



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Joint Planning and Zoning Meeting

October 12, 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-1075. 16 – Lot A-1 of the Cloverdale Subdivision for Craig Smith**
Located on the west side of LA 73 north of Southwood Village Avenue 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-1075. 16 – Lot A-1 of the Cloverdale Subdivision for Craig Smith

Located on the west side of LA 73 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
PZ-1075. 16 – Lot A-1 of the Cloverdale Subdivision for Craig Smith	10/5/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



TO: Zoning Commission Members

FROM: Lance Brock

SUBJECT: Review ID – 1075.16

LOCATION: Located on the west side of LA 73 north of Southwood Village Avenue
(Lot A-1 of the Cloverdale Subdivision)

PRESENT ZONING: Mixed Use 2 (MU2)

REQUESTED ZONING: Small Planned Unit Development (SPUD)

OWNER: Craig Smith

The Highway 73 office Park is a small planned unit development to be developed on a 2.21 acre tract of land on the south side of Jefferson Highway (LA Hwy 73). The uses include 1.69 acres (76% of the total land area) of commercial. Included in the land use area is 0.40 acres of overall common area which comprises 18% of the total land area. The sequencing and time schedule of construction of the improvements for the Highway 73 Office Park is from August 10, 2016 to January 10, 2018.

The commercial/office space will consist of 10,000 square feet of professional office space (4,525 square feet per acre) and 9,000 square feet of retail space (4,072 square feet per acre).

The commercial/office structures will be constructed in the type of style that is architecturally consistent with those found in the south Louisiana area. Open areas will be lushly landscaped and will remain for the enjoyment of the end users and guests of the Highway 73 office Park. Landscaping will be designed and installed so as to compliment the architectural style of the development and in strict accordance with the requirements of the ordinances of Ascension Parish. A buffer area will be maintained along the western property line where adjoined by existing residential uses in accordance with the requirements of the landscape ordinance. All green spaces and landscape will be privately maintained.

All parking, both in design and number, will meet the minimum required by the Land Development Code including handicap accessible spaces.

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

STAFF COMMENTS: See ERA comments, also the uses of property should be listed, it is not recommended to allow all uses in a Mixed Use District (MU). There are uses in a Mixed Use District that should not be allowed with the recommendation. The property is currently located in a Mixed Use 2 (MU2) district. The applicant is requesting a Small Planned Unit Development (SPUD) to allow a use that would not be allowed in a Mixed Use 2 (MU2) district (Doggy Day Care). With the exception of 500 extra square feet of floor area and a use, the existing zoning would allow the development.

STAFF RECOMMENDATIONS: To accept the Small Planned Unit Development (SPUD) as submitted, but uses should be listed. It is not recommended to allow all uses that are permitted in a Mixed Use Corridor (MU).



September 28, 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
Concept Plan Review (2nd)

Dear Mr. Fournier:

We have reviewed the SPUD Development Plan, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced project for compliance with the Small Planned Unit Development (SPUD) Ordinance of Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Our original comments are below along with a description in italics noting how the consultant addressed the comments. Any items in red still need to be resolved:

Development Plan:

1. Sheet 2: Show any existing sanitary sewer lines from the La 73 project. *Properly depict all sewer manholes and sewer lines of LA 73.* Missing manholes have been added to the sheets along the portion of LA 73 that our site bounds.
2. Provide labels for all streets abutting LA 73. *Consultant provided.*
3. Note that this site is subject to traffic and development impact fees. *Consultant provided.*
4. The shading for common green space areas is difficult to see on the plans. Make the designation for this area clearer. *Consultant provided.*

Ascension Parish Staff Comments:

5. Sheet 1:
 - a. Title Block Label: Is this property part of the Gonzales Country Club? *Consultant corrected.*
 - b. Planning Summary: Show existing land characteristics. *Consultant provided.*
 - c. Parking Summary: The required space calculation is correct, however, retail is one space for every 200 sq. ft. and not one space for every 250 sq. ft. as shown. *Consultant corrected.*
6. Sheet 2:
 - a. Show LA Hwy. 73 as a 3 lane curb and gutter section as discussed at the Pre-app meeting. Include striping and center-turn lane. *Clearly show the 3-lane section with proper striping on all sheets.* All sheets now show 3 lanes with striping.
 - b. Show Eatel as CATV and Telephone provider in addition to COX Communications. *Consultant provided.*
 - c. Show size of existing water line. *Consultant provided.*
7. Sheet 3: List or show side and rear building line requirements. *Consultant provided.*

8. Sheet 4: Verify parking count. There appears to be 96 spaces including 6 Handicap and not 97 as noted. *Consultant corrected.*
9. Sheet 5:
 - a. Note/label existing 25' drainage servitude in lots 19 and 22. *An existing 20' drainage servitude has been added to the plans, but we are currently consulting with the Ascension Parish Planning Department to determine if the noted width is correct. Acknowledged.*
 - b. Show anticipated electrical service. *Consultant provided.*
 - c. Is lower parking lot drainage not required to route to detention prior to exiting site? *Consultant stated that drainage will not need to be detained. Please see drainage report.*
10. Sheet 6:
 - a. Distinguish between Landscape Areas and Open Space with regards to minimum requirements keeping in mind that non-contiguous areas of less than 1000 sq. ft. cannot be included in the open space calculations. *Consultant provided.*
 - b. Delineate street yard landscape area and note any anticipated plantings as discussed in the Pre-app meeting. *Consultant provided.*
11. Show anticipated monument sign location, makeup and size. *Consultant provided.*

Drainage Study:

1. The post-developed time of concentration should not be greater than the pre-developed time of concentration. Correct 2S time of concentration so that it is not greater than 1S. *Consultant corrected.*
2. The post-developed model must account for tail water per Section 17-508B. *Consultant provided HEC-RAS model for receiving ditch to use in conjunction with HydroCAD model to properly account for tailwater.*
3. The pre-developed drainage boundaries border the property lines, which suggests no water drains across this property to/from offsite areas. Confirm that water is neither entering nor leaving the property at any other areas. *Consultant added offsite areas.*
4. Update both the pre and post developed maps to incorporate LIDAR and/or actual survey info. *Provide contour number labels.*
5. *Add an emergency weir to the proposed pond. Weir has been added to hydrocad file and the weirs location has been added to the plans.*
6. *The DIS shows part of the site is designed to drain into the proposed pond. We will further review this design during the construction plan submittal phase when more details are provided in the grading plan.*

Traffic Study:

1. The base line traffic volumes were taken in December of 2013. However, these counts were taken before construction on the LA-73 center turn lane was completed. Revise study to incorporate post-construction traffic conditions. *Consultant did not provide any response and did not update traffic study. We contacted the traffic engineer who provided the study. His results is as follows.*

- At the time the study was performed, Neel Schaffer, Inc. contact LADOTD District to see if any new counts had been collected along LA 73 since the road widening had been completed. DOTD responded that they did not have any recent counts. In addition, they indicated that we could adjust the 2013 counts we had by 3% per year to account for this road widening in lieu of collecting new traffic counts. That is how we developed the base line counts. A copy of this correspondence is attached.
- In addition, although a Threshold 2 TIS was submitted, based on the trip generation calculated based on the proposed site plan, only a Threshold 0 study is required by the Parish. Meaning this development will generated a minimal number of vehicle trips during the peak periods

The Engineer/Surveyor is being advised of these comments by electronic transmittal of this letter. These comments should be addressed and submitted to our office by **Friday, September 30th** so that final comments can be provided to the Planning Commission.

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

Sincerely,

CSRS, Inc.

Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

cc: (via email) Russell J. Rome, P.E., Benchmark Group, LLC

CONCEPT PLAN

FOR

HIGHWAY 73 OFFICE PARK

A SMALL PLANNED UNIT DEVELOPMENT (SPUD)

ASCENSION PARISH, LOUISIANA



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORD, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER FOR THE DESIGN OF A PROJECT.

LAND USE CALCULATIONS:

TOTAL SITE AREA:	2.11 ACRES
CONCRETE:	1.81 AC. (74,000)
OVER SPACE REQUIRED:	0.23 AC. (10,000)
OVER SPACE PROVIDED:	0.23 AC. (10,000)

UTILITY PROVIDERS:

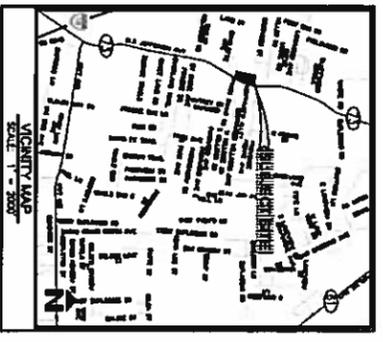
ELECTRIC:	ENERGY
WATER:	ASCENSION PARISH WATER CO.
SEWER:	ENERGY
TELEPHONE:	COX COMMUNICATIONS
CABLE:	COX COMMUNICATIONS OF LA, INC.
SMARTER SERVICE:	PRIVATE SEWER TREATMENT PLANT

OFFICE/COMMERCIAL SUMMARY:

TOTAL BUILDINGS:	FOUR (4)
BUILDING SPECIFICATIONS:	ONE (1)
BUILDING SQUARE FOOTAGE:	BUILDING 1 - 8,000 SQ. FT. (MAX. HGT. 28.5') BUILDING 2 - 4,000 SQ. FT. (MAX. HGT. 28.5') BUILDING 3 - 4,000 SQ. FT. (MAX. HGT. 28.5') BUILDING 4 - 3,000 SQ. FT. (MAX. HGT. 27.5')
TOTAL AREA:	2.27 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	18,000 SQ. FT. (8,997 SQ. FT./ACRE)

PARKING SUMMARY:

OVER/UNDERMINA:	45 REQUIRED (3 N/A)
MINIMUM 5 FT. OVER BUILDING (7/200 SF):	50 REQUIRED (3 N/A)
TOTAL OVER MINIMUM:	50 REQUIRED (3 N/A)
TOTAL PROVIDED:	50 (3 N/A)
MINIMUM BARRIER:	NOV. 2014 ILL. 10' SITE



PLANNING SUMMARY:

DESIGN ZONING:	M42 UNID USE CORRIDORS
DESIGN SET BACKS:	HORIZONTAL: 0' MIN. & 0.5' MIN. AREA
PERMISSIBLE USES:	BUILDING 1: ALL ALLOWABLE USES IN M ZONING BUILDING 2, 3, & 4: ALL ALLOWABLE USES IN M42 ZONING
ACREAGE:	2.21 ACRES
NUMBER OF BUILDINGS:	FOUR (4)

EXISTING SITE FEATURES:

POLE COMMUNICATIONS:	AS NOTED HEREON
EXISTING INFRASTRUCTURE:	EXISTING LOCAL DATA
GEOLOGICAL FEATURES:	NOT LOCATED WITHIN SUBJECT SITE
FLOOD ZONE:	"X" (AREA OF SPECIAL FLOOD HAZARD)
ALL BASE FLOOD ELEVATIONS:	0'-11" M.S.L. V.I.
SEWER SERVICE:	NEW RIVER

ADJUTING PROPERTY OWNERS (MISCELLANEOUS)

LOT/TRACT	OWNER	ADDRESS
LOT 1-1	COLOR HILL LEARNING CENTER OF PRIMEVILLE	14428 HODGWAY 44
LOT 1-2	PRIMEVILLE HOUSING	14037 HWY 73
LOT 1-1	COLO HILL	14478 HWY 73

ADJUTING PROPERTY OWNERS CLOVERDALE SUBDIVISION

LOT/TRACT	OWNER	ADDRESS
LOT 19	REBERT E. WIGGAM	37225 COCONDO PRIMEVILLE, LA 70758
LOT 22	BRYAN L. HOFFMAN	37428 QUADRATIC AVE. PRIMEVILLE, LA 70758

SEWAGE TREATMENT:

SEWER TREATMENT SHALL BE COLLECTION VIA QUANTITY SEWER LINES TO A PRIVATE SEWER TREATMENT PLANT WITH THE PROVIDED DEVELOPER AS SHOWN HEREON.

PUBLIC TRANSPORTATION:

CARPOOL AREA TRAVEL SERVICE (CATS) DOES NOT PROVIDE PUBLIC TRANSPORTATION IN THIS AREA.

DESIGNER
CRAIG SMITH
 100 ATTISON HWY., SUITE B
 PRIMEVILLE, LOUISIANA 70758
 PHONE: 225.833.1377

ARCHITECT AND PLANNER
SALCO
 8444 ATHENS AVE.
 PRIMEVILLE, LOUISIANA 70754
 PHONE: 225.877.3970

PLANNER AND CIVIL ENGINEER
BENCHMARK GROUP, L.L.C.
 11328 PERRYWOOD AVE.
 PRIMEVILLE, LOUISIANA 70758
 CONTACT: BURNETT WOODLUND



11328 PERRYWOOD AVENUE
 PRIMEVILLE, LOUISIANA 70758
 PHONE: 225.842.7171 FAX: 225.842.7170
 WWW.BENCHMARKGROUP.LLC.COM

HIGHWAY 73 OFFICE PARK

SMALL PLANNED UNIT DEVELOPMENT (SPUD)

LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH,
 RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT
 EAST OF THE MISSISSIPPI, ASCENSION PARISH, LOUISIANA

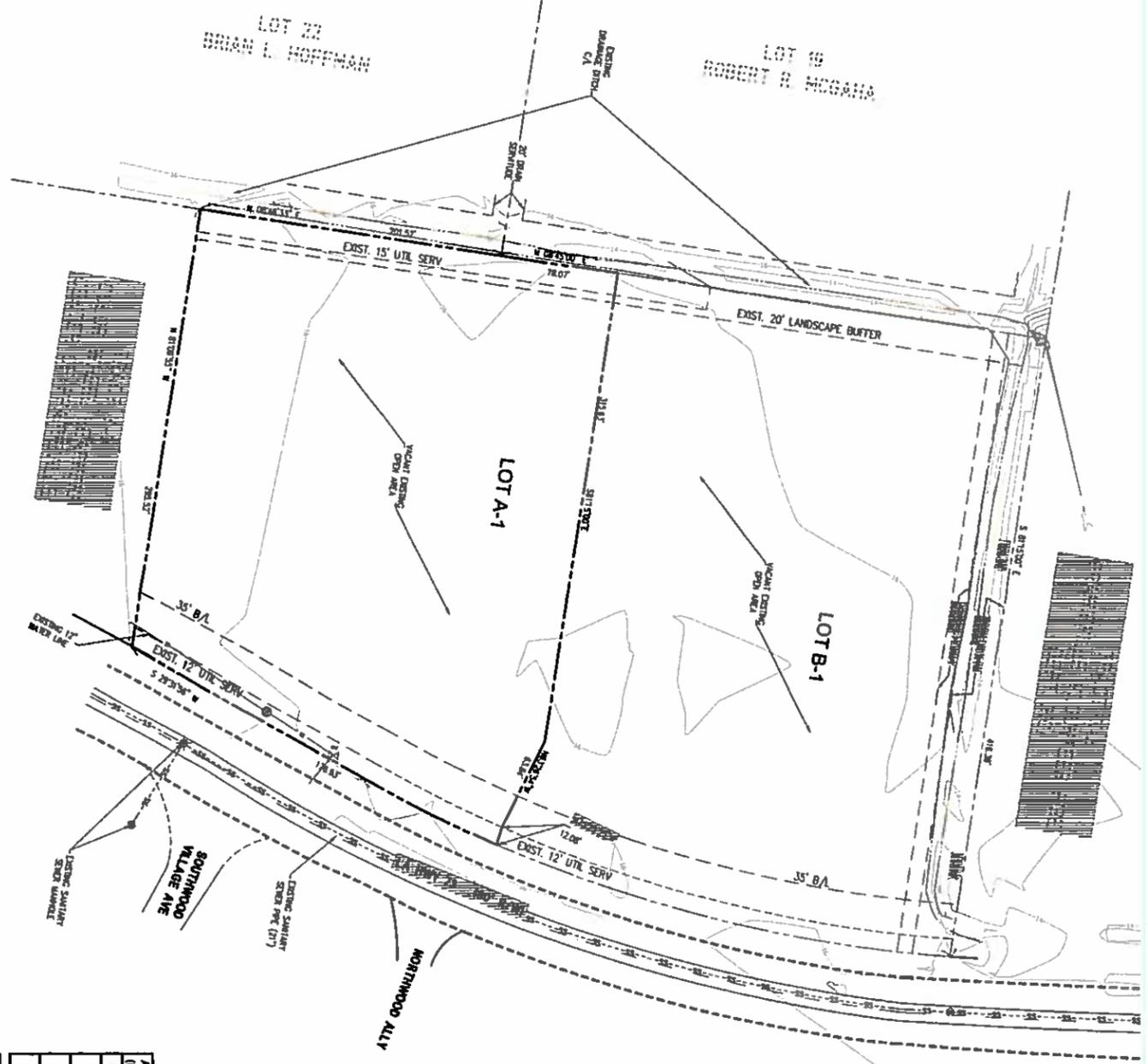
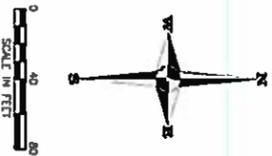
REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMITS

SCALE: 1" = 40'

SHEET TITLE: TITLE SHEET

PROJECT NUMBER: 14-001



NOTE:
IT SHOULD BE NOTED THAT THE PROPOSED SITE IS SUBJECT TO PUBLIC AND DEVELOPMENT FEES.

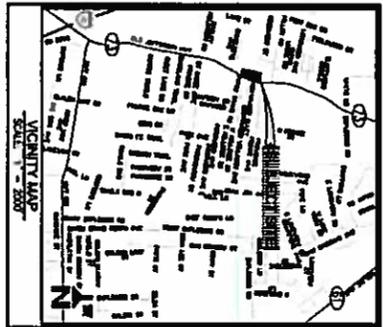
ADJOINING PROPERTY OWNERS (MISCELLANEOUS)	
LOT 1-1	DAVID WOOD, JAMES OWEN & PARENTS, LLC
LOT 1-2	DAVID WOOD, JAMES OWEN & PARENTS, LLC
LOT B-1	DAVID WOOD, JAMES OWEN & PARENTS, LLC

ADJOINING PROPERTY OWNERS (CLOVENALE SUBDIVISION)	
LOT 18	ROBERT R. MCGANNA
LOT 22	BRIAN L. HOFFMAN

UTILITY PROVIDERS:
 ELECTRIC: ENTERTON
 WATER: ASCENSION PARISH WATER CO.
 GAS: ENTERTON
 TELEPHONE: OGE COMMUNICATIONS
 CABLE: OGE COMMUNICATIONS OR EXIST.
 SANITARY SEWER: PRIVATE SEWER TREATMENT PLANT

PLANNING SUMMARY:
 Zoning District: M20 MEDIUM DENSITY RESIDENTIAL
 District Use: RESIDENTIAL
 Density: 10 UNITS PER ACRE
 Building Height: 35' MAX.
 Lot Area: 1.5 ACRES
 Total Area: 2.21 ACRES

WATER SURFACE INFORMATION:
 FLOOD ZONE: UNFLOODED AREA
 ALL 100-YEAR BASE FLOOD ELEVATION: 13.4 FT. MSL
 BENCHMARK ELEVATION: N/A
 SOURCE SYMBOL: N/A
 DATA: AVAILABLE



PRELIMINARY
 FINAL
 AS-BUILT
 REVISIONS
 COMMENTS

SHEET NO. 2
 EXISTING SITE CONDITIONS PLAN
 SHEET TOTALS: 2

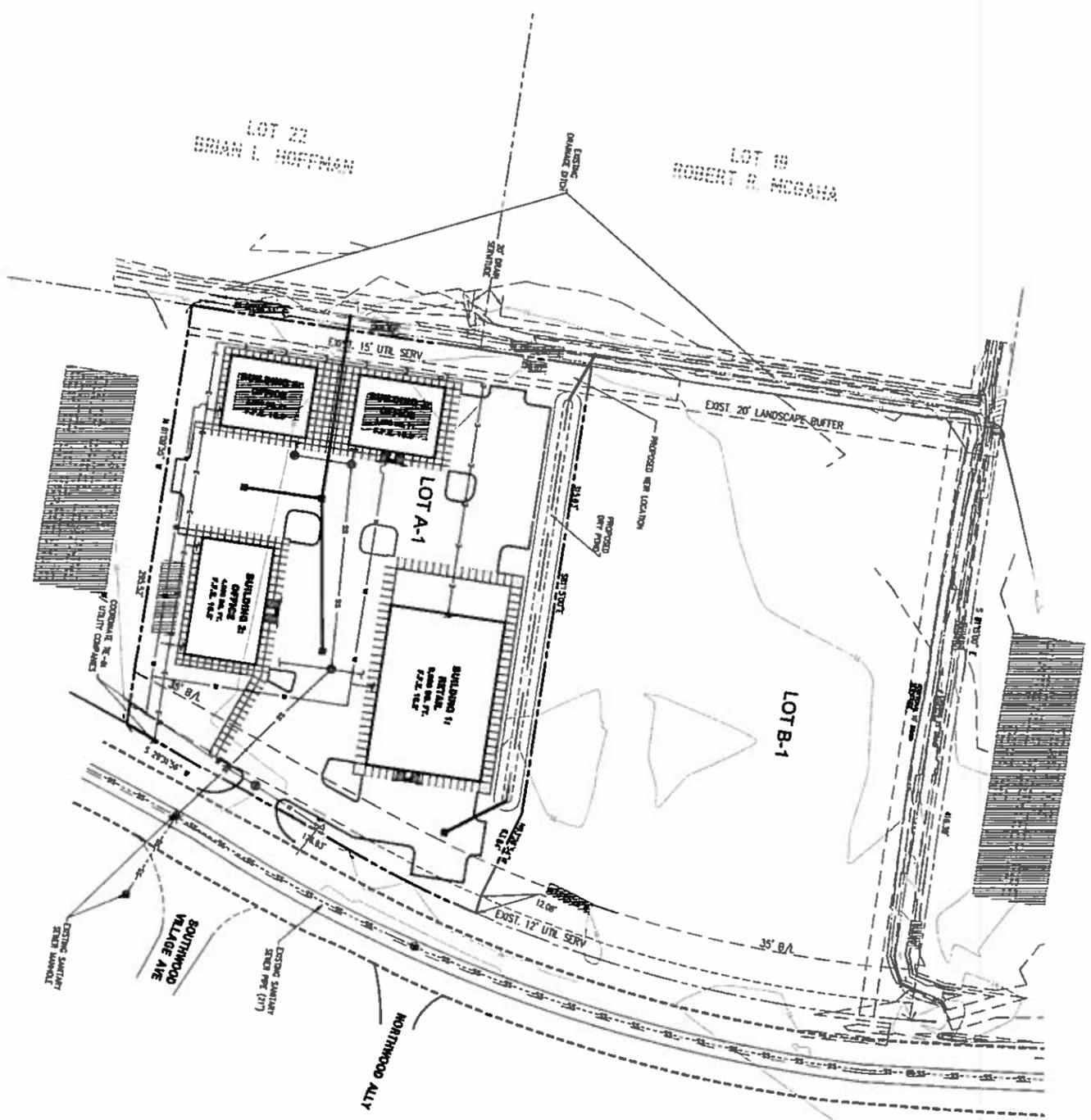
HIGHWAY 73 OFFICE PARK SMALL PLANNED UNIT DEVELOPMENT (SPUD)

LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI, ASCENSION PARISH, LOUISIANA



BENCHMARK GROUP, L.L.C.
 1122 POINT WOOD AVENUE
 METairie, LA 70002
 (504) 885-1122
 WWW.BENCHMARKGROUP.LLC.COM

LAND SURVEYING • CIVIL ENGINEERING
 LAND PLANNING • LANDSCAPE ARCHITECTURE



PLANNING SUMMARY:

EXISTING ZONING	IND-2 (INDUSTRIAL)
PROPOSED ZONING	IND-2 (INDUSTRIAL)
EXISTING USES	INDUSTRIAL
PROPOSED USES	OFFICE BUILDINGS
ACRES	2.21 ACRES
NUMBER OF BUILDINGS	FOUR (4)

UTILITY PROVIDERS:

WATER	ASCENSION PARISH WATER CO.
SEWER	ASCENSION PARISH WATER CO.
POWER	LOUISIANA ELECTRIC POWER CO.
TELEPHONE	AT&T
CABLE	CABLE COMMUNICATIONS
WASTE	ASCENSION PARISH WATER CO.
HAZARDOUS WASTE	ASCENSION PARISH WATER CO.

ON-SITE SEWER:
ALL ON-SITE SEWER FACILITIES SHALL BE PERMITTED UNDER THE 1992 EPCRA.

OFFICE/COMMERCIAL SUMMARY:

TOTAL BUILDINGS	FOUR (4)
BUILDING 1	10,000 SQ. FT. (MAX Ht-28.5)
BUILDING 2	10,000 SQ. FT. (MAX Ht-28.5)
BUILDING 3	10,000 SQ. FT. (MAX Ht-28.5)
BUILDING 4	10,000 SQ. FT. (MAX Ht-28.5)
TOTAL ACRES	2.21 ACRES
TOTAL BUILDING SQUARE FOOTAGE	40,000 SQ. FT. (1,600 SQ. FT./ACRE)

PARKING SUMMARY:

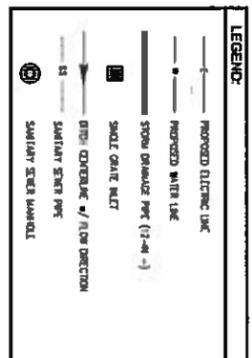
EXISTING PARKING	45 REQUIRED (1.125)
NEW OFFICE BUILDINGS (10,000 SQ. FT.)	50 (1.125)
TOTAL OFFICE BUILDINGS	50 REQUIRED (1.125)
TOTAL PARKING	95 (4.125)
LAND AVAILABLE	NON AVAILABLE TO SITE

EXISTING SITE FEATURES:

- EXISTING UTILITIES: NONE LOCATED WITHIN SUBJECT SITE
- EXISTING TOPOGRAPHY: EXISTING LOT/DAIRY DATA
- EXISTING BUILDINGS: NONE LOCATED WITHIN SUBJECT SITE
- FLOOD ZONE: "X" (AREA OF MINIMAL FLOOD HAZARD)
- ALL BASE FLOOD ELEVATION: 10-FT. A.C.T.D.
- SOIL TYPE: NEW RIVER
- SOIL SURVEY: NEW RIVER

LEGEND:

- PROPOSED ELECTRIC LINE
- PROPOSED WATER LINE
- STORM DRAINAGE PER (12-14-1)
- SMALL DRAINAGE DUCT
- SEWER CONDUIT W/ FLOW DIRECTION
- SANITARY SEWER PER
- SANITARY SEWER MANHOLE



TRAFFIC IMPACT STATEMENT:
THE ANTICIPATED IMPACT OF THE PROPOSED DEVELOPMENT ON THE EXISTING TRANSPORTATION NETWORK HAS BEEN DETERMINED BASED ON THE TRAFFIC IMPACT STUDY PERFORMED BY HILL-SQUADRE, INC.

UTILITY PLAN

5

PRELIMINARY

SCALE: 1" = 40'

DATE: 09/29/18

PROJECT NO: 18-001

DATE: 09/29/18

HIGHWAY 73 OFFICE PARK

SMALL PLANNED UNIT DEVELOPMENT (SPUD)

LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI, ASCENSION PARISH, LOUISIANA

BENCHMARK GROUP, LLC

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