

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
July 11, 2024
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1 **2024-25-ADM** requested by Terrance Dunmiles and Marella Narcisse for a lot line adjustment requiring a waiver, **161-167 Kennedy Street, Ama.** Zoning District R-1A. Council District 2. **Requires Planning Commission approval and supporting resolution from Parish Council.**

- 9 **2024-9-MIN** requested by Bruce Butler for a resubdivision of two lots into three, **corner of Vans Lane and Ninth Street, New Sarpy.** Zoning District R-1A(M). Council District 6. **Requires Planning Commission approval.**

- 16 **2024-10-MIN** requested by Trenell and Eric Gilmore for a resubdivision of two lots into four, **382, 386, and 400 Adams Street, Killona.** Zoning District R-1A(M) and R-2. Council District 1. **Requires Planning Commission approval.**

- 24 **2024-3-SPU** requested by Mary Ann Bourgeois for a modular home in an R-1A zoning district, **Lot 21A-1, Milling Avenue, Luling.** Council District 2. **Requires Planning Commission approval.**

- 34 **2024-4-SPU** requested by Bobby Gorman Sr. for St. Charles Recycling, Inc. for minor automotive repair in a C-2 zoning district, **15396 Highway 90, Paradis.** Council District 4. **Requires Planning Commission approval.**

- 47 **2024-2-SE** requested by the St. Charles Parish School Board/Dpt. of Parks and Recreation for a park under R-1A zoning requiring a waiver from permanent dust-free paving for off-street parking, **279 Ashton Plantation Boulevard, Luling.** Council District 7. **Requires Planning Commission approval and supporting resolution from Parish Council.**

- 56 **2023-4-MAJ** requested by Todd Trosclair for 310 Development, LLC for Preliminary Plat approval of PLANTATION BUSINESS CAMPUS SECTION 3, a 17 lot commercial/industrial subdivision, **W. Alpha Drive and W. Campus Drive, Destrehan.** Zoning District C-2 and M-1. Council District 2. **Requires Planning Commission approval and supporting resolution from Parish Council.**

- 76 **2024-1-ORD** requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend the Zoning Ordinance of 1981 to adopt a Highway 90 Overlay District. **Requires Planning Commission recommendation and Parish Council approval.**

UNFINISHED BUSINESS-
NEW BUSINESS-
MINUTES – (June 6, 2024, Minutes)
ADJOURN



**Department of Planning & Zoning
Staff Report – Minor Resubdivision
Case No. 2024-25-ADM**

APPLICATION INFORMATION

- **Submittal Date:** 6/11/2024
- **Applicant / Property Owner**
Terrance Dunmiles
KTC Enterprise, LLC
430 Kennedy Street
Ama, LA 70031
504.494.1048; tdunmiles@cox.net

Marella Narcisse
167 Kennedy Street
Ama, LA 70031
- **Request**
Resubdivision of Lots 7 and 8, Ama Heights Subdivision, into Lots 7-A and 8-A.
 - Waiver required from *Appendix C. - Subdivision Regulations, Section III.C.1.b. Width.*

SITE INFORMATION

- **Location:** 161-167 Kennedy Street, Ama
- **Size of Proposed Lots**
 - Lot 7-A: 6,612 sq. ft.; 58 ft. wide
 - Lot 8-A: 8,225 sq. ft.; 72 ft. wide
- **Current Zoning:** R-1A
- **Current Use**
Lot 8 is developed with a single-family house, a portion of which extends onto Lot 7.
- **Surrounding Zoning**
R-1A is adjacent to the front and each side; R-1A(M) is adjacent to the rear.
- **Surrounding Uses**
The site is located on a developed residential street. Specifically single family houses are adjacent to each side and to the front across Kennedy Street.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices, and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (Over six dwellings per acre)
- **Traffic Access**
Proposed Lot 7-A will have 58 ft. of frontage on Kennedy Street. Proposed Lot 8-A will have 72 ft. of frontage on Kennedy Street and utilize an existing driveway for access.

- **Utilities**
Parish GIS shows water and wastewater facilities available along Kennedy Street.
- **Development History**
The subject area is shown as Block “A” per the map of Ama Heights Subdivision by E.M. Collier, PLS dated May 14, 1962.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[I.] R-1A. *Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; **minimum width—sixty (60) feet.**
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Twenty (20) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

Appendix C. Section II. Subdivision Procedure

B. Administrative Resubdivisions. In instances where no net increase of lots is proposed, and five (5) or fewer lots are proposed, and no public improvements are required, the Parish President and the Director of Planning and Zoning may certify and thereby approve or disapprove such applications for subdivisions without public notice, public hearing, Commission approval, or Council approval, **provided that the proposal is in compliance with relevant land use regulations including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended.** The resubdivision plan for such a resubdivision shall meet the criteria listed in Section II.C.3. of this section. This authority shall not exceed the limits herein.

C. Minor Resubdivisions.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

Appendix C. Section III. Geometric Standards

C. Lots

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - b. **Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.**

Appendix C. Section V. Administrative

B. Variations and Exceptions.

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

FINDINGS

This request shifts the common line separating Lots 7 and 8 by 7 ft. towards River Road.

It comes before the Planning Commission due to proposed Lot 7-A falling 2 ft. short of the required 60 ft. width for the R-1A district. Specifically, it does not meet item III.C.1.b of Appendix C which states:

- *Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.*

The applicants requested a waiver from the minimum width requirement to allow Lot 7-A to measure 58 ft. wide.

The department does not object to the waiver.

The existing line separating Lots 7 and 8 runs through the house addressed at 167 Kennedy Street, leaving a 1.5-2 ft. portion encroaching into Lot 7. With the subject lots under separate ownership the lot line shift is the best way to address this issue short of removing a portion of the structure itself.

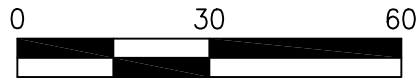
The resubdivision would locate the home within the boundaries of its own lot and the River Road side yard setback would be met. Lot 7-A would become developable while limiting the width deficiency to only 2 ft.

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.

GRAPHIC SCALE

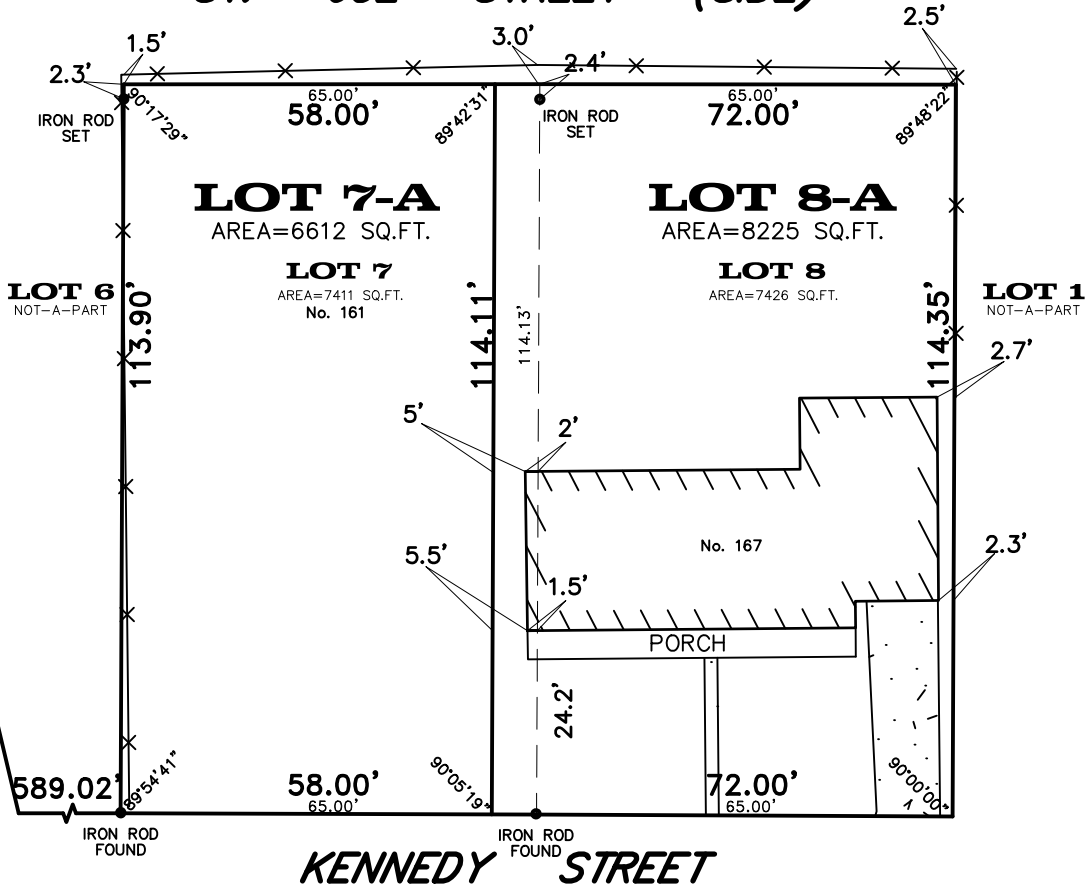


1 INCH = 30 FT.

ST. JOE STREET (SIDE)

RIVER ROAD (SIDE)

ROLAND STREET (SIDE)



KENNEDY STREET

PARISH PRESIDENT _____ DATE _____
 APPROVALS _____

CHAIR, PLANNING AND ZONING COMMISSION _____ DATE _____

RECORDED IN THE ST. CHARLES PARISH
 CLERK OF COURT ON THE _____ DAY OF _____
 _____, 2024 IN COB _____
 FOLIO _____ ENTRY no. _____



VICINITY MAP—NOT TO SCALE

OWNER(S): KTC ENTERPRISES, LLC
 MARELLA T, NARCISSE

All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.

RESUBDIVISION SURVEY OF:

LOT: 7 & 8 INTO 7A AND 8A
 SQUARE: A
 SUB: AMA HEIGHTS
 DISTRICT: N/A
 PARISH, LA: ST CHARLES

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
 FOLLOWING FLOOD ZONE, PER:
 FIRM MAP DATED: 6/16/1992
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: N/A
 FIRM PANEL: 220160 0150C

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

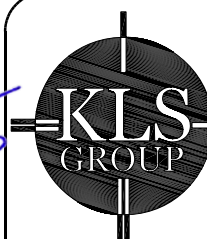
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY LUCIEN C. GASSEN LAND SURVEYOR DATED JULY 31, 1982.

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED TO THE SURVEYOR BY OTHERS.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF TERRENCE DUNMILES



KLS Group Inc.

SURVEYING - CONSTRUCTION LAYOUT
 3D SCANNING & MODELING - ELEVATION CERTIFICATES
 4408 YALE ST., #C, METAIRIE, LA, 70006
 P: 504-302-0991
 INFO@KLSGROUPINC.COM
 Certified WBE

DATE OF FIELD WORK: 4/15/2024	DRAWN BY: MPB
SCALE: 1" = 30'	CHECKED BY: UJL
JOB #: 13762-24	SHEET #1 OF 1

Name: Terrance Dunmiles & Marella Narcisse

Address: 161 Kennedy Street & 167 Kennedy Street, Ama

Case Number: 2024-25-ADM

Members of the St. Charles Parish Planning Commission:

This administrative resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Appendix C. Section III. C.1.b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

My lot is originally 60ft wide. Ms. Narcisse house is
about 1 1/2 - 2ft on my property. Therefore, I would
like to get it resubdivided.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Terrance Dunmiles

Applicant Signature: Marella Narcisse

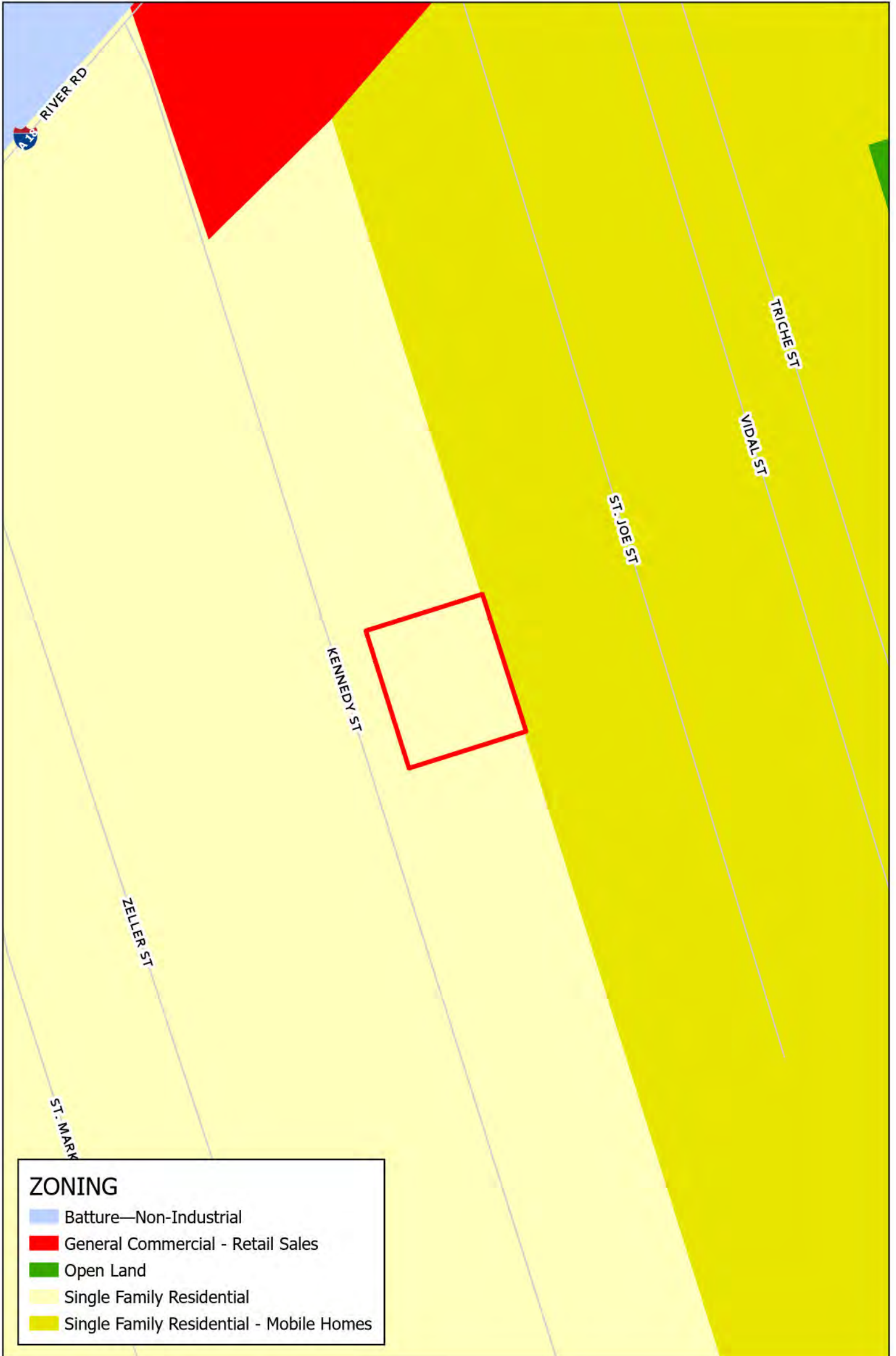
Date: 6/12/2024

2024-25-ADM
2 LOTS INTO 2



1" = 100'

N

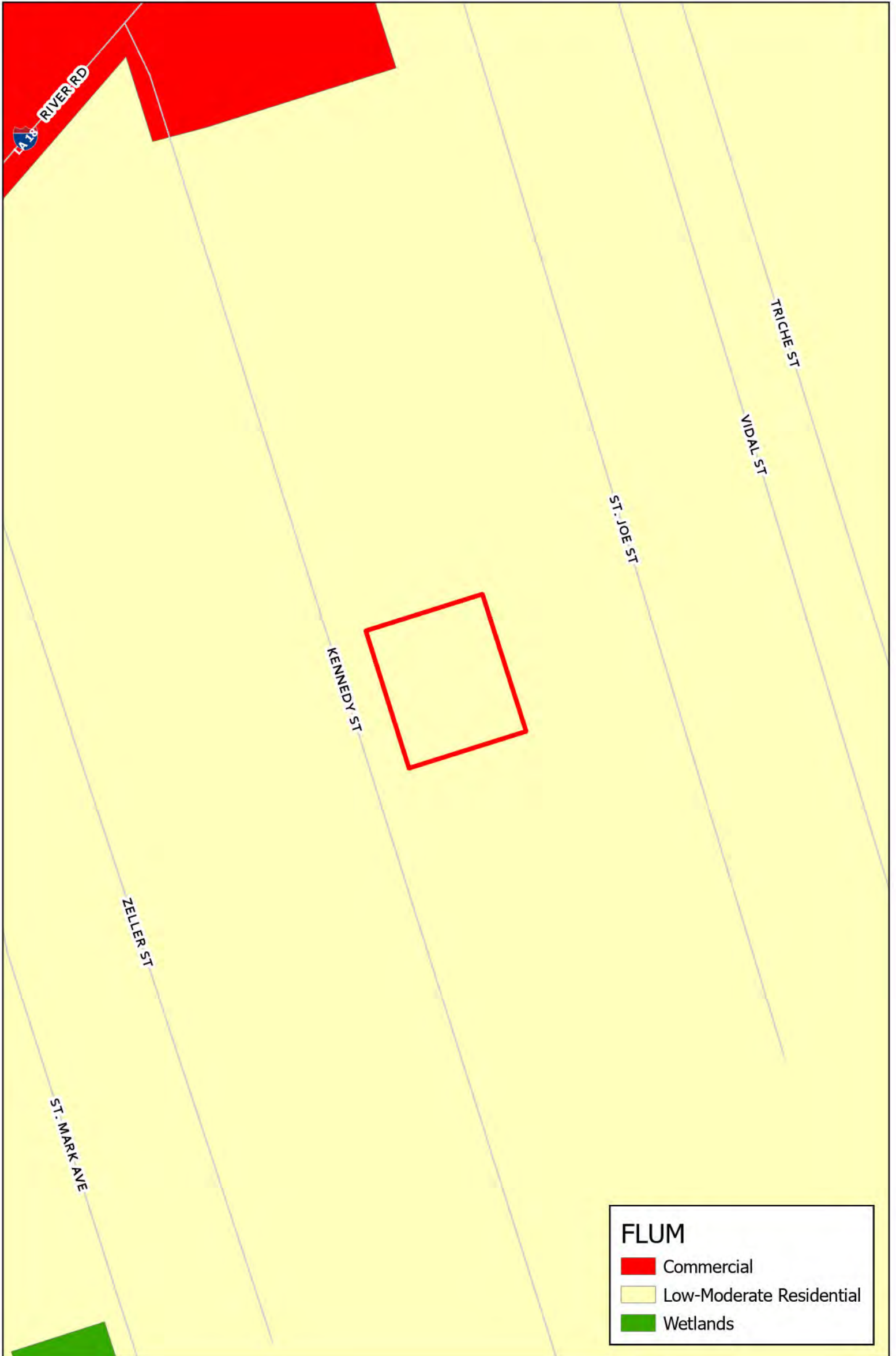


ZONING

- Batture—Non-Industrial
- General Commercial - Retail Sales
- Open Land
- Single Family Residential
- Single Family Residential - Mobile Homes

2024-25-ADM
2 LOTS INTO 2

1" = 100'





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-9-MIN

APPLICATION INFORMATION

- **Submittal Date:** 5/8/2024
- **Applicant / Property Owner**
Bruce Butler
433 Longview Drive
Destrehan, LA 70047
985.210.0087; butlerbruce1965@gmail.com
- **Request**
Resubdivision of Lots 74-B and 74-C, Victoria Acres Subdivision, into Lots 74-D, 74-E, and 74-F.

SITE INFORMATION

- **Location:** Corner of Van's Lane and Ninth Street, New Sarpy
- **Size of Proposed Lots**
 - Lot 74-D: 5,764.51 sq. ft.; 84.71 ft. wide
 - Lot 74-E: 5,765.20 sq. ft.; 84.72 ft. wide
 - Lot 74-F: 5,765.20 sq. ft.; 84.72 ft. wide on Ninth St., 68.05 ft. wide on Van's Ln.
- **Current Zoning:** R-1A(M)
- **Current Use:** vacant but cleared
- **Surrounding Zoning:** R-1A(M) and R-2
- **Surrounding Uses**
The site is located in a moderately developed residential neighborhood consisting primarily of single family homes.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: A99
2013 Digital Flood Insurance Rate Map: X Zone
- **Plan 2030 Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices, and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (Over six dwellings per acre)
- **Traffic Access**
Proposed Lots 74-D and 74-E have 84.71 ft. and 84.72 ft. of frontage on Ninth Street respectively. Proposed Lot 74-F will be a corner lot with 68.05 ft. of frontage on Van's Lane and 84.72 ft. of frontage on Ninth Street.

An existing driveway culvert would provide access from Ninth Street to Lot 74-D. Additional culverts are required to provide access to 74-E and 74-F.
- **Utilities**
Parish water facilities are available along Van's Lane and Ninth Street and open swale ditches line the site along Van's Lane and Ninth Street.

Parish wastewater facilities are available on Van's Lane but not Ninth Street, resulting in Lots 74-D and 74-E without direct access to a sewer line (existing Lot 74-B already lacks direct access).

Per the Director of Wastewater sewer must be added along the Ninth Street right-of-way and tie into the line at Van's Lane. But it's uncertain if the line at Van's Lane has sufficient depth to accept such a tie-in. This must be determined by the property owner/developer and all necessary extensions, relocations, or modifications shall be made solely at their expense.

▪ **Development History**

Lots 74-B and 74-C were created by resubdivision as per the map by Richard T. Dading, PLS dated November 24, 2014 (PZS-2015-01).

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions.*

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

- I. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

The applicant requests resubdivision of Lots 74-B and 74-C into three lots, 74-D, 74-E and 74-F.

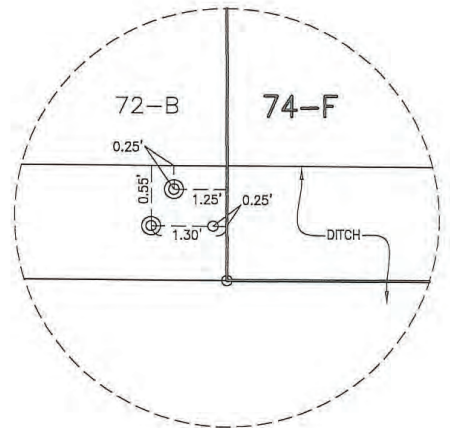
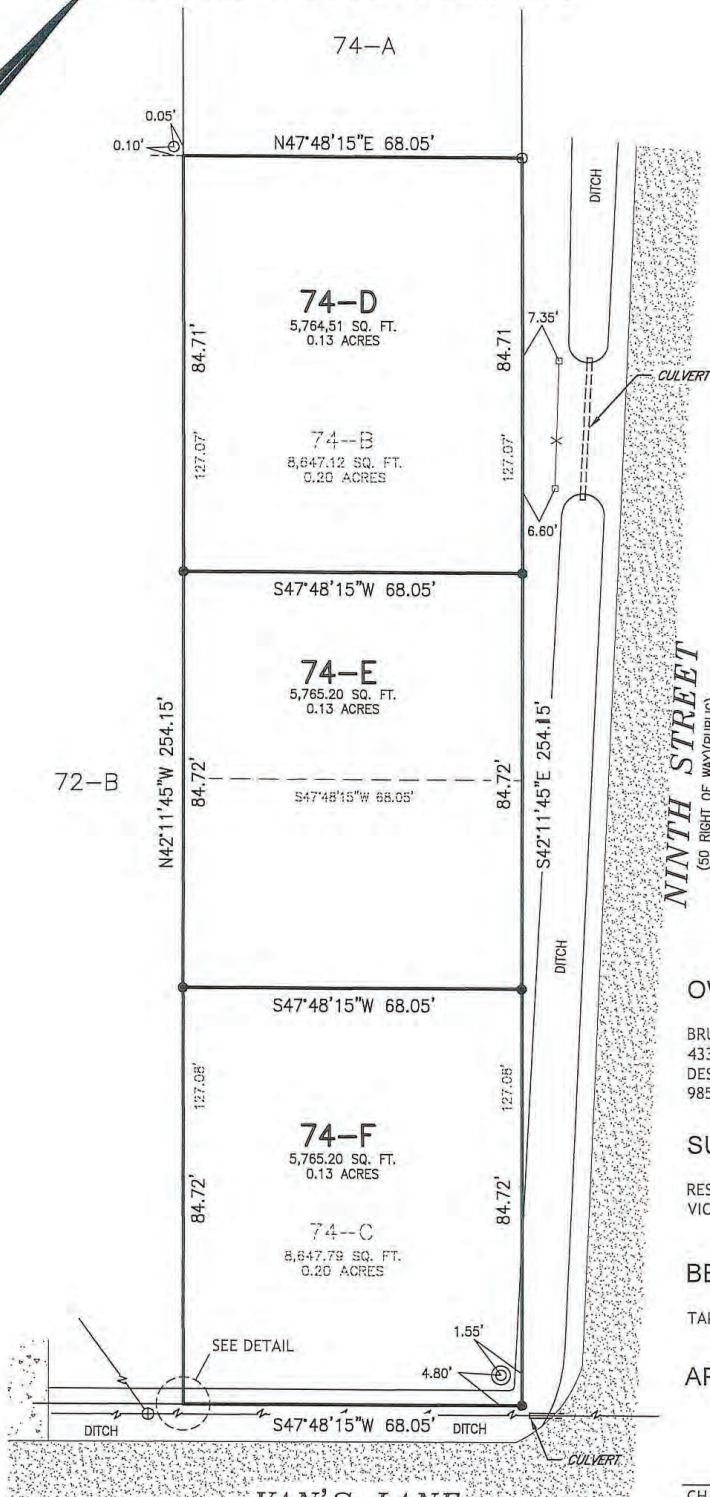
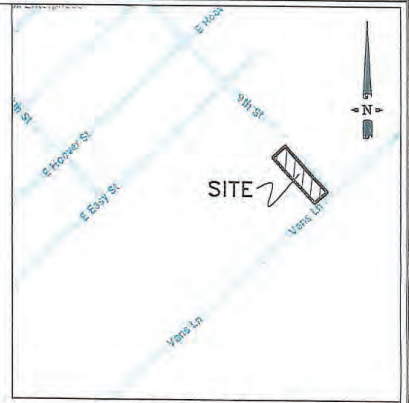
Each proposed lot meets the minimum area and width requirements for the zoning district, as well as geometric standards.

As noted under the Utilities section of this report, sewer is not available along Ninth Street and proposed lots 74-D and 74-E would lack direct access to a sewer line. Any sewer improvements necessary for the development of those lots must be done at the property owner's expense and coordinated with the Department of Wastewater.

DEPARTMENT RECOMMENDATION

Approval.

E. EASY STREET (SIDE)
NEW SARPY SUBDIVISION (SIDE)



I.C.G. RAILROAD RIGHT OF WAY (SIDE)
(formerly Y. & M.V. RAILROAD)
G.S. JOHNSON STREET (SIDE)

NINTH STREET
(50' RIGHT OF WAY)(PUBLIC)

VAN'S LANE
(formerly VICTORIA ROAD)
(40' RIGHT OF WAY)(PUBLIC)

- LEGEND**
- = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - ⊙ = IRON PIPE FOUND
 - [Stippled Area] = ASPHALT
 - [Dotted Area] = CONCRETE

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

OWNER

BRUCE BUTLER
433 LONGVIEW DRIVE
DESTREHAN, LA, 70047
985.210.0087

SURVEY REFERENCE

RESUBDIVISION OF REMAINING PORTION OF LOT 74, INTO LOT 74-A, 74-B & 74-C, VICTORIA ACRES BY RICHARD T. DADING, P.L.S., DATED NOVEMBER 24, 2014.

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT.

APPROVALS

CHAIR, PLANNING AND ZONING COMMISSION _____ DATE _____

PARISH PRESIDENT _____ DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH, LOUISIANA
ON THE _____ DAY OF _____ 20____
INSTRUMENT NUMBER _____

"ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE."

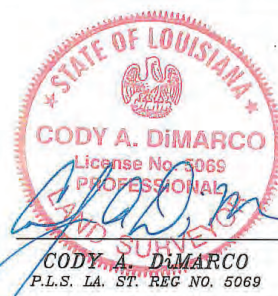
RESUBDIVISION OF LOTS 74-B & 74-C
INTO LOTS 74-D, 74-E & 74-F
VICTORIA ACRES
SITUATED IN SECTION 9
TOWNSHIP-12-SOUTH, RANGE-8-EAST
ST. CHARES PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

BRUCE BUTLER



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200



CODY A. DIMARCO
P.L.S. LA. ST. REG NO. 5069

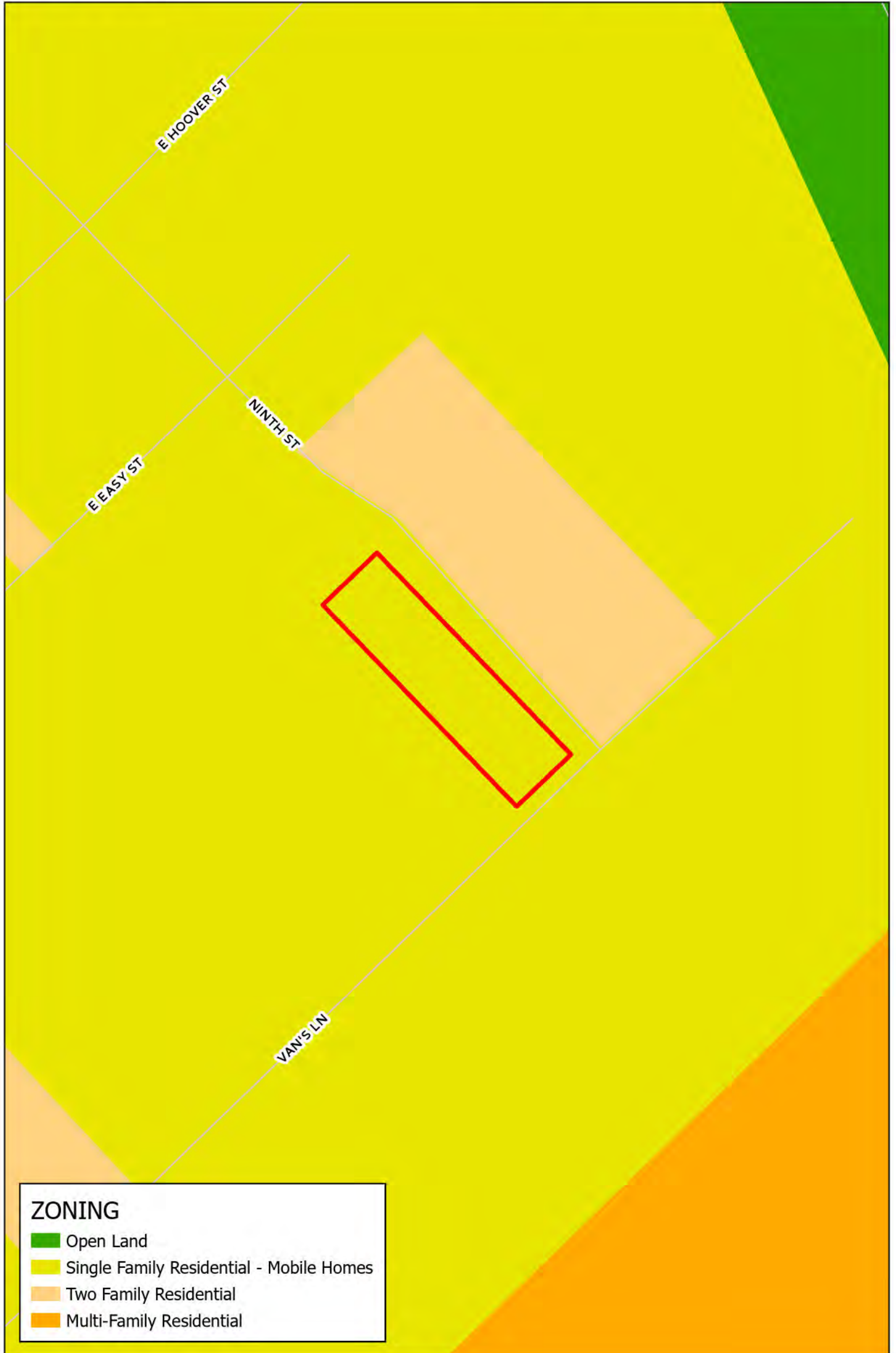
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	
03-28-2024	1" = 30'		J.R.	C.A.D.	63573	

2024-9-MIN
2 LOTS INTO 3

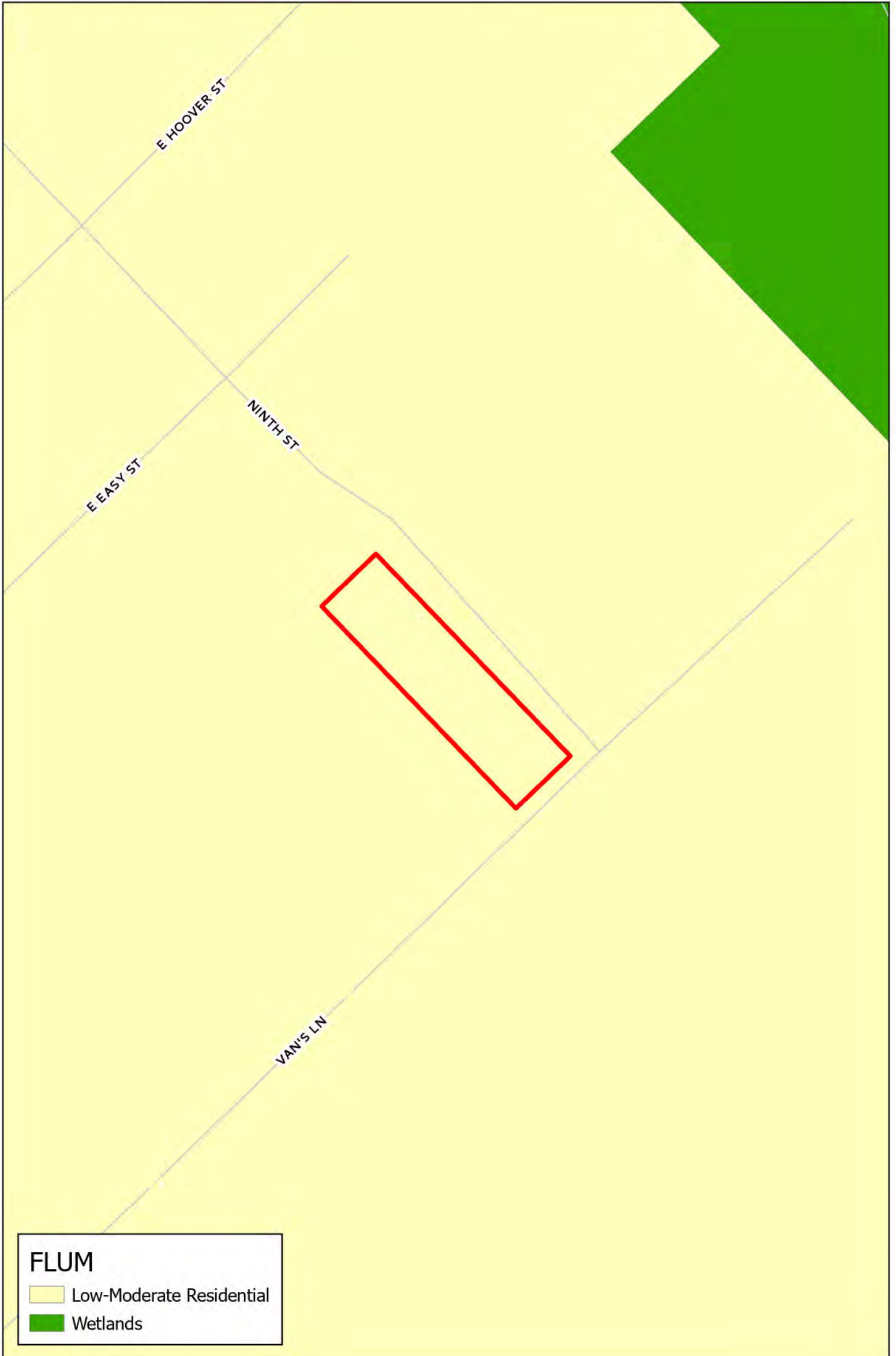
1" = 100'



2024-9-MIN
2 LOTS INTO 3

1" = 100'

N





Department of Planning & Zoning Staff Report – Minor Resubdivision Case No. 2024-10-MIN

APPLICATION INFORMATION

- **Submittal Date:** 5/23/2024
- **Applicant / Property Owner**
Trenell and Eric Gilmore
386 Adams Street
Killona, LA 70057
504.272.4139; gilmorecarriers@yahoo.com
- **Request**
Resubdivision of Lots 14 and 15, Victor Darensbourg Tract, into Lots 14A, 14B, 14C, and 15A.

SITE INFORMATION

- **Location:** 382, 386, and 430 Adams Street, Killona
- **Size of Proposed Lots**
 - Lot 14A: 5,188 sq. ft.; 50 ft. wide
 - Lot 14B: 5,171 sq. ft.; 50 ft. wide
 - Lot 14C: 5,153 sq. ft.; 50 ft. wide
 - Lot 15A: 6,874 sq. ft.; 66 ft. wide
- **Current Zoning:** R-1A(M) and R-2
- **Current Use**

Lot 14 is developed with two manufactured homes. The home at 386 pre-dates Hurricane Ida while the home addressed to 382 is a recent direct replacement (Permit No. 47762).

Lot 15 is developed with a site-built dwelling zoned for use as a duplex and shown within proposed Lot 15A.

The manufactured home addressed to 386 will be primarily located on Lot 14A but a portion of the home itself and an attached deck will extend onto Lot 14B. The manufactured home addressed to 382 is likely within proposed Lot 14C but without being shown on the survey its location (and if it meets setbacks) cannot be confirmed.
- **Surrounding Zoning:** R-1A(M)
- **Surrounding Uses**

The site is located in a developed residential neighborhood with a mix of single-family site-built structures and mobile homes.
- **Flood Zone & Minimum Building Elevation**

1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Plan 2030 Recommendation**

High-Density Residential: Appropriately located semi-attached and attached multifamily dwelling units, townhomes, duplexes and small lot detached houses. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections.

Recommended Zoning Districts: R-2 (two-family residential district), R-3 (multi-family residential district), C-1 (commercial office), R-1M (single-family residential detached mobile home/manufactured home/recreational vehicle park)

▪ **Traffic Access**

The site has frontage on and access from Adams Street.

Lot 14 is improved with two separate aggregate driveways. One will provide access exclusively to Lot 14C while the other divided between Lots 14A and 14B. The need to add another driveway culvert for potential improvements on 14B is likely.

Lot 15A will maintain its existing aggregate driveway.

▪ **Utilities**

Per Parish GIS water and sewer facilities are located along Adams Street.

No objections were received from the Departments of Public Works, Wastewater, and Waterworks to the resubdivision.

▪ **Development History**

Lots 14 and 15 are shown as far back as March 19, 1910.

The department's permitting history for Lot 14 details the following:

- In 1994 a 14x70 mobile home was placed on Lot 14, municipal address 386 Adams Street (Permit No. 10206-94).
 - In 2004 a 16x80 mobile home was permitted as a direct replacement (Permit No. 17416-04)
 - In 2008 a double wide mobile home (32x78) was permitted as a direct replacement (Permit No. 21347-08)
- In 2013, a second mobile home (14x70) was permitted and placed on Lot 14 (Permit No.26167-13).
 - In 2024, that second mobile home was directly replaced. (Permit No. 47762-24)

Adequate permitting history could not be located as to the initial development of the structure on Lot 15.

APPLICABLE REGULATIONS

Appendix A. Section VI. Zoning District Criteria

[II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.

2. Spatial Requirements.
 - a. Minimum lot size: Five thousand (5,000) square feet per family; minimum width-fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—Fifteen (15) feet.
 - (2) Side—Five (5) feet.
 - (3) Rear—Five (5) feet.
 - (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) The accessory building shall not exceed two-story construction.
 - (2) Minimum setback of accessory buildings shall be three (3) feet.
 - (3) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.

[VII.] R-2. Two-family residential:

2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet (3,000 per family); minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet each side

- (3) Rear - twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- c. Accessory buildings:
 - 1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - 2) The accessory building shall not exceed two-story construction.
 - 3) Minimum rear setback of accessory building shall be the same as side yard requirement of the district in which it is located.
 - 4) Accessory buildings shall be located on the same parcel of land as the main structure.
 - d. Permitted encroachments:
 - 1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - 2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Appendix C. Section II. Subdivision Procedure

C. *Minor Resubdivisions.*

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.
2. Traffic Impact Analysis. A Traffic Impact Analysis, including all required documentation, shall be submitted in accordance with the Parish's Traffic Impact Analysis Policy.
3. Consecutive Minor Subdivisions. The Minor Resubdivision process is not intended to create major subdivisions from multiple minor subdivisions. Whenever a minor subdivision results in a net increase of lots, parcels, or tracts, no application for a further increase of lots shall be considered by the Planning Commission for a period of two years from the date of recordation unless a majority of the Planning Commission votes to consider the consecutive request to resubdivide into additional lots. This restriction shall not prohibit a property owner from changing boundary lines by administrative resubdivision.
4. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information;
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - l. The following note shall be added to resubdivision maps that result in a net increase of lots: No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years.

FINDINGS

This request divides Lots 14 and 15 into four lots, specifically shifting the lot line dividing Lots 14 and 15 to provide the width to create three 50 ft. lots, primarily out of Lot 14.

Each lot meets the minimum area and width requirements for the zoning district but there are issues with the proposal and the survey, detailed as follows:

- The proposed lot line dividing 14A and 14B is shown through the manufactured home at 386 Adams Street. The majority of this home is on 14A but a portion of the home itself along with the entirety of an attached deck will extend onto Lot 14B.
- Parish guidelines require resubdivision surveys show the location and dimensions of existing buildings. The submitted survey does not show the replacement manufactured home likely located on proposed Lot 14C.

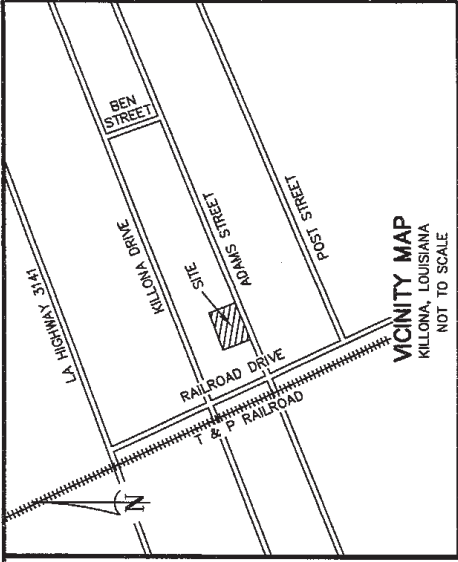
Regarding the missing manufactured home, per the applicant this is the result of completing the survey after the original home was removed but before its replacement. While this explanation is reasonable the replacement structure is currently located on site and without representing it on the survey its location, and whether or not it meets required setbacks, cannot be determined.

Regarding the lot line placed through the existing manufactured home, there is no room to consider this arrangement for this development type and no waiver that can be granted to allow it. In some situations lot lines may be approved through a structure, typically to separate individual units also structurally separated by a fire wall per building code (e.g. multi-unit commercial centers, townhomes). That is not the case in this situation.

Additionally, since part of a primary dwelling would be located on proposed Lot 14B a new primary dwelling could not be permitted without the existing manufactured home at 386 Adams Street being relocated or removed.

DEPARTMENT RECOMMENDATION

Denial.



APPROVED: _____ DATE _____

PARISH PRESIDENT _____ DATE _____

CHAIR, ST. CHARLES PARISH COUNCIL _____ DATE _____

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

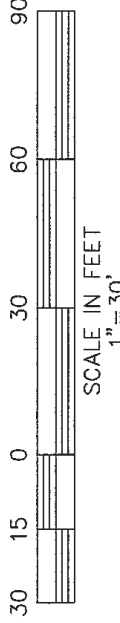
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH, LOUISIANA

ON THE _____ DAY OF _____ 20 _____

INSTRUMENT NUMBER _____

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE



DRAWING NO. MM-3275

DRAWN BY: KPB



RIVERLANDS SURVEYING CO.

505 HEMLOCK STREET, LAPLACE, LA. 70068

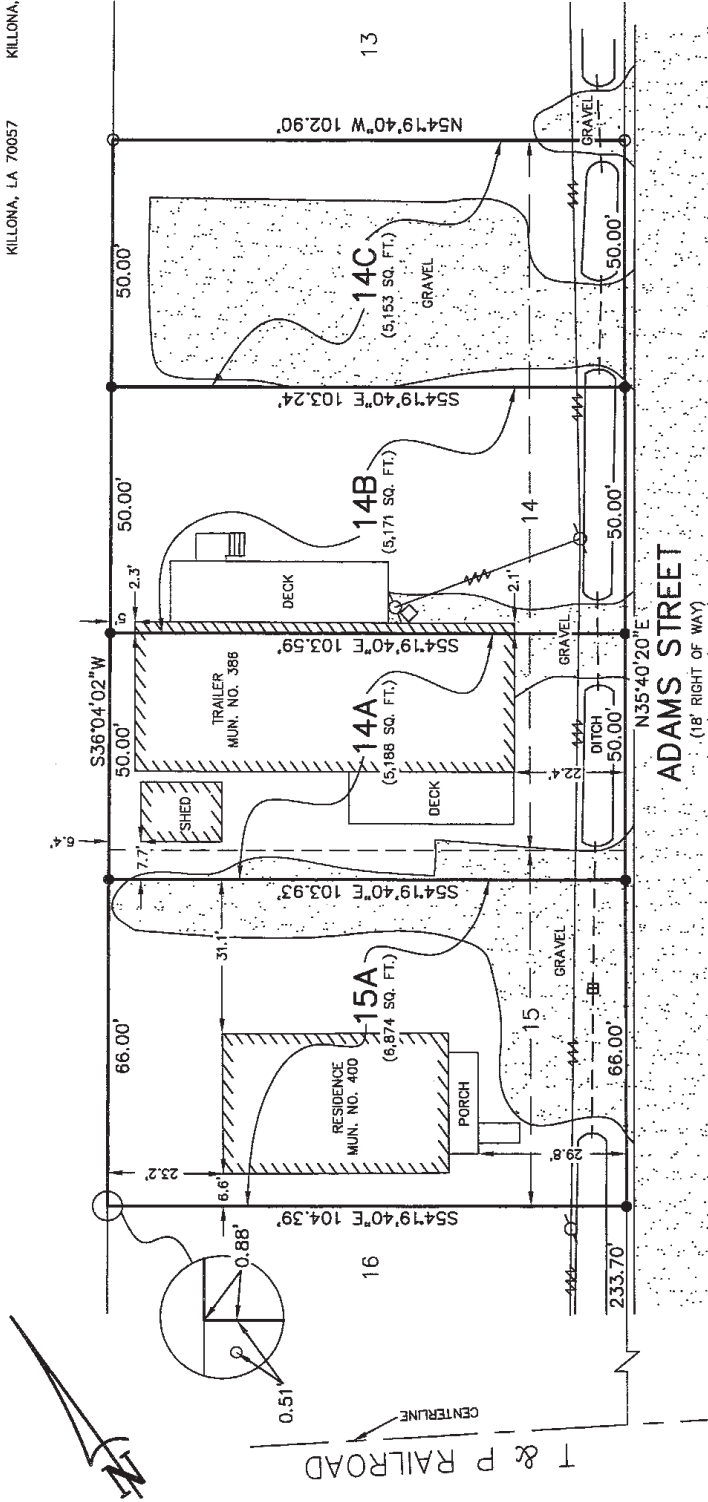
1-800-248-6982 / 985-652-6356

office@riverlandssurveying.com / www.riverlandssurveying.com

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

OWNER: LOT 14
TRENELL M. JAMES
386 ADAMS STREET
KILLONA, LA. 70057

KILLONA DRIVE (SIDE)



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ POWER POLE
- POWER LINE

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOTS 14 & 15 OF A SUBDIVISION OF THE VICTOR DARENSBOURG TRACT INTO LOTS HEREIN DESIGNATED AS LOTS 14A, 14B, 14C & 15A OF A SUBDIVISION OF THE VICTOR DARENSBOURG TRACT SITUATED IN SECTIONS 63 & 77, T-12-S, R-19-E, KILLONA, ST. CHARLES PARISH, LOUISIANA.

DATE: MAY 21, 2024

SURVEY REFERENCE:

1. SURVEY OF LOT 14 OF A SUBDIVISION OF THE VICTOR DARENSBOURG TRACT BY R.P. BERNARD, P.L.S. DATED 9/1/1994.
2. SURVEY OF LOT 16 OF A SUBDIVISION OF THE VICTOR DARENSBOURG TRACT BY R.P. BERNARD, P.L.S. DATED 8/27/1999.

BASIS OF BEARING:

SOUTH ZONE 1702, NAD 83, GEOD 18 USING LEICA SMARTNET SOLUTION DATED 5/10/2024.

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S 'STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- E. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

2024-10-MIN
2 lots into 4

1" = 100'

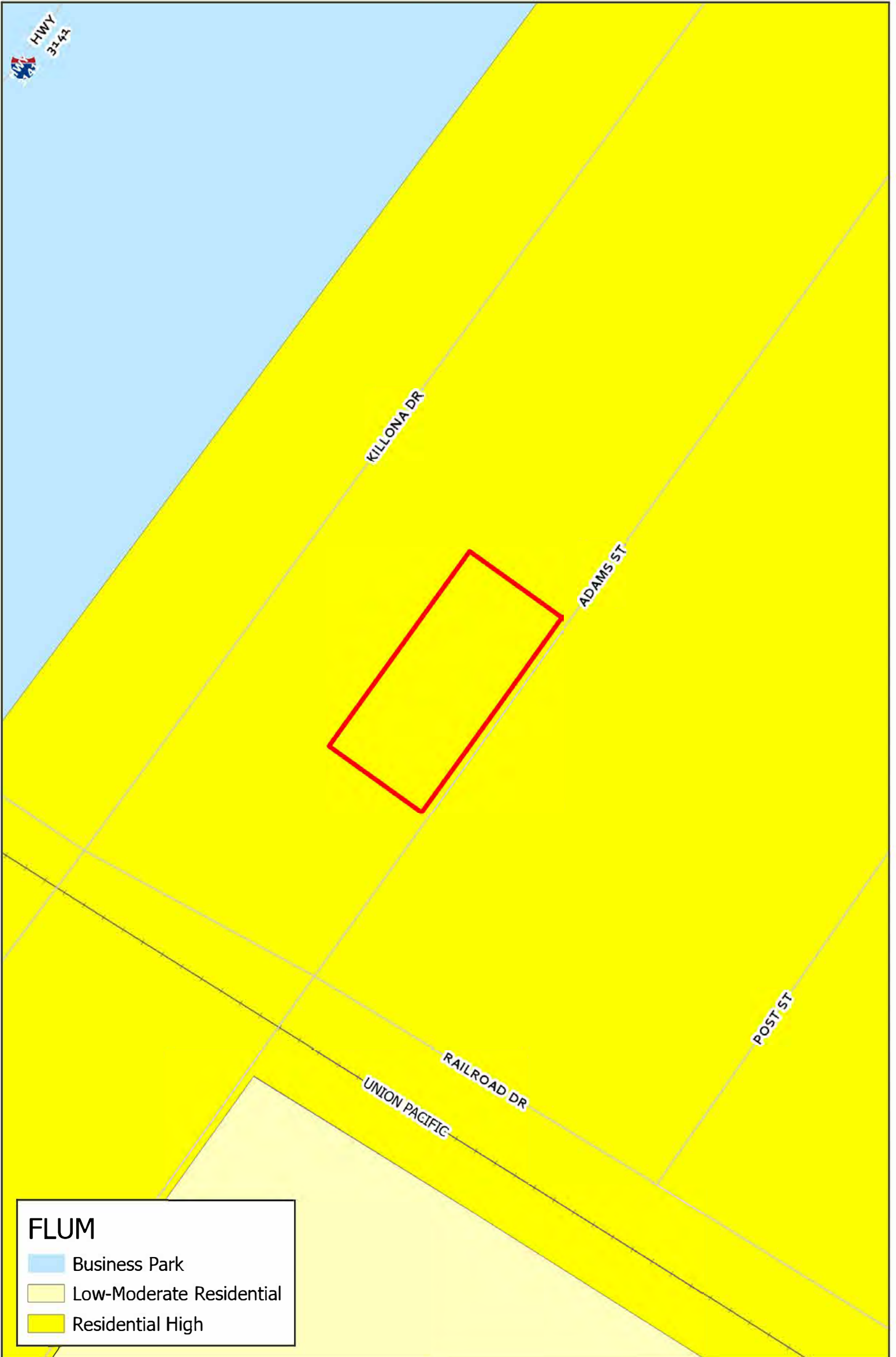
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2024-10-MIN
2 lots into 4

1" = 100'

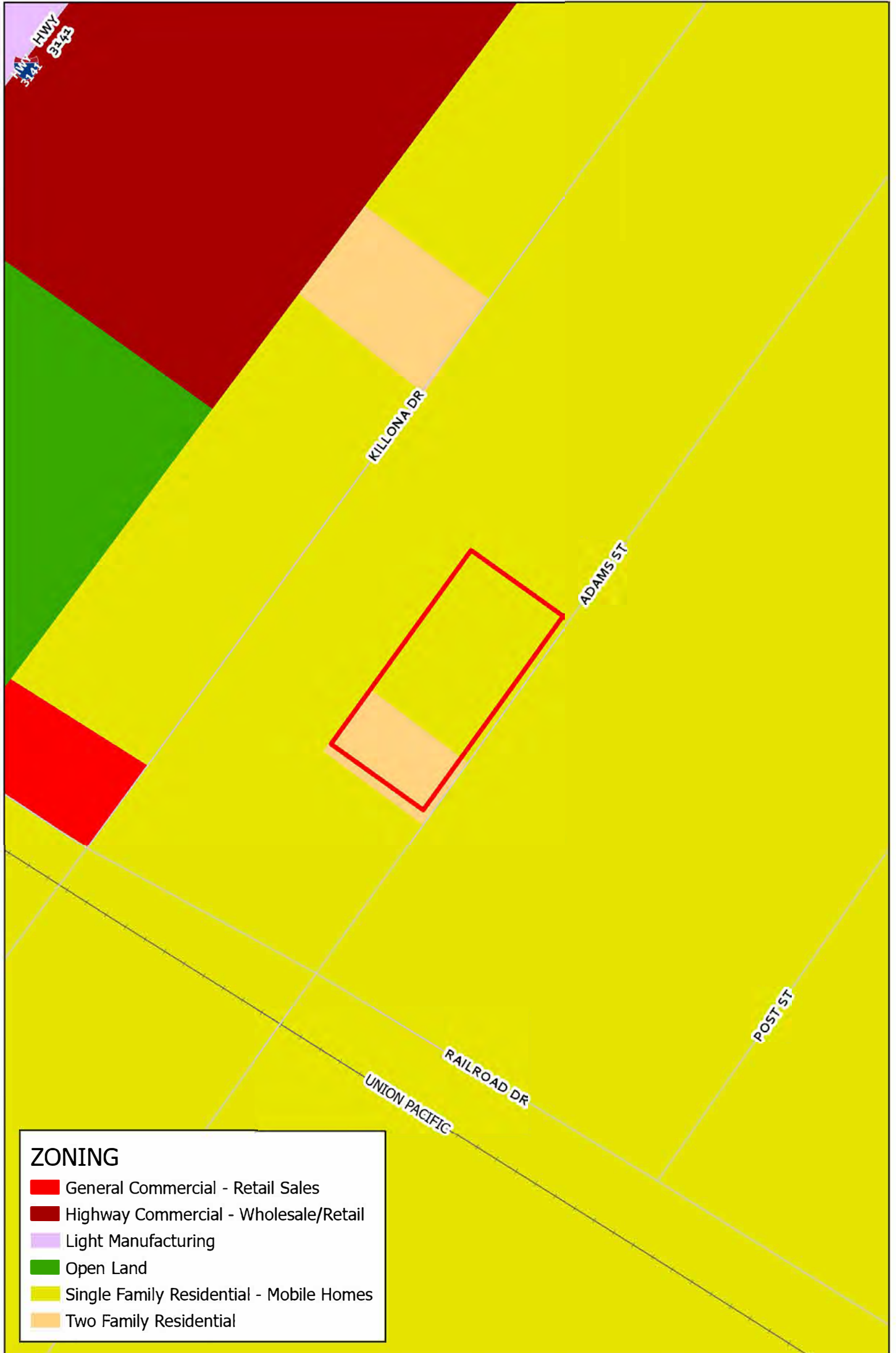
N



2024-10-MIN
2 lots into 4

1" = 100'

N



ZONING

- General Commercial - Retail Sales
- Highway Commercial - Wholesale/Retail
- Light Manufacturing
- Open Land
- Single Family Residential - Mobile Homes
- Two Family Residential



Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-3-SPU

APPLICATION INFORMATION

- **Submittal Date:** 5/23/2024
- **Applicant / Property Owner**
Mary Ann Bourgeois
206 4th Street
Luling, LA 70070
985.224.6439; marybourgeois100@gmail.com
- **Request**
Modular home (on a permanent foundation) in R-1A zoning

SITE INFORMATION

- **Location:** Lot 21A-1, Milling Avenue, Luling (behind to 206 4th Street)
- **Size of Site:** 13,275 sq. ft.
- **Current Zoning and Land Use**
R-1A; site contains an accessory structure formerly of the home at 206 4th Street.
- **Surrounding Zoning and Land Use**
R-1A; the site is in a developed single-family residential neighborhood.
- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre).
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X Zone
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
Lot 21A-1 has 88.50 ft. of frontage on Milling Avenue where access is currently provided via a small driveway culvert.
- **Utilities**
An open swale drainage ditch runs in front of the site and the Parish GIS shows water and wastewater facilities along Milling Avenue.

Representatives from the Departments of Public Works & Wastewater and Waterworks have no objection to the proposal.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[I.] R-1A. Single family residential detached conventional homes —Medium density

1. Use Regulations:

- c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.

- (5) **Modular, panelized and precut homes, provided that they are placed on a permanent foundation.**
- (6) Reserved.
- (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
- (8) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.

Appendix A. Section IV.

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

- 1. Compliance with the current St. Charles Parish Comprehensive Plan.
- 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
- 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
- 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is designated *Low-to-Moderate Residential* on the Future Land Use Map, which anticipates development typical of the residential zoning districts (detached single-family and low-density attached dwellings, e.g. duplexes, townhomes, etc.). A single-family modular home fits this designation. **Complies**

- 2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

The site is located within a developed single family residential neighborhood. While the construction process differs from a standard site-built house, modular homes are built to the same local and state construction codes and are often indistinguishable from a standard site-built home, ensuring compatibility with the surrounding neighborhood. **Complies**

- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

The site plan shows a 16 ft. wide driveway capable of accommodating the required two (2) parking spaces for a single family dwelling. **Complies**

- 4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*

The proposed use is a single-family residence of modular construction, which should have no greater impact to the neighborhood than the site-built structures permitted by right **Complies**

- 5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

Building code approval requires fire protection. Noise impacts are not expected from this type of development but the noise ordinance allows for enforcement noise issues that may result. Drainage review occurs as part of the building permitting process. **Complies**

- 6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*

- a. *Required yards and open space.* The site plan shows the modular home will meet required R-1A setbacks. **Complies**

- b. *Ingress and egress to property.* The site currently has access to Milling Avenue via a driveway culvert but a new driveway is proposed to afford better ingress/egress and accommodation of required parking. **Complies**
- c. *Parking and loading areas.* A new driveway will accommodate the required two (2) parking spaces. **Complies**
- d. *Location of garbage facilities.* **N/A**
- e. *Landscaping, buffering, and screening.* **N/A**
- f. *Signage.* **N/A**
- g. *Height and bulk of structures.* **Complies**
- h. *Location and direction of site lighting.* **N/A**

ANALYSIS

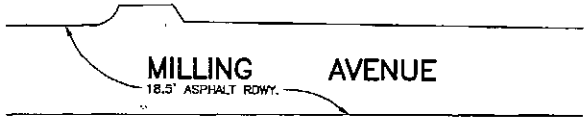
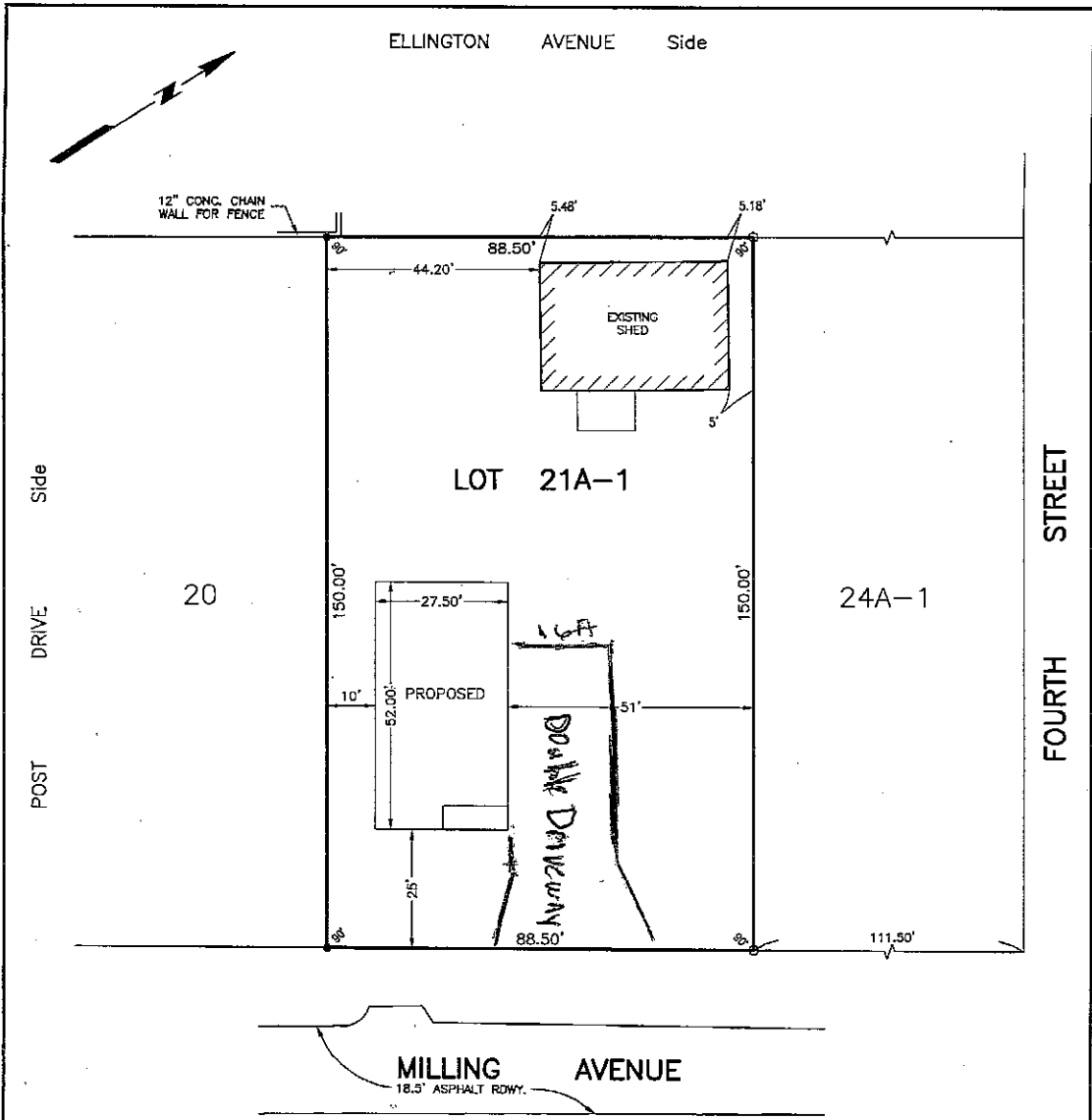
The applicant requests a Special Permit Use to construct a modular home on Lot 21A-1.

The home itself is currently located in Jefferson Parish where it was previously permitted as a modular home. If approved the home will be relocated to the subject site and placed on a new permanent foundation.

The request meets all applicable review criteria as detailed in the previous section. Any criteria not specifically or fully addressed with this application will be evaluated for compliance during the permitting process for the residential development.

DEPARTMENT RECOMMENDATION

Approval.



SITE PLAN
PROPOSED
LOT 21A-1, SQUARE 105
ELLINGTON ADDITION TO THE TOWN OF LULING
BEING A SUBDIVISION OF A PORTION
OF ELLINGTON PLANATION
IN SECTIONS 13, 14 & 15, T13S - R21E
ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 30' MAY 29, 2024

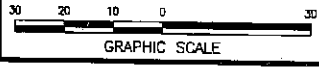
LEGEND
 ● = 1/2" IRON ROD FOUND
 ○ = 1/2" IRON ROD SET

CERTIFIED TO GALLAND PROPERTIES, LLC

REFERENCE PLAN:
 RESUBDIVISION OF LOTS 21A & 24A, SQ. 105
 ELLINGTON ADDITION TO THE TOWN OF LULING
 BEING A SUBDIVISION OF A PORTION OF ELLINGTON
 PLANTATION INTO LOTS 21A-1 & 24A-1 BY
 GASSEN SURVEYING, LLC, LOUIS J GASSEN JR,
 PLS, DATED MAY 21, 2004

The reference plan shows no servitudes
 and no information regarding servitudes
 was furnished by the owner or his agent.
 No further research regarding servitudes
 was performed for this survey.

This is to certify that I have consulted
 the Flood Insurance Rate Maps and found
 that this property is in Zone X.



I certify that this plat represents an actual
 ground survey performed by myself or under
 my supervision and is in accordance with the
 Louisiana standards of practice for a Class C
 survey.



[Signature]
 LOUIS J GASSEN JR, PLS
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC



PERMIT FEES NOT REFUNDABLE

JEFFERSON PARISH INSPECTION & CODE ENFORCEMENT

EAST BANK
1221 ELMWOOD PARK BLVD.
HARRAHAN, LA 70123
738-8964
FAX 738-8387

WEST BANK
400 MAPLE STREET
HARVEY, LA 70058
384-3312
FAX 384-3334

PAID AREA NSP OR NO. C
COUNCIL DISTRICT NO. 5

**NOT A PERMIT
UNTIL APPROVED**

BUILDING APPLICATION NO. RE-187012-08

CASHIER NO. 1178850 DATE APPLIED 10/15/2008 DATE ISSUED 11/12/2008

SHADED AREAS FOR OFFICIAL USE ONLY

PROJECT ADDRESS 216 Maple Ridge Dr. Metairie, La SUITE NO. --- SUBDIVISION Maple Ridge Park BLDG. NO. B LOT NO. 14

OWNER OR AGENT Dodd Construction ADDRESS 6601 West Judge Perez Arabi, La 77032 PHONE 713-545-8128

NAME OF BUSINESS/TENANT TYPE OF BUSINESS NEW EXISTING IN JEFFERSON PARISH

ARCHITECT / CIVIL ENGINEER ADDRESS 8307 Lafitte / 448 TOPAZ ST. Chalmette, La 70043 / N.O. LA. 70124 PHONE NO. 504-279-3508 REG. NO. 11961

EUGENE A. DAHAN FAX 283-0564

CONTRACTOR ADDRESS 6601 West Judge Perez Arabi, La 77032 PHONE NO. 713-545-8128 OCCUP. LICENSE NO. ---

Dodd Construction HOMEBUILDERS NO. 87658 STATE LICENSE NO. ---

DESCRIPTION New Modular Homes 1/5 S.F. RES. W/PARKING PERMITTED HEIGHT 15' STORIES 1

EST. VALUE \$129,000.00

BOARD OF STANDARDS BOARD ZONING ADJ.

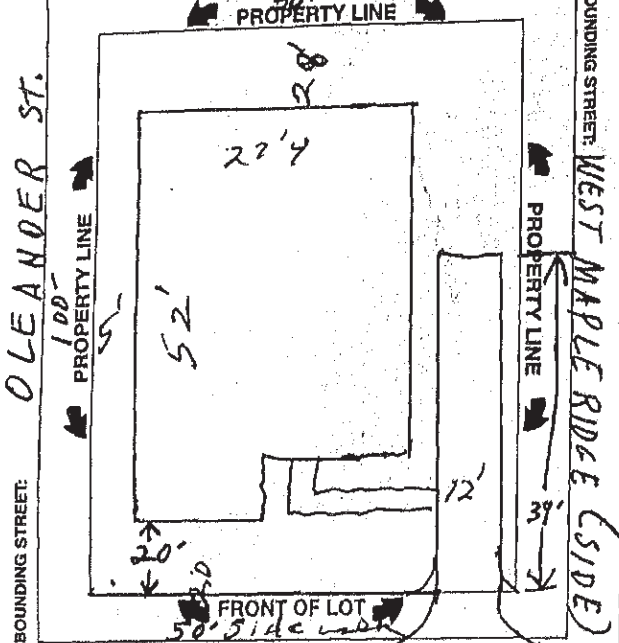
NO. OF PILES 29 ZONING RIA FILE ZONE 13 REG. PK. SR. ONE MISC. REMARKS

FIA ZONE AE -0- N.G.V.D. OR 36" ABOVE CROWN OF STREET, WHICHEVER IS HIGHER

FILL IN PLOT PLAN BELOW

RESIDENTIAL APPLICATION MUST SHOW OFF STREET PARKING ON PLOT PLAN

BOUNDING STREET: MAPLE RIDGE DR. (SIDE)



STREET: WEST MAPLE RIDGE DR.

NO FINAL BUILDING INSPECTION WILL BE MADE UNTIL GRADE CERTIFICATE IS RECEIVED VERIFYING FIA ZONE AND RELATED ELEVATION AS SHOWN ON THIS APPLICATION.

TYPE OF CONSTRUCTION 1 2 3 4 5 B

OCCUPANCY A B E F H I M R S

IS THIS A CORNER LOT? YES NO

KEY LOT IN REAR? YES NO

SQUARE FEET PER FLOOR

1st FLOOR 1295 1284 SF

2nd FLOOR

3rd FLOOR Porch 67.5

GARAGE, STORAGE CARPORT, ETC.

TOTAL SQUARE FEET 1363

BUILDING FEE 550.00

ADDITIONAL FEE

VIOLATION FEE

MISC. FEE

BOX NO. 390

CERTIFICATE OF COMPLIANCE

BY: DATE

NOTICE: THE SCOPE OF THIS APPLICATION REVIEW IS LIMITED TO THE PROPERTY AS ENCOMBERED ON THE SURVEY SUBMITTED. MUST CONTACT DEPT OF PUBLIC WORKS PRIOR TO CONSTRUCTION OR REPAIR OF SIDEWALKS, OR DRIVEWAY APRONS OR CURB CUTS.

I CERTIFY THAT THE CONSTRUCTION OR RECONSTRUCTION FOR WHICH THIS PERMIT IS ISSUED, WILL BE IN ACCORDANCE WITH BUILDING CODE ORDINANCE 103-1 AND ORDINANCES GOVERNING CONSTRUCTION AND RECONSTRUCTION OF BUILDINGS IN THE PARISH OF JEFFERSON. THE UNDERSIGNED ACKNOWLEDGES THAT THIS PERMIT DOES NOT AUTHORIZE CONSTRUCTION CONTRARY TO EXISTING TITLE RESTRICTIONS OR ZONING LAWS OF JEFFERSON PARISH

APPROVED BY: Richard A. ... OWNER OR AGENT RA 7 ...



ENGINEERS
PLANNERS
CONSULTANTS

505 NORTH OAKLAND AVENUE • P.O. BOX 490 • NAPPANEE, INDIANA 46850
WEB: WWW.NTAINC.COM

PHONE: 874-773-7878
FAX: 874-773-8782

November 6, 2008

RE: 216 West Maple Ridge Dr.
Metairie, LA 70001
Platinum Homes
Model: PM-2852-ACME
Serial #: 1355

To Whom It May Concern:

This is to confirm that Mr. Cecil Seymour, Jefferson Parish License #6707 and Mr. Dennis Cockrell, Jefferson Parish License #5023 of NTA, Inc. will be performing the third party inspection for the above-referenced modular building while it is being constructed in the factory by Platinum Homes. These inspections will be performed in accordance with the following codes:

- 2006 International Residential Code
- 2000 Louisiana State Plumbing Code
- 2005 National Electric Code
- 2006 International Energy Conservation Code
- 2006 International Mechanical Code
- 2006 International Fuel Gas Code (When Applicable).

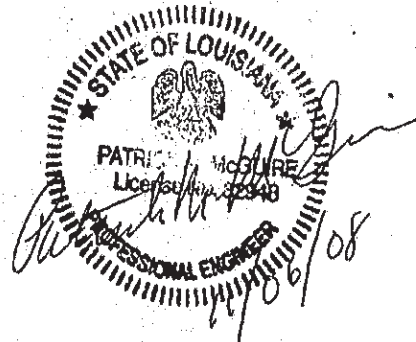
Should there be any questions regarding this, please feel free to contact this office.

Sincerely,

David J. Barts *Dennis Cockrell*

David Barts
Manager of Residential Modular Building Services
NTA, Inc.

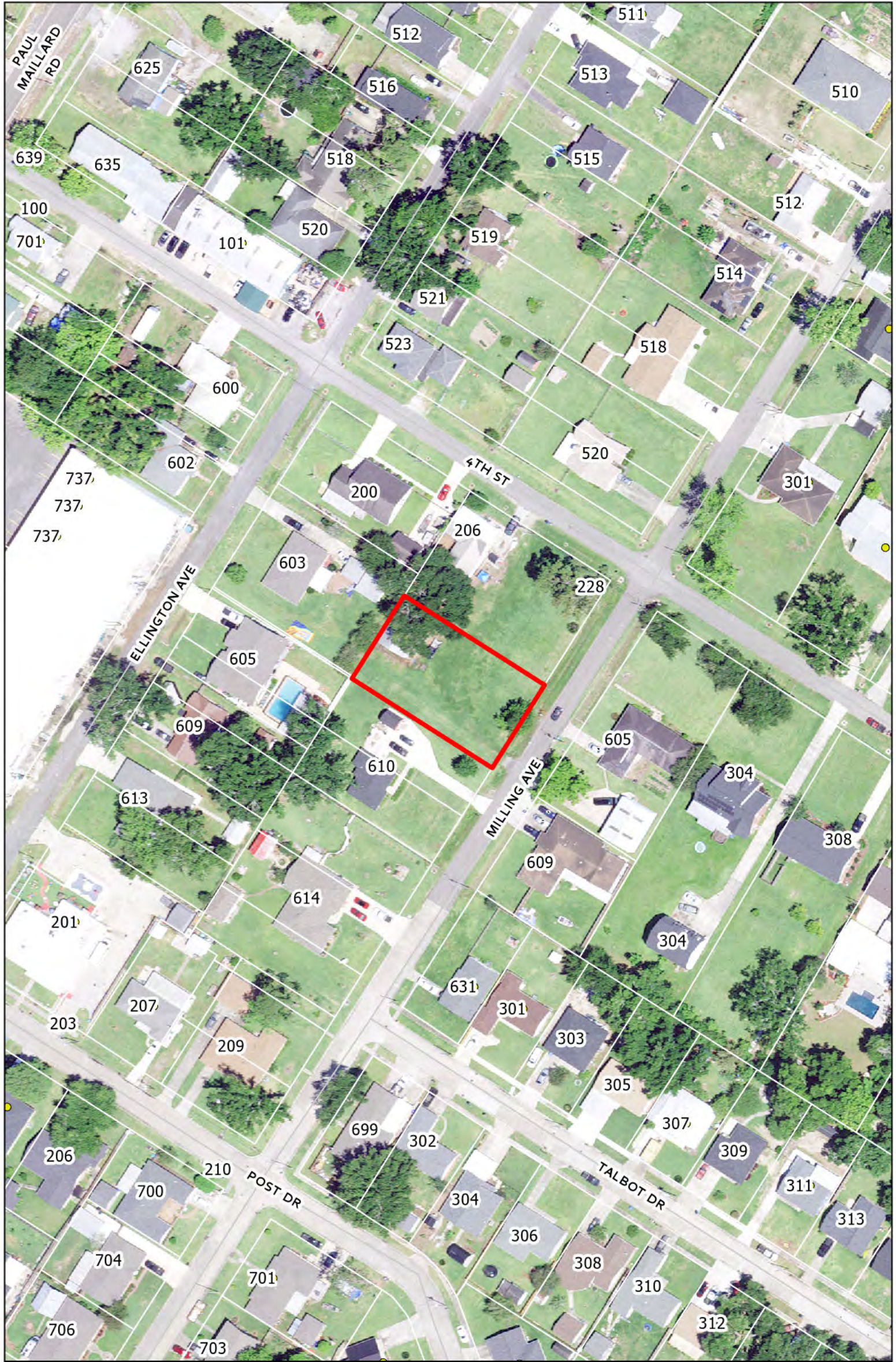
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2024-3-SPU
Modular Home in R-1A

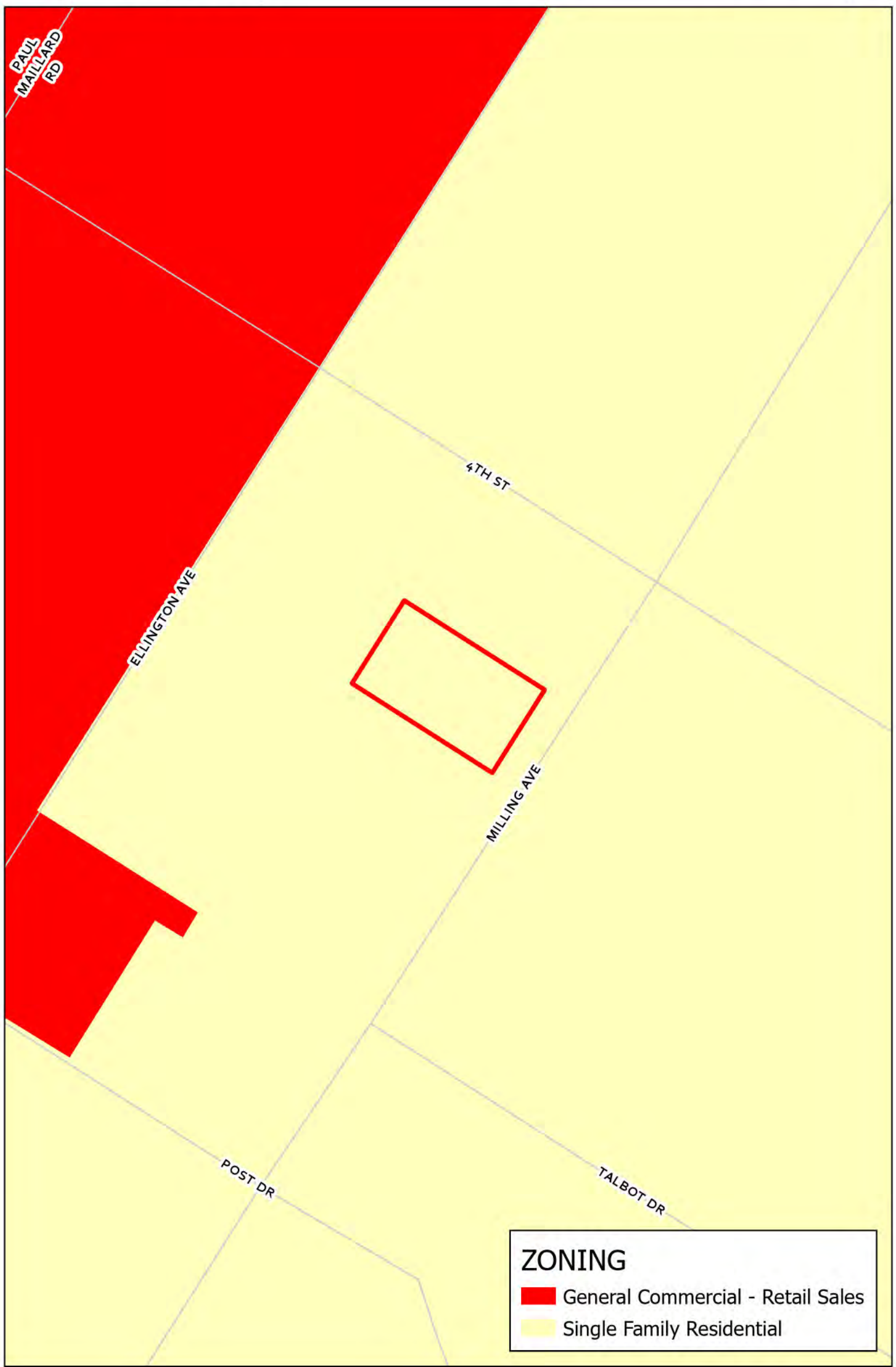
1" = 100'

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2024-3-SPU
Modular Home in R-1A

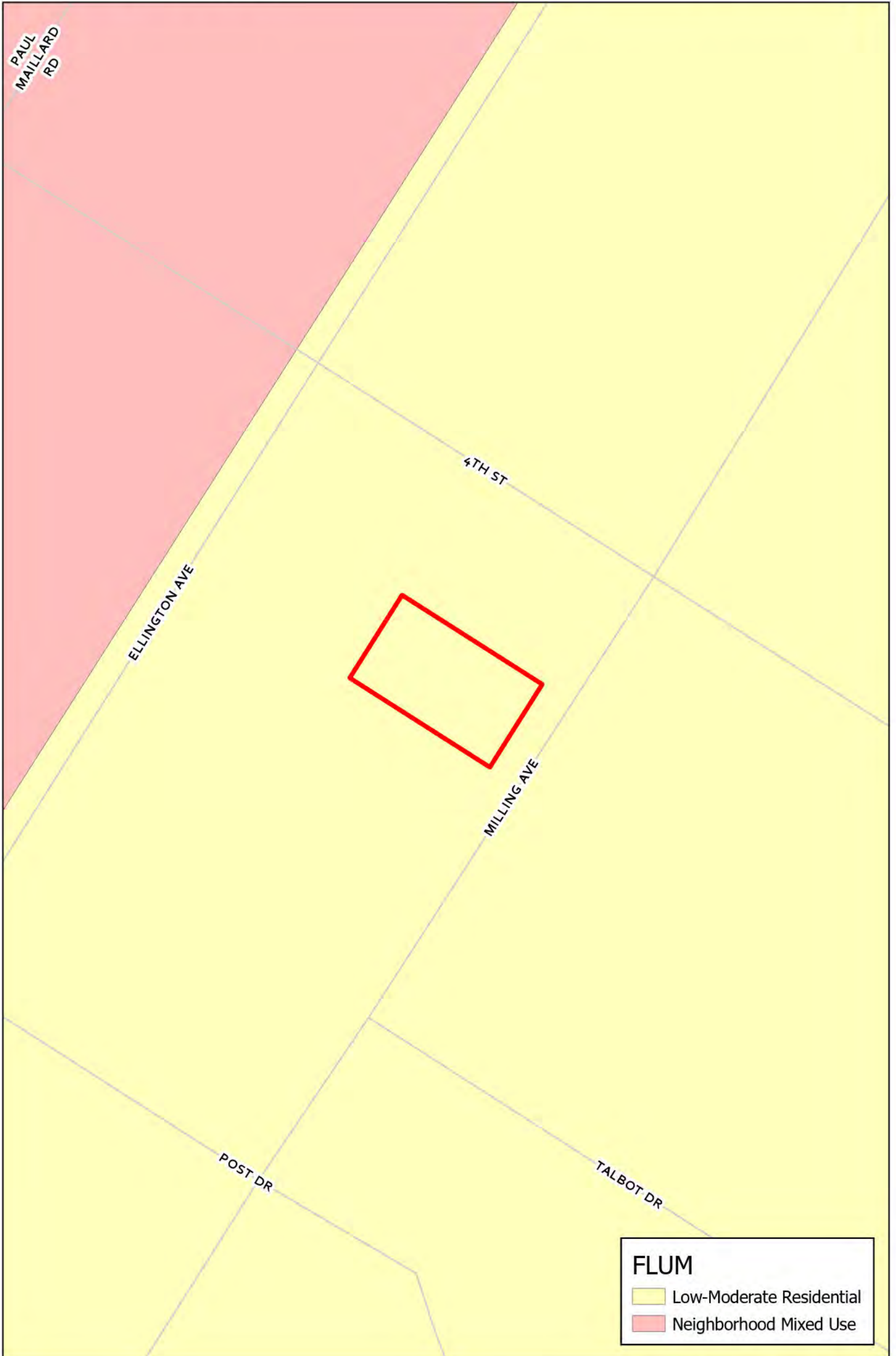
1" = 100'



2024-3-SPU
Modular Home in R-1A

1" = 100'

N





Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2024-4-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner**
Bobby Gorman Sr.
St. Charles Recycling, Inc.
P.O. Box 384
Hahnville, LA 70057
504.316.5025; bobbygorman1487@yahoo.com
- **Request**
Minor Automotive Repair (tire shop) in C-2 zoning with a waiver to reduce the required parking.

SITE INFORMATION

- **Location:** 15396 Highway 90, Paradis
- **Size of Site:** approximately 14,877 sq. ft. (0.34 acres)
- **Current Zoning and Land Use**
The site was initially developed in 2003 with a 1,500 sq. ft. building used for warehousing/personal storage (Permit No. 17255). In 2006 the building was expanded by 2,250 sq. ft. into its current footprint (Permit No. 19926).

Per the applicant the building is still used for storage.
- **Surrounding Zoning and Land Use**
R-1A(M) is located to the Highway 90 side; R-1A is located to the Early Street side; C-2 is adjacent to the Taylor Street side; C-3 is located to the LA 306 side.

The St. John the Baptist Church is located across Highway 90; single-family houses are located on the opposite side of Early Street; multi-family residential and a large, undeveloped lot are adjacent to the Taylor Street side; a manufactured home is located across LA 306.
- **Future Land Use Recommendation**
Commercial: This category includes single-use commercial, retail, office and service uses. Commercial areas should seek to strengthen existing retail and service uses, encourage the introduction of new uses, and introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses. Commercial uses must be consistent with the surrounding area and compatible with adjacent uses.
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: AE5
- **Traffic Access**
Lot X-5-A has 53.45 ft. of frontage on Highway 90, 60 ft. of frontage on Early Street, and 263.02 ft. of frontage on LA 306. Each frontage has driveway access, with those on LA 306 and Early Street consisting of aggregate material. The Highway 90 driveway is hard-surface.

The tire shop will be accessible from the Highway 90 and Highway 306 driveways. The submitted site plan shows one-way flow through the site with ingress from Highway 90 and egress through Highway 306.

▪ **Utilities**

Parish GIS shows water facilities along Highway 90, Early Street, and LA 306. Sewer facilities are shown on Early Street and LA 306. Significant drainage ditches are found along the Highway 90 and LA 306 sides.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

[III.] C-2 General commercial district— Retail sales:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses allowed in C-1 District.
 - (2) Retail sales (except auto and mobile home sales), usage, and storage
 - (3) Hotels, motels and apartment hotels
 - (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
 - (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
 - (6) Animal hospitals where all animals are kept inside the building
 - (7) Service station
 - (8) Commercial recreation facilities
 - (9) Commercial greenhouses and nurseries
 - (10) Commercial schools
 - (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
 - bicycles
 - radios
 - televisions
 - stereos and recorders
 - household appliances
 - locksmith
 - typewriters
 - other similar uses
 - (12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
 - dressmakers
 - millinery
 - tailors
 - baking goods sales
 - laundry and dry cleaners
 - theatres (but not the drive-in type)
 - (13) Laboratories
 - (14) Customary accessory uses incidental to the above uses when located on the same lot
 - (15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
 - (16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.
 - (17) Other uses of similar intensity.
 - (18) Mini-storage facilities (limited to one-story construction in C-2 district).
 - (19) Historic home site bed and breakfast.
 - b. Special exception uses and structures include the following:
 - (1) Dwelling units contained within the office building
 - (2) Reserved
 - (3) Reserved
 - (4) Churches
 - (5) Movie theaters
 - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) **Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.**
 - (5) Heating and air conditioning service.
 - (6) Sheet metal shops
 - (7) Plumbing shops.
 - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (9) Bingo halls, video bingo parlors, and off-track betting establishments upon review of the planning commission and ordinance of the St. Charles Parish Council.
2. Spatial Requirements:

- a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.
- b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- 3. Transportation Requirements: Arterial
- 4. Special Provisions:
 - a. Where any commercial use in a C-2 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

Appendix A. Section IV.

9.C. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

- 1. Compliance with the current St. Charles Parish Comprehensive Plan.
- 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
- 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
- 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting
- 10. Waiver or variance to zoning regulations for special permit uses. Should the Director discover that specific aspects of an application for special permit fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or variance to existing regulations. Any application for special permit which contains a request for a waiver or variance shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or variance to these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.

Appendix A. Section VIII. - Site design requirements.

B. Parking lot standards:

- 1. Off-street vehicle parking spaces shall be provided on the same lot upon which a principal use is permitted according to Table 8-1 and 8-2.

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is designated *Commercial* on the Parish’s Future Land Use Map. Minor automotive repair is consistent with this Future Land Use designation and the Comprehensive Plan. **Complies**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

The tire shop is proposed within an existing commercial site bounded by Highway 90 and LA 306. No changes to the existing building are proposed but expansion of the commercial parking lot is shown on the submitted site plan, which must meet the Parish’s site design requirements for parking lots.

Abutting sites are primarily developed with single/multi-family dwellings, but those unimproved sites are zoned C-2 or C-3 and could be developed with commercial uses with similar features as the subject site. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

No changes to the existing site lighting are proposed as part of this request.

Automotive repair requires parking at a rate of one space for every 200 sq. ft. of floor area. At 1,500 sq. ft. eight spaces are required, including one accessible space. The existing parking area can accommodate three parking spaces in compliance with the Parish's site design requirements for parking lots. The submitted site plan shows the expansion of this parking area to accommodate six spaces, including the one accessible space, making it deficient by two spaces.

The remaining portion of the building will consist of personal storage for the owner and separate areas are available to accommodate parking for that section of the building. The applicant requests a waiver to reduce the required parking from eight (8) spaces to six (6). **Does not comply**

4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*

The tire shop is proposed within an approximately 1,500 sq. ft. portion of an existing commercial building. The zoning ordinance restricts the use of parking areas for the repair, dismantling, or servicing of vehicles and the definition for Minor Automotive Repair states activities must occur within an enclosed building. These requirements mitigate the impact this use may have on abutting sites, which should not exceed the impact of those uses permitted by right under C-2 zoning (mini storage, repair/service shops up to 2,500 sq. ft., greenhouses/nurseries, service stations, etc.). **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

The site is developed, but the proposed expansion of hard surface parking areas must be reviewed during the permit process to drainage is not adversely impacted. Any necessary renovations must be permitted and meet building code. The noise ordinance would be enforced if violations occur affecting nearby residents. Additional hazards and impacts are not expected from the proposed use. **Complies**

6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*

- a. *Required yards and open space.* No improvements are proposed to the building footprint and existing setbacks will be maintained. **Complies**
- b. *Ingress and egress to property.* The existing driveways providing ingress/egress along Highway 90 and LA 306 will be utilized. The submitted site plan shows one way flow through the site with ingress from Highway 90 and egress through Highway 306. This traffic flow allows for the utilization of angled parking, which is needed to accommodate the additional parking proposed with the parking area expansion. **Complies**
- c. *Parking and loading areas.* The site can currently accommodate three parking spaces when eight are required for this use. The site plan shows an expansion of the parking area to accommodate six parking spaces. The applicant requests a waiver to reduce the parking requirement by two spaces for this use. **Does not comply**
- d. *Location of garbage facilities.* The site currently uses standard rolling waste bins. Waste tires produced as part of the tire shop must be disposed of in compliance with State statutes. **Complies**

- e. *Landscaping, buffering, and screening.* No additional landscaping or buffering required or proposed. **N/A**
- f. *Signage.* Signage is not proposed as part of this request. Any new signage would be reviewed as part of a sign permit application. **N/A**
- g. *Height and bulk of structures.* The use is proposed within an existing building on a developed site. No improvements are proposed which would affect the height and bulk of the structure. **Complies**
- h. *Location and direction of site lighting.* The site is developed and no changes to existing site lighting are proposed. **Complies**

ANALYSIS

The applicant requests a special permit for minor automotive repair under C-2 zoning, specifically for a tire shop within a portion of the building at 15396 Highway 90, Paradis.

The proposed use meets the majority of the review criteria as detailed in the previous section, specifically in regards to compatibility with the Comprehensive Plan and the surrounding area/zoning.

Required parking is not met. Eight parking spaces are required for the 1,500 sq. ft. this use would occupy. The existing parking area for the tire shop can currently accommodate three spaces, but the applicant has proposed an expansion to bring this up to six spaces (including the accessible space) while ensuring traffic circulation is maintained.

The applicant requests a waiver to reduce the required parking for this use from the required eight spaces to six.

The Department does not object to the waiver to reduce the required parking to six spaces for the following reasons:

- The available space to fully accommodate required parking is limited within this developed narrow site.
- The applicant proposes improving the parking situation to the greatest extent possible.
- Uses permitted by right would not meet required parking (restaurants = 10 spaces, offices = 8 spaces).
- The required parking is likely excessive for this use (similar uses would require at most 5 spaces at this location).
- Space available in the building is limited, which in turn limits the amount of employees and customers visiting the business at any one time.

DEPARTMENT RECOMMENDATION

Staff recommends approval based on the following stipulations:

- **The parking area improvements must be done in conformance with Appendix A., Section VIII. – Site Design Requirements.**
- **The parking area shall not be used for the storage, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.**
- **All tires and other equipment related to the operation of the tire shop must be stored within the building. Open storage is not permitted in C-2.**

Name: Bobby Gorman

Address: 15396 Hwy 90, Paradise, LA 70080

Case Number: 2024- 4 -SPU

Members of the St. Charles Parish Planning Commission:

This Special Permit Use request does not meet all requirements of Section VIII – Site design requirements, specifically:

- **Section VIII.B.1. Off-street vehicle parking spaces shall be provided on the same lot upon which a principal use is permitted according to Table 8-1 and 8-2.**
 - **Automobile repair shop; 1 space per each 200 square feet of floor space**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The front portion of the building will be used as a Tire repair shop. (1,500 Sq. Ft.). We will be adding onto the existing concrete to make room for 6 parking spots w/ 1 being handicapped. We are asking that you please consider approving the Special Use Permit w/ the plans of 6 parking spots.

Please consider this waiver request with my application.

Thank you.

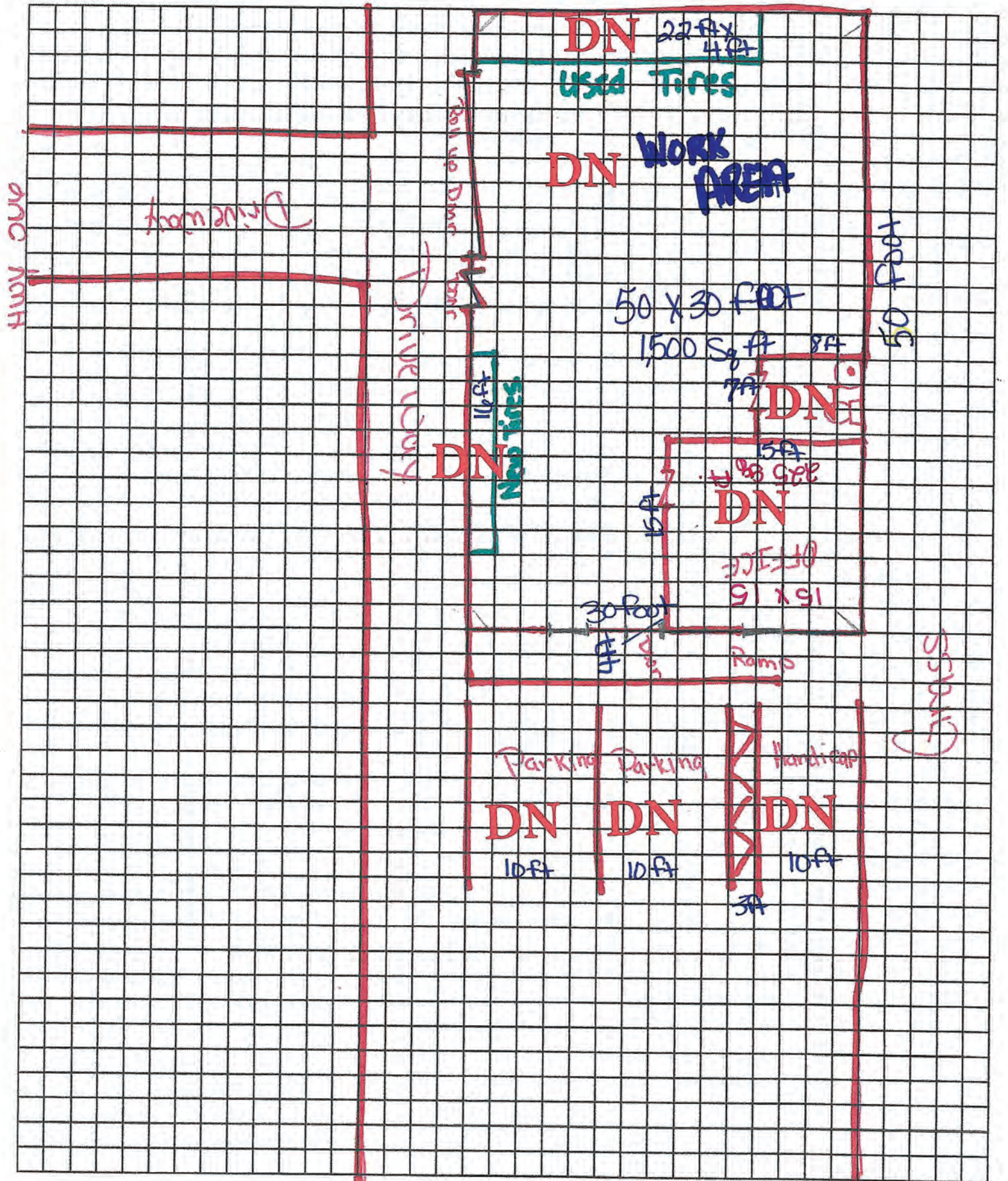
Applicant Signature: Bobby Gorman

Date: 6/24/2024

Whole Building

Dimensions Needed = DN

* Just front Half of Building



May 90



50 FT

Sketch by Apex Sketch

Notes

Adding Concrete to Existing Concrete

- 6 Parking Spots
- 1 Handicap w/ wheel chair ~~Access~~ Accessible
- 5 Reg Spots 9 x 18 Standard

10' x 80'

Microsoft
Bing



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bing maps

Notes



2024-4-SPU
Minor Auto Repair in C-2

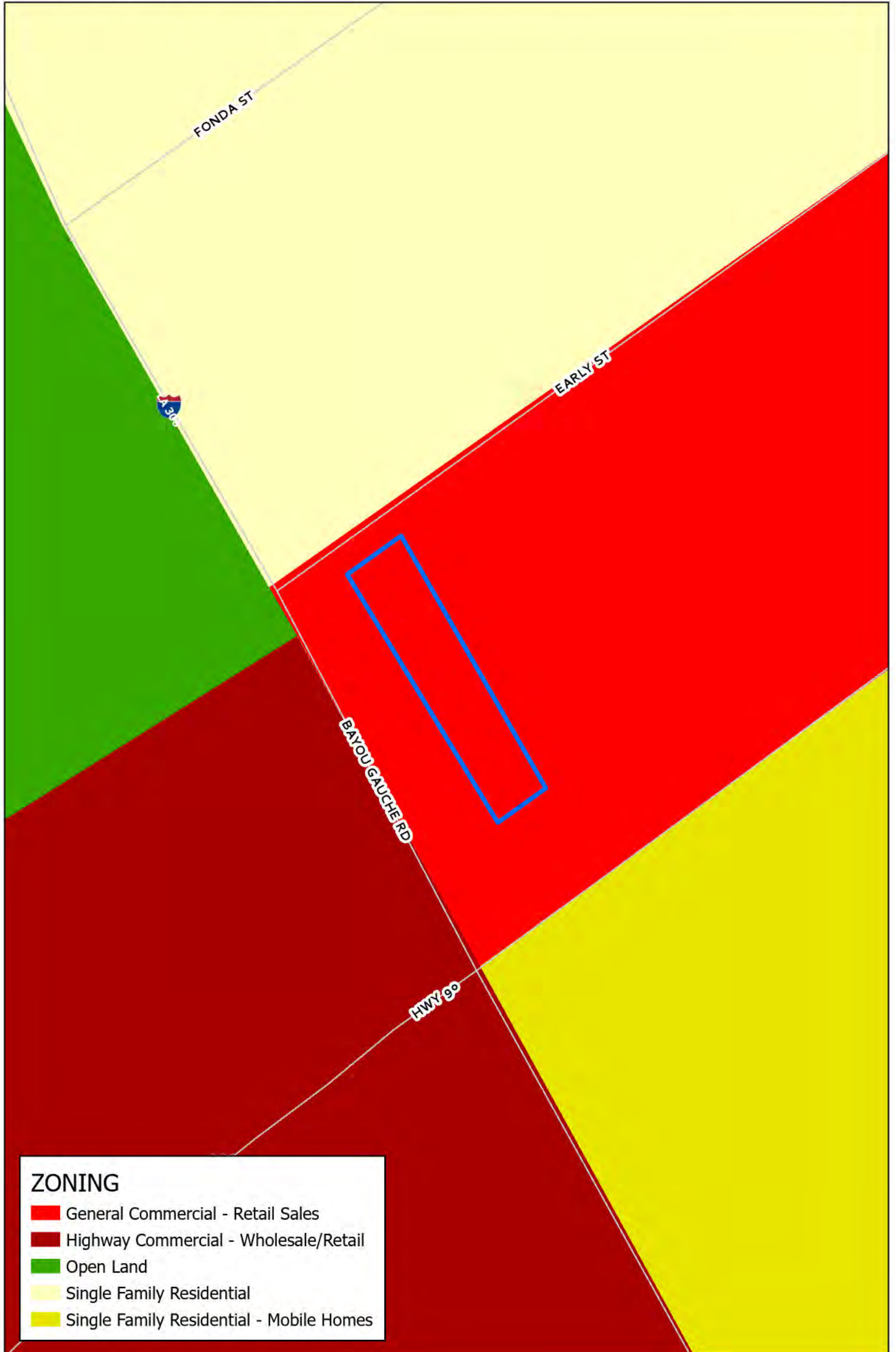
1" = 100'

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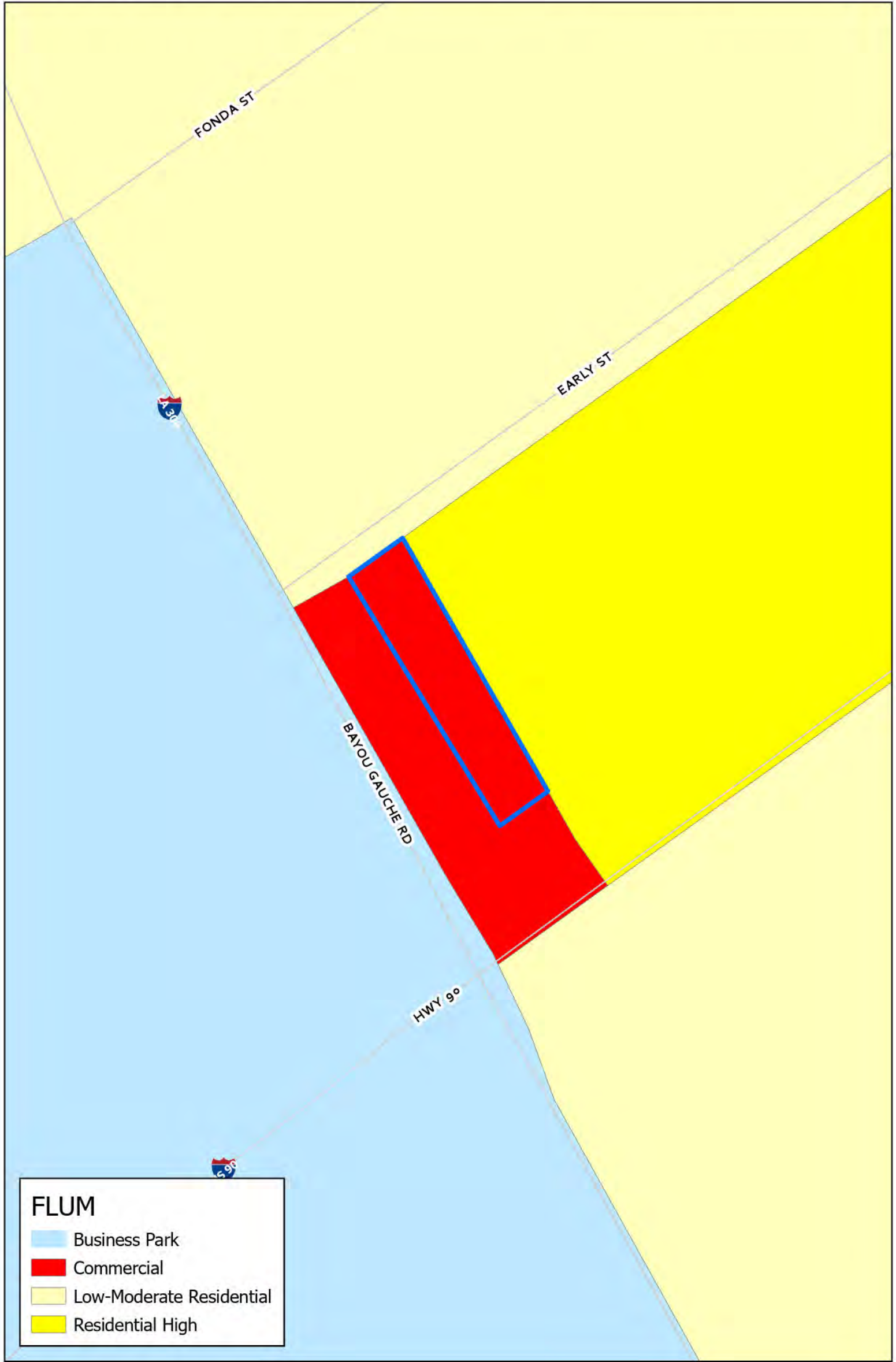
2024-4-SPU
Minor Auto Repair in C-2

1" = 100'



2024-4-SPU
Minor Auto Repair in C-2

1" = 100'





Department of Planning & Zoning Staff Report – Special Exception 2024-2-SE

APPLICATION INFORMATION

- **Applicant**
St. Charles Parish
Department of Parks and Recreation
274 Judge Edward Dufresne Parkway
Luling, LA 70070
985.783.5090
- **Request**
Expansion of park space under R-1A zoning with a waiver from the permanent dust-free paving requirement for the parking area.

SITE INFORMATION

- **Location:** 279 Ashton Plantation Boulevard, Luling (Parcel B)
- **Size of Site:** 9.97 acres
- **Current Zoning and Land Use:** R-1A; undeveloped but cleared
- **Surrounding Zoning and Land Use**
R-1A is adjacent to the sides and rear; MS zoning is located across Ashton Plantation Boulevard.

St. Charles Parish Parks and Recreation soccer fields and an associated parking lot are adjacent to the Luling Avenue side; single family homes are adjacent to the Lauve Lane and Gassen Street sides; an undeveloped but cleared field is adjacent to the Lac Calcasieu side; an assisted living center is located across Ashton Plantation Boulevard.
- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X
2013 Digital Flood Insurance Rate Map: X and AE4
- **Traffic Access**
The site has 140 ft. of frontage on Ashton Plantation Blvd. Access to the subject site and the proposed aggregate parking area will be through the existing driveway for the hard surface parking lot on the adjacent site. This driveway will be widened to handle the additional traffic.
- **Utilities**
The Parish's GIS shows water and sewer along Ashton Plantation Blvd. Sewer is also available along the rear of the site.

The site plan shows an existing 45 foot drainage servitude on the northern and eastern sides of the site.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations.

[I.] R-1A. *Single family residential detached conventional homes*—Medium density.

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - b. Special exception uses and structures include the following:
 - (1) **Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.**
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias

Appendix A. Section IV. – General Provisions.

A. *Special exception use—Procedure.*

1. An application for a special exception use shall be submitted to the Department of Planning and Zoning. Applications shall include all plans, surveys, illustrations, and documents which completely describe the proposed use.
2. The Planning Department shall review the application using the *evaluation criteria* found in Section C.
3. A decision by the Planning and Zoning Director or his designee shall be issued in writing to the applicant either approving, denying, or approving with conditions to the request.
4. **Should the Planning and Zoning Director find that the literal enforcement of one (1) or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, the application may be forwarded to the Planning Commission to request a waiver with a supporting resolution from the Parish Council.**

C. *Evaluation criteria.* Those uses requiring approval for either a *special exception* or a *special permit use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

1. Compliance with the current St. Charles Parish Comprehensive Plan.
 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space.
 - b. Ingress and egress to property.
 - c. Parking and loading areas.
 - d. Location of garbage facilities.
 - e. Landscaping, buffering, and screening.
 - f. Signage.
 - g. Height and bulk of structures.
 - h. Location and direction of site lighting.
- D. Conditions of approval may be applied to ensure compatibility of the proposed use with existing uses in the same district and surrounding area.
- E. Any special exception use or special permit use which does not commence construction or operation within twelve (12) months after the date of approval shall expire. One extension not to exceed six (6) months may be granted at the Planning and Zoning Director's discretion.
- F. Any special exception use or special permit use that ceases operation for a period of six (6) months shall expire unless otherwise specified by law.
- G. *Notice.* The Planning and Zoning Department shall post a sign on the affected property which calls attention to the Planning Commission's public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning. The public hearings shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearings. Notice of the time

and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to all abutting property owners.

- H. *Revocation.* A special exception or special permit use may be revoked by ordinance of the Parish Council after a public hearing finding that any of the following conditions or events have occurred:
1. Violation the terms and conditions of the approval.
 2. Uncorrected violations of the zoning ordinance.
 3. Violation of the Parish Code of Ordinances.
 4. A request is made by the property owner to revoke the use.

Appendix A. Section VIII. – Site Design Requirements.

A. *Off-street parking in general:*

2. *Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving except for single-family residences in the O-L District which must be surfaced with appropriate materials.*

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

1. *Compliance with the current St. Charles Parish Comprehensive Plan.*

The site is designated *Low-to-Moderate Residential* on the Comprehensive Plan's Future Land Use Map. The recommended residential zoning districts of the Comprehensive Plan allow for parks via a Special Exception Use, thus complying with the recommendations of the Comprehensive Plan. **Complies**

2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.*

The property is adjacent to an existing park with soccer fields and accessory parking. This request would expand upon that use. Other development in the area includes single family neighborhoods and an assisted living center. The soccer field expansion would not be incompatible. **Complies**

3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.*

Site lighting is not a part of this request.

The plan depicts a 97,900 sq. ft. aggregate parking lot that may accommodate 277 parking spaces, including 7 handicap accessible spaces. The driveway providing access to the existing hard surface parking on the adjacent soccer field site will be widened and utilized to access the proposed aggregate parking area.

The use of an aggregate surface does not meet the Parish's site design requirements for parking areas, which must consist of permanent dust-free paving. **Does Not Comply**

4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.*

The R-1A district is primarily limited to the development of site-built single family homes. The expansion of soccer fields and associated parking areas is not expected to have any more of an impact compared to the development of this site for such purposes. **Complies**

5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.*

Noise impacts are not expected from this type of development but the noise ordinance will provide for any enforcement necessary should it occur. Drainage review occurs as part of the building permitting process. **Complies**

6. *A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:*

- a. *Required yards and open space.* No structures are proposed that would need to meet setback or open space requirements. **N/A**
- b. *Ingress and egress to property.* The site has 140 ft. of frontage on Ashton Plantation Blvd. Ingress/egress is shown through the existing driveway for the hard-surface parking area on the adjacent soccer field site. This driveway would be widened to accommodate the additional traffic. **Complies**
- c. *Parking and loading areas.* The plan shows a 445 ft. by 220 ft. aggregate parking area. The use of an aggregate surface does not meet Parish Site Design Requirements, specifically *Appendix A., Section VIII.A.2. Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving except for single-family residences in the O-L District which must be surfaced with appropriate materials.* **Does Not Comply**
- d. *Location of garbage facilities.* **N/A**
- e. *Landscaping, buffering, and screening.* **N/A**
- f. *Signage.* Signage is not proposed as part of this request. **N/A**
- g. *Height and bulk of structures.* No structures are proposed. **N/A**
- h. *Location and direction of site lighting.* Lighting is not included in this request. **N/A**

ANALYSIS

The applicants request approval of a Special Exception Use to expand existing park space under R-1A zoning, specifically the addition of new soccer fields and an expanded parking area within Ashton Plantation.

Special Exception Uses are typically approved administratively by the Director of Planning and Zoning. This request comes before the Planning Commission due to the need for a waiver allowing the proposed parking area to consist of an aggregate surface instead of the required permanent dust-free paving.

The majority of applicable evaluation criteria are met, with the exception of the hard-surface parking requirement as detailed under the previous section.

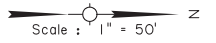
The Department does not object to the use of an aggregate surface for the parking area due to the nature of the primary use and the lack of permanent structures as part of its development.

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.

TOPOGRAPHIC AND BOUNDARY SURVEY



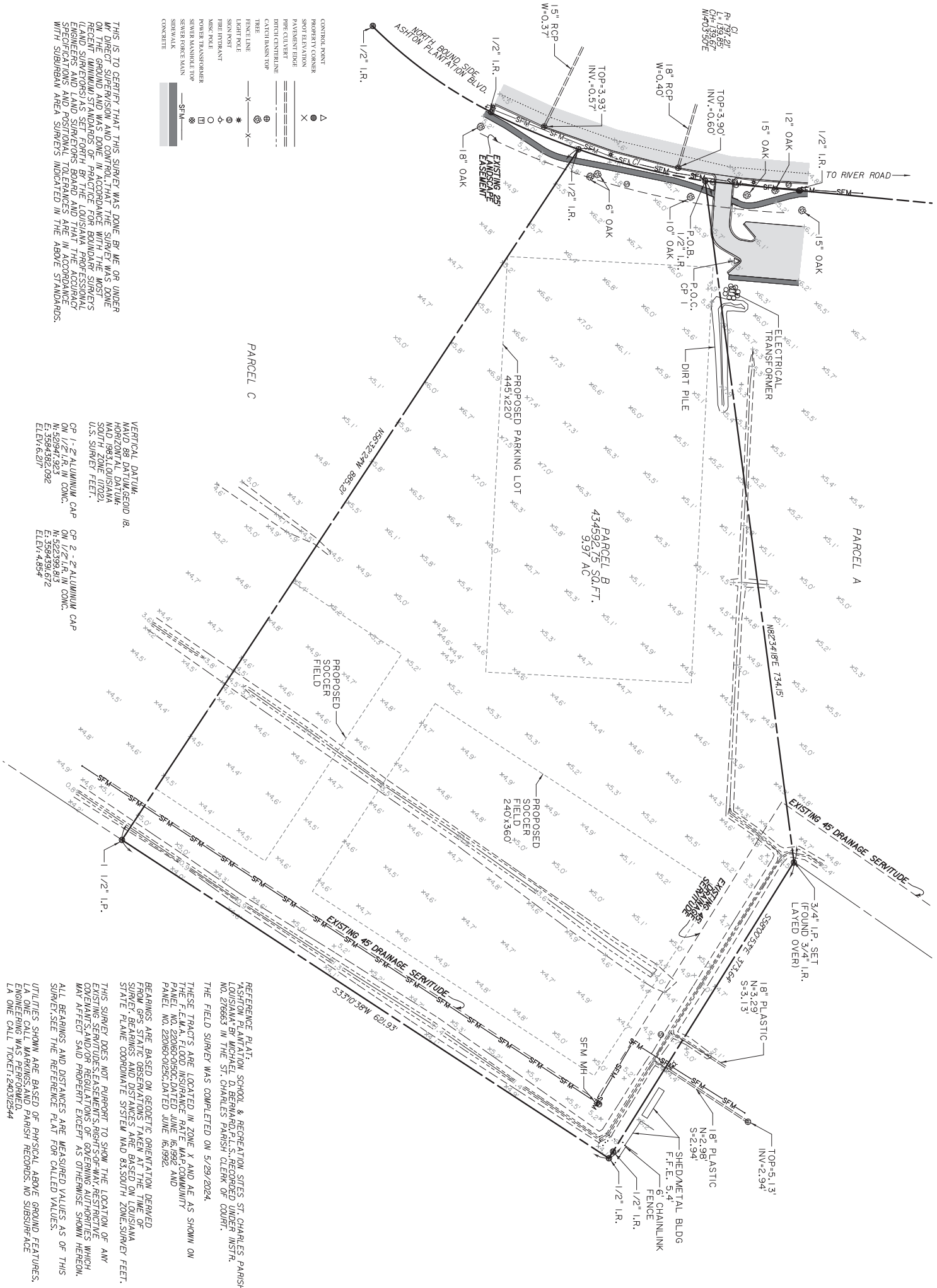
- CONTROL POINT
- PROPERTY CORNER
- SPOT ELEVATION
- PAYMENT EDGE
- PIPE CULVERT
- DITCH CENTERLINE
- CATCH BASIN TOP
- FENCE LINE
- LIGHT POLE
- SIGN POST
- PREHIBITANT
- MINI POLE
- OVERPASS/UNDERPASS
- SEWER FORCE MAIN
- SIDEWALK
- CONCRETE



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE SURVEYING AND MAPPING ACT, THE PROFESSIONAL LAND SURVEYORS' SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

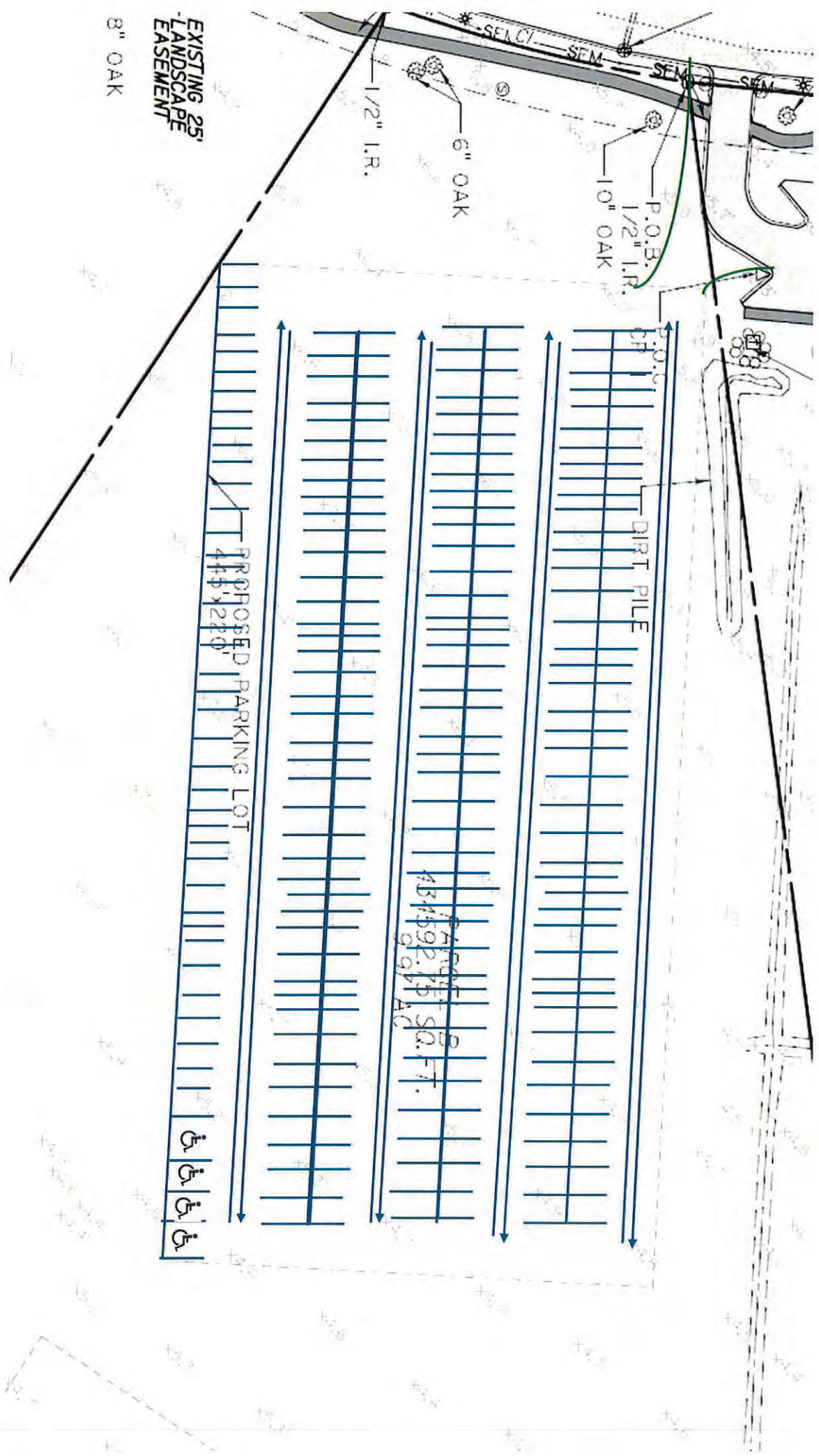
VERTICAL DATUM:
NAVD 88 DATUM/EGEOD 18
HORIZONTAL DATUM:
NAD 1983/LOUISIANA
MAD 1983/LOUISIANA
U.S. SURVEY FEET.
U.S. SURVEY FEET.
CP 1 - 2" ALUMINUM CAP
ON 1/2" I.R. IN CONC.
E: 52947.923
N: 55943982.092
ELEV: 6.217'

CP 2 - 2" ALUMINUM CAP
ON 1/2" I.R. IN CONC.
E: 522399.813
N: 5594391.672
ELEV: 4.894'



REFERENCE PLAT:
ASHTON PLANTATION SCHOOL & RECREATION SITES ST. CHARLES PARISH, LA 70065 IN THE ST. CHARLES PARISH CLERK OF COURT.
THE FIELD SURVEY WAS COMPLETED ON 5/29/2024.
THESE TRACTS ARE LOCATED IN ZONE X AND ARE AS SHOWN ON THE STATE PLANE COORDINATE SYSTEM MAD 83.5007H ZONE SURVEY FEET. BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM GPS STATION OBSERVATIONS TAKEN AT THE LOUISIANA STATE PLANE COORDINATE SYSTEM MAD 83.5007H ZONE SURVEY FEET. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY. SEE THE REFERENCE PLAT FOR CALLED VALUES.
UTILITIES SHOWN ARE BASED ON PHYSICAL ABOVE GROUND FEATURES. LA ONE CALL MARKINGS AND PARISH RECORDS. NO SUBSURFACE LA ONE CALL TICKETS: 24032644

	TOPOGRAPHIC AND BOUNDARY SURVEY PARCEL B OF SCHOOL & RECREATION SITES FOR SCP ON ASHTON PLANTATION SECTION 8, T13S-R20E IN THE ST. CHARLES PARISH LA ONE CALL TICKET: 24032644		NO. _____ DATE _____ REVISION OR CHANGE ORDER DESCRIPTION _____ BY _____		DESIGN MJL CHECK DMH DETAIL KGJ CHECK MJL REVIEW DMH SERIES # _____	PARISH ST. CHARLES CRESCENT PROJECT 24.012 PARISH PROJECT NA	SHEET NUMBER _____
	ST. CHARLES PARISH GOVERNMENT						



2024-2-SE
Park in R-1A w/ waiver

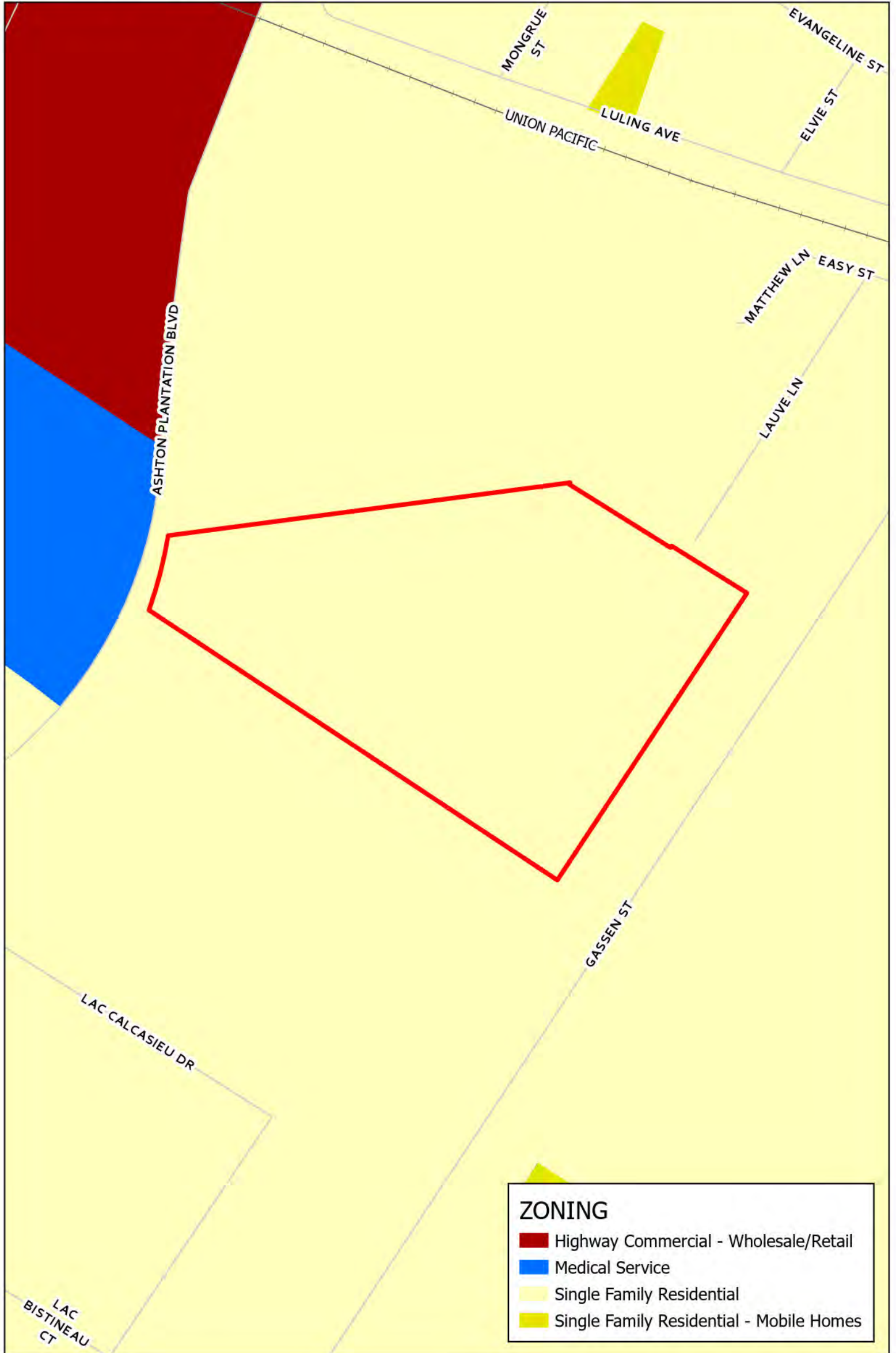
1" = 200'



2024-2-SE
Park in R-1A w/ waiver

1" = 200'

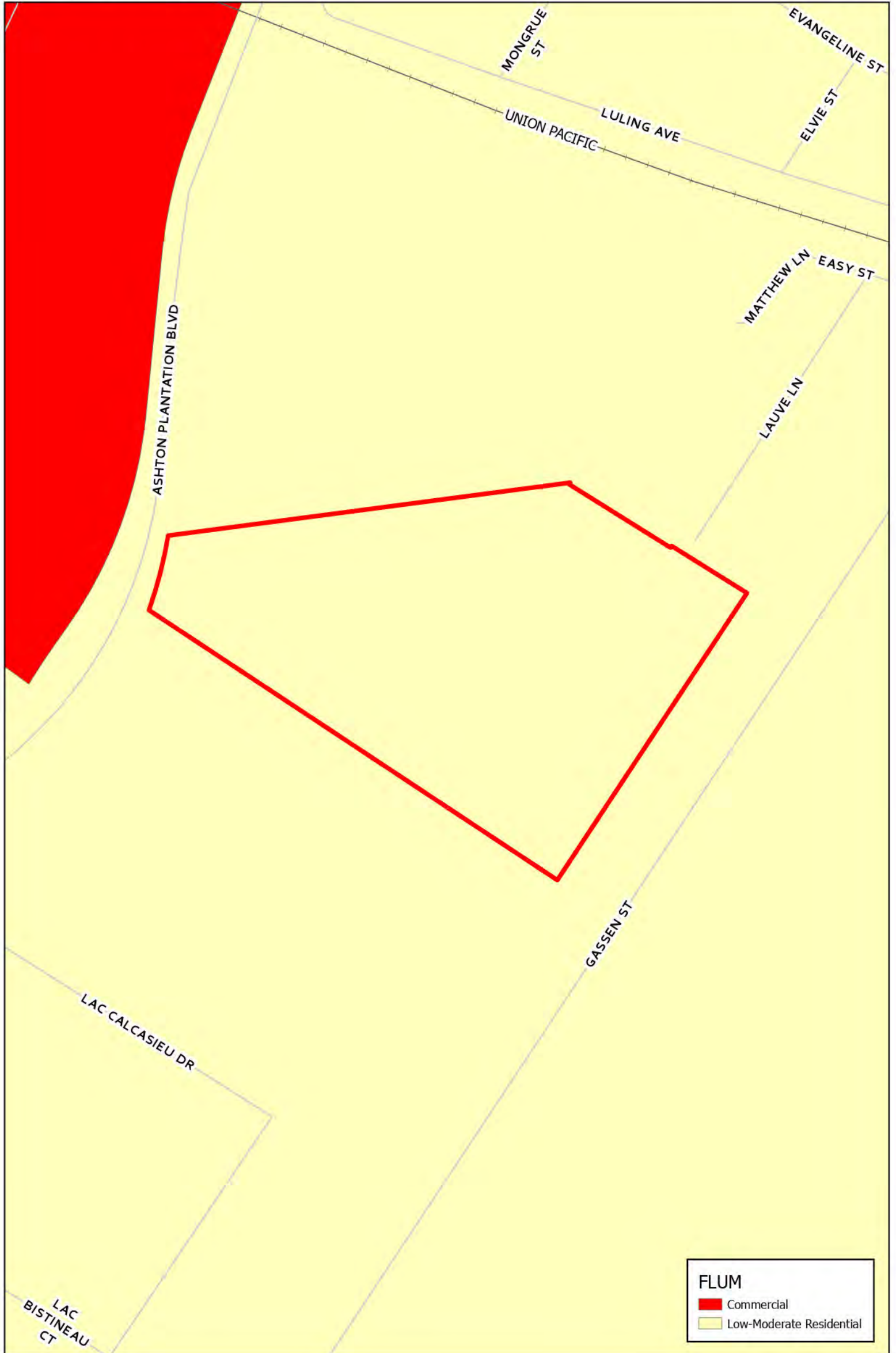
N



2024-2-SE
Park in R-1A w/ waiver

1" = 200'

N





Department of Planning & Zoning Staff Report – Major Subdivision Case No. 2023-4-MAJ, Plantation Business 3

APPLICATION INFORMATION

- **Submittal Date:** 11/15/23
- **Property Owner / Developer**
Todd Trosclair
310 Development, LLC
1208 Bert Street
LaPlace, LA 70068
985.618.1200; ttrosclair@allstar-electric.com
- **Project Engineering**
Murray Architects
13760 River Road
Destrehan, LA 70047
- **Request**
Preliminary Plat Approval for Plantation Business Campus Section 3

SITE INFORMATION

- **Location:** Termini of W. Campus Drive and W. Alpha Drive, Destrehan.
- **Size of Site:** 48.58 acres
- **Number of Lots:** 17
- **Zoning:** C-2 and M-1
- **Current Use:** vacant but cleared
- **Surrounding Zoning**
M-1 zoning is adjacent to the downriver, CN railroad, and I-310 sides; MS and M-1 zoning is adjacent to the River Road side.
- **Surrounding Uses**
The site is in an area consisting of various commercial, industrial, and institutional uses, including the Plantation View medical office building, East Regional Library, and Southeastern Freight facility.
- **Flood Zone**
1992 Flood Insurance Rate Map: X & A99
2013 Digital Flood Insurance Rate Map: X & AE6.5
- **Plan 2030 Recommendation**
Town Center: Mixed-use development concentrated around employment uses. Uses include retail, office, services, restaurants, and residential. The town centers are envisioned as walkable districts and are anticipated to range in scale and density. The highest density uses and activity would take place near high access major corridors.
- **Traffic Access**
Existing Lot C-4-C is accessed via the termini of two separate and unconnected street rights-of-way, W. Campus Drive and W. Alpha Drive. The subdivision plan shows development of the following rights-of-way:
 - W. Campus Drive – 893 ft. extension of a 50 ft. right-of-way towards the CN railroad, terminating in a cul-de-sac and providing access to proposed lots 23-

32. Existing intersection of W. Campus Drive and River Road will continue to act as the lone ingress/egress point for this section of Plantation Business Campus.

- W. Alpha Drive – 980.91 ft. extension of a 50 ft. right-of-way towards I-310, terminating in a cul-de-sac and providing access to proposed lots 16-22. Existing intersection of E. Campus Drive and River Road will continue to act as the lone ingress/egress point for this section of Plantation Business Campus.

With this phase the potential to connect W. Campus and W. Alpha is eliminated, resulting in two permanent dead-ends and limiting the different sections of Plantation Business Campus to single ingress/egress points.

Additionally, the extension of W. Alpha Drive will not include appropriate block separation, resulting in a right-of-way with a block length exceeding 1,500 ft. (the 23.92 ft. alley is not considered block separation, which must be paved and either provide a second means of ingress/egress or afford the possibility of accommodating future access).

▪ **Utilities**

As per the Subdivision Regulations the Department of Public Works (DPW) reviewed the Drainage Impact Analysis and Traffic Impact Analysis submitted with this request. As detailed in their memo dated June 27, 2024 DPW issued approval for both documents and authorized the preliminary plat for Commission consideration.

▪ **Development History**

The subdivision is within the former Pan American Southern Refinery site which operated from the early 1900s until it was dismantled in 1958.

LDEQ investigation into the site dates back to 1986. Most recently a Ready for Reuse Determination was provided by the LDEQ Remediation Services Division and the EPA as per a letter dated April 8, 2008 (AI No. 4356). Per the associated map by URS dated April 17, 2006 the subject site is within areas AOI-1 (limited to industrial use) and AOI-2 (no use limitations for non-industrial use).

The site is now known as Plantation Business Campus, a small portion of which is first shown along River Road as per a resubdivision map by Richard T. Dading, PLS dated May 9, 1984 (PZS-84-33). The most recent expansion of Plantation Business Campus occurred with completion of Plantation Business Campus Sections 1 & 2, dedicated in June 2020 (2019-7-MAJ).

APPLICABLE REGULATIONS

Appendix C. Section II. – Subdivision Procedure

- D. *Major Subdivisions.* For any major subdivision, approval shall consist of preliminary plat approval by the Planning and Zoning Commission, construction approval by the Director of Planning and Zoning, and final approval by the Parish Council.
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
- E. *Preliminary Plat Requirements.*
1. When Required. A formal preliminary plat shall be required for major subdivisions (See Section II.C.).
 2. Mandatory Submission Requirements. The preliminary plat shall conform to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The preliminary plat shall contain the following mandatory information:
 - a. The name(s) and address(es) of the owner(s) and subdivider(s).
 - b. The seal of the land surveyor preparing the plat and the date of preparation. The plat shall be dated within one (1) year of the subdivision application date.
 - c. A title block containing the subdivision name, location of the property, a true north arrow, and scale, both written and graphic. The preliminary plat shall be drawn to a legible scale.
 - d. Existing property lines, including width and names of bounding streets.
 - e. Section and township lines.
 - f. Zoning district boundary lines, only when such boundary lines bisect the proposed subdivision.
 - g. Location and dimensions of existing improvements, including municipal numbering where applicable.
 - h. Qualifying statement, as follows: "St. Charles Parish land use regulations, including setback standards, supersede private subdivision covenants where parish regulations are more restrictive."
 - i. Existing drainage ditches and canals and their respective servitudes.
 - j. Existing lakes and ponds.
 - k. Name(s) of adjoining property owner(s) as they appear on the tax assessor's roles.
 - l. Name(s) of adjoining subdivisions.
 - m. Layout and dimensions, including area, of all proposed lots which shall be numbered consecutively.

- n. Layout and dimensions of existing and proposed servitudes and rights-of-way, including sidewalks.
 - o. Existing bridges, culverts, watermains, sanitary and storm sewers, and other underground structures indicating pipe sizes, grades, and manholes.
 - p. Existing contours at one-foot intervals using mean sea level datum for ground slope within the subdivisions.
 - q. Statement regarding proposed method and source of sewage disposal and/or treatment.
 - r. Statement regarding proposed method and plan for drainage.
 - s. Location and size of any proposed school sites, park sites, playgrounds, or other special uses of land.
 - t. A composite road plan with graphic alignment, proposed street names, right-of-way widths, curve radii and tangent length, intended type of surfacing material, street lighting plan, and the location and type of any proposed railroad crossing(s) for subdivision access.
 - u. Vicinity map at a scale of one (1) inch equals two thousand (2,000) feet.
 - v. Statement of Dedication. Submission of the Preliminary Plat shall be accompanied by a written "Statement of Dedication," indicating the subdivider's intent to submit a final "Act of Dedication" prior to approval of the Final Plat.
 - w. Statement regarding proposed phases (if any).
3. Preliminary Plat/Additional Submission Requirements.
- a. Drainage Impact Analysis. A Drainage Impact Analysis by a Civil Engineer registered with the State of Louisiana. The Drainage Impact Analysis shall be prepared pursuant to the guidelines specified in these regulations.
 - b. Traffic Impact Analysis. A traffic impact analysis, including all required documentation, shall be submitted in accordance with the Parish Traffic Impact Policy.
 - c. Storm Water Pollution Prevention Plan. A Stormwater Pollution Prevention Plan, including all required documentation, shall be submitted in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.
 - d. Drainage Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana delineating how the proposed development will impact downstream drainage
 - e. Sewer Impact Report. A technical report by a Civil Engineer registered with the State of Louisiana detailing how the proposed sewer plan will integrate with the St. Charles Parish Master Sewage Plan
 - f. Phasing document. When a preliminary plat shows a subdivision being completed in phases, the subdivider shall submit a document that outlines the proposed schedule for development.
4. Preliminary Plat Procedure.
- a. Submission Procedure. An application for subdivision approval, the Preliminary Plat, and additional submission requirements shall be submitted to the Director of Planning and Zoning from the record owner(s) of the property being subdivided. If the property is in the name of a corporation, a resolution authorizing the subdivision or authorizing an individual to request such approval shall be submitted. A PDF file and five (5) original copies of the Preliminary Plat shall accompany the application. The Department of Planning and Zoning shall forward a copy of the plat and additional submission requirements to the appropriate Departments.
 - b. Departmental Reviews. The Director of the Department of Planning and Zoning shall review the Preliminary Plat for conformance with the relevant regulations. The Director of the Department of Public Works and Wastewater shall review the Drainage Impact Analysis and the Traffic Impact Analysis. The Director of Planning and Zoning shall inform the subdivider in writing within fifteen (15) calendar days of the date of receipt of the Preliminary Plat and additional submissions, whether the application does or does not meet the standards and objectives of these subdivision regulations. If the application submitted does not meet the standards and objectives of these regulations, the reason(s) shall be so stated. When the Preliminary Plat is found to conform to these regulations, and the Drainage Impact Analysis and Traffic Impact Analysis are approved by the Director of Public Works and Wastewater; the Commission, through the Department of Planning and Zoning, shall schedule a public hearing on the proposed subdivision.
 - c. **Waiver or Modification of Specific Subdivision Regulations. Should the Director discover that specific aspects of the submitted Preliminary Plat fail to conform to the regulations contained in this ordinance, he may choose to forward the proposal for formal consideration by the Planning Commission and Parish Council if the literal enforcement of one or more provisions of the ordinance: (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. Any application for Preliminary Plat approval which contains a request for a waiver or modification of any subdivision regulation shall contain a specific reference to the request and state the reasons that the request be granted. The Planning Commission, with a supporting resolution of the Council, may grant a waiver or modification of these regulations only when such requests meet the conditions of this subsection (i, ii) and are not detrimental to the public interest.**
 - (1) Waivers to Preliminary Plats of specific Subdivision or Zoning requirements as approved under the Special Permit procedure for Garden Home Developments may be approved on the Preliminary Plat by the Planning Commission with a supporting resolution of Council.
 - d. Public Hearing Notice. The Department of Planning and Zoning shall post a sign on the affected property which calls attention to the public hearing at least ten (10) days prior to that hearing date. Similar notification shall also be posted at the principal office of the Department of Planning and Zoning and at the building in which the public hearing shall be held. The public hearing shall be advertised in the official journal of the Parish at least three (3) times on at least three (3) separate weeks, and at least fifteen (15) days shall elapse between the first publication and the date of the hearing. Notice of the time and place of the public hearing shall be sent by certified mail not less than ten (10) days in advance of the hearing to the following parties:
 - (1) The subdivider and/or the owners.
 - (2) The owners of the land adjoining the platted land as their names appear on the tax assessor's records. If the subdivider owns the contiguous property, the next subsequent landowner shall be notified.
 - (3) The St. Charles Parish Council through the Council Secretary.
 - e. Phased Subdivisions: A preliminary plat may show construction and/or dedication of a major subdivision in phases. The Planning Commission may consider all phases of a subdivision on one

preliminary plat. Should construction of any phase be interrupted for a period of six (6) months, the Preliminary Plat shall expire. The expiration shall not affect phases of the subdivision that have been constructed and dedicated.

- f. Public Hearing/Decision Process. The subdivider or his representative shall be present at the public hearing to explain the proposal and to answer questions. The Department of Planning and Zoning may make recommendations to the Planning Commission regarding the layout of lots, blocks, streets and general orientation of the design.

Following the public hearing, the Commission shall either:

- (1) Approve the Preliminary Plat as submitted.
- (2) Conditionally approve the Preliminary Plat with conditions stated in writing. Conditional approvals may include any or none of the Planning Department's recommendations. Conditional approvals may be granted to ensure that the proposed subdivision conforms to the general safety and welfare of surrounding developments. Conditional approvals may be granted for all, some, or only one proposed phase(s) of a phased subdivision.
- (3) Disapprove the Preliminary Plat within sixty (60) calendar days of the date of the public hearing unless the time is extended by mutual agreement between the Commission and the subdivider. The reason(s) for disapproval shall be stated in writing to the subdivider.

The Commission, through the Department of Planning and Zoning, shall notify the Parish President and the Parish Council of the decision regarding the presented Preliminary Plat. Approval or conditional approval of a preliminary plat shall be valid for a period of six (6) months from the date of the Commission decision, unless specifically extended by the Commission. Preliminary Plat approval for phased subdivisions shall also expire if construction within the subdivision, according to the phasing document is interrupted for a period of six (6) months or more.

Appendix C. Section III. – Geometric Standards

A. *Streets.* Streets shall be arranged to conform to the St. Charles Parish Street Plan and shall provide for continuation of existing and recorded streets in the area.

1. Classification. Streets shall be classified as one of the following:
 - a. Arterial. Streets, including freeways and expressways, which are primarily for through traffic. Property which abuts arterial streets should not front onto the roadway unless separated by a service road.
 - b. Collector. Streets which provide a route between an arterial street and a local street and should be arranged to discourage through traffic.
 - c. Local. Streets which provide direct access to lots. Local streets shall be arranged to discourage through traffic.
2. Right-of-Way. Street right-of-way width shall conform to the following minimum requirements.
 - a. Arterial. In curb and gutter subsurface drainage subdivisions, the requirement shall be eighty (80) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be seventy (70) feet for two-lane roadways and one hundred (100) feet for four-lane roadways. (Ord. No. 00-10-20, § I, 10-23-00)
 - b. Collector and Local. In curb and gutter subsurface drainage subdivisions, the requirement shall be fifty (50) feet. If a waiver to the required subsurface design is obtained, the requirement for open-swale designed subdivisions shall be sixty (60) feet. (Ord. No. 00-10-20, § II, 10-23-00)
 - c. Alley. Twenty (20) feet.
 - d. Existing Streets. Subdivisions developed along one (1) side of existing streets shall dedicate one-half (½) of the minimum right-of-way for the street classification. Subdivisions developed along both sides of an existing street shall dedicate the minimum right-of-way for the street classification.
 - e. Dead End Street. Permanent dead end streets shall have a turning circle (cul-de-sac) at the street terminus with a minimum right-of-way radius of sixty (60) feet. The turning circle shall contain a minimum pavement radius of forty-five (45) feet. The entrance to a permanent dead end street shall be posted with a sign stating "No Through Street".
 - f. Boulevards. One hundred (100) feet.
3. Street Names:
 - a. All public or private thoroughfares dedicated or improved for general travel and used as means of primary access to the front of residential, business or other property shall be termed a "street," "avenue," "drive," "place," "parkway," "road," or "boulevard," with the following defined exceptions:
 - (1) Boulevard/Parkway. Thoroughfares which utilize center islands to separate opposing traffic through their entire length which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving thoroughfares; thoroughfares with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; thoroughfares over five hundred (500) feet in length ending with a temporary or permanent cul-de-sacs.
 - (2) Circle. A public or private street which aligns in a partial circle configuration and that intersects another road at two locations.
 - (3) Court/Place. A public or private street up to five hundred (500) feet in length with only one present or future means of entrance or exit.
 - (4) Lane. Streets which are private, irrespective of their configuration.
 - (5) Loop. A circular public or private street which begins and ends in the same street and at the same location (intersection).
 - (6) Road, Street, Drive, or Avenue: Streets which continues through to other street rights-of-way, including straight, meandering, curvilinear, and curving streets; streets with temporary cul-de-sacs with the ability to be extended in excess of five hundred (500) feet; streets over five hundred (500) feet in lengths ending with a temporary or permanent cul-de-sacs.
 - b. All directional components of a street name shall precede the unique street name and shall be limited to the abbreviated form such as, N, S, NE or SW.
 - c. Extension of Existing Street. A new street shall bear the same name of any street which it is an extension of or which it is in alignment with.
 - d. Duplication. Proposed street names shall not duplicate existing street names nor approximate such names in spelling or phonetics.

- e. Street Name Designations. The Parish Council, by Ordinance, may name, rename, or create public or private streets.
 - f. The Director of Planning and Zoning shall be responsible for the enforcement of this Ordinance.
 - 4. Utilities. Space within the street right-of-way shall be designated for the construction of sub-surface or open-swale drainage, sanitary sewers and public facilities and shall be in accordance with the typical sections.
 - a. Water lines located in the street right-of-way shall be placed on the opposite side of the street from sanitary sewer lines unless a variation is approved by the Parish Engineer.
 - b. Street light standards may be located on either side of the street or in the center of the median on boulevards.
 - 5. Intersections. Street centerlines shall intersect as nearly as possible at a ninety (90) degree angle, but in no case shall the angle of intersection be less than seventy-five (75) degrees or greater than one hundred five (105) degrees.
 - 6. Railroad Crossings. All railroad crossings shall conform to the standards and specifications set out in the Louisiana Manual of Uniform Traffic Control Devices, as well as all Parish, State, Federal, and railroad requirements.
- B. *Blocks:*
- 1. **Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.**
 - 2. Width. The width of blocks should normally be sufficient to provide for two (2) tiers of lots except for lots abutting arterial streets, railroad rights-of-way, etc.
 - 3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations. When the subdivision of a parcel of land does not permit a normal street arrangement due to size or location of the land, there may be established a street with a cul-de-sac or turning circle which provides proper access to all lots. A cul-de-sac or turning circle, as described in Section III.A.2.e., shall be required at the end of dead end streets when the length of the dead end street exceeds the width of two (2) lots.
- C. *Lots:*
- 1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
 - 2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
 - 3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.
- D. *Servitudes and Rights-of-Way:*
- 1. Utility Servitudes. Public utility servitudes shall be provided where necessary for poles, wires, conduits, sanitary sewers, and other utilities. The minimum width of servitude[s] shall be fifteen (15) feet.
 - 2. Drainage Servitude. A drainage servitude shall be provided for all existing and proposed watercourses including swales, ditches, canals, and ponds. The minimum width of a drainage servitude shall be 20 feet. For larger watercourses, the minimum width shall be the top of the bank width of the watercourse plus 10 feet on each side of the watercourse.
- E. *Building Lines.* Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development.
- F. *Parks, Playgrounds, School Sites, Etc.* In order that open space and sites for public use may be properly located and preserved as the parish develops, and in order that the cost of providing the public school, park and recreation sites necessary to serve the additional families brought into the community by residential subdivision development may be more equitably proportioned on the basis of the additional need created by the individual residential subdivision developments, the following provisions are established.
- 1. All subdividers shall dedicate land or pay fees in lieu of dedication for the purpose of providing recreational facilities to residents of St. Charles Parish. Dedication of property or fees shall be based on the following:
 - a. Dedication. The amount of land dedicated shall equal five (5) percent of the net area of the subdivision (the total acreage excluding land in existing and proposed streets and street rights-of-way) in commercially and industrially zoned areas and in residentially zoned areas with densities of less than six (6) dwelling units per net acre. Land dedication shall equal ten (10) percent of the net area of the subdivision densities of six (6) to ten (10) dwelling units per net acre and fifteen (15) percent of the net area of the subdivision with residential densities exceeding ten (10) dwelling units per net acre. The Parish reserves the right to select those lands it considers best suited to meet the recreational needs of the Parish. Lands to be dedicated shall be cleared (unless a waiver is granted by the Council to save certain trees), shall have hard-surface dedicated public access to the site, and shall be free of wetlands issues which would negatively impact development at the time of dedication. The developer shall provide supporting documentation evidencing that the site has no outstanding wetland issues prior to the dedication. In order for property with wetlands to be dedicated, the developer shall be responsible for obtaining the proper permits needed for the developer to clear the site and for the Parish to subsequently fill the site to the same elevation as the hard-surface dedicated public access to the site. The permit documentation shall be transferred into the name of the Parish by the developer and shall be provided to the Parish prior to acceptance of the Act of Dedication. A deed shall be conveyed to the Parish concurrent with dedication of street improvements. Supervision and maintenance of the park shall become the responsibility of St. Charles Parish upon dedication.
 - b. Fees in Lieu of Dedication. At the sole discretion of St. Charles Parish, the Parish may require the developer to pay a fee in lieu of such dedication. The amount of the fee shall be three hundred dollars (\$300.00) for each six thousand (6,000) square feet of residential area, up to a maximum fee of one thousand, five hundred dollars (\$1,500.00) per individual lot. Minor residential subdivisions containing

- only five (5) lots or less, and those subdivisions which require no infrastructure improvements (i.e., streets, sewerlines, etc.) shall be exempt from the provisions of Section [III] F. of these regulations.
- c. Use of Revenue. The Department of Finance shall establish a separate account for revenues derived from fees in lieu of dedication requirements. Monies shall only be expended for 1) the purchase of recreation property in the vicinity of the subdivision from which the fees were collected should none currently exist, and/or 2) capital improvements and equipment for new or existing park and recreational facilities. For new residential subdivisions which donate monies to the parish, the monies shall be expended on facilities which are reasonably accessible to residents of the area where the new residential subdivision is located. The Finance Department shall forward an annual report to the Planning Commission and Council on the amount of fees collected and the amount and use of monies expended.
 - d. Credit for Private Open Space. Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the dedication and fee requirements of this ordinance, provided the Planning Commission finds it is in the public interest to do so, and that the following standards are met:
 - (1) That yards, court areas, setbacks and other open space areas required by the zoning ordinance shall not be included in the computation of such private open space.
 - (2) That the private ownership and maintenance of the open space is adequately provided by covenants placed upon the subdivision.
 - (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants. The covenants shall run with the land in favor of the future owners of the property within the subdivision, and said covenants shall not be deleted or eliminated.
2. School Sites. When a subdivider proposes to develop a site in excess of net forty (40) acres or four hundred (400) dwelling units, the Planning Commission may require the subdivider to dedicate to the school district such lands the Planning Commission shall deem necessary for the purpose of constructing schools necessary to assure residents of the development of adequate school services. Location and confirmation of the school site shall be mutually agreed upon by the School Board and Planning Commission.
- G. *Construction Access Route.* Whenever subdivision of land and/or building construction relative to the subdivision of land will require construction equipment to use any public property maintained by the St. Charles Parish Department of Public Works, the subdivision shall submit to the parish his proposed "Route of Access" in map format to the Planning and Zoning Department and the Parish President for review and approval. Following approval, the Subdivider shall be required to maintain the access route during the subdivision construction period and shall be required to post a maintenance bond for repair of any damages to public property. The amount of the bond shall be set by the Planning and Zoning Department through the office of the Parish President.

Appendix A. Section VI. – Zoning District Criteria and Regulations

[III.] C-2 *General commercial district*— Retail sales:

1. Use Regulations:
 - a. A building or land shall be used for the following purposes:
 - (1) All uses allowed in C-1 District.
 - (2) Retail sales (except auto and mobile home sales), usage, and storage
 - (3) Hotels, motels and apartment hotels
 - (4) [Repealed by Ord. No. 92-9-14, 9-8-92.]
 - (5) Restaurants (including drive-in restaurants) and cafeterias. Specific land use requirements for restaurants serving alcoholic beverages are contained in subsection III.59. of these regulations, with further details contained within Chapter 3 of the St. Charles Parish Code of Ordinances.
 - (6) Animal hospitals where all animals are kept inside the building
 - (7) Service station
 - (8) Commercial recreation facilities
 - (9) Commercial greenhouses and nurseries
 - (10) Commercial schools
 - (11) Shops not to exceed two thousand five hundred (2,500) square feet of floor area for the repair and servicing of the following:
 - bicycles
 - radios
 - televisions
 - stereos and recorders
 - household appliances
 - locksmith
 - typewriters
 - other similar uses
 - (12) Shops not to exceed two thousand five hundred (2,500) square feet of floor area may also include the following uses:
 - dressmakers
 - millinery
 - tailors
 - baking goods sales
 - laundry and dry cleaners
 - theatres (but not the drive-in type)
 - (13) Laboratories
 - (14) Customary accessory uses incidental to the above uses when located on the same lot
 - (15) Funeral homes (provided that a petition of no objection signed by a majority of property owners within a three hundred foot radius of the site and one hundred (100) percent of the property owners on the same street within the same block be filed with the Planning Zoning Department
 - (16) Cemeteries and mausoleums, provided however that such uses shall be located on sites of at least twenty (20) acres, all graves shall be set back at least fifty (50) feet from all property

lines, shall have a minimum street frontage of one hundred (100) feet and a fence or screen planting six (6) feet high shall be provided along all property lines adjoining all districts.

- (17) Other uses of similar intensity.
 - (18) Mini-storage facilities (limited to one-story construction in C-2 district).
 - (19) Historic home site bed and breakfast.
 - b. Special exception uses and structures include the following:
 - (1) Dwelling units contained within the office building
 - (2) Reserved
 - (3) Reserved
 - (4) Churches
 - (5) Movie theaters
 - (6) Temporary on-site construction buildings for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (2) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (3) Office buildings for gaming operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) Automobile sales and minor automotive repair. Automobile sales and service on designated federal and state highways; body repair activities being strictly prohibited in the C-2 zoning district.
 - (5) Heating and air conditioning service.
 - (6) Sheet metal shops
 - (7) Plumbing shops.
 - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (9) Bingo halls, video bingo parlors, and off-track betting establishments upon review of the planning commission and ordinance of the St. Charles Parish Council.
2. Spatial Requirements:
- a. Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet
 - (3) Rear - ten (10) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation Requirements: Arterial
4. Special Provisions:
- a. Where any commercial use in a C-2 zoning district abuts any residential district or use, a six-foot high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.

[I.] *M-1 Light manufacturing and industry district:*

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.
 - (5) Assembly plants.
 - (6) Bottled gas sales and/or service.
 - (7) Food processing plants.
 - (8) Cellophane products manufacturing.
 - (9) Cold storage or refrigerating plants.
 - (10) Electrical parts manufacturing and assembly.
 - (11) Fiber products manufacturing (previously prepared fiber).
 - (12) Garment manufacturing.
 - (13) Glass products manufacturing.
 - (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
 - (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
 - (16) Leather products manufacturing (previously prepared leather).
 - (17) Commercial vehicle and heavy equipment sales and service.
 - (18) Millwork.
 - (19) Paint mixing and treatment (not employing a boiling process).
 - (20) Paper products manufacturing (previously prepared material).
 - (21) Plastic products manufacturing (previously prepared material).
 - (22) Sheet metal products manufacturing (light).
 - (23) Sign manufacture.

- (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
 - (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
 - (26) Television and radio broadcasting transmitters.
 - (27) Textile products manufacturing.
 - (28) Toy manufacturing.
 - (29) Well drilling services.
 - (30) Wood products manufacturing (assembling work and finishing).
 - (31) Automobile Fleet Services: Examples include rental car facilities, overnight truck parking, dispatch locations, and any use related to the temporary or periodical parking of operative motor vehicles.
- b. Special exception uses and structures (variation):
- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
 - (5) *Towing yard.* Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.
 - (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
 - (10) Solar Energy System, Large (LSES), in accordance with Section VII, Supplemental Use and Performance Regulations.

2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation System: Arterial, rail, water.
4. Special Provisions:
 - a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
 - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
 - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

FINDINGS

This is a request for approval of the Preliminary Plat of Plantation Business Campus Section 3, Destrehan.

Notable features shown on the preliminary plat include:

- 17 new commercial and industrial lots
- Extensions of W. Campus Drive and W. Alpha Drive.
- 335 ft. long, 23.92 ft. wide alley between Lots 9 and AOI-3A (not a part) providing access between W. Alpha Drive and the CN railroad right-of-way.
- Revocation of a 50' emergency access servitude.
- New drainage servitudes directing flow from the street extensions to the drainage servitudes along the rear of Lots 21-31.

The following items must be submitted, reviewed, and approved by the Department of Planning & Zoning (P&Z) and Department of Public Works (DPW) for a subdivision to be considered by the Planning Commission:

- Preliminary Plat
- Drainage Impact Analysis (DIA)
- Traffic Impact Analysis (TIA)

As detailed in their memo dated June 27, 2024 the Department of Public Works reviewed and approved the DIA by Carubba Engineering, Inc. dated April 25, 2024, revised June 25, 2024 and TIAs by Quality Engineering and Surveying, LLC dated November 13, 2023 and June 13, 2024.

The Preliminary Plat by Stephen P. Flynn, PLS, Riverlands Surveying Company dated July 10, 2023, revised December 21, 2023 and June 25, 2024 was reviewed by P&Z for compliance with the Subdivision Regulations. All information required for a preliminary plat as detailed under Appendix C., Section II., item E.2 is shown. All lots meet the minimum lot size and width for the C-2 and M-1 zoning districts.

The preliminary plat is also reviewed for compliance with Appendix C., Section III. – Geometric Standards. There are deficiencies with the following:

- *B. Blocks, 1. Length. No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.*

The proposed subdivision is deficient with the above referenced requirements as follows:

- The portion of W. Alpha Drive developed with Sections 1 and 2 currently measures approximately 1,784 ft. without appropriate block separation. The Section 3 plat shows a 980.91 ft. extension of W. Alpha Drive for a total block length of 2,765.64 ft. without appropriate block separation.
- Both W. Alpha Drive and W. Campus Drive terminate in dead-ends, with single ingress/egress points at River Road. Per the subdivision regulations the proposed street extensions should connect, allowing access to all lots from the two available ingress/egress points at River Road. Both extensions are shown terminating in dead-ends, and due to the proposed lot arrangement the opportunity to connect the two rights-of-way is eliminated with this phase.

Per the waiver request form dated June 25, 2024 the applicant requests waivers from the maximum block length and ingress/egress requirements under item C.III.B.1

P&Z does not object to the maximum block length waiver for the following reasons:

- Existing improvements and lot arrangement does not allow for development of block separation that would meet this requirement outright, improve the existing deficiency, or achieve the street connectivity intended by this requirement.
 - The submitted waiver request equates a cul-de-sac/turning circle to block separation based on the presumption block separation is intended to allow vehicles to reverse direction. While this is a benefit in the absence of a second means of ingress/egress the intent of block separation is to create the potential for connectivity within a developing street network. The use of mid-block turning circles cannot be considered as an attempt to meet this requirement.

P&Z does not object to the ingress/egress waiver for the following reasons:

- There is a clear separation of use types within Plantation Business Campus.
 - Sections 1 and 2 along W. Alpha, Alpha, and E. Campus Drives is zoned almost entirely M-1, Light Manufacturing and Industrial, limiting use to operations which may involve manufacturing, utilize outdoor storage, generate heavy truck traffic, etc.
 - The portion of Plantation Business Campus with access from W. Campus Drive is zoned C-2, permitting uses typically utilized by the general public (offices, restaurants, personal service, etc.). Residential uses may also be permitted as Special Permit Uses. It is also currently developed with public facing uses such as the Plantation View medical office building and East Regional Library.
 - Keeping the street extensions disconnected maintains separation between the traffic generated from the differing use types.
- With the site bounded by the CN Railroad switchyard to the north, Mississippi River levee to the south, ADM grain elevator facility downriver, and I-310 upriver, further street connectivity is limited if not non-existent and the benefits of street connectivity are minimized.

DEPARTMENT RECOMMENDATION

Approval, inclusive of the required Block Length/Ingress-Egress waivers as referenced under the Findings section of this report.

If the Planning Commission approves this request it will be forwarded to the Parish Council for consideration of a supporting resolution.

Name: 310 Development, LLC

Address: 1208 Bert Street, LaPlace, LA 70068

Case Number: 2023-4-MAJ

Members of the St. Charles Parish Planning Commission:

This major subdivision does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981:

- **Appendix C. Section III. Geometric Standards, B. Blocks, 1. Length.** *No block shall be longer than one thousand five hundred (1,500) feet nor less than five hundred (500) feet between street centers. Block separation, including stub outs, shall be paved to provide a minimum of two (2) ingresses and egresses to the proposed subdivision or accommodation for future access may be approved.*

Any application for Preliminary Plat approval containing a request for a waiver or modification of any subdivision regulations shall state the reasons that the request be granted. The literal enforcement of the above provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, including:

Regarding Appendix C. Section III Geometric Standards Blocks, 1. Length we Submit for consideration that an inline Cul de Sac is equivalent to a cross street.

To further this request, we are of the opinion that cross streets provide the public with the ability to reverse their direction without driving onto private property.

Cross streets as required, also allow connection to other streets (proposed or existing).

This inline Cul de Sac general configuration was the subject of previous meeting(s) of the Planning Commission, but the minutes and record of the Commission didn't outright approve the elements that are subject to this waiver request.

In this case the location of the existing cul-de-sac and the end of street cul-de-sac, in our opinion meet the spirit of the parish's regulations; however, we seek a specific waiver to this regulation.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: _____

Date: 6-25-2024



ST. CHARLES PARISH

PUBLIC WORKS


MATTHEW JEWELL
PARISH PRESIDENT

MILES BINGHAM, P.E.
DIRECTOR

MEMORANDUM

DATE: June 27, 2024

TO: Mr. Chris Welker, AICP
Senior Planner, Department of Planning and Zoning

FROM: Miles B. Bingham, P.E. 
Director of Public Works

RE: **D231106 Plantation Business Campus, Section 3/West Campus Drive
Extension
Preliminary Plat Review, DIA/TIA Review**

The Department of Public Works (DPW) has received the following items:

- Preliminary Plat dated July 10, 2023, revised June 25, 2024
- Revised Drainage Impact Analysis (DIA), dated April 25, 2024, further revised June 25, 2024
- Traffic Impact Analysis (TIA) for West Campus Drive, dated June 13, 2024

DPW has also received the comments and responses as provided by the Developer on April 22, 2024. DPW's comments on all referenced documents above are included herein.

Preliminary Plat

It is understood that the access servitude to get to the pond for maintenance will be the 19' remaining of the 35' drainage servitude within Lot 23, and the 45' servitude as shown on the northern edge of the development.

DPW reviewed the Geotechnical report supporting the 1" difference in the road cross section (7" thick concrete) versus the Code requirements of 8" thick concrete, and there is no objection.

Drainage Impact Analysis (DIA)

It is understood that this DIA is simply for clearing the area and subdividing lots for development. Each subdivided lot shall submit a permit application inclusive of a DIA to show how the increased runoff will be stored within each lot. If a development is showing to discharge to the drainage ditch as shown in this current DIA, then this DIA will need to be modified to show that the increased runoff can be stored without negatively impacting the subdivision as a whole. Any individual development that contains their excess runoff will be required to maintain said containment, as the Parish will not be responsible for maintaining ponds/ditches on individual properties.

The drainage ditch within the 35' servitude along Lot 23 shall have a side slope per the Code as 3H:1V. The cross section of this ditch as well as the pond shall be shown on the construction plans prior to construction approval.

The peak elevations as shown for the West Alpha Drive Extension need to be consistent with flow traveling west. The existing top of castings and road elevations seem to be lower than the proposed top of castings which would force drainage to the east. This correction shall be reflected on construction plans prior to construction approval.

The developer shall provide a detail of the weir structure with top elevation on construction plans prior to construction approval being issued.

Traffic Impact Analysis (TIA)

DPW reviewed the TIA dated June 13, 2024, and agrees that a left-hand turn lane is warranted on LA 48 (River Road) at West Campus Drive. The initial TIA mentioned that restriping of the current merge lane in this vicinity would create said required turn lane, however a revised TIA deemed the restriping not necessary. The TIA was submitted to LA DOTD for their review on June 13, 2024 (initial version). DOTD's comment is as follows:

“We have reviewed the Plantation Business Campus Section 3 TIA and concur with recommendation of the report to restripe the left lane on eastbound River Road eastbound approaching West Campus Drive as a lane drop. The taper for the lane merge with a posted speed limit of 35 mph would require 245 feet of distance in addition to 280 feet of tangent distance from the stop line on eastbound River Road at I-310. This would leave little room for development of the left turn lane. It would operationally make more sense to make the entire left lane from River Road at I-310 to West Campus Drive as a turn only lane as drivers would have more than enough distance to safely merge right if needed. You would have to provide left lane must turn left, left only signs, and pavement marking arrows with only's to provide motorist adequate warning of the condition.”

The changes to the roadway and intersection as required by DOTD shall be represented on the construction plans for the West Campus Drive Extension, and reviewed by DPW, prior to construction approval.

This TIA only encompassed the impacts of development on lots 23-32, to the intersection of LA 48 (River Road) and West Campus Drive. The TIA previously submitted on June 9, 2022, encompassed the impacts of development on lots 16-22, to the intersection of LA 48 (River Road) and East Campus Drive.

Lastly, it is DPW's understanding that Lot 32 will not be used as a temporary parking lot in the future. Therefore, the potential traffic impact from the previously mentioned temporary parking will not occur at the LA 48 (River Road) and West Campus Drive intersection.

Note: The subdivision has only one entrance and exit which could be an issue during emergency events.

Conclusion

The Preliminary Plat dated June 25, 2024, is approved by DPW and can be sent to the Planning Commission for review and approval. Construction plans will be reviewed upon receipt and approval will be withheld until any remaining drainage and/or traffic concerns are met.

This list should not be considered all inclusive and in no way absolves the developer from any other obligation towards Local, State, Federal laws and accepted construction practices. Please forward this to the developer so that changes can be considered and made.

Should you have any questions, please do not hesitate to call Ms. Andre Ford, PE or myself at (985) 783-5102.

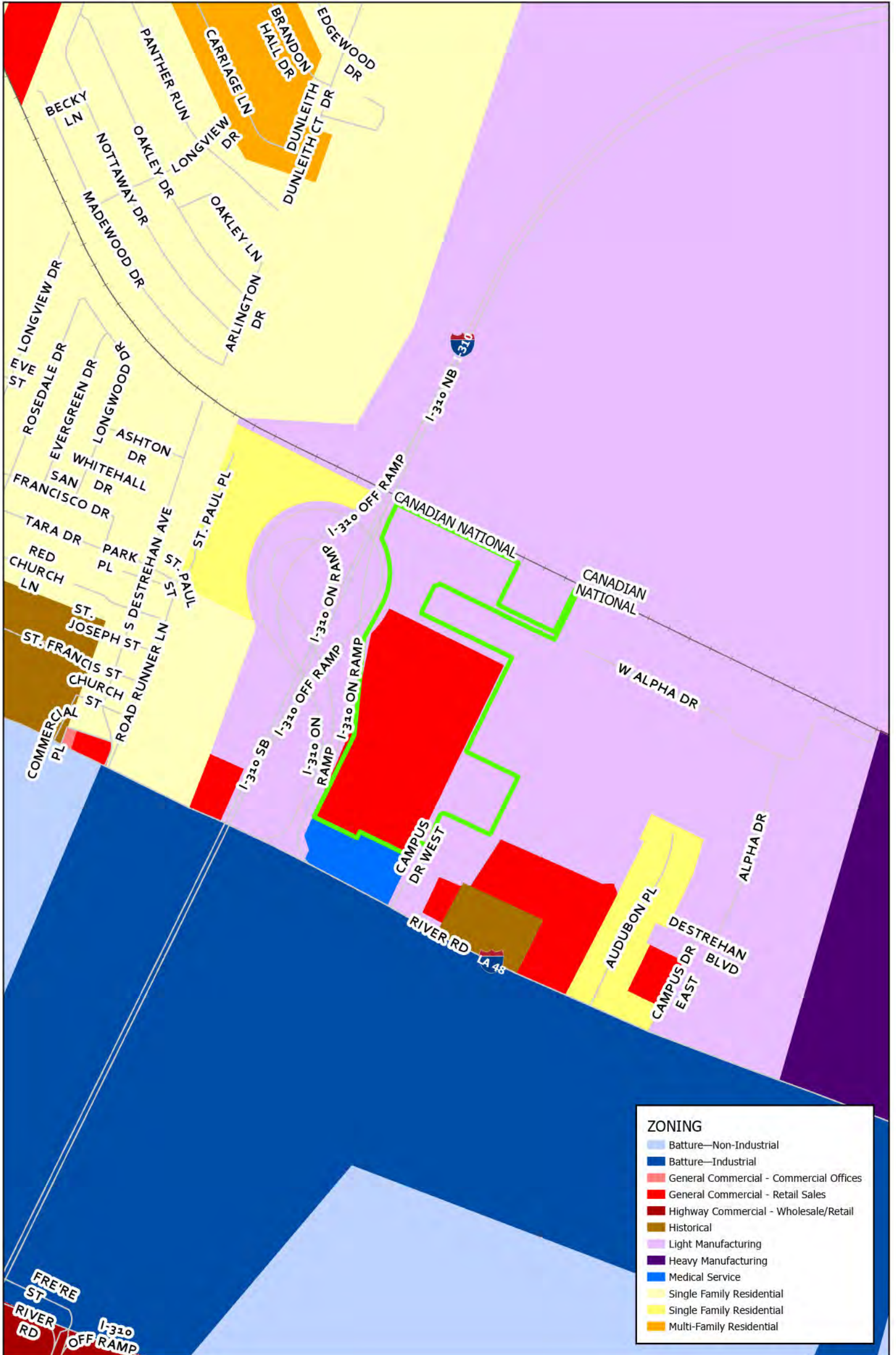
MBB/arf

CC: Mr. Michael Albert, AICP, Director of Planning and Zoning
Mr. Lawrence "Lee" Zeringue, PE, Senior Parish Engineer

2023-4-MAJ
 PLANTATION BUSINESS 3

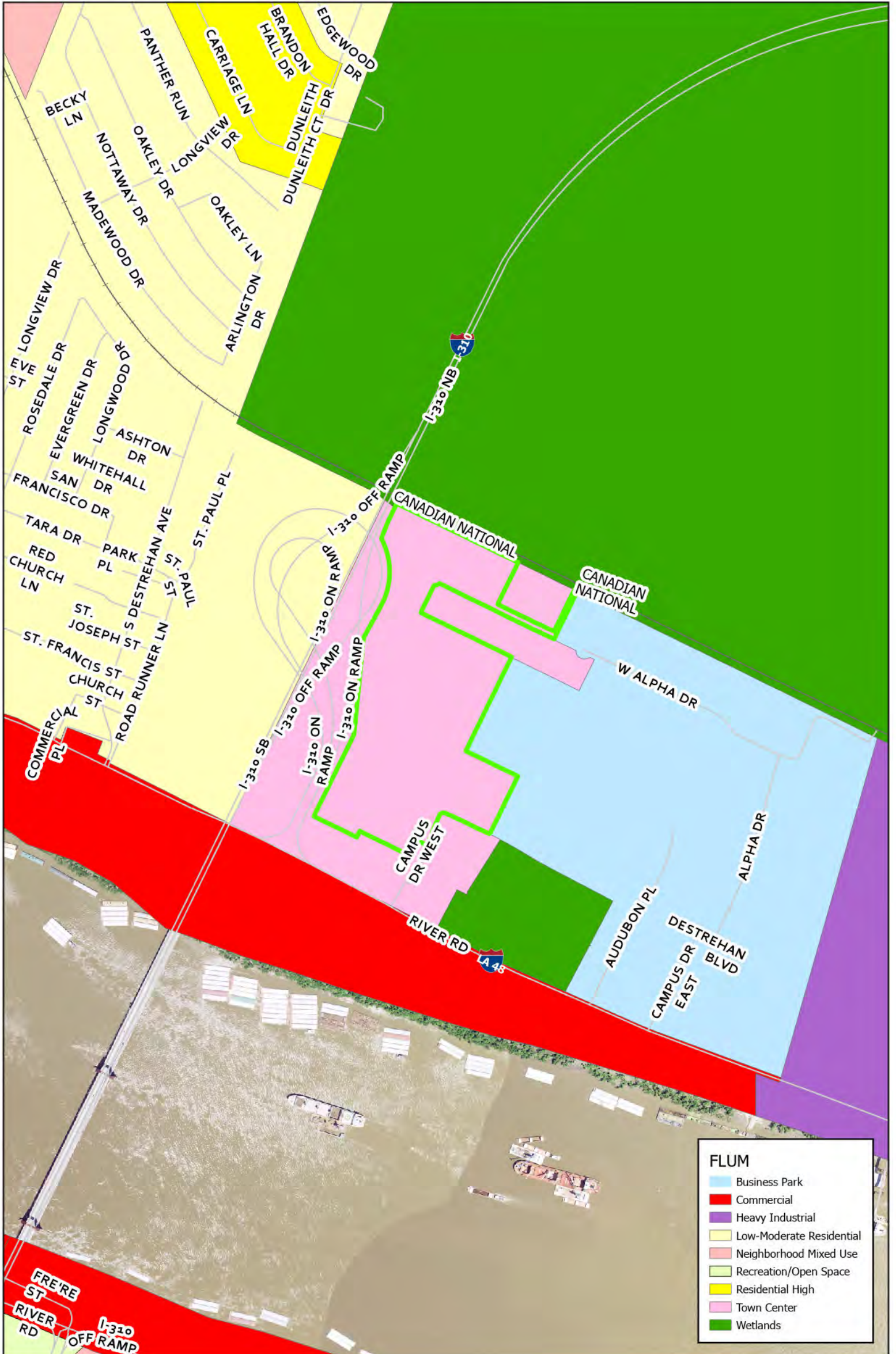
1" = 800'

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2023-4-MAJ
 PLANTATION BUSINESS 3

1" = 800'



FLUM	
■	Business Park
■	Commercial
■	Heavy Industrial
■	Low-Moderate Residential
■	Neighborhood Mixed Use
■	Recreation/Open Space
■	Residential High
■	Town Center
■	Wetlands



Department of Planning & Zoning Staff Report – Text Amendment Case No. 2024-1-ORD

Introduced by Matthew Jewell, Parish President

An Ordinance to amend Ordinance 81-10-6, the St. Charles Parish Zoning Ordinance of 1981, as amended, Section VI. – Zoning district criteria and regulations; Section VIII. – Site design requirements; Section XXI. – Sign Regulations to add the Highway 90 Corridor Overlay Zone (COZ), add criteria for site plans and site plan review, and add recommended sign definitions.

BACKGROUND

The St. Charles Parish 2030 Comprehensive Plan Update emphasizes improvements to the US 90 corridor (p. 95-97). Action Plan item CC 1.3 directs the Parish to “conduct a corridor plan for Highway 90 to address design standards for the corridor” (p. 163).

Responding to this priority item the Parish contracted N-Y Associates Inc. to develop a Highway 90 Overlay Zone between the I-310 North on-ramp in Boutte and Willowdale Boulevard in Luling.

Working closely with Planning and Zoning and conducting meetings attended by corridor stakeholders, DOTD representatives, local elected officials, and the general public, the St. Charles Parish Corridor Overlay Zone (COZ), revised 6/07/24 was developed.

The COZ document includes:

- New design standards for Highway 90, primarily addressing landscaping, building design, and signage.
- Improved standards for site plans and the site plan review process, added under the Site Design Requirements section of the Zoning Ordinance and applicable Parish-wide.
- Corresponding definitions added to the Sign Regulations section of the Zoning Ordinance.

POTENTIAL OUTCOMES

The proposed Highway 90 development standards will aim to improve the visual appearance of the corridor as new developments and significant renovations/additions occur over time.

The new site plan standards and site plan review process guidance will clarify expectations and improve coordination between developers and Parish plan reviewers, netting better outcomes for developments Parish-wide.

Clarifying the standing of an approved site plan will improve the Parish’s ability to ensure when specific design requirements apply and are developed, those design requirements are maintained.

The adoption of the proposed regulations will work toward fulfilling Community Character Policies and Actions item CC 1.3 of the *St. Charles Parish 2030 Comprehensive Plan Update*:

- *Conduct a corridor plan for Highway 90 to address design standards for the corridor.*

The Parish will be in a better position to work with DOTD and regional planning agencies regarding capital improvements along the Highway 90 corridor.

DEPARTMENT RECOMMENDATION

Approval



Table of Contents

RECOMMENDATIONS.....	2
I. Purpose	3
II. Applicability.....	3
III. Parking Requirements	3
IV. Design Standards	4
A. Landscaping and Buffering	4
B. Façade.....	6
C. Accessory Facilities and Features	8
V. Sign Regulations	9
A. Detached Signs	9
B. Attached Signs	11
C. Temporary Signs	12
D. Non-Conforming Signs	12
E. Prohibited Signs.....	12
Summary Table of COZ Sign Regulations	13
VI. Implementation and Administration	15
A. Existing Developments and Structures.....	15
B. Triggers for Compliance	15
C. Space Limitations of Existing Structures	16
D. Changes to Multi-Tenant Centers.....	16
E. Site Plan Review.....	17
VII. Enforcement	20
VIII. Appeal	20



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

RECOMMENDATIONS

1. Add the Corridor Overlay Zone (COZ) to the text of the St. Charles Parish Zoning Ordinance.
2. Add definitions to the text of the sign regulations of the St. Charles Parish Zoning Ordinance (page 14):
 - Incidental signs
 - Menu boards
 - Monument signs
 - Window signs
3. Add new subsections to the text of Section VIII, Site Design Requirements of the St. Charles Parish Zoning Ordinance (page 15):
 - Standardized site plan submittals
 - Site plan approval process
 - Minor changes to a site plan
 - Amendment to a site plan
 - Phased development
4. Implement the COZ via a map change to the official map(s) of the St. Charles Parish Zoning Ordinance specific for the US HWY 90 study corridor from Luling to Boutte.
5. Establish an administrative hearing officer to expedite processing of zoning violations.
6. Consider implementation of the COZ on similar transportation corridors in the future.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

I. Purpose

The purpose of the Corridor Overlay Zone (COZ) is to revitalize transportation corridors for the citizens of St. Charles Parish by superimposing an overlay zone with standards for facade, landscaping and buffering, signs and other design elements to improve appearance, function, safety and resilience. These design elements are intended to reduce the amount of paved surface, increase landscaping to beautify the corridor, guide traffic, minimize the impact of development on the parish drainage system, provide buffers to neighboring residences, upgrade the façade of commercial structures, reduce sign clutter, and coordinate signage with green space. The COZ requirements are triggered by new construction and major renovation or additions.

II. Applicability

- A. The COZ superimposes design elements and sign standards in addition to requirements set in the underlying zoning district. Development and structures within the overlay zone must conform to the requirements of both the zoning district and the overlay zone, or the more restrictive of the two.
- B. Development activities that involve new construction, major renovation or addition, or change in permitted uses that requires an increase in the number of parking and loading spaces trigger compliance to the COZ, as set in Section VI (B), Implementation and Administration of this ordinance.
- C. Permitted Uses
 - 1. Permitted uses within the COZ shall be those uses allowed in the underlying zoning district.
 - 2. All permitted uses except single-family and two-family dwellings shall be required to comply with the COZ.
- D. Height Regulations

Height regulations in the COZ shall be set by the underlying zoning district.
- E. Area Regulations

Area regulations for front, side and rear yards and lot area shall be set by the underlying zoning district.

III. Parking Requirements



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

- A. Off-street parking requirements, including the landscaping thereof, are set in Section IV, Design Requirements, of this ordinance and Section VIII, Site Design Requirements of the St. Charles Parish Zoning Ordinance.
- B. In addition, parking spaces shall be oriented so that no vehicle is required to back directly into the highway or street right-of-way.

IV. Design Standards

Design standards in the COZ are intended to improve the quality and functionality of development as outlined in Section I, Purpose of this ordinance.

A. Landscaping and Buffering

Landscaping and buffering provisions set in this section of the COZ are in addition to general landscaping standards established in Section VIII, Site Design Requirements of the St. Charles Parish Zoning Ordinance.

1. General

- a. All landscaping materials within the COZ shall be in accordance with standards for size, height, diameter at breast height and species set in Section VIII, Site Design Requirements of the St. Charles Parish Zoning Ordinance.

- b. **Maintenance Plan**

- 1. A maintenance plan for landscaping and buffering shall be required for major development activities within the COZ. The maintenance plan shall contain a schedule of regular waterings, fertilization, removal of dead vegetation, and replacement with similar plantings to the original approved landscaping plan. The maintenance plan should also address repair or replacement of damaged fences or walls required in the COZ. The maintenance plan shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 2. Following issuance of the permit and proper installation of the landscaping and buffering, the property owner shall be required to follow the approved maintenance plan. If dead vegetation is not replaced, and/or damaged fences or walls are not repaired or replaced within thirty (30) days of being notified by St. Charles Parish officials, the property owner shall be placed in violation of the zoning ordinance and fined accordingly.



ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)

- c. All landscaped areas shall contain a minimum six-inch (6") barrier curb to protect and demarcate vegetation.
 - d. The developer shall be credited with preserving existing mature trees on the development site of a significant species as determined by the Planning Director. For every mature tree or group of mature trees preserved and incorporated into the required COZ landscaping plan, the required number of trees that must be planted may be reduced by a one-to-one ratio.
2. Perimeter
- a. All required yards shall be landscaped in the COZ. Landscaped areas shall contain a minimum of one (1) tree for every thirty-five feet (35') of linear lot frontage or portion thereof. Additionally, all landscaped areas shall contain one (1) shrub for every ten feet (10') of linear lot frontage or portion thereof. The required number of shrubs may be grouped.
 - b. No building or structure, parking or paving shall be allowed in the required front yard except for sidewalks or approved driveways connecting the development site to the adjacent highway or street.
 - c. Side yards may contain access driveways to connect adjacent development sites for the purpose of improving access management.
3. Interior
- a. In order to distribute landscaping throughout the interior of the development, one (1) landscaped island shall be provided for every twenty-four hundred square feet (2400 SF) or portion thereof, consisting of a minimum size of ten feet (10') by twenty feet (20').
 - b. Each required landscaped island shall contain a minimum of one (1) tree, three (3) shrubs and groundcover or mulch.
4. Residential Buffering
- a. A minimum 10-foot buffer shall be required when commercial uses abut residential areas with screening consisting of a wood, brick or masonry fence or wall seven feet (7') in height and trees planted every thirty-five feet (35') or portion thereof.
 - b. For large commercial structures of 25,000 (twenty-five thousand) square feet or more, additional landscaping and buffering may be required as determined by the Planning Director.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

B. Façade

These façade standards are intended to develop visually interesting architectural features and patterns and a higher quality of design for commercial buildings along the corridor. This includes but is not limited to the use of roofing materials appropriate to the architectural style of the building, transparent features that avoid fortress-like, uninviting front building facades, and clearly defined, highly visible building entrances featuring awnings and other architectural features.

1. Exterior Building Materials

- a. All building facades shall be constructed of one or a combination of brick, concrete aggregate, stucco, glass, wood or decorative/faced concrete and masonry.
- b. No portion of a building shall be constructed of plain, unfaced concrete masonry units, corrugated and/or sheet metal, or mirrored glass.
- c. Large monolithic or solid building facades visible to the corridor or public rights-of-way shall be prohibited. Variations in building facades in materials, color, projecting or recessed forms and/or texture may be employed to break up building forms and wall surfaces at a minimum of every fifty (50) feet.
- d. Moldings, cornices, shutters, metalwork and other decorative features in scale with the development are encouraged.
- e. All commercial buildings shall be architecturally finished on all four sides with the same materials, color, detailing and features, except if the rear face contains two rows of trees planted on the perimeter behind the building. In this case, the architectural finish of the building need only match the remainder of the building in color.
- f. Additions to existing structures may be constructed with the same type of material that is on the primary building, provided it matches the existing building material in color, size and thickness.

2. Exterior Colors

- a. All building elevations shall be finished with complimentary neutral, cream or non-reflective earthtone colors.
- b. No more than twenty percent (20%) of any building elevation may be finished with bright primary or secondary colors. These colors shall be



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

limited to use on accent features including but not limited to window and door frames, moldings, cornices, and awnings.

- c. This percentage may be modified upon approval by the Planning Director in special cases if the building's elevation maintains sufficient visual continuity.

3. Roofs

- a. Slate, synthetic slate, architectural grade fiberglass shingles, cement-like shingles and sanding seam metal roofs are permitted.
- b. Earth tone colors such as black, gray, brown, dark green or other earth tone colors are permitted.
- c. Regardless of material, bright or glaring roof colors are not permitted.

4. Transparency

- a. At least thirty-five percent (35%) of the front façade should be transparent, including doorways.
- b. Windows and doors shall not be obscured by signage or other impediments.

5. Building Entrances

- a. Backlit or plastic awnings are not permitted.
- b. Doors used on commercial structures shall follow the traditional format for commercial construction. The use of doors typically found in residential structures such as panel doors are discouraged.

6. Canopies

- a. Building and roof materials for canopies shall match building materials used in the primary building.
- b. The height of canopies shall not exceed the height of the primary building.
- c. Canopy supports shall be proportional to the design and canopy size.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

- d. Canopy colors shall blend in with and be consistent with the primary building.
- e. Bright or glaring colors are not permitted.
- f. Canopy lighting must be designed to minimize glare from fixtures and installed to prevent spill over onto the corridor or adjacent properties.

C. Accessory Facilities and Features

1. Light Fixtures

- a. The maximum height for any light fixture is twenty-five (25) feet.
- b. Lighting shall be oriented inward, toward the development or structures, to minimize intrusion into surrounding property.
- c. Light fixtures shall be incorporated within landscaped areas.

2. Service Areas and Waste Containment

- a. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be located outside of the front yard. When these areas are adjacent to residential development, a minimum 10-foot setback with fencing and landscaping is required as set in Section IV A(4) of this ordinance.
- b. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be screened by a wood, brick, or masonry fence with a minimum height of seven feet (7'). This fence is in addition to perimeter landscape requirements set in this section. Only one (1) fence is required if mechanical equipment and utility cabinets are located adjacent to the service area.
- c. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be oriented in such a way that in the process of loading and unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.
- d. All dumpsters and waste containment areas shall comply with the requirements of Chapter 10, Garbage and Trash, of the St. Charles Parish Code of Ordinances. In situations where the regulations of that chapter and the regulations of this article are in conflict, the more restrictive shall apply.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

3. Drive Thru Facilities

Drive-thru facilities shall be located to the side or rear of the structure.

4. Outdoor Storage Areas

Outdoor storage and permanent display areas shall be located behind the primary front building line of the principal structure.

5. Mechanical Equipment and Utility Cabinets

- a. Mechanical equipment and utility cabinets shall be located on the roof or at the rear of the building if ground-mounted equipment is used.
- b. Roof parapet or roof forms are encouraged as an effective screen for mechanical equipment mounted on the roof.
- c. If ground mounted, mechanical equipment and utility cabinets shall be screened by a wood, brick, or masonry fence or wall with a minimum height of seven (7) feet. This fence is in addition to perimeter landscape requirements set in this section.

V. Sign Regulations

The sign regulations are designed to reduce the size, height and number of signs and integrate detached signage within landscaped areas while providing for the identification of businesses within the corridor. The COZ sign regulations are in addition to Section XXI, Sign Regulations of the St. Charles Parish Zoning Ordinance and whichever is more restrictive shall apply. A summary table of COZ sign regulations is included at the end of this section.

A. Detached Signs

1. Primary Detached Sign

- a. One (1) primary on-premise detached sign shall be allowed per development in the COZ, either as a ground or monument sign. The allowable area for the detached sign shall be calculated at one square foot (1 SF) for each one-foot (1') of linear site frontage or portion thereof up to three hundred square feet (300 SF), whichever is less. The maximum height of the detached sign shall be twenty-five feet (25').
- b. The detached sign must be located within a landscaped area.
- c. Detached signage shall complement the building's architectural style with respect to shape, color and materials.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

- d. The primary detached sign may be multi-faced. The allowable sign area for a multi-faced detached sign is divided across each sign face. For a sign allowed the maximum 300 square feet of sign area, each face of a double-faced sign may consist of 150 square feet.

2. Monument Sign

- a. If the primary on premise sign is a monument, the allowable area shall be calculated at one square foot (1 SF) for each one-foot (1') of linear site frontage or portion thereof up to two hundred square feet (200 SF), whichever is less. The maximum height shall be ten feet (10').
- b. The square footage of the support structure of the monument shall be included in the measurements to calculate the maximum allowable sign area.
- c. If a monument sign is employed as the primary detached sign, the development is allowed an additional twenty percent (20%) in attached signage.
- d. No other primary detached sign shall be permitted.

3. Accessory Detached Signs

Accessory detached signs including directional, menu boards and electronic message center signs, may be allowed to support the functionality of the development:

a. Directional Signs

Each development site may have up to two (2) directional signs to demarcate the entrance and exit to and from the site at a maximum height of four feet (4') and no more than four square feet (4 SF) each in area.

b. Menu Boards

Each development site may have up to two (2) menu boards for drive-through facilities at a maximum height of ten feet (10') and no more than twenty square feet (20 SF) in area. If the menu boards are oriented on the same side of the property as residential development, the additional landscaping requirements specified in Section VII, A1(d) of this ordinance apply. Additionally, the menu boards must be visibly and audibly buffered so as not to intrude on the residential development.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

c. **Electronic Message Center**

One (1) electronic message center sign may be permitted in the COZ, provided the electronic message sign is physically integrated into the primary detached sign and contains no more than twenty-five percent (25%) of the allowable detached sign area. Additionally, the electronic message sign shall not contain text that flashes, or rotates.

B. Attached Signs

1. **Primary Attached Signs**

a. Attached signage shall be allowed at one square foot (1 SF) for each two feet (2') of linear primary building frontage not to exceed three hundred square feet (300 SF). The attached sign area is calculated by combining the areas of all of the signs that are physically attached to the primary building face.

b. Additional attached signage is allowed on the primary building frontage on building sites with greater setbacks from rights-of-way as follows:

100 to 199-foot setback: 20% of the linear primary building frontage

200-foot plus setback: 25% of the linear primary building frontage

2. **Accessory Attached Signs**

a. **Accessory Attached Sign on Corner Lot**

In addition to the main attached signage noted above, a smaller attached sign may also be permitted on the secondary building face located on a corner lot. The allowable secondary attached sign may be permitted at one square foot (1 SF) for each two feet (2') of linear secondary building frontage, not to exceed one-hundred square feet (100 SF).

b. **Address Sign**

All developments shall provide an address sign to identify the physical address of the building for emergency services. This mandatory address sign shall be prominently located at the primary entrance of the building at a minimum of six inches (6") in height with an area no larger than six square feet (6 SF).



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

c. **Incidental Signs**

1. Incidental small attached signs may also be permitted in the COZ. These incidental signs include a small attached sign or signs at the primary door or entrance to the building at a maximum total allowable area of four-square feet (4 SF) to identify the name of the business, contact information, hours of operation and/or whether the business is opened or closed. These small incidental signs are not to be included the main attached sign area.
2. In order to eliminate clutter within the COZ, window signs will not be considered incidental signs and are prohibited.

d. **Other Accessory Attached Signs**

Other accessory attached signs that may be included in the total allowable attached sign area are fascia, marquee, awning and wall signs.

C. Temporary Signs

Temporary signs shall be allowed in the COZ under provisions set in Section XXI, Signs To Be Allowed Without A Permit, of the St. Charles Parish Zoning Ordinance.

D. Non-Conforming Signs

Signs permitted legally prior to the implementation of the COZ shall be considered non-conforming for the purposes of this ordinance. Changes to existing legal non-conforming signs that trigger compliance are specified in Section VI(B6), Triggers for Compliance herein.

E. Prohibited Signs

The following signs shall be prohibited in the COZ:

1. General advertising or off-premise signs
2. Flashing, moving or rotating signs
3. Portable signs
4. Projecting signs
5. Window signs
6. Banner signs, unless allowed as a temporary sign for a limited time frame



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

7. Signs not supported by a sign structure or not located on an exterior wall of a primary building, such as signs affixed to fences, etc.
8. Signs not specified as permitted detached or attached signs in the COZ

Summary Table of COZ Sign Regulations

Type	No.	Height	Area
ON-PREMISE DETACHED SIGNS			
Ground Sign	1	25'	Up to 300 SF based on linear site frontage, double faced signs maximum 150 SF each face.
Or Monument Sign		10'	Up to 200 SF based on linear site frontage, allowed additional attached signage with a monument detached sign.
Directional Signs	2	4'	4 SF
Menu Boards	2	10'	20 SF per sign, must be located outside of the required yard areas and visually and audibly buffered from residential development.
Electronic Message Center Signs	1	25% of the primary detached sign	Must be physically integrated into the primary detached signage and contain no more than 25% of the allowable detached sign area. The text on the electronic message sign shall not flash or rotate.
ATTACHED SIGNS			
Primary Attached Sign	NA	NA	Up to 300 SF, based on primary linear building frontage Additional sign area allowed with larger setbacks: 100 – 199-foot setback: 20% of the primary linear building frontage 200-foot plus setback: 25% of the primary linear building frontage
Accessory Attached Signs			
Corner Lot			Smaller secondary sign up to 100 SF, based on the secondary linear building frontage



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

Type	No.	Height	Area
Address			Up to 6 SF
Incidental			Up to 4 SF
Other Fascia Marquee Awning Wall			Included in allowable primary attached sign area
TEMPORARY SIGNS			
			Temporary signs shall be allowed under provisions set in Section XXI, signs to be allowed without a permit.
PROHIBITED SIGNS			
General Advertising Signs	X ¹	X	X
Flashing, Moving or Rotating Signs	X	X	X
Portable Signs	X	X	X
Projecting Signs	X	X	X
Window Signs	X	X	X
Banner Signs, unless a Temporary Sign	X	X	X
Signs not supported by a sign structure or not located on an exterior wall of a primary building, such as signs affixed to fences, etc.	X	X	X
Signs not specified as permitted detached or attached signs in the COZ	X	X	X

¹ X = Not permitted in the COZ.



ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)

Currently there are no definitions for incidental signs, menu boards, monument signs or window signs in the St. Charles Parish Zoning Ordinance. The addition of the following definitions to Section XXI, Sign Regulations (B), is recommended:

Incidental sign – a small attached sign located on the door or entrance to the building identifying the name of the business, contact information, hours of operation and whether the business is open or closed.

Menu board - a detached or ground sign erected as part of a drive-through facility used to display and provide pricing for food or other goods that may contain a two-way speaker system for taking orders.

Monument sign - a detached or ground sign with the entire length in contact with the ground or a low-level pedestal that rests upon the ground.

Window sign - an attached sign affixed to the surface of a window with its message intended to be read or viewed from the exterior of the building.

VI. Implementation and Administration

A. Existing Developments and Structures

Developments and structures existing prior to adoption of the COZ that do not undergo new construction, major renovation or additions shall be deemed legally non-conforming with respect to the COZ.

B. Triggers for Compliance

Any of the following development activities on property located within the COZ shall trigger compliance to the COZ requirements:

1. New construction, including support buildings, outparcels and structures.
2. Renovation to 50 percent or more of the gross floor area of the existing development.
3. Addition that equals 50 percent or more of the gross floor area of the existing development, including the construction of parking lots.
4. Change in permitted uses that requires an increase in the number of parking and loading spaces.
5. Building or Structures Destroyed by Fire, Storm, or Other Acts of God



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

Legal non-conforming structures that are destroyed by fire, storm or other acts of God may be rebuilt within the COZ provided the restoration is accomplished within one year from the date of the destruction and there is no increase in the building footprint immediately prior to the damage. Redevelopment of the subject site must also follow the COZ requirements to the greatest extent practicable with due consideration of provisions for space limitations of existing structures and improvements set in Section VI (C) of this ordinance.

6. Non-Conforming Signs

- a. Renovation of 50 percent or more of the existing sign(s).
- b. Damage to 50 percent or more of the existing sign(s) by fire, storm or other Acts of God.
- c. Reconstruction, alteration or any mechanical modifications of existing sign(s) including permitted electrical work.
- d. Routine maintenance of existing signs is permitted including changing the face(s) of the sign(s).
- e. Non-conforming signs left abandoned for more than 12 months must be removed or brought into conformance with the sign requirements of the COZ.

C. Space Limitations of Existing Structures

The COZ shall provide flexibility for major renovation or additions to development existing prior to its implementation. When any of the conditions for compliance listed in Section VI (B) paragraphs 2 to 4 above are triggered, an existing development or structure shall comply with COZ requirements to the maximum extent practicable subject to space limitations of existing structures and improvements in accordance with the general intent of the COZ. Removal of an existing structure or required legal off-street parking space will not be required in order to comply with the COZ.

D. Changes to Multi-Tenant Centers

1. When a multi-tenant center undergoes any of the development activities triggering compliance to the COZ in accordance with Section VI (B) of this ordinance, the owner of the multi-tenant center must submit a master plan to the Planning Director demonstrating how planned improvements to the development site will meet COZ requirements.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

2. Minor interior improvements to individual tenant spaces within the multi-tenant center that do not impact the exterior appearance or footprint of the multi-tenant center will not be considered a trigger for compliance to the COZ.

E. Site Plan Review

Site plan review is required for developments and structures within the COZ when any of the development activities listed in Section VI (B) of this ordinance trigger compliance. Prior to the issuance of a building permit, complete site plans with the information required in Section VIII, Site Design Requirements, of the St. Charles Parish Zoning Ordinance shall be submitted to the St. Charles Parish Department of Planning and Zoning for review. Section VIII of the zoning ordinance also specifies the required site plan approval process, minor changes or amendment to a site plan, and phased development.

No list of site plan submittals is currently specified in the zoning ordinance. It is recommended that a new subsection be added to Section VIII, Site Design Requirements, of the St. Charles Parish Zoning Ordinance to standardize required submittals and ensure complete site plans in the COZ and other zoning districts. Additionally, new subsections are recommended to be added to Section VIII for the site plan approval process, minor change to a site plan, amendment to a site plan and phased development. Existing subsections contained in Section VIII will be renumbered accordingly to follow the new subsections.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

Section VIII. Site Design Requirements, St. Charles Parish Zoning Ordinance

A. Site Plan Submittals

Prior to the issuance of a building permit, complete site plans with the following information shall be submitted to the St. Charles Parish Department of Planning and Zoning for review:

1. Name, address, email and phone number of the property owner.
2. Name, address, email and phone number of the designated agent or representative of the property owner.
3. Certified survey with a north arrow, bounding streets, existing and proposed servitudes and rights-of-way, name of subdivision, lot and square number, and the physical address of the subject property.
4. Proposed and existing structures with the square footage of each structure, square footage of development as a whole and elevations including primary material, primary colors and accent secondary colors.
5. Parking layout with the location of all parking spaces, number of required parking spaces, number of proposed parking spaces and type of parking.
7. Landscaping plan showing the location, type and number of planting materials and existing mature trees to be preserved.
8. Landscaping and buffering maintenance plan with a schedule of regular waterings, fertilization, removal of dead vegetation, and replacement with similar plantings to the original approved landscaping plan as well as replacement or repair of fences, walls and other required screening as needed.
8. Light fixtures with location, height, orientation, intensity, number, type, style, materials, color and method of illumination.
9. Location of service areas and waste containment, loading and unloading areas, along with buffers and fencing with location, height and length, and materials.
10. Location of drive-thru facilities along with location and dimension of menu boards with buffering from residential development.
11. Location and dimensions of all outdoor storage and permanent display areas.
12. Location of mechanical equipment and utility cabinets with location, type of material and dimensions of required screening.



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

13. Signs with number and locations of all ground or detached and attached signs, dimensions, areas and renderings with area calculations of total detached or ground signs and total attached signs for the development.
14. Location and dimensions of required public infrastructure including but not limited to water, drainage, sewer, sidewalks, access to and from the development site, and the development's relationship with public rights-of-way and servitudes.
15. Any other information as may be necessary to completely describe the proposed development and structures.

B. Site Plan Approval Process

1. The Planning and Zoning Department is charged with site plan review and coordination with other parish and state departments as appropriate to determine whether the site plan submittal meets all applicable codes. Until a site plan is approved, no building or structure shall be erected, added to or structurally altered, no parking lot shall be paved, added to or structurally altered, and no building permit or certificate of completeness shall be issued.
2. An approved site plan duly signed and dated by the Planning Director or his designated representative shall constitute the official instrument that governs the development and use of the property. Building and other pertinent permits may be issued based on the approved site plan and in accordance with Article II, Building and Related Construction Codes, Chapter 6, Buildings and Building Regulations of the St. Charles Parish Code of Ordinances and other pertinent parish regulations.
3. Any deviation from an approved site plan shall be considered a violation of the St. Charles Parish Zoning Ordinance.
4. Final site plan approval shall be valid for a period of one (1) year.
5. If no building permit is issued during the one (1) year site plan validation period or if the building permit lapses and has not been reactivated, then the approved site plan shall be deemed null and void.

C. Minor Changes to a Site Plan

Minor changes to an approved site plan shall be submitted to and may be approved by the Planning Director to facilitate construction and site improvements if such minor changes will not change the character of the approved development or structures, increase the density, floor area, intensity of use or ground coverage. Additionally, no



**ST. CHARLES PARISH
CORRIDOR OVERLAY ZONE (COZ)**

increase in total building site area, in spaces between buildings, the ratio of off-street parking and off-street loading area to gross floor area, or gross floor area shall be considered a minor change.

D. Amendment to a Site Plan

Pursuant to the same standards and procedures by which the site plan was approved, any site plan may be amended, either partially or completely, if all land and structures remaining under such site plan comply with all regulations established by all applicable codes.

E. Phased Development

1. Developments within an approved site plan may be developed in phases, provided that more restrictive land uses and the necessary public infrastructure improvements are completed first and the time frame for phases is submitted at the time of the application for site plan review.
2. Approval of the phased development of an approved site plan is voided if development does not begin within one (1) year and completed within two (2) years. Additional time may be granted by the St. Charles Parish Planning Director if completion of the approved site plan is assured. In no case shall any phased development exceed a four-year period.

VII. Enforcement

Any deviation from an approved COZ site plan shall be considered a violation of the St. Charles Parish Zoning Ordinance and subject to the penalties imposed in Section XII, Violation and Penalty therein.

VIII. Appeal

Appeal of a decision of the Planning Director regarding the COZ shall be directed to the St. Charles Parish Planning Commission.

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)**

ORDINANCE NO. _____

An Ordinance to amend Ordinance 81-10-6, the St. Charles Parish Zoning Ordinance of 1981, as amended, Section VI. – Zoning district criteria and regulations; Section VIII. – Site design requirements; Section XXI. – Sign Regulations to add the Highway 90 Corridor Overlay Zone (COZ), add criteria for site plans and site plan review, and add recommended sign definitions.

WHEREAS, the St. Charles Parish 2030 Comprehensive Plan Update, Action Plan item CC 1.3 directs the Parish to “conduct a corridor plan for Highway 90 to address design standards for the corridor” (p. 163); and,

WHEREAS, on April 24, 2023 Ordinance 23-4-12 was adopted authorizing the execution of a Professional Services Agreement with N-Y Associates, Inc. to develop a Highway 90 Overlay Zone; and,

WHEREAS, N-Y Associates in coordination with the Department of Planning and Zoning developed the recommendations detailed in the document titled St. Charles Parish Corridor Overlay Zone (COZ), revised 6/07/24; and,

WHEREAS, recommendations include design standards specific to the Highway 90 corridor between the I-310 North on-ramp in Boutte and Willowdale Boulevard in Luling, improved standards for site plans and the site plan review process for applicable projects Parish-wide, and adding corresponding definitions to the St. Charles Parish sign regulations; and,

WHEREAS, adoption of the proposed Corridor Overlay Zone would fulfill Action Plan item CC 1.3 and further implementation of the St. Charles Parish 2030 Comprehensive Plan Update; and,

WHEREAS, the Planning and Zoning Department recommended approval of these amendments; and,

WHEREAS, the Planning and Zoning Commission recommended approval of these amendments at its regular meeting on July 11, 2024.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix A, Section VI. – Zoning district criteria and regulations is amended with new text underlined and deleted text in strikethrough:

L. Corridor Overlay Zone (COZ)

1. General

1.1 Purpose

The purpose of the Corridor Overlay Zone (COZ) is to revitalize transportation corridors for the citizens of St. Charles Parish by superimposing an overlay zone with standards for facade, landscaping and buffering, signs and other design elements to improve appearance, function, safety and resilience. These design elements are intended to reduce the amount of paved surface, increase landscaping to beautify the corridor, guide traffic, minimize the impact of development on the parish drainage system, provide buffers to neighboring residences, upgrade the façade of commercial structures, reduce sign clutter, and coordinate signage with green space. The COZ requirements are triggered by new construction and major renovation or additions.

1.2 District Limits

The Highway 90 COZ includes all lots either directly abutting or accessed from U.S. Highway 90 between the I-310 North on-ramp in Boutte and Willowdale Boulevard in Luling.

1.3 Applicability

1.3.1. The COZ superimposes design elements and sign standards in addition to requirements set in the underlying zoning district. Development and structures within the overlay zone must conform to the requirements of both the zoning district and the overlay zone, or the more restrictive of the two.

- 1.3.2. Development activities that involve new construction, major renovation or addition, or change in permitted uses that requires an increase in the number of parking and loading spaces trigger compliance to the COZ, as set in Section VI (B), Implementation and Administration of this ordinance.
- 1.3.3. Permitted Uses
 - a. Permitted uses within the COZ shall be those uses allowed in the underlying zoning district.
 - b. All permitted uses except single-family and two-family dwellings shall be required to comply with the COZ.
- 1.3.4. Height Regulations

Height regulations in the COZ shall be set by the underlying zoning district.
- 1.3.5. Area Regulations

Area regulations for front, side and rear yards and lot area shall be set by the underlying zoning district.
- 2. Parking Requirements
 - 2.1. Off-street parking requirements, including the landscaping thereof, are set in Section 3, Design Standards, of this ordinance and Section VIII, Site Plan Review and Design Requirements of the St. Charles Parish Zoning Ordinance.
 - 2.2. In addition, parking spaces shall be oriented so that no vehicle is required to back directly into the highway or street right-of-way.
- 3. Design Standards

Design standards in the COZ are intended to improve the quality and functionality of development as outlined under 1.1 Purpose of this ordinance.

 - 3.1. Landscaping and Buffering

Landscaping and buffering provisions set in this section of the COZ are in addition to general landscaping standards established in Section VIII, Site Plan Review and Design Requirements of the St. Charles Parish Zoning Ordinance.

 - 3.1.1. General
 - a. All landscaping materials within the COZ shall be in accordance with standards for size, height, diameter at breast height and species set in Section VIII, Site Plan Review and Design Requirements of the St. Charles Parish Zoning Ordinance.
 - b. Maintenance Plan
 - i. A maintenance plan for landscaping and buffering shall be required for major development activities within the COZ. The maintenance plan shall contain a schedule of regular waterings, fertilization, removal of dead vegetation, and replacement with similar plantings to the original approved landscaping plan. The maintenance plan should also address repair or replacement of damaged fences or walls required in the COZ. The maintenance plan shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
 - ii. Following issuance of the permit and proper installation of the landscaping and buffering, the property owner shall be required to follow the approved maintenance plan. If dead vegetation is not replaced, and/or damaged fences or walls are not repaired or replaced within thirty (30) days of being notified by St. Charles Parish officials, the property owner shall be placed in violation of the zoning ordinance and fined accordingly.

- c. All landscaped areas shall contain a minimum six-inch (6") barrier curb to protect and demarcate vegetation.
- d. The developer shall be credited with preserving existing mature trees on the development site of a significant species as determined by the Planning Director. For every mature tree or group of mature trees preserved and incorporated into the required COZ landscaping plan, the required number of trees that must be planted may be reduced by a one-to-one ratio.

3.1.2. Perimeter

- a. All required yards shall be landscaped in the COZ. Landscaped areas shall contain a minimum of one (1) tree for every thirty-five feet (35') of linear lot frontage or portion thereof. Additionally, all landscaped areas shall contain one (1) shrub for every ten feet (10') of linear lot frontage or portion thereof. The required number of shrubs may be grouped.
- b. No building or structure, parking or paving shall be allowed in the required front yard except for sidewalks or approved driveways connecting the development site to the adjacent highway or street.
- c. Side yards may contain access driveways to connect adjacent development sites for the purpose of improving access management.

3.1.3. Interior

- a. In order to distribute landscaping throughout the interior of the development, one (1) landscaped island shall be provided for every twenty-four hundred square feet (2400 SF) or portion thereof, consisting of a minimum size of ten feet (10') by twenty feet (20').
- b. Each required landscaped island shall contain a minimum of one (1) tree, three (3) shrubs and groundcover or mulch.

3.1.4. Residential Buffering

- a. A minimum 10-foot buffer shall be required when commercial uses abut residential areas with screening consisting of a wood, brick or masonry fence or wall seven feet (7') in height and trees planted every thirty-five feet (35') or portion thereof.
- b. For large commercial structures of 25,000 (twenty-five thousand) square feet or more, additional landscaping and buffering may be required as determined by the Planning Director.

3.2. Façade

These façade standards are intended to develop visually interesting architectural features and patterns and a higher quality of design for commercial buildings along the corridor. This includes but is not limited to the use of roofing materials appropriate to the architectural style of the building, transparent features that avoid fortress-like, uninviting front building facades, and clearly defined, highly visible building entrances featuring awnings and other architectural features.

3.2.1. Exterior Building Materials

- a. All building facades shall be constructed of one or a combination of brick, concrete aggregate, stucco, glass, wood or decorative/faced concrete and masonry.
- b. No portion of a building shall be constructed of plain, unfaced concrete masonry units, corrugated and/or sheet metal, or mirrored glass.

- c. Large monolithic or solid building facades visible to the corridor or public rights-of-way shall be prohibited. Variations in building facades in materials, color, projecting or recessed forms and/or texture may be employed to break up building forms and wall surfaces at a minimum of every fifty (50) feet.
- d. Moldings, cornices, shutters, metalwork and other decorative features in scale with the development are encouraged.
- e. All commercial buildings shall be architecturally finished on all four sides with the same materials, color, detailing and features, except if the rear face contains two rows of trees planted on the perimeter behind the building. In this case, the architectural finish of the building need only match the remainder of the building in color.
- f. Additions to existing structures may be constructed with the same type of material that is on the primary building, provided it matches the existing building material in color, size and thickness.

3.2.2. Exterior Colors

- a. All building elevations shall be finished with complimentary neutral, cream or non-reflective earthtone colors.
- b. No more than twenty percent (20%) of any building elevation may be finished with bright primary or secondary colors. These colors shall be limited to use on accent features including but not limited to window and door frames, moldings, cornices, and awnings.
- c. This percentage may be modified upon approval by the Planning Director in special cases if the building's elevation maintains sufficient visual continuity.

3.2.3. Roofs

- a. Slate, synthetic slate, architectural grade fiberglass shingles, cement-like shingles and sanding seam metal roofs are permitted.
- b. Earth tone colors such as black, gray, brown, dark green or other earth tone colors are permitted.
- c. Regardless of material, bright or glaring roof colors are not permitted.

3.2.4. Transparency

- a. At least thirty-five percent (35%) of the front façade should be transparent, including doorways.
- b. Windows and doors shall not be obscured by signage or other impediments.

3.2.5. Building Entrances

- a. Backlit or plastic awnings are not permitted.
- b. Doors used on commercial structures shall follow the traditional format for commercial construction. The use of doors typically found in residential structures such as panel doors are discouraged.

3.2.6. Canopies

- a. Building and roof materials for canopies shall match building materials used in the primary building.
- b. The height of canopies shall not exceed the height of the primary building.
- c. Canopy supports shall be proportional to the design and canopy size.
- d. Canopy colors shall blend in with and be consistent with the primary building.

- e. Bright or glaring colors are not permitted.
- f. Canopy lighting must be designed to minimize glare from fixtures and installed to prevent spill over onto the corridor or adjacent properties.

3.3. Accessory Facilities and Features

3.3.1. Light Fixtures

- a. The maximum height for any light fixture is twenty-five (25) feet.
- b. Lighting shall be oriented inward, toward the development or structures, to minimize intrusion into surrounding property.
- c. Light fixtures shall be incorporated within landscaped areas.

3.3.2. Service Areas and Waste Containment

- a. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be located outside of the front yard. When these areas are adjacent to residential development, a minimum 10-foot setback with fencing and landscaping is required as set under item 3.1.4 of this ordinance.
- b. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be screened by a wood, brick, or masonry fence with a minimum height of seven feet (7'). This fence is in addition to perimeter landscape requirements set in this section. Only one (1) fence is required if mechanical equipment and utility cabinets are located adjacent to the service area.
- c. Service bays, loading and unloading areas, dumpsters and waste containment areas shall be oriented in such a way that in the process of loading and unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.
- d. All dumpsters and waste containment areas shall comply with the requirements of Chapter 10, Garbage and Trash, of the St. Charles Parish Code of Ordinances. In situations where the regulations of that chapter and the regulations of this article are in conflict, the more restrictive shall apply.

3.3.3. Drive Thru Facilities

Drive-thru facilities shall be located to the side or rear of the structure.

3.3.4. Outdoor Storage Areas

Outdoor storage and permanent display areas shall be located behind the primary front building line of the principal structure.

3.3.5. Mechanical Equipment and Utility Cabinets

- a. Mechanical equipment and utility cabinets shall be located on the roof or at the rear of the building if ground-mounted equipment is used.
- b. Roof parapet or roof forms are encouraged as an effective screen for mechanical equipment mounted on the roof.
- c. If ground mounted, mechanical equipment and utility cabinets shall be screened by a wood, brick, or masonry fence or wall with a minimum height of seven (7) feet. This fence is in addition to perimeter landscape requirements set in this section.

4. Sign Regulations

The sign regulations are designed to reduce the size, height and number of signs and integrate detached signage within landscaped areas while providing for the identification of businesses within the corridor. The COZ sign regulations are in addition to Section XXI, Sign Regulations of the St.

Charles Parish Zoning Ordinance and whichever is more restrictive shall apply. A summary table of COZ sign regulations is included at the end of this section.

4.1. Detached Signs

4.1.1. Primary Detached Sign

- a. One (1) primary on-premise detached sign shall be allowed per development in the COZ, either as a ground or monument sign. The allowable area for the detached sign shall be calculated at one square foot (1 SF) for each one-foot (1') of linear site frontage or portion thereof up to three hundred square feet (300 SF), whichever is less. The maximum height of the detached sign shall be twenty-five feet (25').
- b. The detached sign must be located within a landscaped area.
- c. Detached signage shall complement the building's architectural style with respect to shape, color and materials.
- d. The primary detached sign may be multi-faced. The allowable sign area for a multi-faced detached sign is divided across each sign face. For a sign allowed the maximum 300 square feet of sign area, each face of a double-faced sign may consist of 150 square feet.

4.1.2. Monument Sign

- a. If the primary on premise sign is a monument, the allowable area shall be calculated at one square foot (1 SF) for each one-foot (1') of linear site frontage or portion thereof up to two hundred square feet (200 SF), whichever is less. The maximum height shall be ten feet (10').
- b. The square footage of the support structure of the monument shall be included in the measurements to calculate the maximum allowable sign area.
- c. If a monument sign is employed as the primary detached sign, the development is allowed an additional twenty percent (20%) in attached signage.
- d. No other primary detached sign shall be permitted.

4.1.3. Accessory Detached Signs

Accessory detached signs including directional, menu boards and electronic message center signs, may be allowed to support the functionality of the development:

a. Directional Signs

Each development site may have up to two (2) directional signs to demarcate the entrance and exit to and from the site at a maximum height of four feet (4') and no more than four square feet (4 SF) each in area.

b. Menu Boards

Each development site may have up to two (2) menu boards for drive-through facilities at a maximum height of ten feet (10') and no more than twenty square feet (20 SF) in area. If the menu boards are oriented on the same side of the property as residential development, the additional landscaping requirements specified under item 3.1.4 of this ordinance apply. Additionally, the menu boards must be visibly and audibly buffered so as not to intrude on the residential development.

c. Electronic Message Center

One (1) electronic message center sign may be permitted in the COZ, provided the electronic message sign is physically integrated into the primary detached sign and contains no

more than twenty-five percent (25%) of the allowable detached sign area. Additionally, the electronic message sign shall not contain text that flashes, or rotates.

4.2. Attached Signs

4.2.1. Primary Attached Signs

- a. Attached signage shall be allowed at one square foot (1 SF) for each two feet (2') of linear primary building frontage not to exceed three hundred square feet (300 SF). The attached sign area is calculated by combining the areas of all of the signs that are physically attached to the primary building face.
- b. Additional attached signage is allowed on the primary building frontage on building sites with greater setbacks from rights-of-way as follows:
 - 100 to 199-foot setback: 20% of the linear primary building frontage
 - 200-foot plus setback: 25% of the linear primary building frontage

4.2.2. Accessory Attached Signs

a. Accessory Attached Sign on Corner Lot

In addition to the main attached signage noted above, a smaller attached sign may also be permitted on the secondary building face located on a corner lot. The allowable secondary attached sign may be permitted at one square foot (1 SF) for each two feet (2') of linear secondary building frontage, not to exceed one-hundred square feet (100 SF).

b. Address Sign

All developments shall provide an address sign to identify the physical address of the building for emergency services. This mandatory address sign shall be prominently located at the primary entrance of the building at a minimum of six inches (6") in height with an area no larger than six square feet (6 SF).

c. Incidental Signs

- i. Incidental small attached signs may also be permitted in the COZ. These incidental signs include a small attached sign or signs at the primary door or entrance to the building at a maximum total allowable area of four-square feet (4 SF) to identify the name of the business, contact information, hours of operation and/or whether the business is opened or closed. These small incidental signs are not to be included the main attached sign area.
- ii. In order to eliminate clutter within the COZ, window signs will not be considered incidental signs and are prohibited.

d. Other Accessory Attached Signs

Other accessory attached signs that may be included in the total allowable attached sign area are fascia, marquee, awning and wall signs.

4.3. Temporary Signs

Temporary signs shall be allowed in the COZ under provisions set in Section XXI, Signs To Be Allowed Without A Permit, of the St. Charles Parish Zoning Ordinance.

4.4. Non-Conforming Signs

Signs permitted legally prior to the implementation of the COZ shall be considered non-conforming for the purposes of this ordinance.

Changes to existing legal non-conforming signs that trigger compliance are specified under item 5.2.6 of this ordinance.

4.5. Prohibited Signs

The following signs shall be prohibited in the COZ:

- General advertising or off-premise signs
- Flashing, moving or rotating signs
- Portable signs
- Projecting signs
- Window signs
- Banner signs, unless allowed as a temporary sign for a limited time frame
- Signs not supported by a sign structure or not located on an exterior wall of a primary building, such as signs affixed to fences, etc.
- Signs not specified as permitted detached or attached signs in the COZ

SUMMARY TABLE OF COZ SIGN REGULATIONS

Type	No.	Height	Area
ON-PREMISE DETACHED SIGNS			
Ground Sign	1	25'	Up to 300 SF based on linear site frontage, double faced signs maximum 150 SF each face.
Monument Sign		10'	Up to 200 SF based on linear site frontage, allowed additional attached signage with a monument detached sign.
Directional Signs	2	4'	4 SF
Menu Boards	2	10'	20 SF per sign, must be located outside of the required yard areas and visually and audibly buffered from residential development.
ATTACHED SIGNS			
Primary Attached Sign	NA	NA	Up to 300 SF, based on primary linear building frontage Additional sign area allowed with larger setbacks: 100 – 199-foot setback: 20% of the primary linear building frontage 200-foot plus setback: 25% of the primary linear building frontage
ACCESSORY ATTACHED SIGNS			
Corner Lot			Smaller secondary sign up to 100 SF, based on the secondary linear building frontage
Address			Up to 6 SF
Incidental			Up to 4 SF
Other			Included in allowable primary attached sign area

5. Implementation and Administration

5.1. Existing Developments and Structures

Developments and structures existing prior to adoption of the COZ that do not undergo new construction, major renovation or additions shall be deemed legally non-conforming with respect to the COZ.

5.2. Triggers for Compliance

Any of the following development activities on property located within the COZ shall trigger compliance to the COZ requirements:

- 5.2.1. New construction, including support buildings, outparcels and structures.
- 5.2.2. Renovation to 50 percent or more of the gross floor area of the existing development.
- 5.2.3. Addition that equals 50 percent or more of the gross floor area of the existing development, including the construction of parking lots.
- 5.2.4. Change in permitted uses that requires an increase in the number of parking and loading spaces.
- 5.2.5. Building or Structures Destroyed by Fire, Storm, or Other Acts of God:
 - Legal non-conforming structures that are destroyed by fire, storm or other acts of God may be rebuilt within the COZ provided the restoration is accomplished within one year from the date of the destruction and there is no increase in the building footprint immediately prior to the damage. Redevelopment of the subject site must also follow the COZ requirements to the greatest extent practicable with due consideration of provisions for space limitations of existing structures and improvements set under item 5.3 of this ordinance.
- 5.2.6. Non-Conforming Signs
 - a. Renovation of 50 percent or more of the existing sign(s).
 - b. Damage to 50 percent or more of the existing sign(s) by fire, storm or other Acts of God.
 - c. Reconstruction, alteration or any mechanical modifications of existing sign(s) including permitted electrical work.
 - d. Routine maintenance of existing signs is permitted including changing the face(s) of the sign(s).
 - e. Non-conforming signs left abandoned for more than 12 months must be removed or brought into conformance with the sign requirements of the COZ.
- 5.3. Space Limitations of Existing Structures

The COZ shall provide flexibility for major renovation or additions to development existing prior to its implementation. When any of the conditions for compliance listed under item 5.2 paragraphs 5.2.2 to 5.2.4 above are triggered, an existing development or structure shall comply with COZ requirements to the maximum extent practicable subject to space limitations of existing structures and improvements in accordance with the general intent of the COZ. Removal of an existing structure or required legal off-street parking space will not be required in order to comply with the COZ.
- 5.4. Changes to Multi-Tenant Centers
 - 5.4.1. When a multi-tenant center undergoes any of the development activities triggering compliance to the COZ in accordance with item 5.2 of this ordinance, the owner of the multi-tenant center must submit a master plan to the Planning Director demonstrating how planned improvements to the development site will meet COZ requirements.
 - 5.4.2. Minor interior improvements to individual tenant spaces within the multi-tenant center that do not impact the exterior appearance or footprint of the multi-tenant center will not be considered a trigger for compliance to the COZ.
- 5.5. Site Plan Review

Site plan review is required for developments and structures within the COZ when any of the development activities listed under item 5.2 of this ordinance trigger compliance. Prior to the issuance of a building permit, complete site plans with the information required in

Section VIII, Site Plan Review and Design Requirements, of the St. Charles Parish Zoning Ordinance shall be submitted to the St. Charles Parish Department of Planning and Zoning for review. Section VIII of the zoning ordinance also specifies the required site plan approval process, minor changes or amendment to a site plan, and phased development.

6. Enforcement

Any deviation from an approved COZ site plan shall be considered a violation of the St. Charles Parish Zoning Ordinance and subject to the penalties imposed in Section XII, Violation and Penalty therein.

7. Appeal

Appeal of a decision of the Planning Director regarding the COZ shall be directed to the St. Charles Parish Planning Commission.

SECTION II. That the Code of Ordinances, Appendix A, Section VIII. – Site design requirements is hereby amended with new text underlined and deleted text in strikethrough:

Section VIII. Site **Plan Review and** design requirements.

Purpose: The regulations of this section are intended to ensure the safe, orderly, and convenient development of the built environment.

Applicability: The requirements of this section shall apply to new construction. For existing sites and redevelopment the requirements of this section shall apply to all additions of fifty (50) percent or more to the floor area. For existing sites and redevelopment with additions of less than fifty (50) percent of the floor area, the Zoning Regulatory Administrator shall determine the applicability of this section to the required site plan.

A. Site Plan Submittals

Prior to the issuance of a building permit, complete site plans with the following information shall be submitted to the St. Charles Parish Department of Planning and Zoning for review:

1. Name, address, email and phone number of the property owner.
2. Name, address, email and phone number of the designated agent or representative of the property owner.
3. Certified survey with a north arrow, bounding streets, existing and proposed servitudes and rights-of-way, name of subdivision, lot and square number, and the physical address of the subject property.
4. Proposed and existing structures with the square footage of each structure, square footage of development as a whole and elevations including primary material, primary colors and accent secondary colors.
5. Parking layout with the location of all parking spaces, number of required parking spaces, number of proposed parking spaces and type of parking.
6. Landscaping plan showing the location, type and number of planting materials and existing mature trees to be preserved.
7. Landscaping and buffering maintenance plan with a schedule of regular waterings, fertilization, removal of dead vegetation, and replacement with similar plantings to the original approved landscaping plan as well as replacement or repair of fences, walls and other required screening as needed.
8. Light fixtures with location, height, orientation, intensity, number, type, style, materials, color and method of illumination.
9. Location of service areas and waste containment, loading and unloading areas, along with buffers and fencing with location, height and length, and materials.
10. Location of drive-thru facilities along with location and dimension of menu boards with buffering from residential development.
11. Location and dimensions of all outdoor storage and permanent display areas.
12. Location of mechanical equipment and utility cabinets with location, type of material and dimensions of required screening.
13. Signs with number and locations of all ground or detached and attached signs, dimensions, areas and renderings with area calculations of total detached or ground signs and total attached signs for the development.

14. Location and dimensions of required public infrastructure including but not limited to water, drainage, sewer, sidewalks, access to and from the development site, and the development's relationship with public rights-of-way and servitudes.
15. Any other information as may be necessary to completely describe the proposed development and structures.

B. Site Plan Approval Process

1. The Planning and Zoning Department is charged with site plan review and coordination with other parish and state departments as appropriate to determine whether the site plan submittal meets all applicable codes. Until a site plan is approved, no building or structure shall be erected, added to or structurally altered, no parking lot shall be paved, added to or structurally altered, and no building permit or certificate of completeness shall be issued.
2. An approved site plan duly signed and dated by the Planning Director or his designated representative shall constitute the official instrument that governs the development and use of the property. Building and other pertinent permits may be issued based on the approved site plan and in accordance with Article II, Building and Related Construction Codes, Chapter 6, Buildings and Building Regulations of the St. Charles Parish Code of Ordinances and other pertinent parish regulations.
3. Any deviation from an approved site plan shall be considered a violation of the St. Charles Parish Zoning Ordinance as per Section XII. – Violation and penalty.
4. Final site plan approval shall be valid for a period of one (1) year.
5. If no building permit is issued during the one (1) year site plan validation period or if the building permit lapses and has not been reactivated, then the approved site plan shall be deemed null and void.

C. Minor Changes to a Site Plan

Minor changes to an approved site plan shall be submitted to and may be approved by the Planning Director to facilitate construction and site improvements if such minor changes will not change the character of the approved development or structures, increase the density, floor area, intensity of use or ground coverage. Additionally, no increase in total building site area, in spaces between buildings, the ratio of off-street parking and off-street loading area to gross floor area, or gross floor area shall be considered a minor change.

D. Amendment to a Site Plan

Pursuant to the same standards and procedures by which the site plan was approved, any site plan may be amended, either partially or completely, if all land and structures remaining under such site plan comply with all regulations established by all applicable codes.

E. Phased Development

1. Developments within an approved site plan may be developed in phases, provided that more restrictive land uses and the necessary public infrastructure improvements are completed first and the time frame for phases is submitted at the time of the application for site plan review.
2. Approval of the phased development of an approved site plan is voided if development does not begin within one (1) year and completed within two (2) years. Additional time may be granted by the St. Charles Parish Planning Director if completion of the approved site plan is assured. In no case shall any phased development exceed a four-year period.

~~E. *Applicability:* The requirements of this section shall apply to new construction. For existing sites and redevelopment the requirements of this section shall apply to all additions of fifty (50) percent or more to the floor area. For existing sites and redevelopment with additions of less than fifty (50) percent of the floor area, the Zoning Regulatory Administrator shall determine the applicability of this section to the required site plan.~~

SECTION III. That the Code of Ordinances, Appendix A, Section XXI. – Sign Regulations is hereby amended with new text underlined and deleted text in strikethrough:

B. *Definitions.*

Awning sign - A sign incorporated into or attached to an awning.

Banner - Any sign consisting of flexible material such as cloth, paper, or plastic sheet attached to one (1) or more supports.

Building - Any structure designed or built for the support, enclosure, shelter, or protection of a person, animals, chattel, or property of any kind.

Building frontage - Building frontages are exterior building walls facing a right-of-way or private roadway, and any other exterior building wall facing a parking lot which contains a public entry to the occupant's premises.

Directional signs - Directional signs are signs which shall be installed by the Parish on public rights-of-way to direct persons to facilities, offices, or areas of public service (i.e. public park sites, government offices or facilities, office of a government official). A directional sign will be a single or double faced sign not exceeding six (6) square feet containing the Parish logo. A directional sign will be designed to guide or direct vehicular traffic or pedestrians to the area or facility of public service. Where more than one (1) facility, office or area of public service is located, the directional sign may contain multiple names (i.e. Courthouse/School).

Electronic message center - Signs whose message or display is presented with patterns of lights that may be changed at intermittent intervals by an electronic process.

Fascia sign - A single-faced sign attached flush to a building.

General advertising sign (includes billboards). Any sign which is not an on-premises sign, relating to a business activity, use or service not carried on the premises upon which the sign is placed, or to a product not sold, handled, produced, or fabricated on the premises upon which the sign is placed. General advertising signs shall be allowed only in the CR-1, C-1, C-2, C-3, M-1, M-2 and M-3 zoning districts.

Ground sign - Shall mean any sign which is supported by structures or supports in the ground and is independent of support from any building.

***Incidental sign* - a small attached sign located on the door or entrance to the building identifying the name of the business, contact information, hours of operation and whether the business is open or closed.**

Lighting methods -

(1) *Direct* - Exposed lighting or neon tubes on the sign face.

(2) *Flashing* - Lights which blink on and off randomly or in sequence.

(3) *Indirect* - The light source is separate from the sign face or cabinet and is directed so as to shine on the sign.

(4) *Internal* - The light source is concealed within the sign.

Maintenance - Normal care needed to keep a sign functional such as cleaning, oiling, and changing of light bulbs.

Marquee sign - A sign incorporated into or attached to a marquee or permanent canopy.

***Menu board* - a detached or ground sign erected as part of a drive-through facility used to display and provide pricing for food or other goods that may contain a two-way speaker system for taking orders.**

***Monument sign* - a detached or ground sign with the entire length in contact with the ground or a low-level pedestal that rests upon the ground.**

Moving parts - Features or parts of a sign structure which through mechanical means are intended to move, swing or have some motion.

Nonconforming sign - A sign or sign structure lawfully erected and properly maintained that would not be allowed under the sign regulations presently applicable to the site.

Off-premises sign - A sign which identifies or gives directional information to a business not located on the property on which the sign is located.

On-premises sign - A sign relating only to the main use of the premises on which the sign is located, or indicating the name and address of a building or the occupants or management of a building on the premises where the sign is located.

Painted wall highlights - Painted wall highlights are painted areas which highlight a building's architectural or structural features.

Permanent sign - A sign attached to a building, structure, or the ground in some manner requiring a permit and made of materials intended for more than short-term use.

Portable sign - Any sign that is not firmly anchored and secured to either a building or the ground.

Projecting sign - A sign attached to and projecting out from a building face or wall and generally at right angles to the building.

Rotating sign - Sign faces or portions of a sign face which revolve around a central axis.

Sign - Any device designed to convey information visually and which is exposed to public view.

Sign structure - A structure specifically intended for supporting or containing a sign.

Site - A parcel of land occupied or intended for occupancy by a use permitted in this ordinance including permitted buildings together with accessory buildings, the yard area and parking spaces required by this ordinance.

Site frontage - The length of the property line parallel to and along each public right-of-way or private roadway.

Structural alteration - Modification of the size, shape, or height of a sign structure. Also includes replacement of sign structure materials with other than comparable materials, for example metal parts replacing wood parts.

Temporary rigid sign - A temporary sign, other than a lawn sign, made of rigid materials such as wood, plywood, plastic.

Temporary sign - A sign not permanently attached to a building, structure, or the ground.

Vision clearance area - Those areas near intersections of roadways and ingress and egress points where a clear field of vision is necessary for public safety.

Wall sign - Any single-faced sign facing a public thoroughfare or parking area, which is attached to, painted on, or incorporated into the exterior wall of a building.

Window sign - an attached sign affixed to the surface of a window with its message intended to be read or viewed from the exterior of the building.

C. *General Sign Standards.*

- 6. **For multi-faced signs the area of each individual sign face is counted towards the total allowable sign area (e.g. where 100 square feet of total sign area is allowed, each face of a double-faced sign is limited to 50 square feet).**

The foregoing Ordinance having been submitted to a vote, the vote thereon was as follows:

And the Ordinance was declared adopted this _____ day of _____, 2024 to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: _____

APPROVED: _____ DISAPPROVED _____

PARISH PRESIDENT: _____

RETD/SECRETARY: _____

AT: _____ RECD BY: _____

Highway 90 Corridor Overlay Zone (COZ)

1" = 2000'

