

4) DISCUSSION/ACTION:

**ORDINANCE NO. 9176
(FINAL)**

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 19 ½ OF THE COMPILED ORDINANCES OF OUACHITA PARISH, LOUISIANA, GOVERNING “SITE DEVELOPMENT”; AND, FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Ouachita Parish Site Development Regulations codified in Chapter 19 ½ of the Compiled Ordinances of Ouachita Parish were enacted by Ouachita Parish Police Jury Ordinance No. 8855 adopted on November 6, 2006; and,

WHEREAS, the knowledge and experience gained in administration of the Ouachita Parish Site Development Regulations since their adoption demonstrate that the revisions of Chapter 19 ½ set forth below further the goals and objectives of said regulations, and are in the public interest.

NOW, THEREFORE:

BE IT ORDAINED by the Ouachita Parish Police Jury in legal and Regular Session that the following provisions of Chapter 19 ½ of the Compiled Ordinances of Ouachita Parish, Louisiana, governing “Site Development” be supplemented and amended to provide as follows (*changes shown in bold print*):

SECTION 1

Section 19.5-24. Permit Requirements.

A site development permit shall be required for any site development involving more than one (**1.00**) acre of land in Ouachita Parish, Louisiana, within the jurisdiction of the Ouachita Parish Police Jury and outside of the corporate limits of incorporated municipalities. ***A site development permit may be required for any site development involving one (1.00) acre or less of land in Ouachita Parish, Louisiana within the jurisdiction of the Ouachita Parish Police Jury and outside of the corporate limits of incorporated municipalities as determined by Ouachita Parish Public Works and Parish Engineer.***

Exceptions: The following activities or types of construction shall not be subject to a site development permit:

1. Single-family residential construction (Individual detached dwellings) consisting of (1) dwelling unit per tract or site. ***This exception pertains to one (1) dwelling and one (1) out-building. Any additional construction (such as a pond) must be reviewed.***

2. A subdivision of land which is subject to the requirements of Chapter 21.5, Subdivisions, of the compiled ordinances of Ouachita Parish, Louisiana.
3. Public Works maintenance activities by the public work department.
4. Parish Works projects or activities sponsored by the Ouachita Parish Police Jury, or, other local, state or federal governing agencies; however said Public Works projects or activities shall remain subject to all other applicable ordinances, regulations or requirements of the Ouachita Parish Police Jury.

Section 19.5-25. Application for Permit.

All applications for site development permits shall be on forms provided by the Director of Public Works and shall be accompanied by *three (3)* copies of the following:

1. Legal description of the property upon which the permit is to be issued.
2. A vicinity map showing the location of the property for which the permit is being applied for.
3. Construction plans and specifications showing the scope, character, location and description of all site development work to be included under the proposed permit. All elevations shall be in relation to the *North American Vertical Datum (NAVD) of 1988* (or other recognized datum with prior approval).
4. Drainage impact statement prepared in accordance with Section 21-53 (*b*) of the storm drainage and flood control ordinance.
5. Copies of all required federal, state, and other local permits and certifications applicable to the proposed site development.

Section 19.5-26. Filing Fee.

An application for a site development permit shall also include payment to the Ouachita Parish Police Jury of the appropriate application fee as set forth below. *Should the permit application not be approved by the third (3rd) review letter, a full application and an additional review fee must be submitted.*

Retail facility (ex. Gas station, convenience store, strip center): eight hundred dollars (\$800.00).

Duplex/Apartment *and mobile home* developments: one hundred fifty dollars (\$150.00) per building, but not less than one thousand dollars (\$1,000.00) or more than two thousand dollars (\$2,000.00).

Other developments (ex. Single building business, church, storage building, *residential*): four hundred fifty dollars (\$450.00).

Section 19.5-33. Review time.

The police jury shall have a maximum of fifteen (15) working days from receipt of the site development application to review the submitted document, after which if no notice of objection is forwarded to the developer or his representative, the developer may proceed with the development as submitted.

Sections 19.5-34 through 19.5-40. Reserved.

Section 19.5-42. Natural features.

Natural scenic features of the land, such as bayous, shall be considered to be community assets, and the design of the development shall protect and utilize such natural scenic features.

Developers are encouraged to retain existing trees in new developments wherever possible as an aesthetic and conservation measure. Large mature trees shall be preserved wherever possible.

Trees placed or allowed to remain within a public street right-of-way shall not be of low, bushy species that might obstruct vision. *Should trees within or near a public street right-of-way be deemed a traffic hazard or not healthy by Public Works, the Developer shall remove said trees and stumps.* No trees shall be planted within forty (40) feet of the intersecting property lines at a street intersection, although all existing trees may remain that do not create a traffic hazard.

Section 19.5-43. Conformity to transportation improvement plan.

The site arrangement of all developments shall conform with the transportation improvement plan of Ouachita Parish as prepared by the Police Jury and adopted by the Ouachita Council of Governments. *Roadways adjacent to the development shall have adequate right-of-way dedicated to the police*

jury. A minimum of 30' from centerline of roadway is required to be dedicated to the police jury as part of the project and right-of-way plat filed in the records of Ouachita Parish.

Section 19.5-46. Intersection design standards.

The following shall constitute the intersection design standards where driveways intersect a public street:

1. Three-way or T-intersections should be encouraged wherever possible.
2. Driveways shall, to the extent possible, be at right-of-way angles but no less than seventy-five (75) degrees to the intersecting street. The Ouachita Parish Police Jury may grant a variance for topographic or other reasons when a driveway intersection cannot be designed at an angle between seventy-five (75) and ninety (90) degrees. Driveways shall remain in the angle of intersection for at least fifty (50) feet beyond the point of intersection whenever possible. Vertical alignment of driveways shall be compatible and consistent with the intersecting street.
3. *The driveway shall slope away from the intersecting roadway where possible. Under no circumstances should drainage be allowed to enter the roadway from the driveway.*
4. *The apron at the end of the turnout onto the public roadway shall be a minimum of 2' in width. On major roadways, the apron width may be required to be wider. Should the turnout have concrete barrier curb, the barrier curb shall transition from full height to flat in the last 4' of curb. The driveway cross-drain pipe shall extend to the end of the turnout at a minimum.*
5. *The location of driveways near street intersections will be established by the Director of Public Works and Parish Engineer.*

Section 19.5-47. Driveway layout and traffic circulation.

1. Driveway layout. The arrangement, character, extent, width, grade and location of all driveways shall consider their relationship to existing and planned streets, topographic conditions, and public convenience and safety; and in their appropriate relation to the proposed uses of the land to be served by such driveways. The driveway pattern shall discourage through traffic in the interior of the development.

2. Traffic circulation. Driveway patterns shall provide for adequate traffic circulation within the development as well as convenient access to adjoining streets, thoroughfare or undeveloped land. *Auto-Turn Analysis of the traffic circulation will be provided to Public Works upon request.*

Section 19.5-50. Sidewalks.

Sidewalks may be installed in a public street right-of-way at the discretion of the developer. If installed, all sidewalks shall be a minimum of four (4) feet wide and shall be constructed of concrete unless another material of equal lasting properties is approved by the director of Public Works prior to construction. *Any sidewalks installed shall be owned and maintained by the property owner.*

Should sidewalks exist on adjacent property; sidewalks will be required on subject tract. Sidewalk ownership and maintenance will be the responsibility of the property owner.

SECTION 2

BE IT FURTHER ORDAINED that except as set forth above, the provisions of Chapter 19 ½ of the Compiled Ordinances of Ouachita Parish governing “Site Development,” Louisiana shall otherwise remain in full force and effect.

SECTION 3

BE IT FURTHER ORDAINED that this Ordinance shall become effective January 1, 2018, and shall apply to applications for Site Development permits submitted on or after that date.

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MS. PAT MOORE, DISTRICT F:

- 1) DISCUSSION/ACTION:

ADMINISTRATIVE REPORTS:

- | | |
|-------------------|--|
| A. FISCAL: | Mr. Brad Cammack, Treasurer
Discussion/Action: <ul style="list-style-type: none">• V-Vehicle Refunds• Accountant Position |
| B. FIRE: | Chief Pat Hemphill, Fire Department
Discussion/Action: <ul style="list-style-type: none">• |