

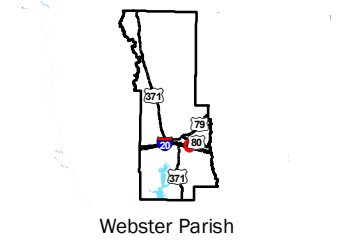
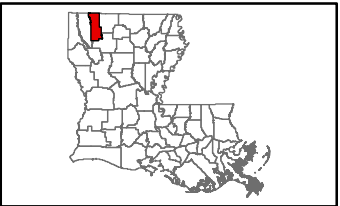
# Exhibit H. Kitchco Ryans Way Zoning Map & Documents



# Kitchco Ryans Way Zoning Map & Documents

Kitchco Ryans Way  
Webster Parish, LA

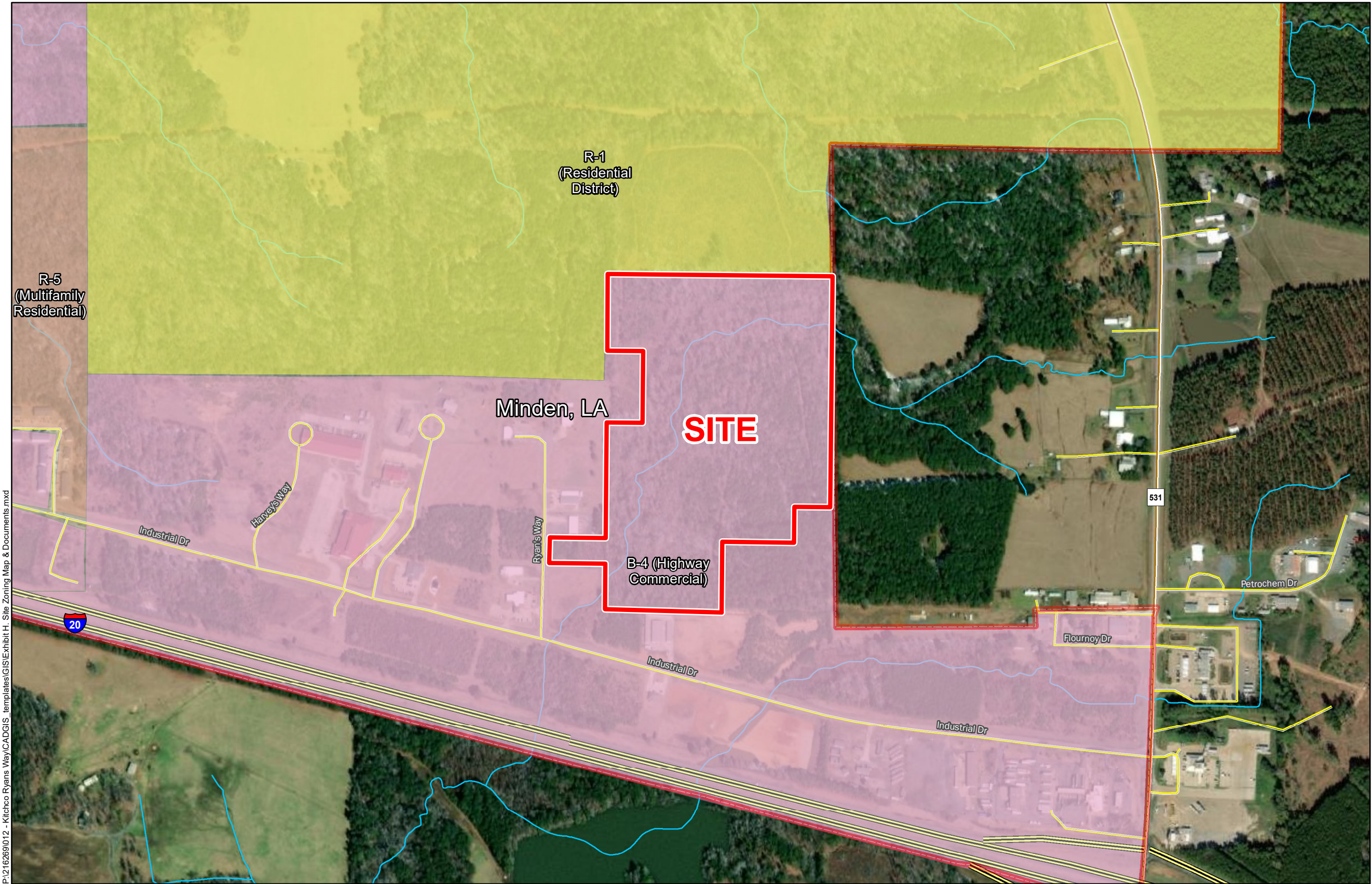
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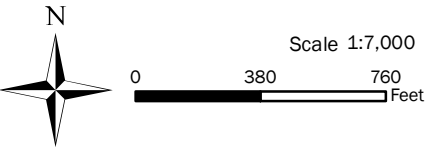
Webster Parish

### LEGEND

- Site Boundary (51.46 Ac.±)
- Existing Land Use**
  - B-4 (Highway Commercial)
  - R-1 (Residential District)
  - R-5 (Multifamily Residential)
- Existing Roadway**
  - Interstate
  - Rural State Highway
  - Local
  - Stream



- General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
  2. 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.
  3. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
  4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
  5. Zoning data derived from City of Minden Planning & Zoning Department <https://www.mindenla.org/planning-zoning/>



Date:	12/1/2022
Project Number:	213151
Drawn By:	SEW
Checked By:	EEB



# Kitchco Ryans Way Zoning Map & Documents

## PROCEEDINGS OF THE MINDEN PLANNING COMMISSION OF THE CITY OF MINDEN, STATE OF LOUISIANA, TAKEN IN REGULAR SESSION HELD ON JUNE 2, 2022.

The Minden Planning Commission met at City Hall, Minden, Louisiana at 10:00 a.m.

Members present: Morris Busby, Michael Davis, Sarah Haynes, Chairperson; and Steve Wilson.

Absent: Joean McWoodson. Also attending: Brent Cooley, Building Official.

Steve Wilson made a motion to approve the minutes from the May 5, 2022, meeting as presented. The motion was seconded by Michael Davis and it carried unanimously.

(1) **Latasha Mitchell** – Ms. Mitchell presented her request for a zoning variance on property owned by her located at 412 W. R. Reeder Street (legal description attached). This property is zoned R-3 (Single Family Residential).

The purpose of this zoning variance request is to use the existing building on the property as a daycare/preschool.

No one was present in opposition to this zoning variance request.

A motion was made by Michael Davis to **GRANT** the zoning variance request on the property located at 412 W. R. Reeder Street. The motion was duly seconded by Steve Wilson and it carried unanimously.

(2) **Erick Montgomery** – Erick & Tabatha Montgomery presented their request for a side lot setback variance on property owned by them located at 211 Painter Street (legal description attached). This property is zoned B-1 (Neighborhood Commercial).

Mr. & Mrs. Montgomery plan to build a single-family residence on the property. The City of Minden Zoning Ordinance requires a combined width of both side yards of 10 feet with a minimum width of either side yard of 5 feet for this subject property.

No one was present in opposition to this side lot setback variance request.

After a brief discussion, a motion was made by Michael Davis to **GRANT** a variance to eliminate the side lot setback requirement on the southern property line at 211 Painter Street. The motion was duly seconded by Morris Busby and it carried unanimously.

(3) **Kitchco, Inc.** – Mr. Gray Kitchens was present and presented the request of Kitchco, Inc. for a zoning change from R-1 (Single Family Residential) to B-4 (Hwy. Commercial) on property owned by them located on Ryan's Way (legal description attached).

The purpose of this zoning change request is for this site to be a certified site with LED and this zoning is a requirement for certification.

Sarah Haynes informed the Commission that she has been working with Kitchco, Inc. on this certification but that she would have no financial gain from this project. Brent Cooley, Building Official, advised Ms. Haynes that she could cast a vote on this request.

Mr. Kitchens informed the Commission that the City of Minden Economic Development Department helped to get this certification process started. This certification should attract industrial development in Minden.

A motion was made by Morris Busby to **GRANT** the zoning change from R-1 (Single Family Residential) to B-4 (Hwy. Commercial) on the above referenced property. The motion was seconded by Michael Davis and it carried unanimously.

Everyone was reminded that the decision of the Commission shall be final and shall become effective after a fourteen-day appeal period.

With no other business on the agenda, a motion was made by Morris Busby to adjourn the meeting. The motion was duly seconded by Michael Davis and it carried unanimously.

  
Sarah Haynes, Chairperson

## LEGAL DESCRIPTION

- (1) **Latasha Mitchell** – 412 W. R. Reeder Street – Legal Description: LOT 100 X 176 FT. IN NE/4 OF NW/4 SEC. 28-19-9
- (2) **Erick Montgomery** – 211 Painter Street – Legal Description: LOT #13, BLK. B, WASHINGTON HTS. IN NE/4 OF NW/4 SEC. 27-19-9
- (3) **Kitchco, Inc.** – Ryan's Way – Legal Description: SOUTH HALF OF NORTHEAST QUARTER OF SOUTHEAST QUARTER (S/2 OF NE/4 OF SE/4), SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST, WEBSTER PARISH, LOUISIANA, AND SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE/4 OF SE/4), SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST, WEBSTER PARISH, LOUISIANA, LESS AND EXCEPT TWO TRACTS OR PARCELS OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
EXCEPTED TRACT NO. 1: BEGIN AT SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE/COR OF SE/4 OF SE/4), SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST, THENCE RUN NORTH 630 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET; THENCE WEST 420 FEET; THENCE SOUTH 420 FEET; THENCE EAST 630 FEET TO POINT OF BEGINNING.  
EXCEPTED TRACT NO. 2: BEGIN 210 FEET NORTH OF THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (NW/COR OF SE/4 OF SE/4), SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST, WEBSTER PARISH, LOUISIANA, THENCE EAST 420 FEET; THENCE SOUTH 210 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET; THENCE WEST 210 FEET; THENCE NORTH 420 FEET TO POINT OF BEGINNING, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL RIGHTS THEREUNTO BELONGING.  
AND ALSO LOT THREE (3) OF CELTIC COMMERCIAL PARK, UNIT NUMBER ONE (1), A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION 35, AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 OF NE/4) OF SECTION 2, ALL IN TOWNSHIP 18 NORTH, RANGE 9 WEST, WEBSTER PARISH, LOUISIANA, AS SHOWN BY PLAT THEREOF ON FILE AND OF RECORD IN MAP BOOK 4, PAGE 61, AND IN MAP BOOK 4, PAGE 9 IN THE RECORDS OF THE CLERK OF COURT OF WEBSTER PARISH, LOUISIANA, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ALL RIGHTS THERETO BELONGING.

## ARTICLE 17. - B-4 HIGHWAY COMMERCIAL

Within all B-4 highway commercial districts, as shown on the official zoning map, the following regulations shall apply:

### Section 17.01. - Permitted uses.

[In a B-4 highway commercial district, only the following uses of property shall be permitted:]

Any use permitted in B-2 and B-3 districts.

Auto washing establishments.

Building material storage buildings and yards.

Bulk fuel storing yards (see section 2.13, article 2).

Bus garages or car barns.

Dairies.

Dancing studios.

Drive-in theaters.

Nurseries.

Frozen food lockers.

Garages, public.

Laundries and dry cleaners.

Machinery and equipment sales and service.

Motels and trailer courts.

Motor freight terminals.

Nightclubs.

Mobile home and travel trailer sales.

Plumbing shops.

Printing shops.

Wholesale offices and warehouses.

Uses similar in character to [the] above-listed uses.

Section 17.02. - Height regulations.

No building or structure shall exceed 50 feet in height.

Section 17.03. - Area regulations.

[In B-4 highway commercial districts, the following area regulations shall apply:]

*Lot area.* Each lot shall contain a minimum area of not less than 5,000 square feet.

*Yards.* Each lot shall have front and rear yards not less than the following depths:

*Front yard* .....25 ft.

*Rear yard* .....25 ft.

*Side yard.* Side yards of five feet are required only when the side of a commercial lot abuts a residential district. Where side yards are provided but not required, these yards shall be not less than three feet.

Section 17.04. - Off-street parking, loading and unloading.

See article 4 [of this appendix].