



**PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT**

Joint Planning and Zoning Meeting

July 13, 2016

6:00 PM

Courthouse Annex - 828 Irma Blvd

Council Meeting Room 2nd Floor

(Following the Planning Commission Meeting)

AGENDA

1. Call to Order
2. Roll Call of Members
3. Chairman's Comments
4. Public Hearing to Recommend Approval or Denial to the Parish Council to Consider the following:
 - A) **Zoning Review ID: PZ-1017.16 - Lot B-1 of Cloverdale Subdivision for Brookwood Properties, LLC - Cube Smart Storage**
Located on the west side of LA Highway 73 approximately 1500 feet north of Southwood Village Avenue to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Small Planned Unit Development (SPUD).
 - B) **Zoning Review ID PZ-1029.16 – Tract A-1, A-2 and A-3 of the Subdivision of Tract "A" into Tract A-1 A-2 and A-3 for Industrial Design Inc.**
Located on the west side of LA Highway 73 approximately 1200' north of LA Highway 621 to amend to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Small Planned Unit Development (SPUD).
5. Adjourn



Description: Zoning Review ID PZ-1029 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc.
Located on the west side of LA Highway 73 approximately 1200' north of LA Highway 621 to amend to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Small Planned Unit Development (SPUD)

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-1029 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc	7/7/2016	Cover Memo

July 13, 2016

SMALL PLANNED UNIT DEVELOPMENT

Zoning Review ID PZ-1029 – Tract A-1, A-2 and A-3 of the Subdivision of Tract “A” into Tract A-1 A-2 and A-3 for Industrial Design Inc.

The subject property is on the west side of LA Highway 73 approximately 1500 feet north of LA Highway 621.

The Office Park 73 development is a proposed general and medical office complex consisting of a brick, steel and glass façade building of approximately 60,000 sq ft. accessory buildings and required common open space all as shown on the Final Development Plan. The development will be constructed immediately upon approval with an anticipated construction time of one year. The use, maintenance and continued protection of the common areas within the development will be the responsibility of the owner.

The applicant is requesting to rezone the property to a Small Planned Unit Development (SPUD) and is seeking approval of the proposed development plan and rezone.

STAFF REVIEW COMMENTS

The property is currently located in a Mixed Use 2 (MU2) district which has a maximum floor area (square feet) of 8500 per building and maximum height of 35 feet. The owner would like to construct one building instead of multiple 8500 sq. ft. buildings. The proposed development would meet the floor to land area ratio and height of the building under the Small Planned Unit Development (SPUD) standards.

STAFF RECOMMENDATIONS

To accept the Small Planned Unit Development (SPUD) as submitted.



July 5, 2016

Mr. Jerome Fournier
Ascension Parish Governmental Complex
615 E. Worthey Road
Gonzales, LA 70737

CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone: (225) 769-0546
Fax: (225) 767-0060

**RE: La 73 Office Park SPUD
Revised Final Development Plan Submittal Review Comments**

Mr. Fournier:

We have reviewed the SPUD Final Development Plan, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Small Planned Unit Development (SPUD) Ordinance of Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as well as a description of their correction or response made to our comments (**shown in bold print**).

Existing Site Conditions Map

1. Address any comments provided by Planning Commission staff. **Consultant addressed comments.**

Final Development Plan

1. Based on the drainage impact study, the existing pond will be expanded to address detention needs. This pond is not shown the layout. Drainage storm water design and final development plan need to be coordinated so that they are consistent with each other. **Final Development Plan has been updated to reflect the expanded area of detention called for in the drainage impact study.**
2. Add the Statement of Objectives. **Consultant has provided.**
3. Show and label the Hollows of Dutchtown entrance. **Consultant has provided.**
4. Show the entire width of La 73. **Consultant has provided.**
5. Show the striping of La 73. **Consultant has provided.**
6. This project will be required to connect to the LA 73 sanitary sewer system if it has capacity. Please acknowledge this requirement. **Consultant responded, "The 15' sewer servitude shown on the north side of the property is intended to be used for the future connection to the LA 73 sanitary sewer system if it has capacity. A note outlining this intent has been added to the Final Development Plan."**
7. Provide stub out to the south to allow future connection to development. **Consultant has provided.**
8. Add a note that this project will be required to abide by the current Traffic Impact Fee ordinance. **Consultant has provided.**

Drainage Study

1. Provide existing conditions drainage area map that includes:
 - a. On and off-site (if applicable) sub-basins
 - b. Table showing acreages, TC value, and CN values
 - c. 10 and 25-year runoff rates
 - d. Existing contours and contour elevations

- e. Location of existing channel, ditches, or other natural drainage features
 - f. Flow arrows indicating flow direction of sub-basins.
Consultant has provided.
2. Provide post developed conditions drainage area map that includes:
 - a. On and off-site (if applicable) sub-basins
 - b. Table showing acreages, TC value, and CN values
 - c. 10 and 25-year runoff rates
 - d. Existing contours and contour elevations
 - e. Location of proposed channel, ditches, or other natural drainage features including outfall structures
 - f. Flow arrows indicating flow direction of sub-basins.
 - g. The normal pool elevation, top bank elevation, and peak water surface elevations of the proposed pond.
Consultant has provided.
 3. The final development plan package does not show a large proposed pond in the rear of the property. Drainage storm water design and final development need to be coordinated so that they are consistent with each other. **Consultant has revised.**
 4. The post developed runoff rates from the development needs to be equal to or less than existing flow rate at each of the drainage exit points (aka outfall locations) of the property. This requirement could not be reviewed because an existing conditions map was not provided to establish the existing drainage exit points for the development. **Consultant has revised drainage study.**
 5. Per Section 17-508(B) of the Drainage Ordinance, the detention pond is required to properly account for the tailwater at the outfall location. Update model to account for tailwater downstream of the control structure. **Consultant has revised.**

Traffic Study

1. The HCS appendix was not provided. Please provide so that we can complete our review. **Consultant has provided.**
2. The 2016 Existing shows a delay of 1002 seconds for eastbound I-10 and 2017 no-build is 313.6 seconds. How is the future 2017 no-build less? **Consultant stated, "This is due to changing the signal timing at the intersection. The timing was left consistent between the No Build and Build scenarios."**
3. The 2016 Existing shows a delay of 394.7 seconds for westbound La 621 and 2017 no-build is 41.5 seconds. How is the future 2017 no-build less? **Consultant stated, "This is due to changing the signal timing at the intersection. The timing was left consistent between the No Build and Build scenarios."**
4. Provide a right-turn lane analysis for the project. **Consultant provided right turn lane analysis. However, the consultant used a table that can only be used for a maximum of 700 design vehicles per hour. The AM peak design vehicles per hour on La 73 in the is 935. We recommend the consultant use guidelines from NCHRP 457.**
5. DOTD is the access manager for La 73. Provide documentation from DOTD stating what their requirements are in terms of a study, any improvements, and driveway configurations relative to the Hollows of Dutchtown subdivision. **Consultant stated that letter from DOTD will be provided.**
6. Provide crash data for La 73 as required by the Ascension Parish Traffic Impact Analysis Policy. **Consultant has provided.**
7. The text of the study refers to I-10 Westbound and Eastbound which may be confused for the interstate travel lanes instead of the on and off ramps. Correct text and figures to indicate that this study is analyzing the intersections at the ramps. **Consultant has revised study.**
8. Provide capacity analysis of the 3 lane La 73 as required by the Ascension Parish Traffic Impact Analysis Policy. **Consultant has provided.**

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the Final Development Plan, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

The following items should be considered by the Planning Commission in their analysis of the case:

- The ERA is unable to determine at this time if a right-turn lane is warranted at the driveway entrances based on the information that was provided by the consultant.
- The traffic study indicates that the project's trips will create a 129 second delay increase on the Eastbound (I-10 Ramp) at La 73 in the PM condition. Consultant should be prepared to discuss this intersection and any possible improvements to mitigate this delay.

If you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission

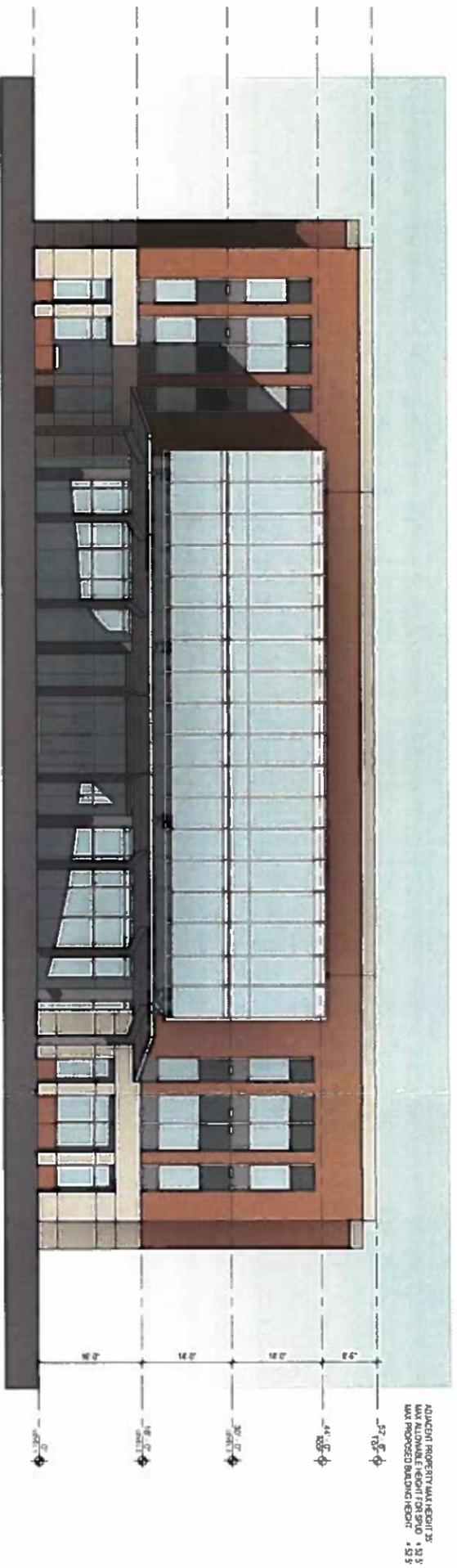


Shaun Sherrow, P.E.

CC: Matthew S. Estopinal, P.E., PLS; Stantec

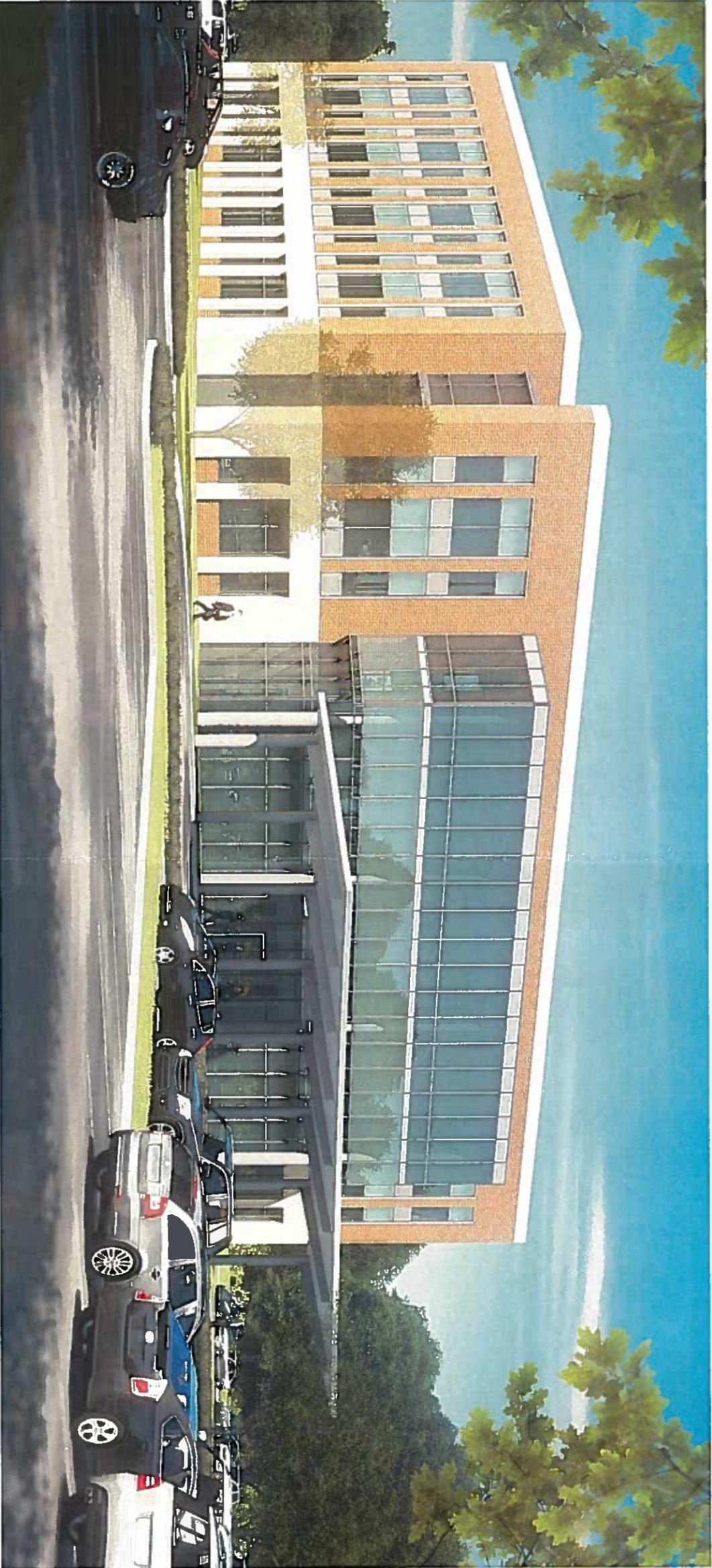
Office Park 73 SPUD – Statement of Objectives

The Office Park 73 development is a proposed general and medical office complex consisting of a brick, steel and glass façade building of approximately 60,000 SqFt, accessory buildings and required common open space all as shown on the Final Development Plan. The development will be constructed immediately upon approval with an anticipated construction time of one year. The use, maintenance and continued protection of the common areas within the development will be the responsibility of the owner.



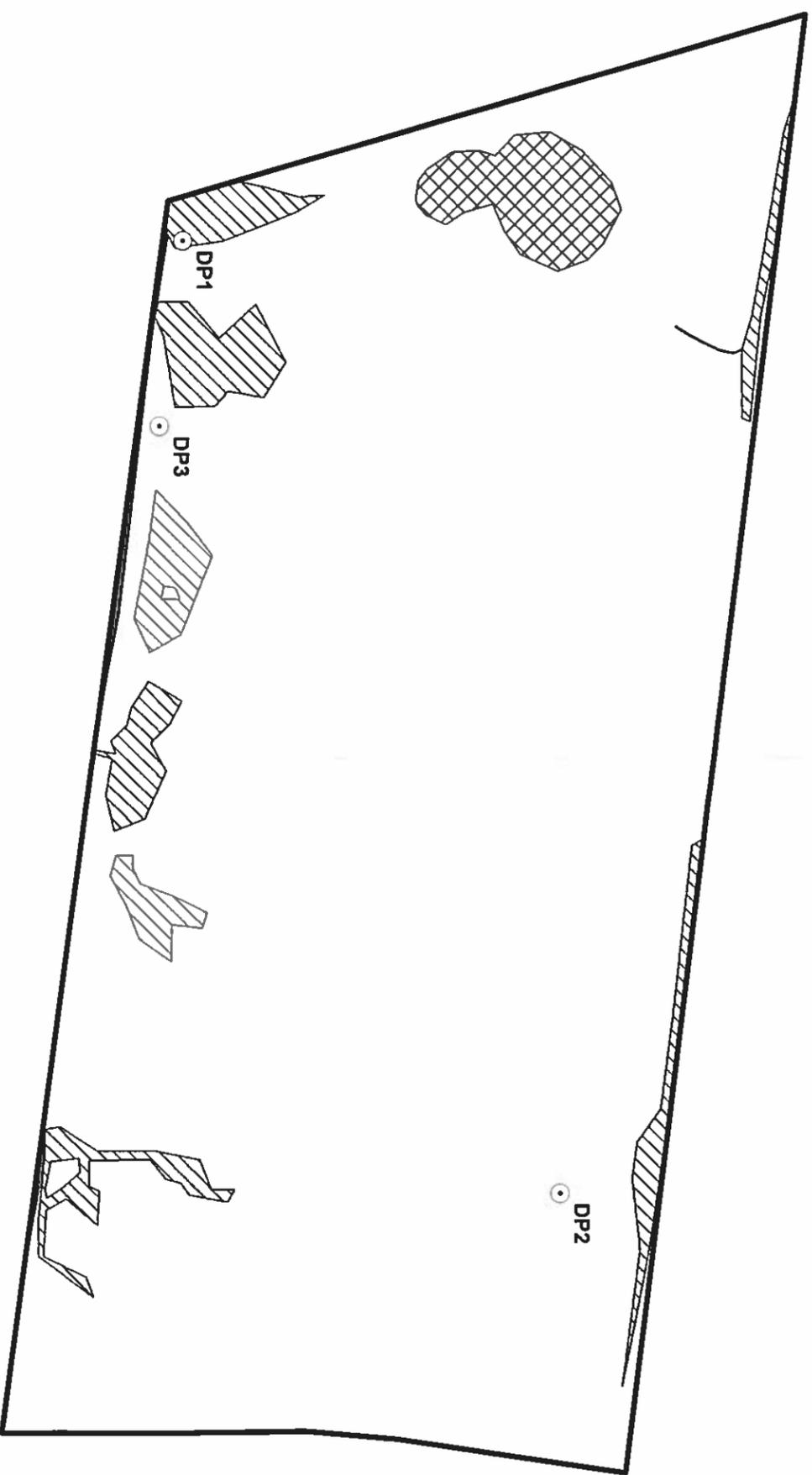
1 FRONT ELEVATION

SCALE 3/32" = 1'-0"



PERSPECTIVE OF ARCHITECTURAL THEME AND APPEARANCE





- Data Point
- Survey Area (8.1 acres)
- ▨ Wetlands (0.46 acres)
- Other Waters of the US (0.03 acres)
- ▩ Pond (0.16 acres)



Office Park 73, LLC
Prairieville, Louisiana

Highway 73 Wetland Delineation

Wetland Map

Ascension Parish



Drawn:	CPL/AM10.3
Checked:	KW
Approved:	TEW
Date:	01/19/2016
Dwg. No.:	A12475-03

Figure 3

Stantec Consulting Services Inc.
 500 West Street
 Baton Rouge, LA
 70802-2631
 www.stantec.com

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Consolidators

LEGEND

- (1) MEASUREMENT PER FIELD REPRODUCTION
- (2) MEASUREMENT PER PLATTED INFORMATION
- (3) MEASUREMENT PER DEEDED INFORMATION
- (4) 1/2" IRON PIPE (ROUND)
- (5) MAIL BOX
- (6) AIR AIRBORNE
- (7) TELEPHONE PERCEPTUAL
- (8) POWER POLE
- (9) LIGHT POLE
- (10) AIR CONDITIONING UNIT
- (11) WATER UTILITY
- (12) WATER VALVE
- (13) GAS VALVE
- (14) CLEAR OUTS
- (15) GAS LINE
- (16) AERIAL ELECTRICAL LINES
- (17) WATER LINE
- (18) UNDERGROUND TELEPHONE LINE
- (19) RIGHT OF WAY
- (20) INLET (SEE TREE TABLE)
- (21) CURVE (SEE CURVE TABLE)
- (22) CORRUGATED PLASTIC PIPE
- (23) CONTOUR LINE



Client/Project
 Office Park 73, LLC.
 ALTA/ACSM Land Title Survey

Title
 Dutch Town, La

Project No.
 201802626

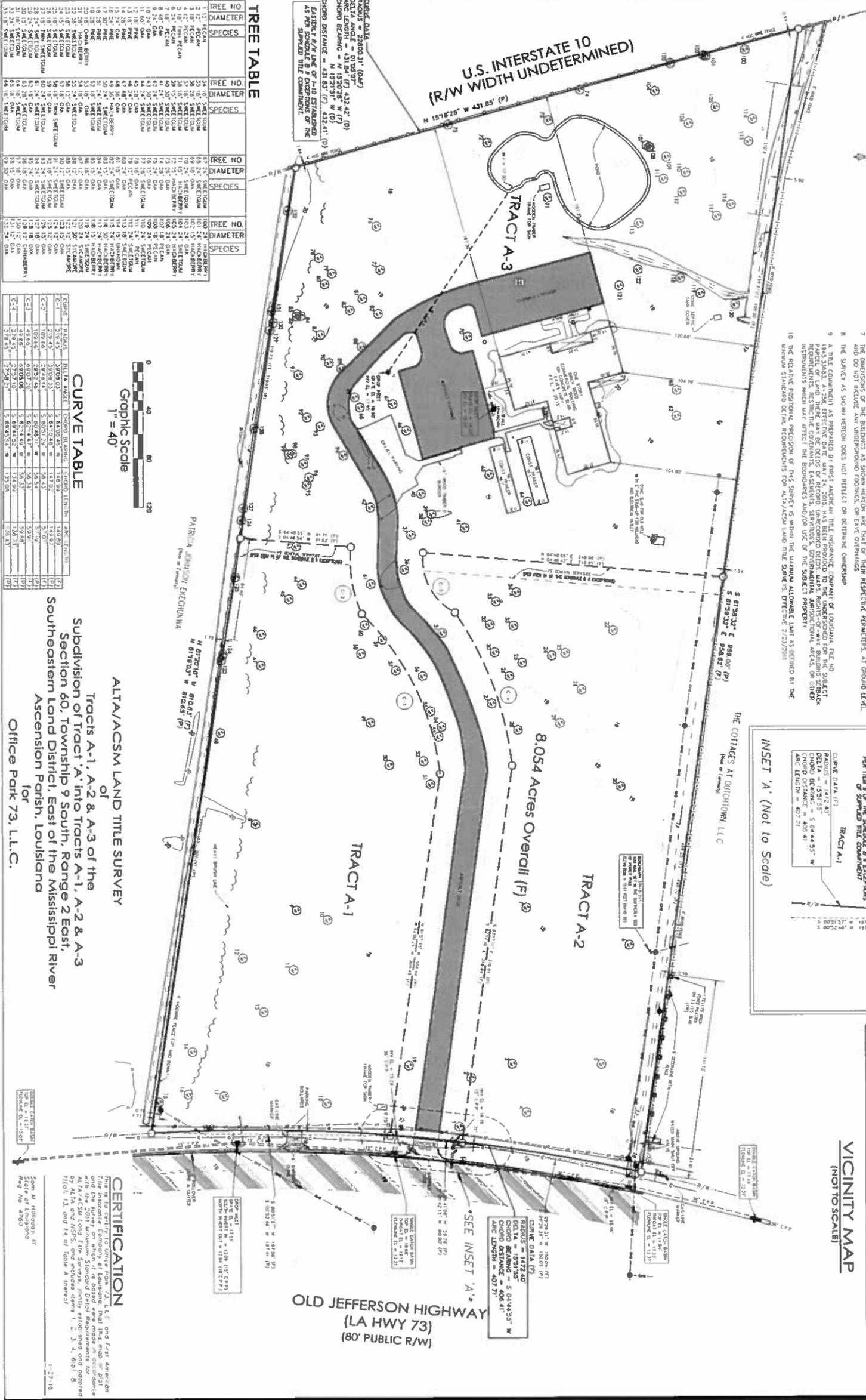
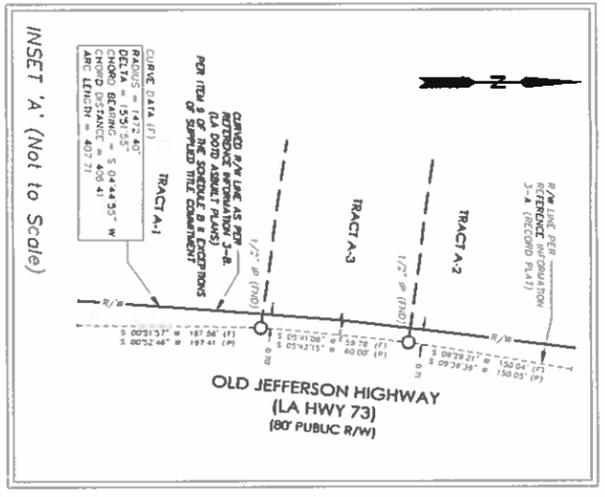
Scale
 1" = 40'

Drawing No.
 Sheet 1 of 1

DESCRIPTION
 TRACT A-1, A-2, A-3, OF LAND, LOCATED IN SECTION 60, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTH-EASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA, DESCRIBED AS TRACTS A-1, A-2 AND A-3 ON THAT CERTAIN PLAT ENTITLED "OFFICE PARK 73, LLC, SOUTH-EASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, COMMENCED JANUARY 13, 1994, EACH OF SAID TRACT A-1, TRACT A-2 AND TRACT A-3 FRONTING HIGHWAY 73 AND HAVING SUCH SIZE, SHAPE AND DIMENSIONS AS SHOWN ON SAID MAP.

GENERAL NOTES

1. THE MEASUREMENTS AS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
2. THE PARCEL OF LAND AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION 6.0, AS PER INFORMATION PROVIDED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ASCENSION PARISH, LOUISIANA, (UNINCORPORATED AREAS) COMMUNITY PANEL NUMBER 2200000000, EFFECTIVE DATE AUGUST 18, 2007.
3. REFERENCE INFORMATION:
 - A) SURVEY PLAT OF THE SUBDIVISION OF TRACTS A-1, A-2, A-3, SITUATED IN SECTION 60, TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA, BY J. A. GARDNER, JR., 753 P.O. BOX 583, DATED JANUARY 13, 1994.
 - B) STATE OF LOUISIANA, DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY STATE PROJECT NOS. STATE ROUTES NOS. 1 & 68, PARCELS - DUTCH TOWN NEW SUBDIVISION PARISH, C) DESCRIPTION OF PROPERTY FOR L-10 TRACING, IN FAVOR OF THE STATE OF LOUISIANA, PARCEL 18-2, AS RECORDED IN ORIGINAL PUBLIC RECORDS, IN THE OFFICE OF THE CLERK AND RECORDER ON DECEMBER 2, 1971 IN ASCENSION PARISH, LOUISIANA.
 - D) DEEDS OF RECORD.
 - E) EXISTING FIELD SURVEY INFORMATION.
4. THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON INDICATED SHALL BE AS REFERENCED TO THE STATE OF LOUISIANA, DEPARTMENT OF HIGHWAYS PLANS OF PROPOSED STATE HIGHWAY STATE PROJECT NOS. STATE ROUTES NOS. 1 & 68, PARCELS - DUTCH TOWN NEW SUBDIVISION PARISH, ASCENSION PARISH, LA, BY J. A. GARDNER, JR., 753 P.O. BOX 583, DATED JANUARY 13, 1994.
5. THE VERTICAL CURVE AS SHOWN HEREON IS REFERENCED TO H&D 88 (SECTION 120) AS PER INFORMATION OBTAINED VIA GPS STATION OBSERVATIONS.
6. THE PARCEL OF LAND AS SHOWN HEREON IS ZONED UOZ (COMMERCIAL) AS PER INFORMATION OBTAINED FROM THE ASCENSION PARISH COMMUNITY DEVELOPMENT DEPARTMENT.
7. THE DIMENSIONS OF THE BUILDINGS AS SHOWN HEREON ARE PART OF THEIR RESPECTIVE PERMITS, AT GROUND LEVEL, AND DO NOT INCLUDE ANY UNDERGROUND PORTIONS OF THE BUILDINGS.
8. THE SURVEY AS SHOWN HEREON DOES NOT REFLECT OR DETRIMENT OWNERSHIP.
9. A TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, FILE NO. 184333681, A-236, EFFECTIVE DATE MAY 24, 2015, HAS BEEN PROVIDED TO THE UNDERSIGNED FOR THE SUBJECT PARCEL OF LAND AS SHOWN HEREON. THE UNDERSIGNED HAS REVIEWED THE COMMITMENT AND HAS FOUND NO RECORDS, RESERVATIONS, EASEMENTS, EADMENTS, CONDEMNATION, ADJUDICATION, AREAS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
10. THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY IS WITHIN THE MAXIMUM ALLOWABLE LIMIT AS SET FORTH BY THE UNIVERSAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, EFFECTIVE 2/12/2011.



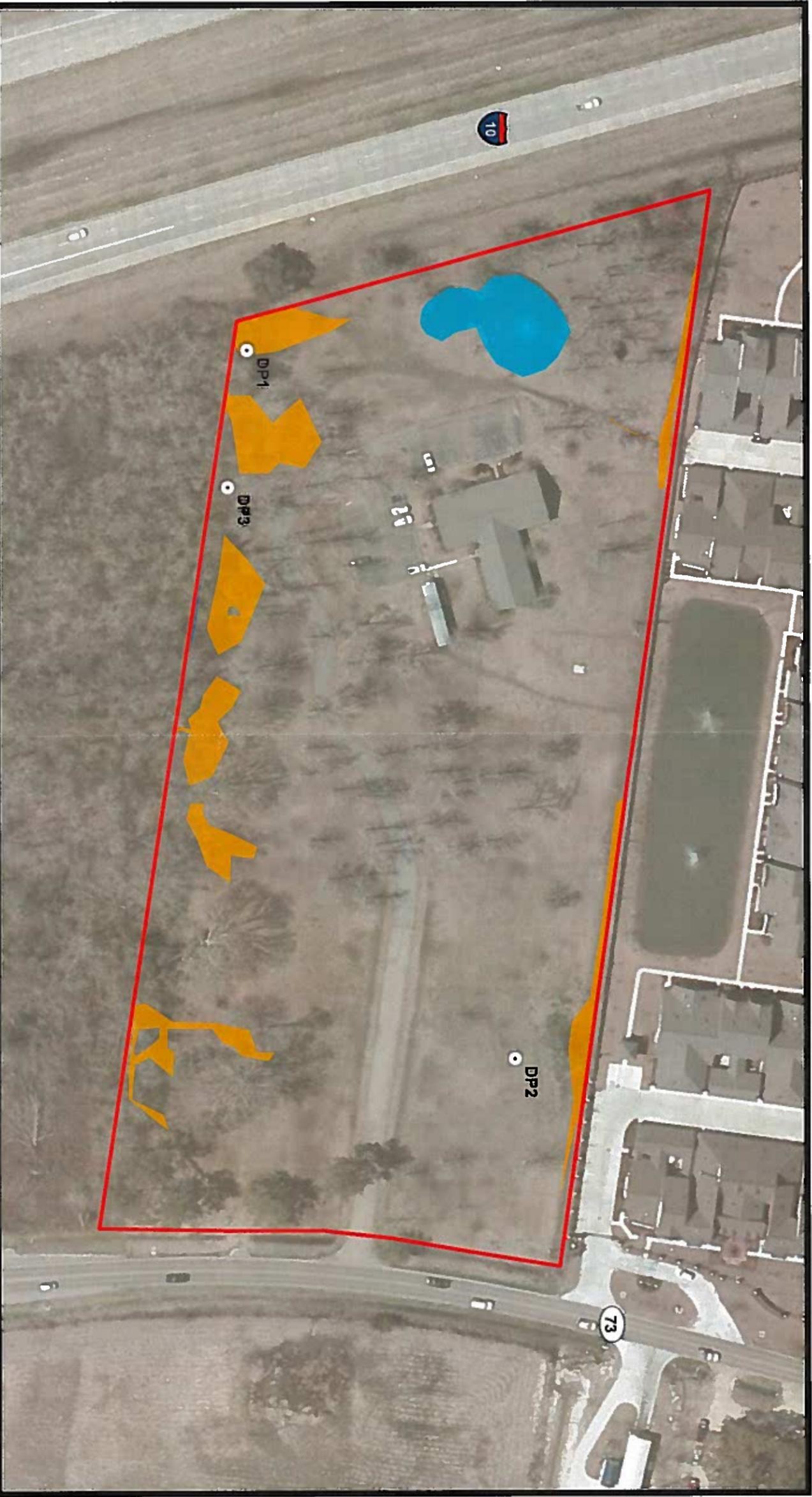
TREE TABLE

TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES
1	1.5"	PECAN	31	1.5"	SWEETGUM	61	1.5"	PECAN
2	1.5"	PECAN	32	1.5"	SWEETGUM	62	1.5"	PECAN
3	1.5"	PECAN	33	1.5"	SWEETGUM	63	1.5"	PECAN
4	1.5"	PECAN	34	1.5"	SWEETGUM	64	1.5"	PECAN
5	1.5"	PECAN	35	1.5"	SWEETGUM	65	1.5"	PECAN
6	1.5"	PECAN	36	1.5"	SWEETGUM	66	1.5"	PECAN
7	1.5"	PECAN	37	1.5"	SWEETGUM	67	1.5"	PECAN
8	1.5"	PECAN	38	1.5"	SWEETGUM	68	1.5"	PECAN
9	1.5"	PECAN	39	1.5"	SWEETGUM	69	1.5"	PECAN
10	1.5"	PECAN	40	1.5"	SWEETGUM	70	1.5"	PECAN
11	1.5"	PECAN	41	1.5"	SWEETGUM	71	1.5"	PECAN
12	1.5"	PECAN	42	1.5"	SWEETGUM	72	1.5"	PECAN
13	1.5"	PECAN	43	1.5"	SWEETGUM	73	1.5"	PECAN
14	1.5"	PECAN	44	1.5"	SWEETGUM	74	1.5"	PECAN
15	1.5"	PECAN	45	1.5"	SWEETGUM	75	1.5"	PECAN
16	1.5"	PECAN	46	1.5"	SWEETGUM	76	1.5"	PECAN
17	1.5"	PECAN	47	1.5"	SWEETGUM	77	1.5"	PECAN
18	1.5"	PECAN	48	1.5"	SWEETGUM	78	1.5"	PECAN
19	1.5"	PECAN	49	1.5"	SWEETGUM	79	1.5"	PECAN
20	1.5"	PECAN	50	1.5"	SWEETGUM	80	1.5"	PECAN
21	1.5"	PECAN	51	1.5"	SWEETGUM	81	1.5"	PECAN
22	1.5"	PECAN	52	1.5"	SWEETGUM	82	1.5"	PECAN
23	1.5"	PECAN	53	1.5"	SWEETGUM	83	1.5"	PECAN
24	1.5"	PECAN	54	1.5"	SWEETGUM	84	1.5"	PECAN
25	1.5"	PECAN	55	1.5"	SWEETGUM	85	1.5"	PECAN
26	1.5"	PECAN	56	1.5"	SWEETGUM	86	1.5"	PECAN
27	1.5"	PECAN	57	1.5"	SWEETGUM	87	1.5"	PECAN
28	1.5"	PECAN	58	1.5"	SWEETGUM	88	1.5"	PECAN
29	1.5"	PECAN	59	1.5"	SWEETGUM	89	1.5"	PECAN
30	1.5"	PECAN	60	1.5"	SWEETGUM	90	1.5"	PECAN
31	1.5"	PECAN	61	1.5"	SWEETGUM	91	1.5"	PECAN
32	1.5"	PECAN	62	1.5"	SWEETGUM	92	1.5"	PECAN
33	1.5"	PECAN	63	1.5"	SWEETGUM	93	1.5"	PECAN
34	1.5"	PECAN	64	1.5"	SWEETGUM	94	1.5"	PECAN
35	1.5"	PECAN	65	1.5"	SWEETGUM	95	1.5"	PECAN
36	1.5"	PECAN	66	1.5"	SWEETGUM	96	1.5"	PECAN
37	1.5"	PECAN	67	1.5"	SWEETGUM	97	1.5"	PECAN
38	1.5"	PECAN	68	1.5"	SWEETGUM	98	1.5"	PECAN
39	1.5"	PECAN	69	1.5"	SWEETGUM	99	1.5"	PECAN
40	1.5"	PECAN	70	1.5"	SWEETGUM	100	1.5"	PECAN

CURVE TABLE

CURVE	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PI
C-1	119.43°	5.6309°	140.69	140.69	1.5708
C-2	109.43°	5.6309°	140.69	140.69	1.5708
C-3	109.43°	5.6309°	140.69	140.69	1.5708
C-4	109.43°	5.6309°	140.69	140.69	1.5708
C-5	109.43°	5.6309°	140.69	140.69	1.5708
C-6	109.43°	5.6309°	140.69	140.69	1.5708
C-7	109.43°	5.6309°	140.69	140.69	1.5708
C-8	109.43°	5.6309°	140.69	140.69	1.5708
C-9	109.43°	5.6309°	140.69	140.69	1.5708
C-10	109.43°	5.6309°	140.69	140.69	1.5708
C-11	109.43°	5.6309°	140.69	140.69	1.5708
C-12	109.43°	5.6309°	140.69	140.69	1.5708
C-13	109.43°	5.6309°	140.69	140.69	1.5708
C-14	109.43°	5.6309°	140.69	140.69	1.5708
C-15	109.43°	5.6309°	140.69	140.69	1.5708
C-16	109.43°	5.6309°	140.69	140.69	1.5708
C-17	109.43°	5.6309°	140.69	140.69	1.5708
C-18	109.43°	5.6309°	140.69	140.69	1.5708
C-19	109.43°	5.6309°	140.69	140.69	1.5708
C-20	109.43°	5.6309°	140.69	140.69	1.5708
C-21	109.43°	5.6309°	140.69	140.69	1.5708
C-22	109.43°	5.6309°	140.69	140.69	1.5708
C-23	109.43°	5.6309°	140.69	140.69	1.5708
C-24	109.43°	5.6309°	140.69	140.69	1.5708
C-25	109.43°	5.6309°	140.69	140.69	1.5708
C-26	109.43°	5.6309°	140.69	140.69	1.5708
C-27	109.43°	5.6309°	140.69	140.69	1.5708
C-28	109.43°	5.6309°	140.69	140.69	1.5708
C-29	109.43°	5.6309°	140.69	140.69	1.5708
C-30	109.43°	5.6309°	140.69	140.69	1.5708
C-31	109.43°	5.6309°	140.69	140.69	1.5708
C-32	109.43°	5.6309°	140.69	140.69	1.5708
C-33	109.43°	5.6309°	140.69	140.69	1.5708
C-34	109.43°	5.6309°	140.69	140.69	1.5708
C-35	109.43°	5.6309°	140.69	140.69	1.5708
C-36	109.43°	5.6309°	140.69	140.69	1.5708
C-37	109.43°	5.6309°	140.69	140.69	1.5708
C-38	109.43°	5.6309°	140.69	140.69	1.5708
C-39	109.43°	5.6309°	140.69	140.69	1.5708
C-40	109.43°	5.6309°	140.69	140.69	1.5708
C-41	109.43°	5.6309°	140.69	140.69	1.5708
C-42	109.43°	5.6309°	140.69	140.69	1.5708
C-43	109.43°	5.6309°	140.69	140.69	1.5708
C-44	109.43°	5.6309°	140.69	140.69	1.5708
C-45	109.43°	5.6309°	140.69	140.69	1.5708
C-46	109.43°	5.6309°	140.69	140.69	1.5708
C-47	109.43°	5.6309°	140.69	140.69	1.5708
C-48	109.43°	5.6309°	140.69	140.69	1.5708
C-49	109.43°	5.6309°	140.69	140.69	1.5708
C-50	109.43°	5.6309°	140.69	140.69	1.5708
C-51	109.43°	5.6309°	140.69	140.69	1.5708
C-52	109.43°	5.6309°	140.69	140.69	1.5708
C-53	109.43°	5.6309°	140.69	140.69	1.5708
C-54	109.43°	5.6309°	140.69	140.69	1.5708
C-55	109.43°	5.6309°	140.69	140.69	1.5708
C-56	109.43°	5.6309°	140.69	140.69	1.5708
C-57	109.43°	5.6309°	140.69	140.69	1.5708
C-58	109.43°	5.6309°	140.69	140.69	1.5708
C-59	109.43°	5.6309°	140.69	140.69	1.5708
C-60	109.43°	5.6309°	140.69	140.69	1.5708
C-61	109.43°	5.6309°	140.69	140.69	1.5708
C-62	109.43°	5.6309°	140.69	140.69	1.5708
C-63	109.43°	5.6309°	140.69	140.69	1.5708
C-64	109.43°	5.6309°	140.69	140.69	1.5708
C-65	109.43°	5.6309°	140.69	140.69	1.5708
C-66	109.43°	5.6309°	140.69	140.69	1.5708
C-67	109.43°	5.6309°	140.69	140.69	1.5708
C-68	109.43°	5.6309°	140.69	140.69	1.5708
C-69	109.43°	5.6309°	140.69	140.69	1.5708
C-70	109.43°	5.6309°	140.69	140.69	1.5708
C-71	109.43°	5.6309°	140.69	140.69	1.5708
C-72	109.43°	5.6309°	140.69	140.69	1.5708
C-73	109.43°	5.6309°	140.69	140.69	1.5708
C-74	109.43°	5.6309°	140.69	140.69	1.5708
C-75	109.43°	5.6309°	140.69	140.69	1.5708
C-76	109.43°	5.6309°	140.69	140.69	1.5708
C-77	109.43°	5.6309°	140.69	140.69	1.5708
C-78	109.43°	5.6309°	140.69	140.69	1.5708
C-79	109.43°	5.6309°	140.69	140.69	1.5708
C-80	109.43°	5.6309°	140.69	140.69	1.5708
C-81	109.43°	5.6309°	140.69	140.69	1.5708
C-82	109.43°	5.6309°	140.69	140.69	1.5708
C-83	109.43°	5.6309°	140.69	140.69	1.5708
C-84	109.43°	5.6309°	140.69	140.69	1.5708
C-85	109.43°	5.6309°	140.69	140.69	1.5708
C-86	109.43°	5.6309°	140.69	140.69	1.5708
C-87	109.43°	5.6309°	140.69	140.69	1.5708
C-88	109.43°	5.6309°	140.69	140.69	1.5708
C-89	109.43°	5.6309°	140.69	140.69	1.5708
C-90	109.43°	5.6309°	140.69	140.69	1.5708
C-91	109.43°	5.6309°	140.69	140.69	1.5708
C-92	109.43°	5.6309°	140.69	140.69	1.5708
C-93	109.43°	5.6309°	140.69	140.69	1.5708
C-94	109.43°				





- Data Point
- Survey Area (8.1 acres)
- Wetlands (0.46 acres)
- Other Waters of the US (0.03 acres)
- Potential Other Waters (0.16 acres)



Office Park 73, LLC
 Prairieville, Louisiana

Highway 73 Wetland Delineation
Wetland Map
 (Aerial Imagery Background)

Ascension Parish



Drawn:	CPL/AM10.3
Checked:	KW
Approved:	TEW
Date:	01/19/2016
Dwg. No.:	A12475-02

Figure 2

REFERENCE
 IMAGERY : USDA NAIP 2015



Description: Zoning Review ID: PZ-1017.16 - Lot B-1 of Cloverdale Subdivision for Brookwood Properties, LLC - Cube Smart Storage

Located on the west side of LA Highway 73 approximately 1500 feet north of Southwood Village Avenue to amend the Ascension Parish Zoning Map from Mixed Use 2 (MU2) to Small Planned Unit Development (SPUD).

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID: PZ-1017.16 – Lot B-1 of Cloverdale Subdivision for Brookwood Properties, LLC Cube Smart Storage	7/7/2016	Cover Memo

July 13, 2016

SMALL PLANNED UNIT DEVELOPMENT

PZ-1017.16 – Lot B-1 of Cloverdale Subdivision for Brookwood Properties, LLC. Cube Smart Storage

The subject property is on the west side of LA Highway 73 approximately 1500 feet north of Southwood Village Avenue in Council District 8 and is currently zoned Mixed Use 2. The application is on behalf of Brookwood Properties LLC by Brian Aguillard, PE, PLS.

The proposed 2.74 acre SPUD self storage development will be constructed in one phase and will consist of a single 123,543 square foot building with a 41,181 square foot print and 3 stories. The site will be accessed by one entrance on LA Hwy 73.

The property consists of approximately 46,661.9 square feet of open space which is 39% of the total site. The property will be under a single owner with all the maintenance responsibilities on the one user.

The applicant is requesting to rezone the property to a Small Planned Unit Development (SPUD) and is seeking approval of the proposed development plan (Self Storage Facility) and rezone.

STAFF REVIEW COMMENTS

A variance of the maximum building height is being requested. The maximum building height allowed is thirty-five (35) feet. The proposed structure would have a building height of 40'.

STAFF RECOMMENDATIONS

To accept the Small Planned Unit Development (SPUD) as submitted.



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone. (225) 769-0546
Fax. (225) 767-0060

July 5, 2016

Mr. Jerome Fournier
Ascension Parish Governmental Complex
615 E. Worthey Road
Gonzales, LA 70737

RE: CubeSmart Storage SPUD
Revised Final Development Plan Submittal Review Comments

Mr. Fournier:

We have reviewed the SPUD Final Development Plan, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Small Planned Unit Development (SPUD) Ordinance of Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as well as a description of their correction or response made to our comments (**shown in bold print**).

Sanitary Sewer

1. Sheet 1 of the submittal package notes that proposed sanitary sewer will use private treatment plant. A gravity sewer system was installed with the LA 73 roadway project. If capacity is available, this site will be required to connect to the gravity sewer system. **Consultant indicated that project will connect to sewer system if capacity is available. Consultant will work with DPW to coordinate connection options.**
2. Depict the existing sanitary sewer manhole on Sheet 1. **Consultant did not depict existing sewer manhole.**

Drainage Study:

1. The pond needs to account for the tailwater of the receiving ditch. **Constant has addressed comment.**
2. The pond model does not properly model the proposed control structure. To correct, add the 18" pipe as Device 1, then assign both the emergency grate and 15" pipe to "Device 1". **Constant has addressed comment.**

Traffic Study:

1. No comments.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the Final Development Plan, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

The following items should be considered by the Planning Commission in their analysis of the case:

- **No comments**

If you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission

A handwritten signature in black ink that reads "Shaun Sherrow". The signature is written in a cursive style with a large initial 'S'.

Shaun Sherrow, P.E., PMP

cc: (via email) Brian Aguilard, PE, PLS, B.M. Aguilard and Associates, LLC



PARISH OF ASCENSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

42077 Churchpoint Rd
GONZALES, LA 70737
PHONE (225) 621-5700 FAX (225) 621-5705

REZONING

Zoning Review ID _____

Zoning Review Type _____ Fee _____

Subtype _____ Filing Date _____

Owner Information (Name, Address, Phone)

Brookwood Properties, LLC
10202 Jefferson Hwy Suite B-2
Baton Rouge, LA 769-2950

Subdivision Name Clouerdale Tract B-1 (see attached survey)

Zoning District From MU2

Zoning District To SPUD

Hearing Date/Time _____

Map Attached Y / N (Circle One)

Location Description

14487 LA Hwy 73
Prairieville, LA 70769

Purpose

SPUD

The verified petition of the owner for a change or amendment to the zoning map shall include the legal description of the property involved prepared by a Louisianan registered land surveyor and accompanied by a map of the property at a scale of one inch equals 200 feet, or such other scale as may be required by the Planning Director.

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above; all of full age and majority, who declared to me that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located as set forth in this application, that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____

Owner Signature  Signature Date 4/13/16

HWY 73 SPUD – SELF STORAGE FACILITY

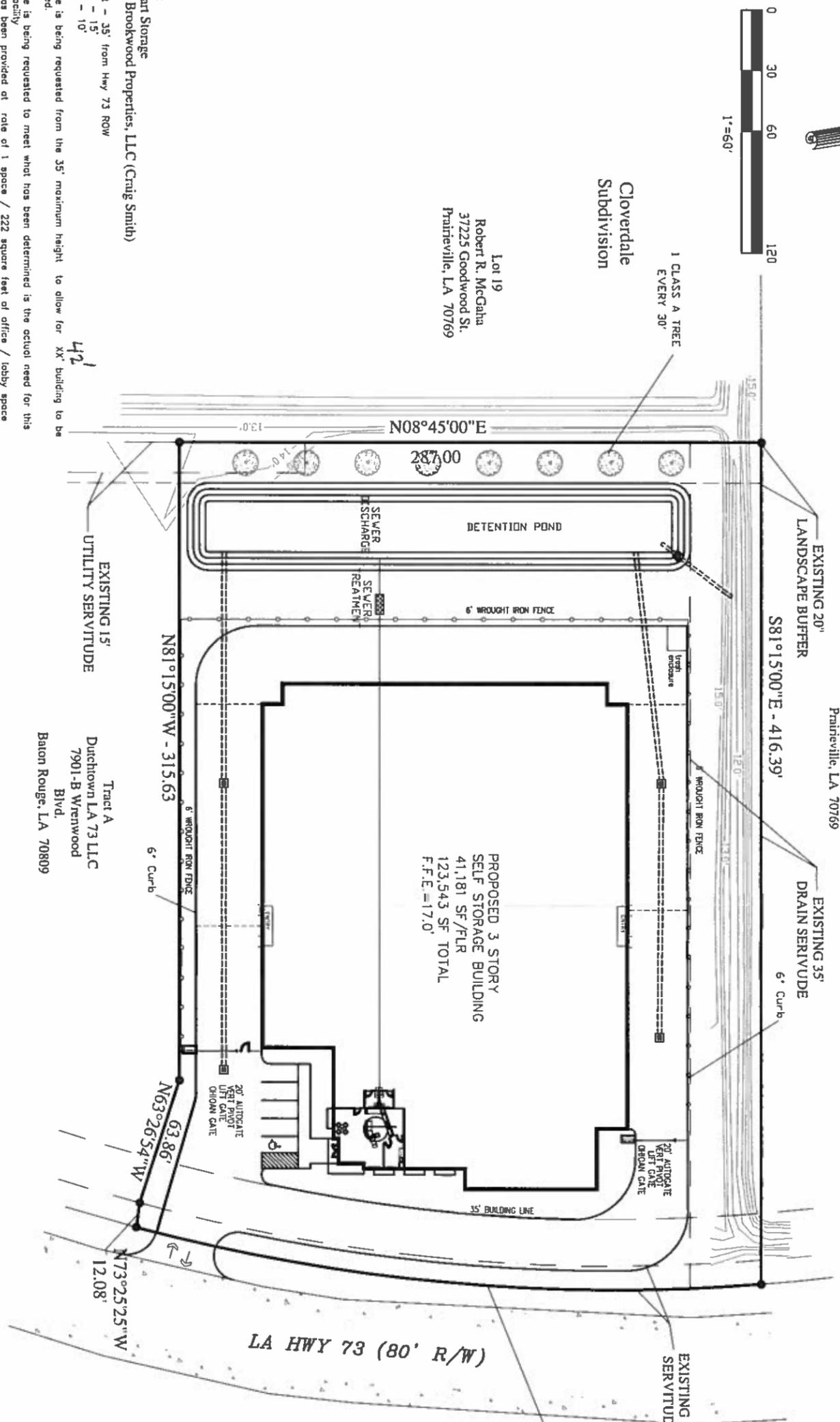
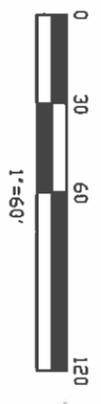
General Description

The proposed HWY 73 Self Storage Facility Small Planned Unit Development is to be located on the west side of LA Hwy 73 south of Airline Highway.

The proposed 2.74 acre SPUD development will be constructed in one phase and will consist of a single 123,543 square foot building with a 41,181 square foot print and 3 stories. The site will be accessed by one entrance on LA Hwy 73.

The property consists of approximately 46,661.9 square feet of open space which is 39% of the total site.

The property will be under a single owner with all the maintenance responsibilities on the one user.

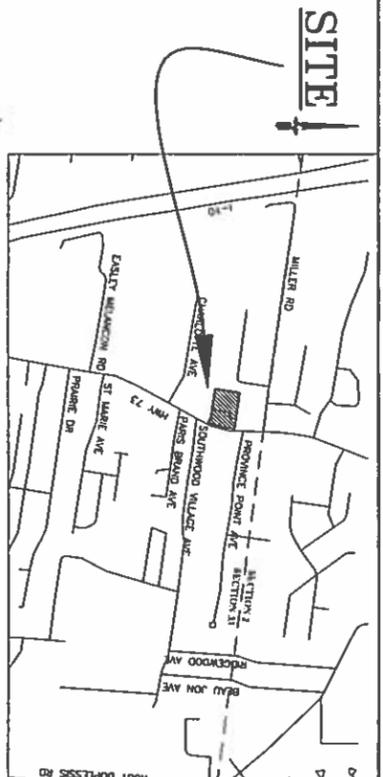


Tract X-2
 Prairieville Volunteer Fire
 Department
 The Parish of Ascension
 37237 Goodwood St
 Prairieville, LA 70769

Tract A
 Dutchtown LA 73 LLC
 7901-B Wrenwood
 Blvd.
 Baton Rouge, LA 70809

N81°15'00\"/>

PROPOSED 3 STORY
 SELF STORAGE BUILDING
 41,181 SF/FLR
 123,543 SF TOTAL
 F.F.E.=17.0'



VICINITY MAP
 SCALE: 1\"/>

NOTES:
 Cubesmart Storage
 Owner: Brookwood Properties, LLC (Craig Smith)
 Setbacks:
 Front - 35' from Hwy 73 ROW
 Rear - 15'
 Side - 10'

A Variance is being requested from the 35' maximum height to allow for xx' building to be constructed.

A Variance is being requested to meet what has been determined is the actual need for this type of facility.
 Parking has been provided at rate of 1 space / 222 square feet of office / lobby space with one of the provided spaces being a handicap accessible space

There is one proposed building - 3 stories tall - xx' to be developed in 1 phase

Maximum building coverage - 35%
 Floor Area Ratio - 103% (250% is allowed)

NO.	DESCRIPTION OF REVISION	BY	DATE



B.M. Aguilard & Associates, LLC.
 P O Box 1407
 Phone (225) 445-1894
 Prairieville, LA 70769
 Fax (225) 673-3544

NO.	DATE	BY	DESCRIPTION

CUBESMART STORAGE SPUD

FINAL DEVELOPMENT PLAN

5 of 5