages. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for a C-1 district to be located other than adjacent to an existing C-1 or C-2 district.

B. *Permitted uses:* The following uses shall be permitted by right in the C-1 district.

Animal hospital, subject to no open kennels

Arena, auditorium or stadium

Bait store or sales

Bank

Broadcasting studio

Library or museum  
Mini-warehouse  
Nursing home  
Office, business or professional  
Office, medical  
Park or playground, public  
Parking, commercial  
Personal services  
Public building or use  
Repair services, general, provided all repair activities occur within enclosed building  
Repair services, limited  
Restaurant, fast food  
Restaurant, general  
Retail sales, general  
School, business or trade  
School, college or university  
School, elementary or secondary  
Service station, subject to section 28-3.26(I)  
Shopping center  
Special home  
Vehicle sales and service, limited  
Wholesale or warehousing

C. *Special exceptions:* The following uses may be permitted as a special exception in the C-1 district by the board of adjustment and appeals.

Broadcasting tower  
Cemetery  
Halfway house  
Institution, philanthropic

Adjacent Property Owners within 100'

Mr. Lynus Juneau, Jr.  
2243 Rogers Drive  
Alexandria, Louisiana 71301

Brotherhood of Painters Decorators  
General Delivery  
Alexandria, Louisiana 71301

Mr. A. J. Slocum  
1504 Evarist St.  
Alexandria, Louisiana 71301

Mr. Gus Williams  
8257 Hwy 15  
Alexandria, Louisiana 71301

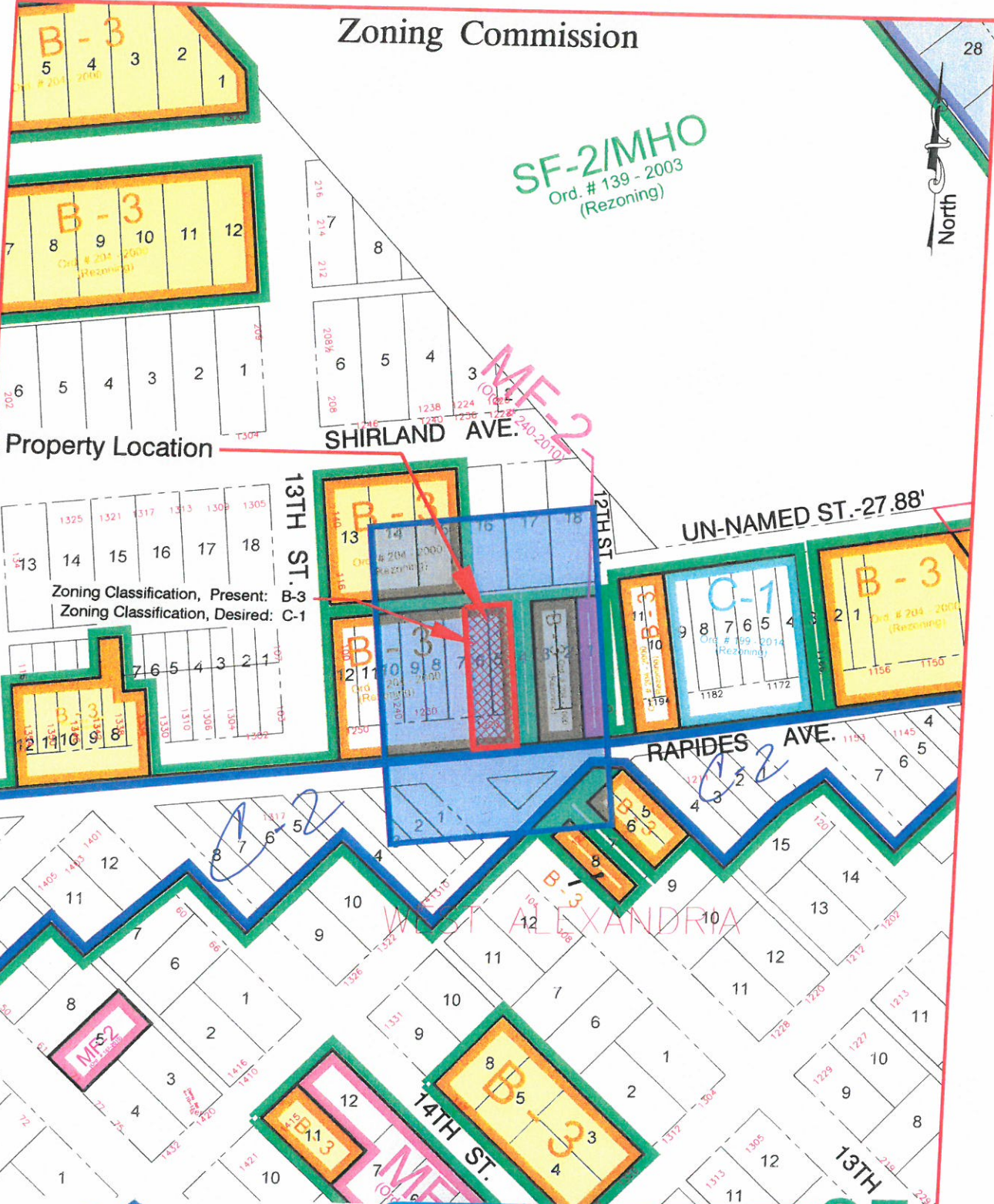
Mr. Stanley D. Bohrer, etal  
1512 Fulton Drive  
Alexandria, Louisiana 71301

Ms. Madeline Willis  
95 Owen Miller Road  
Elmer, Louisiana 71424

Mr. Thomas, A. Antoon  
PO BOX 22  
Alexandria, Louisiana 71309

# Zoning Commission

SF-2/MHO  
Ord. # 139 - 2003  
(Rezoning)



Property Location

SHIRLAND AVE.

UN-NAMED ST.-27.88'



RAPIDES AVE.

14TH ST.

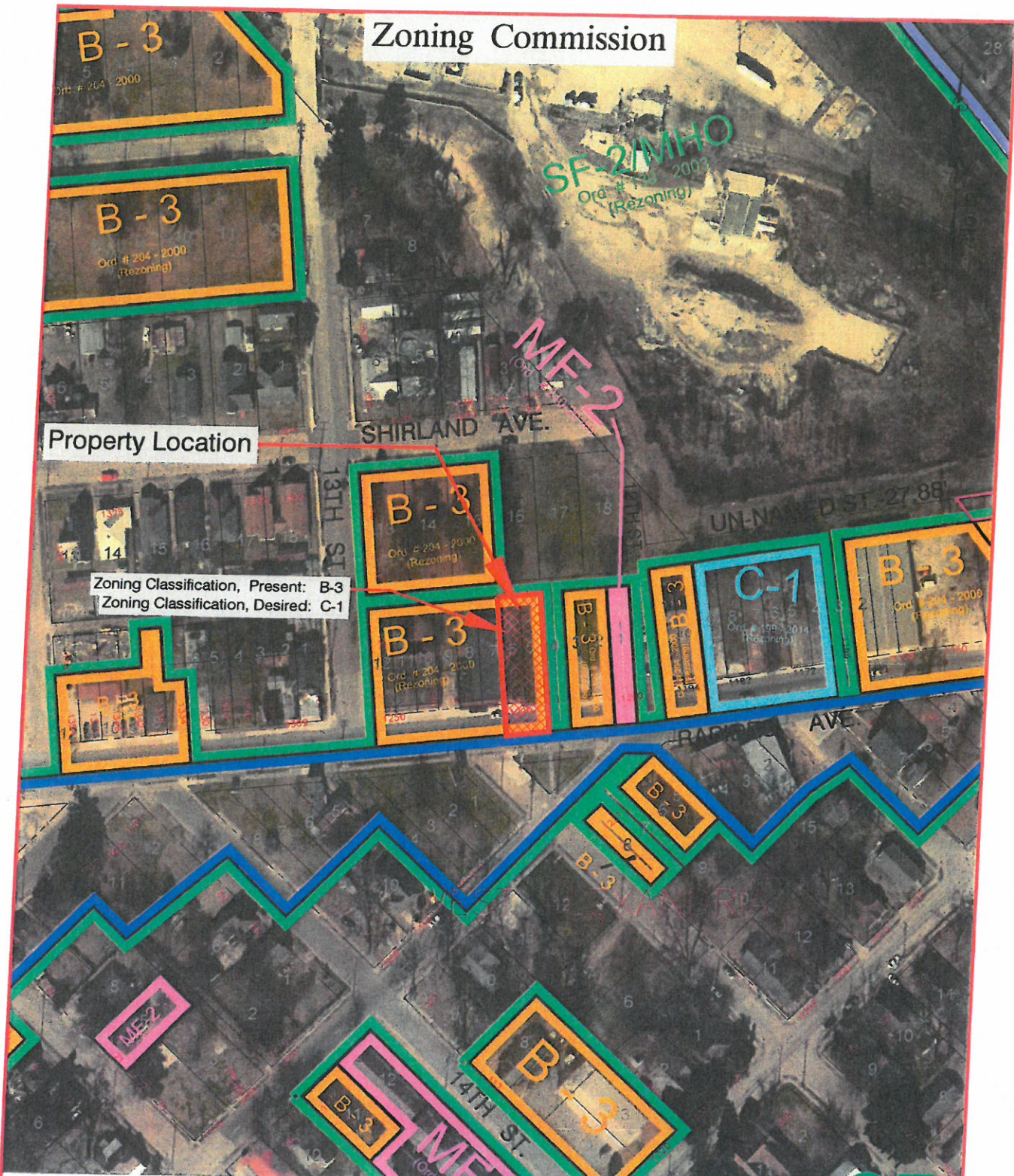
Zoning Classification, Present: B-3  
Zoning Classification, Desired: C-1



#1220 Rapides Avenue  
Alexandria, Louisiana

-  Indicates Property Location
-  Indicates 100' Radius

# Zoning Commission



Property Location

Zoning Classification, Present: B-3  
Zoning Classification, Desired: C-1



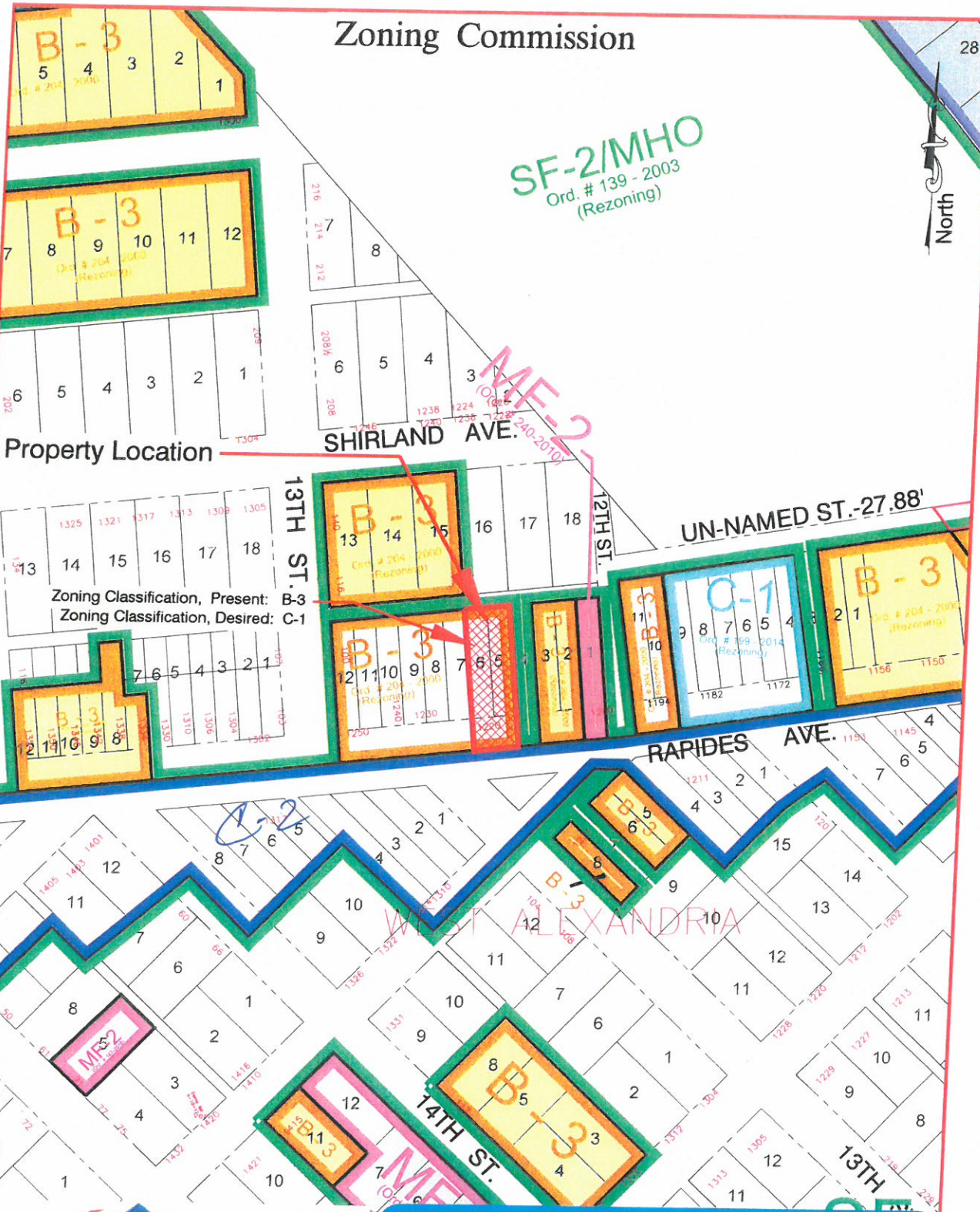
#1220 Rapides Avenue  
Alexandria, Louisiana

 Indicates Property Location



# Zoning Commission

SF-2/MHO  
Ord. # 139 - 2003  
(Rezoning)



Property Location

Zoning Classification, Present: B-3  
Zoning Classification, Desired: C-1

#1220 Rapides Avenue  
Alexandria, Louisiana  
Indicates Property Location







**NOTICE**

NOTICE TO THE PUBLIC  
THAT THE FOLLOWING PROPERTY IS  
BEING OFFERED FOR SALE BY  
PUBLIC AUCTION ON THE DATE  
AND AT THE PLACE SPECIFIED  
HEREIN.

Blue house with white roof and windows.

White brick house partially visible behind trees.

**MEETING  
OF THE  
ALEXANDRIA ZONING COMMISSION**

**ITEM #2**





# APPLICATION

for

Amendment or Change to Zoning Classification

City of Alexandria, Louisiana

Planning & Economic Development Division

625 Murray Street – 2<sup>nd</sup> Floor

Alexandria, Louisiana 71301-8022

(318) 473-1369

APPLICANT(S) NAME: CHARLES WROOKWEE

MAILING ADDRESS: 2535 HORSESHOE DR. 71301

CITY, STATE AND ZIP CODE: ALEXANDRIA, LA 71301

TELEPHONE NUMBER: (318) 623-7468

## PROPERTY DESCRIPTION

ADDRESS OF PROPERTY: 5114 KANSBOTTOM DR

LEGAL DESCRIPTION: LOT 10 BLOCK 1 LAKESIDE SUBDIVISION SECTION 46  
TOWNSHIP 3N RANGE 1W. ALEXANDRIA, LA. 71301

## ZONING CLASSIFICATION

ZONING CLASSIFICATION, PRESENT: "SF-2" SINGLE FAMILY (MODERATE DENSITY)

ZONING CLASSIFICATION, DESIRED: "MF-1" MULTI-FAMILY (LOW DENSITY) DISTRICT

SPECIAL USES DESIRED WHICH ARE NOT PERMITTED BY PRESENT ZONING CLASSIFICATION:  
CONSTRUCTION OF A DUPLEX

**A FEE of \$225.00 MUST be attached to this application along with the following information from the Rapides Parish Tax Assessor's Office: PLAT, PROPERTY OWNER, ADDRESS AND LEGAL DESCRIPTION for the SUBJECT PARCEL and the same information for the PROPERTY, or PROPERTIES, located within 100 feet of the SUBJECT PARCEL.**

[Signature]  
 APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

Signatures of OTHER OWNERS, if any: \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

Application **MUST** be made for each separately owned parcel of property. Applicant must certify to the Zoning Commission in writing that all property owners within a radius of (100') of the property to be rezoned were notified at least (14) calendar days prior to the hearing of the time and the place said application is to be heard (**usually done by certified mail at the expense of the applicant**). **Application MUST be in the Planning & Economic Development Division Office at least FIVE WEEKS prior to the regular monthly meeting time which is the LAST MONDAY OF EACH MONTH** with the EXCEPTION of MAY and DECEMBER, in the Council Chambers (2<sup>nd</sup> Floor) of City Hall located at 915 Third Street, Alexandria, Louisiana.



July 7, 2015

Charles Ugokwe  
2535 Horseshoe Drive  
Alexandria, Louisiana 71301

**RE: Alexandria Zoning Commission Meeting  
Proposed Property Rezoning Notice**

Dear Mr. Ugokwe:

Your application to rezone property located on 5114 Ransbottom Drive., Alexandria, Rapides Parish, Louisiana has been received. Proposed action is to rezone this property from "SF-2", Single Family (Moderate Density) District to "MF-1" Multi-family (Low Density) District. You are intending to utilize this property for the construction of a Duplex..

Your property rezoning application request will be heard by the Alexandria Zoning Commission at its regular meeting on **Monday, July 27, 2015 at 4:00 P.M.** in the City Council Chambers in City Hall which is located at 915 3<sup>rd</sup> Street in Alexandria. The City Ordinance requires that all property owners within a radius of one hundred (100') feet of the subject property be notified prior to the hearing of the application. At the hearing, the Zoning Commission will provide an opportunity for all interested parties to comment on the proposed rezoning. It will be necessary for you or your agent (lawyer, realtor, etc.) to be present to give a brief summary of your application and to address any questions the Commission may have regarding your application. After comments have been heard, the Commission will vote either for or against the application and will provide the City Council with its recommendation for the Council's consideration in approving or disapproving the application.

Maps identifying the property you propose to be rezoned are attached for your verification. Should you be unable to attend this meeting for any reason, it is your responsibility to notify the Planning Division prior to the meeting, so that your application may be removed from the agenda for consideration. An employee of the City will post a sign on the premise in question indicating that a request has been made for a CHANGE IN ZONING and showing thereon the date and time of the hearing.

Respectfully,

Hershel Lonidier  
**Planning**

Enclosures

Jacques M. Roy  
Mayor



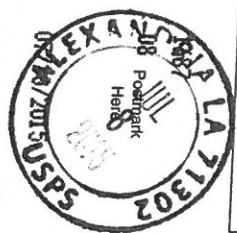
City of Alexandria Engineering  
Post Office Box 1872  
Alexandria, Louisiana 71309  
Tel (318) 473-1170 · Fax (318) 473-1372

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.96



Sent to  
Bordelon Alexandria, LLC/C/O  
David Bordelon  
PO BOX 59  
Moreauville, Louisiana 71355

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5203 Horseshoe Drive  
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Sent to  
Mr. William C. Hill III  
1427 Ransbottom Drive  
Alexandria, Louisiana 71302

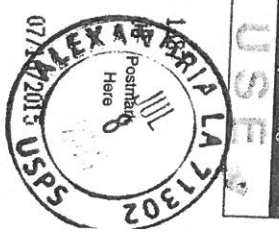
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Sent to  
Mr. Ahmed Abouharib, etal  
3103 Hynson  
Alexandria, Louisiana 71301

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Restricted Delivery Fee (Endorsement Required)	N/A
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Sent to  
Alexandria Premier Property LLC  
546 Richfield Place  
Pineville, Louisiana 71360

PS Form 3800  
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7011 2970 0003 9617 8344

7011 2970 0003 9617 8276

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**ALEXANDRIA LA 71309 OFFICIAL USE**

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Restricted Delivery Fee (Endorsement Required)		N/A
Total Postage & Fees	\$	\$6.96



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Instructions

Rapides Parish Police Jury  
PO BOX 1150  
Alexandria, Louisiana 71309-1150



C. *Minimum lot area:* The minimum lot area in the SF-3 district shall be four thousand five hundred (4,500) square feet.

D. *Maximum building height:* The maximum height of buildings in the SF-3 district shall be thirty-five (35) feet.

E. *Minimum yards:* The following minimum yards shall be provided in the SF-3 district.

1. Front: Twenty-five (25) feet.

2. Side, interior: Five (5) feet [for] all buildings and swimming pools unless written consent has been obtained from the adjacent property owner, subject to section 28-3.26(K), Zero lot line.

3. Side, street: Twelve (12) feet.

4. Rear: Five (5) feet from the adjacent property owner.

F. *Minimum open space:* A minimum of forty (40) per cent of the area of lots in the SF-3 district shall be open space.

G. *Special conditions:* Development in the SF-3 district shall be subject to the supplementary regulations of section 28-3.26

(Ord. No. 198-1992, 8-18-92; Ord. No. 43-1995, § 1, 2-28-95; Ord. No. 158-2001, §§ I, II, 7-10-2001; Ord. No. 221-2003, §§ I, II, 7-22-2003; Ord. No. 253-2004, § II, 8-17-2004; Ord. No. 33-2007, § II, 1-30-2007; Ord. No. 325-2008, § II, 10-7-08)

**Sec. 28-3.9. - MF-1, Multifamily (low density) district.**

A. *Permitted uses:* The following uses shall be permitted by right in the MF-1 district.

Church

Community home

Duplex

Elderly housing

Fire station

Group home

Multifamily

Park or playground, public

School, elementary or secondary

Single-family

Special home

B. *Special exceptions:* The following uses may be permitted as a special exception in the MF-1 district by the board of adjustment and appeals.

Cemetery

Club or lodge

Day care

Golf course

Halfway house

Hospital, subject to section 28-3.26(F)

Institution, philanthropic

Library or museum

Public building or use

C. *Minimum lot area:* The minimum area of a lot in the MF-1 district shall be three thousand (3,000) square feet per dwelling unit.

D. *Maximum building height:* The maximum height of buildings in the MF-1 district shall be thirty-five (35) feet.

E. *Minimum yards:* The following minimum yards shall be provided in the MF-1 district.

1. *Front:* Twenty-five (25) feet.

2. *Side, Interior:* None, subject to section 28-3.26(K), Zero lot line.

3. *Side, street:* Twelve (12) feet.

4. *Rear:* Five (5) feet from the adjacent property owner.

F. *Minimum open space:* A minimum of forty (40) per cent of the area of lots in the MF-1 district shall be open space.

G. *Special conditions:* Development in the MF-1 district shall be subject to the supplementary regulations of section 28-3.26

(Ord. No. 198-1992, 8-18-92; Ord. No. 253-2004, § II, 8-17-2004; Ord. No. 325-2008, § II, 10-7-08)

**Sec. 28-3.10. - MF-2, Multifamily (moderate density) district.**

A. *Permitted uses:* The following uses shall be permitted by right in the MF-2 district.

Church

Community home

Adjacent Property Owners within 100'

Mr. Charles E. Baker, etal  
5203 Horseshoe Drive  
Alexandria, Louisiana 71301

Bordelon Alexandria, LLC,C/O  
David Bordelon  
PO BOX 59  
Moreauville, Louisiana 71355

Mr. Ahmed Abouharib, etal  
3103 Hynson  
Alexandria, Louisiana 71301

Mr. Douglas J. Giles  
916 Race Track Road  
Bentley, Louisiana 71407

Alexandria Premier Property LLC  
546 Richfield Place  
Pineville, Louisiana 71360

Rapides Parish Police Jury  
PO BOX 1150  
Alexandria, Louisiana 71309-1150

Mr. William C. Hill III  
1427 Ransbottom Drive  
Alexandria, Louisiana 71302

# Zoning Commission

## C-2

## C-2

Property Location

Zoning Classification, Present: SF-2  
Zoning Classification, Desired: MF-1

## SF-2

## SF-2

## C-2

## SF-2

## SF-2

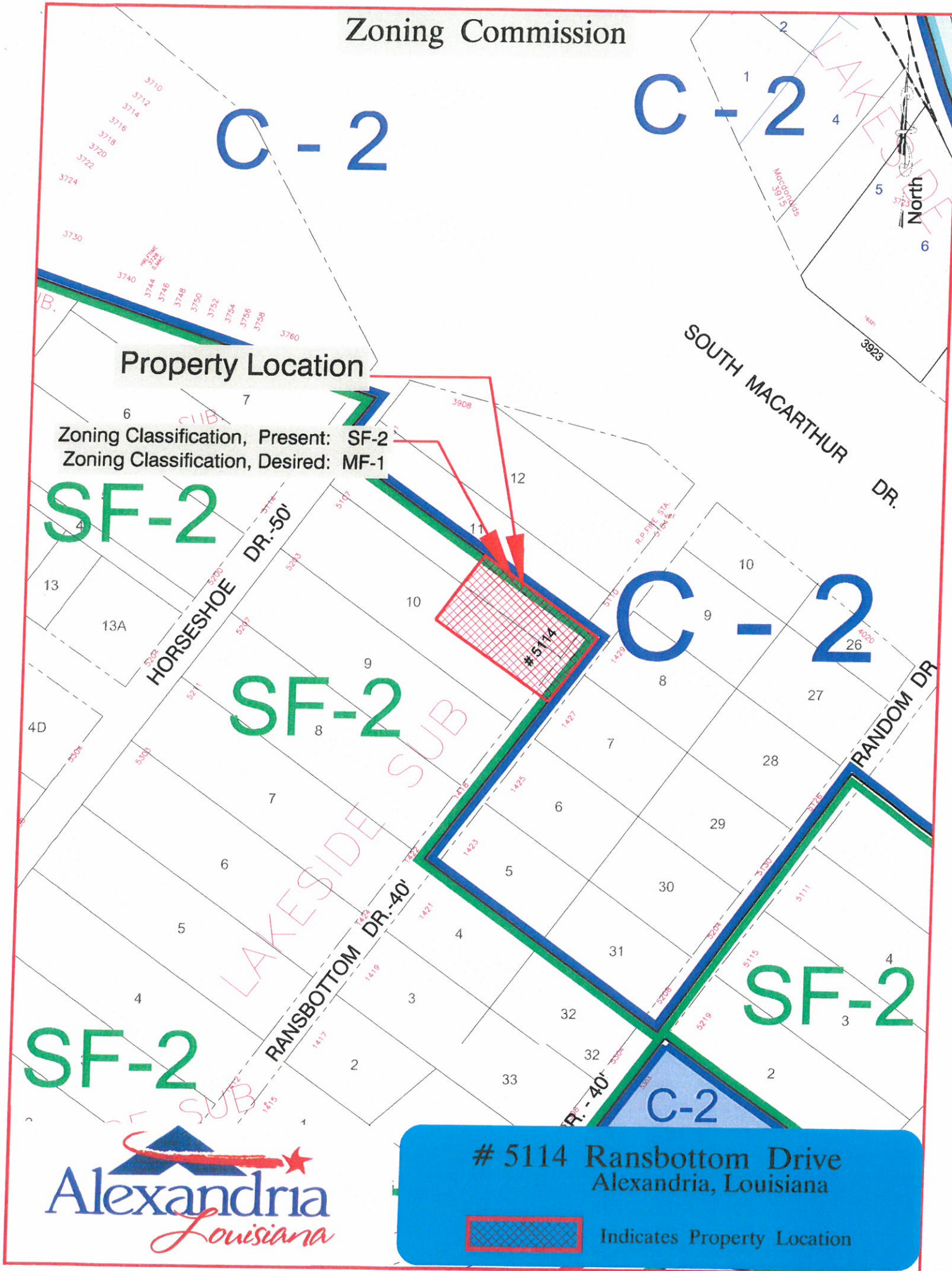
## C-2



# 5114 Ransbottom Drive  
Alexandria, Louisiana



Indicates Property Location



# Zoning Commission

## C-2

## C-2

Property Location

Zoning Classification, Present: SF-2

Zoning Classification, Desired: MF-1

Indicates 100' Radius

## SF-2

## SF-2

## C-2



## SF-2

## SF-2

## C-2



# 5114 Ransbottom Drive  
Alexandria, Louisiana

-  Indicates Property Location
-  Indicates 100' Radius

Zoning Commission

C-2

C-2

Property Location

Zoning Classification, Present: SF-2  
Zoning Classification, Desired: MF-1

SF-2

SF-2

C-2

SF-2

SF-2

C-2



# 5114 Ransbottom Drive  
Alexandria, Louisiana



Indicates Property Location



**NOTICE**  
NO PARKING  
IN THIS ZONE  
EXCEPT FOR  
LOADING AND  
UNLOADING  
OR DELIVERY  
OR PICKUP  
OR DROP OFF  
OR RETURN  
TO THE  
PROPERTY  
OWNER  
OR  
AUTHORIZED  
PERSONNEL  
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