

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

MINUTES
PLANNING COMMISSION
November 9, 2022

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, November 9, 2022 at 6:00 p.m. at the Ascension Parish Courthouse, 607 East Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in regular session convened.

I. Call to Order

Meeting was called to order by Vice Chairman Wade Schexnaydre.

II. Oath of Office

A. Newly Appointed Commissioner

Parish Attorney Spencer Long swore in the newly appointed Planning and Zoning Commissioner, Mr. Tommy Noel.

III. Roll Call of Members

The following members were present:

Tommy Noel, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Clouatre, Jr., Todd Varnado

The following member was absent:

Max Nassar

IV. Pledge of Allegiance

V. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long – Parish Attorney

Jerome Fournier – Director, Planning and Development

Eric Poche – Asst. Planning Director, Planning and Development

Lance Brock – Zoning Official, Planning and Development

VI. Chairman's Comments

Vice Chairman Schexnaydre gave thanks to all the people who went out and voted he congratulated all those who won.

VII. Public Comment on any Agenda Item

No comments.

VIII. Staff Report

A. Subdivision Status – November 2022

Mr. Eric Poche presented and explained the attached report on subdivisions.
(SEE ATTACHMENT A)

B. Presentation by Kendig Keast Collaborative – ULDC Ordinance Progress Report (SEE ATTACHMENT B)

Mr. Brian Mabry, Project Manager with Kendig Keast Collaborative, presented the attached PowerPoint presentation via Zoom.

IX. Engineering Staff Report

No report.

X. Minutes

A. Approval or Denial of the Minutes of the October 12, 2022 Planning Commission Meeting

Commission Action: Moved by Mr. Todd Varnado, seconded by Mr. Mark Villa and unanimously adopted, to approve the October 12, 2022 Planning Commission minutes as presented.

XI. Consent Agenda

A. Affidavit of Mortgage Declaration

Jamison and Heather Dore' – Two Unnamed Lots at 1443 & 1492 W. Millien Rd, Donaldsonville, LA

B. Affidavit of Mortgage Declaration

Eve L. and Steve A. Frederic – Lot C-3 (10529 J.B. Alexander Rd, St. Amant, LA)

C. Affidavit of Mortgage Declaration

Danny P. Garza, Sr. – Lot D (10539 J.B. Alexander Rd, St. Amant, LA)

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Todd Varnado and unanimously adopted, to approve the consent agenda as presented.

XII. Public Hearing to Approve or Deny the following Family Partitions:

A. Charles T. Isaminger, III Property – Lots 2-A & 2-B

The subject property is located on the east side of LA Hwy. 73 along Norris Trails St. approximately 1,850' north of LA Hwy. 621 in Council District 4 and is zoned Medium Intensity Residential (RM). The application is on behalf of Charles Isaminger, III by Earles and Associates, LLC.

The Applicant is proposing a family partition of Lot 2 (2.693 acres) into Lot 2-A (0.602 acres) and Lot 2-B (2.091 acres). Lot 2-A is being donated to the applicant's father and Lot 2-B is being retained by the applicant.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC, on 10/13/2022.

1. Signature line must include 'III' after Mr. Isaminger's name.
2. Records show FEMA Flood map panel as "...C0040E" and not "...C0045E". Verify and correct as necessary.
3. A 12' Utility Servitude must be dedicated parallel to all road frontage.
4. Ref. Map 1 shows existing 30' Private Servitude of Passage (Norris Trails) that must remain.
5. Ref. Map 1 shows an existing 10' Drainage Servitude outside of the existing 30' Private Servitude of Passage that must be shown.
6. 'Marrero' is misspelled in proposed Lot 2-A. Since this is a simple division, the name and address does not have to remain.
7. 'Isaminger' is misspelled in proposed lot 2-A & 2-B. Since this is a simple division, the name and address does not have to remain.
8. Records show owner of adjacent Lot 40 as Charles T Isaminger Jr. Verify and correct as necessary. Also, complete adjacent listing with name of property owner thereafter.
9. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating one (1) new lot. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Randy Clouatre, Jr. and unanimously adopted, to approve this family partition as presented.

B. Adrian P. Kelley Property - Tracts B-2-A-1-A & B-2-A-1-B

The subject property is located on the north side of LA Hwy. 933 approximately 700' east of Keystone Blvd. in Council District 5 and is zoned Rural (R). The application is on behalf of Adrian P. Kelley by BEI Surveying, LLC.

The Applicant is proposing a family partition of an unnamed 3.0 acre lot and tract B-2-A-1 (20.47 acres total) into Tract B-2-A-1-A (12.235 acres) and Tract B-2-A-1-B (8.235 acres). Lot B-2-A-1-A is being donated to the applicant's daughter and Lot B-2-a-1-b is being donated to the applicant's son.

STAFF REVIEW COMMENTS

Comments sent to BEI Surveying, LLC, on 9/27/2022.

1. Under Flood Certification: It should read 'Community No. 220013, Map Panel No. 22005....'
2. Ref Map #2 shows top of bank being 20'. You need to show bearing and distances either from center of ditch or top of bank.
3. Flood zones labeled on the west side of property are labeled incorrectly.
4. The private servitude note does not address the lot designations. Revise as necessary.
5. All 'correct' lot owners will have to sign map.
6. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
7. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating no new lots, only reconfiguring the existing lots to place property for his son in the rear and property for his daughter in the front. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Seth Mosby with BEI Surveying, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Todd Varnado and unanimously adopted, to approve this family partition as presented.

C. Alton E. Kelley Property – Lots C-1-A-1 through C-1-A-4

The subject property is located on the north side of LA Hwy. 933 approximately 400' east of Henderson Bayou Rd. in Council District 5 and is zoned Rural (R). The application is on behalf of Nathan Mayers by McLin-Taylor, Inc.

The Applicant is proposing a family partition of Lot C-1-A (6.422 acres) into Lot C-1-A-1 (2.117 acres), Lot C-1-A-2 (1.263 acres), Lot C-1-A-3 (1.252 acres) and Lot C-1-A-4 (1.790 acres). Lot C-1-A-1 is being retained by the applicant, Lot C-1-A-2 is being donated to a son, Lot C-1-A-3 is being donated to a son, and Lot C-1-A-4 is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 10/12/2022.

1. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
2. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any parish, state, or federal highway and 20 feet wide before any building permits will be issued."
3. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
4. Reference map does not show as existing private servitude of access. Verify and correct as necessary.
5. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. This family partition is creating three (3) new lots and must meet the apron and road construction requirements of the subdivision regulations. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Todd Varnado, seconded by Mr. Mark Villa and unanimously adopted, to approve this family partition as presented.

XIII. Adjourn

Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Nicholas Miller, the meeting adjourned at 6:38 p.m.

Wade Schexnaydre, Vice Chairman

ATTACHMENT A

<i>November, 2022</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Belle Maison	William Ficklin Rd., approx. 900' east of Braud Rd.	54	5/14/2014	2/19/2015	12/15/2015	In Construction	No Conditions	Quality Engineering& Surveying	KD Development Group	Yes
Belle Savanne-Ph. 3	LA Hwy 73 just north of Dutchtown High	96	12/9/2015 11/18/2020	7/10/2020	4/22/2021	In Construction	No Conditions	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	Pre-Con meeting held 11/02/2021	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	In Construction	No Conditions	Quality Engineering& Surveying	American Homeland, LLC	Yes
Clare Court	Cornerview between Oak Run Dr. & Dutchtown Meadows Way	37	1/13/2021	3/21/2021	9/30/2021	In Construction	No Conditions	McLin-Taylor Engineering	H I Associates	Yes
Delaune Estates (fka Antebellum Pointe)	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021	3/4/2022	In Construction	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Pelican Crossing 6th Filing	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015	9/8/2021	12/20/2021	Final Plat Applied for 9/13/2022	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Pelican Point-14th F-Phases 1 &2 Plantation Commons	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21		CDs Submitted 5/13/2021	No Conditions	Ferris Engineering	Doug Diez	Yes
Riverton-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Windsor Park	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021	9/24/2021	Final Plat Applied for 6/21/2022	Const. streets to Wrenwood- Reserve at Willow Lake-no tie-in.	Quality Engineering& Surveying	Dantin-Bruce	Yes
Windermere Crossing	Roddy Road about 1,500' north of Cannon Rd.	103	1/13/2021	10/7/2021	12/15/2021	Final Plat Applied for 9/1/2022	Cannon Rd expanded to 20' width from Roddy Rd to LA 44 prior to f-plat	Quality Engineering& Surveying	Dantin-Bruce	Yes

An asterisk (*) denotes a status change from last month's report



ULDC Check-In – Module 1

Ascension Parish, LA
Planning Commission
November 9, 2022



KENDIG KEAST
COLLABORATIVE

with

TischlerBise
FISCAL | ECONOMIC | PLANNING

Kendig Keast Collaborative Project Team



**Parish Council &
Planning Commission**

Jerome Fournier
Director

Ricky Compton
Project Manager

Carson Bise II, AICP
Infrastructure &
Fiscal Analysis

Julie Herlands, AICP
Infrastructure &
Fiscal Analysis



KENDIG KEAST
COLLABORATIVE

TischlerBise
FISCAL | ECONOMIC | PLANNING



Bret Keast, AICP
Project Principal-in-Charge



Brian Mabry, AICP
Project Manager



Ashley Woolsey
Associate



Janis Burall, AICP
GIS Lead



Key Points

NO GROWTH

Difficult to manage

**Negative economic
impacts**

Unrealistic

✓ **RESPONSIBLE GROWTH**
✓ **SUSTAINABLE GROWTH**
✓ **FISCAL RESPONSIBILITY**

**Protect community
assets and character**

**Direct growth to
appropriate areas**

**Economic benefits
without budget
depletion**

UNCHECKED GROWTH

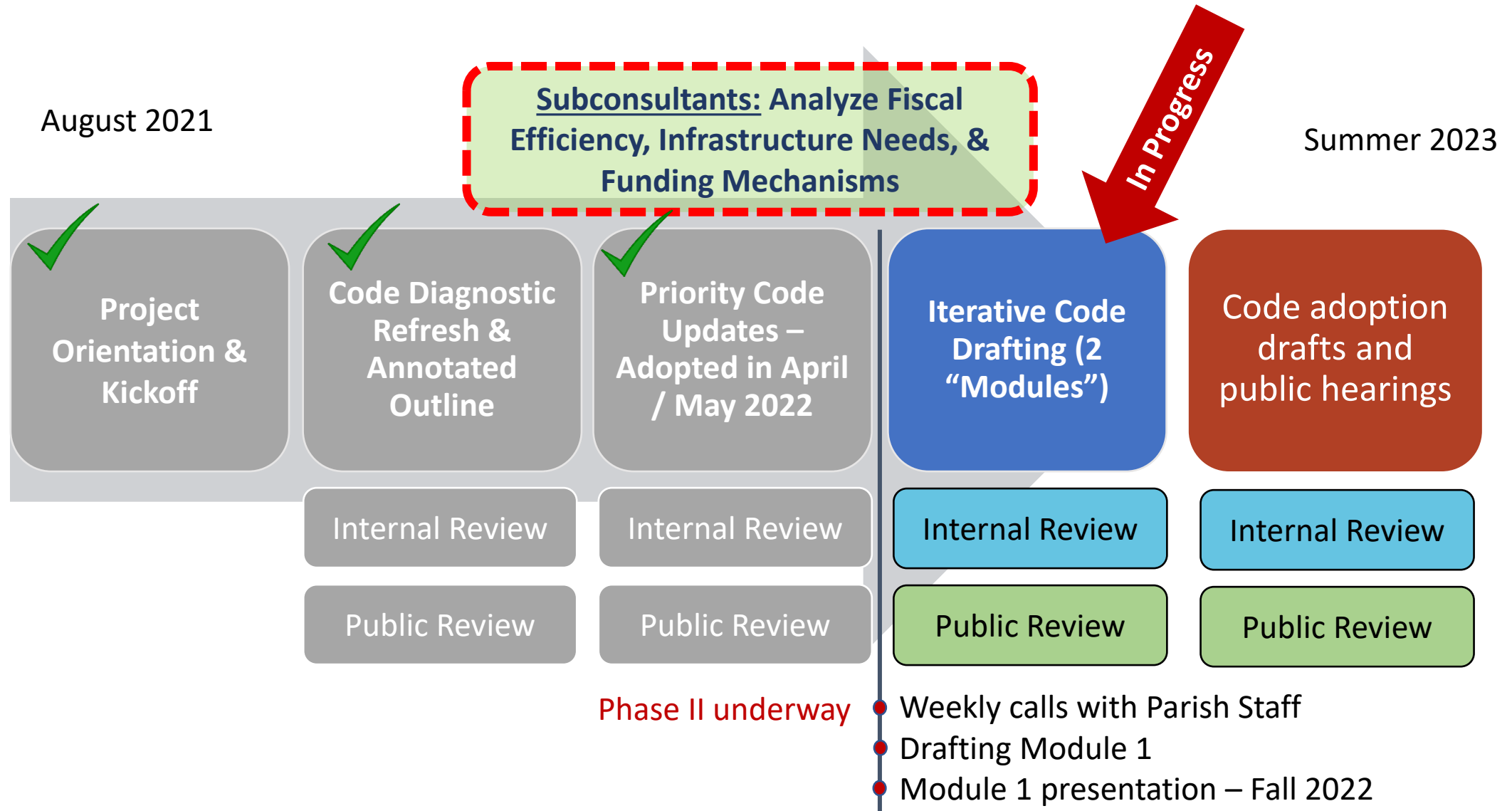
Decreased quality of life

- Traffic issues
- Drainage issues

Parish budget impacts

Politically unpopular

Accomplishments So Far



Batch 1, Subdivision Standards – Already Approved

Batch 1

- Fences
 - Keep out of drainage servitudes
 - Require permit for certain fences
- Preliminary Plats
 - Completeness review
 - Helps Staff efficiency
- Large-Scale Development – applies to Pelican Point only
- Streets
 - Widened from 18 to 20 feet
 - Paved area from street to 25' into property
- Access & Connectivity
 - At least 2 points of access to existing or future streets
 - Applies to subdivisions of 20 lots or more
 - Planning Commission may modify on case-by-case basis
- Servitudes
 - Must remain free of fences and other obstructions
- Traffic Impact Analysis
 - Turns policy into regulations
 - Engineer contracted by Parish will conduct all required TIAs
 - Applies to: zone changes, project expansion, and access to state roads (single-family access is exempt)
 - Traffic Scoping Meeting details
 - New mitigation measures

Batch 2, Drainage Standards – Already Approved

Batch 2

APPENDIX V – Drainage

- Prohibit open ditches on residential lots smaller than 1 acre
- Definitions
- Require design of drainage features from 25-year storm event to 50-year storm event
- Updated post-development standards to detain 10 percent more water than pre-development conditions
- Require preservation of hydrologically connected wetlands (based on US Army Corps of Engineers definition – where surface water and ground water are connected)
- Maximum fill on a lot shall not exceed 48 inches, average fill shall not exceed 36 inches on any individual lot
- Stormwater cannot be directed to adjacent property
- Detention facilities to be designed to the 50-year storm event for proposed developments

Current Effort – ULDC Updates

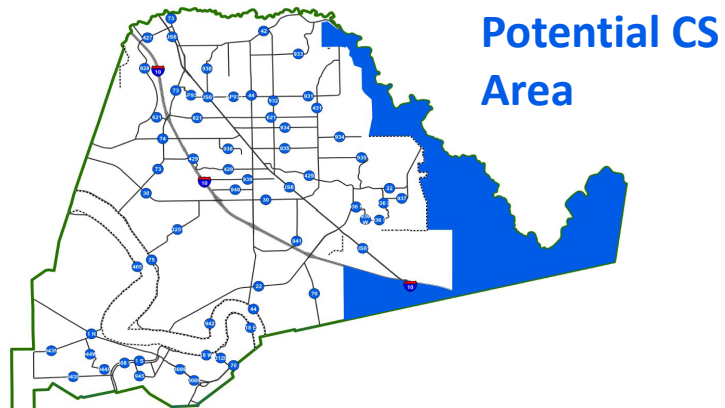
Key Points:

- Proposed new Countryside (CS) district for the Coastal Zone
- Proposed consolidation of the Conservation (C) and Rural (R) districts into Country Estate (CE) district
- Refinement of Residential Medium (RM) into Residential Neighborhood (RN)
- Creation of by-right development options (Conventional and Cluster)
 - Incentives for resource protection
 - More lot count if developer chooses cluster option, in exchange for permanently setting aside open space
- Establishment of minimum required open space for:
 - Protecting rural character
 - Tree preservation
 - Stormwater improvements
 - Floodplain and riparian areas
 - More and better distributed parks and open areas
- Contemporary provisions related to building design, low-Impact development, parking, access and circulation, landscaping and buffering, signs, outdoor lighting, and subdivisions

Proposed Res. Zoning Districts

"Aligns Infrastructure with Land Use Objectives" - Parish Vision

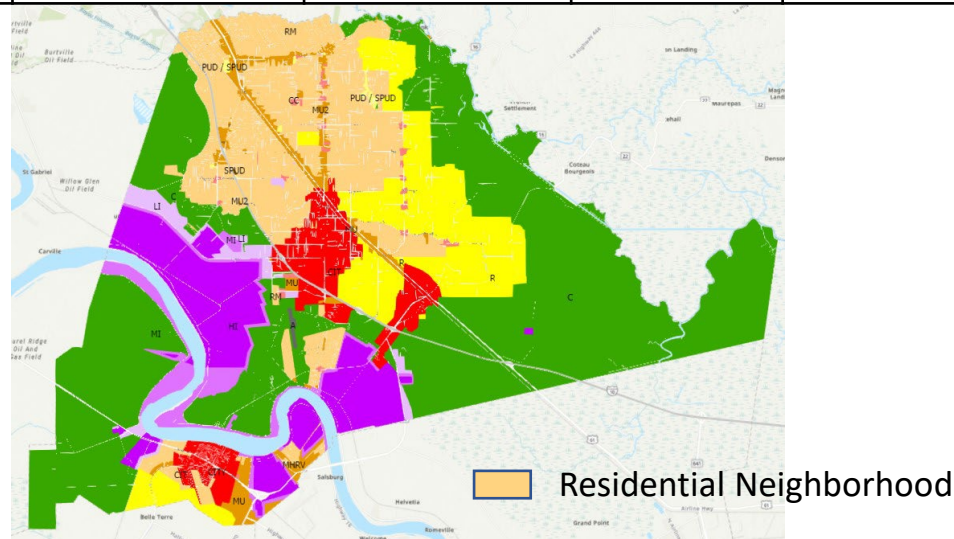
Land Use Plan Designations	Current District	Proposed Zoning Districts	Development Options	Wastewater	Min. Lot Area	Open Space (%)	Units/Acre	Notes
Rural Residential / Open Space	New	CS Countryside	Single Lot	Private	5 acres	0	1 per lot	- Aligns with Coastal Zone - On-site wastewater - Allows family partition - Pier and beam required and min. fill
Estate Subdivision	“C” Conser- vation	CE Country Estate	Single Lot	Private	--	--	1	Single subdivision on existing road
			Minor Subdivision	Community	--	10	.84	- Modest lot bonus for providing open space - Helps with resource / rural protection - Amenities (parks/open space) 10 acre subdivision = 8 lots, 14 lots, or 16 lots with 1 acre, 3 acres, or 3.5 acres of open space
	Major Subdivision		--		30	1.36		
			--		35	1.55		



Rural Character

Proposed Res. Zoning Districts

Land Use Plan Designations	Current District	Proposed Zoning Districts	Development Options	Wastewater	Open Space (%)	Units/Acre	Notes
Residential Neighborhood	“R” Rural	RN Residential Neighborhood	Single Lot	Private	--	1.00	• Single subdivision on existing road
			Minor Subdivision	Community	20	1.95	• Same open space and rural/suburban preservation advantages as on previous slide • 10 acre subdivision = 20 lots, 21 lots, 28 lots, or 30 lots with 2 acres, 3 acres, 3.3 acres, or 4.5 acres of open space
	Major Subdivision		30		2.10		
			33		2.76		
			45		3.00		
	“RM” Residential Medium						



Proposed Residential Zoning Districts

*"Supports and Enhances
Residential Neighborhoods and
Expands Housing Options" -
Parish Vision*



Proposed Nonresidential Zoning Districts

- Community Mixed (CM)
- Suburban Commercial (SC)
- General Commercial (GC)
- Business Park (BP)
- Light Industrial (LI)
- Medium Industrial (MI)
- Heavy Industrial (HI)
- Airport (A)
- Special Purpose and Overlays Retained

Figure 2.1.4.4-1
Suburban Commercial Examples



Figure 2.1.4.5-1
General Commercial Examples



Use Table and Use Categories

Table 2.2.1-1 Use Table													
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited													
Use Category Sec. 2.2.2	Specific Uses	Residential			Mixed- Use	Nonresidential							Use Standards
		CS	CE	RN	CM	SC	GC	BP	LI	MI	HI	A	
Commercial Uses													
Entertainment, Indoor Sec. 2.2.2.E	Bar, Tavern, or Lounge	--	--	--	C	C	C	--	--	--	--	--	Subsec. 2.2.3.1
	All other Entertainment, Indoor Uses not listed above	--	--	--	L	L	L	L	L	--	--	--	Subsec. 2.2.3.2
Entertainment, Outdoor Sec. 2.2.2.E	Amusement Park	--	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1
	All other Entertainment, Outdoor uses not listed above	--	--	--	L	L	L	L	--	--	--	--	Subsec. 2.2.3.2
Office Sec. 2.2.2.E	All Office uses	--	P	--	P	P	P	P	P	--	--	--	
Overnight Accommodations Sec. 2.2.2.E	Bed and Breakfast	--	--	--	P	P	P	--	--	--	--	--	
	Campground	P	P	--	--	--	--	--	--	--	--	--	
	Recreational Vehicle (RV) Park	C	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1
	All other Overnight Accommodations Uses not listed above	--	--	--	P	P	P	P	--	--	--	--	

- Organized by Use Categories
- Treat similar uses similarly
- Permitted by Right
- Limited
- Conditional
- Use Standards Cross-Reference

Use Table and Use Categories

		Office Use Category <i>Characteristics: Uses conducted in an office setting and generally focusing on business, professional, or financial services.</i>											
		Primary Uses						Accessory Uses					
Key: P = Permitted Use C =		General/Unspecified Office Space Accounting, Auditing, Tax, and Bookkeeping Services Adjustment and Collection Services Appraisal Services Architectural and Planning Services Banking Services Business Associations Computer Services Consumer and Mercantile Credit Reporting Service Credit Unions Detective Services Educational and Scientific Research Offices Employment Services Engineering Services Financing and Loan Services Government Administration Offices Insurance Agents, Carriers, and Brokers Legal Services Protective and Security Services Radio Studios (with Broadcast Tower) Radio Studios (without Broadcast Tower) Real Estate Agent, Brokers, and Management Security and Commodity Brokers, Dealers, Exchanges Television Studio (with Tower) Television Studio (without Tower) Title Abstractors Travel Arranging and Ticket Sales Utility office Other uses meeting the characteristics of the Office Use Category						Associated storage Day care for children of employees Medical clinic for employees Minor utilities Food preparation and dining facility for employees Recreation facility for employees Refuse containers (Sec. 2.2.4) Private telecommunication or transmission tower					
Use Category Sec. 2.2.2	Specific Use												
Commercial Uses													
Entertainment, Indoor Sec. 2.2.2.E	Bar, Tavern, or Lounge												
	All other Entertainment Indoor Uses not listed above												
Entertainment, Outdoor Sec. 2.2.2.E	Amusement Park												
	All other Entertainment Outdoor Uses not listed above												
Office Sec. 2.2.2.E	All Office uses												
	Bed and Breakfast												
Overnight Accommodations Sec. 2.2.2.E	Campground	P	P	--	--	--	--	--	--	--	--	--	
	Recreational Vehicle (RV) Park	C	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1
	All other Overnight Accommodations Uses not listed above	--	--	--	P	P	P	P	--	--	--	--	

- Organized by Use Categories
- Treat similar uses similarly
- Permitted by Right
- Limited
- Conditional
- Use Standards Cross-Reference

Use Table and Use Categories

Table 2.2.1-1 Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category Sec. 2.2.2	Specific Uses	Residential			Mixed- Use	Nonresidential								Use Standards
		CS	CE	RN	CM	SC	GC	BP	LI	MI	HI	A		
Commercial Uses														
Entertainment, Indoor Sec. 2.2.2.E	Bar, Tavern, or Lounge	--	--	--	C	C	C	--	--	--	--	--	Subsec. 2.2.3.1	
	All other Entertainment, Indoor Uses not listed above	--	--	--	L	L	L	L	L	--	--	--	Subsec. 2.2.3.2	
Entertainment, Outdoor Sec. 2.2.2.E	Amusement Park	--	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1	
	All other Entertainment, Outdoor uses not listed above	--	--	--	L	L	L	L	--	--	--	--	Subsec. 2.2.3.2	
Office Sec. 2.2.2.E	All Office uses	--	P	--	P	P	P	P	P	--	--	--		
Overnight Accommodations Sec. 2.2.2.E	Bed and Breakfast	--	--	--	P	P	P	P	P	--	--	--		
	Campground	P	P	--	--	--	--	--	--	--	--	--		
	Recreational Vehicle (RV) Park	C	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1	
	All other Overnight Accommodations Uses not listed above	--	--	--	P	P	P	P	--	--	--	--		

- Organized by Use Categories
- Treat similar uses similarly
- Permitted by Right
- Limited
- Conditional
- Use Standards Cross-Reference

Use Table and Use Categories

Table 2.2.1-1 Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category Sec. 2.2.2	Specific Uses	Residential			Mixed- Use	Nonresidential								Use Standards
		CS	CE	RN	CM	SC	GC	BP	LI	MI	HI	A		
Commercial Uses														
Entertainment, Indoor Sec. 2.2.2.E	Bar, Tavern, or Lounge	--	--	--	C	C	C							Subsec. 2.2.3.1
	All other Entertainment, Indoor Uses not listed above	--	--	--	L	L	L	L	L	--	--	--		Subsec. 2.2.3.2
Entertainment, Outdoor Sec. 2.2.2.E	Amusement Park	--	--	--	--	--	--	--	--	--	--	--		Subsec. 2.2.3.1
	All other Entertainment, Outdoor uses not listed above	--	--	--	L	L	L	L	--	--	--	--		Subsec. 2.2.3.2
Office Sec. 2.2.2.E	All Office uses	--	P	--	P	P	P	P	P	--	--	--		
Overnight Accommodations Sec. 2.2.2.E	Bed and Breakfast	--	--	--	P	P	P	--	--	--	--	--		
	Campground	P	P	--	--	--	--	--	--	--	--	--		
	Recreational Vehicle (RV) Park	C	--	--	--	--	--	--	--	--	--	--		Subsec. 2.2.3.1
	All other Overnight Accommodations Uses not listed above	--	--	--	P	P	P	P	--	--	--	--		

- Organized by Use Categories
- Treat similar uses similarly
- Permitted by Right
- Limited
- Conditional
- Use Standards Cross-Reference

Use Table and Use Categories

Table 2.2.1-1 Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														Use Standards
Use Category Sec. 2.2.2	Specific Uses	Residential			Mixed-Use	Nonresidential								
		CS	CE	RN	CM	SC	GC	BP	LI	MI	HI	A		
Commercial Uses														
Entertainment, Indoor Sec. 2.2.2.E	Bar, Tavern, or Lounge	--	--	--	C	C	C	--	--	--	--	--	Subsec. 2.2.3.1	
	All other Entertainment, Indoor Uses not listed above	--	--	--	L	L	L	L	L	--	--	--	Subsec. 2.2.3.2	
Entertainment, Outdoor Sec. 2.2.2.E	Amusement Park	--	--	--	--	--	--	--	--	--	--	--	Subsec. 2.2.3.1	
	All other Entertainment, Outdoor uses not listed above	--	--	--	L	L	L	L	--	--	--	--	Subsec. 2.2.3.2	

- Organized by Use Categories
- Treat similar uses similarly
- Permitted by Right
- Limited
- Conditional
- Use Standards Cross-Reference

b. *All Other Entertainment, Indoor Uses.*

- Location.* The building shall be located a minimum of 100 feet from any residential district or use.
- Noise.* Noise from the use shall not be audible at the property line of abutting residential districts or uses between the hours of 10:00 PM and 8:00 AM.
- Enclosed Facilities.* Indoor activities shall be conducted in a completely enclosed building that has no openings, other than pedestrian entrances and stationary glass windows, on the facade facing any residential district or use.

Building Design & Site Development Standards

Table 3.1.2-1 Building Design and Site Development Applicability							
• = Article Applies							
Type of Development Activity	Articles of this Chapter						
	Article 3.2, Building Design Standards	Article 3.3, Low-Impact Development Standards	Article 3.4, Parking, Loading, and Stacking	Article 3.5, Access and Site Circulation	Article 3.6, Landscaping and Buffering	Article 3.7, Signs	Article 3.8, Outdoor Lighting
New residential, nonresidential, or mixed-use development or a change in use from residential to nonresidential or mixed-use	•		•	•	•	•	•
Increase in apartment units, manufactured home pads, gross floor area (GFA), or impervious surface by 25 to 49 percent	•		•	•	•	•	•
Change in use requiring additional parking, loading, or stacking spaces			•		•		•

- Applicability table
- Different levels of development activity require more or less compliance with the Building Design and Site Development Standards
- New development = full compliance
- Partial increases in floor area, etc = partial compliance

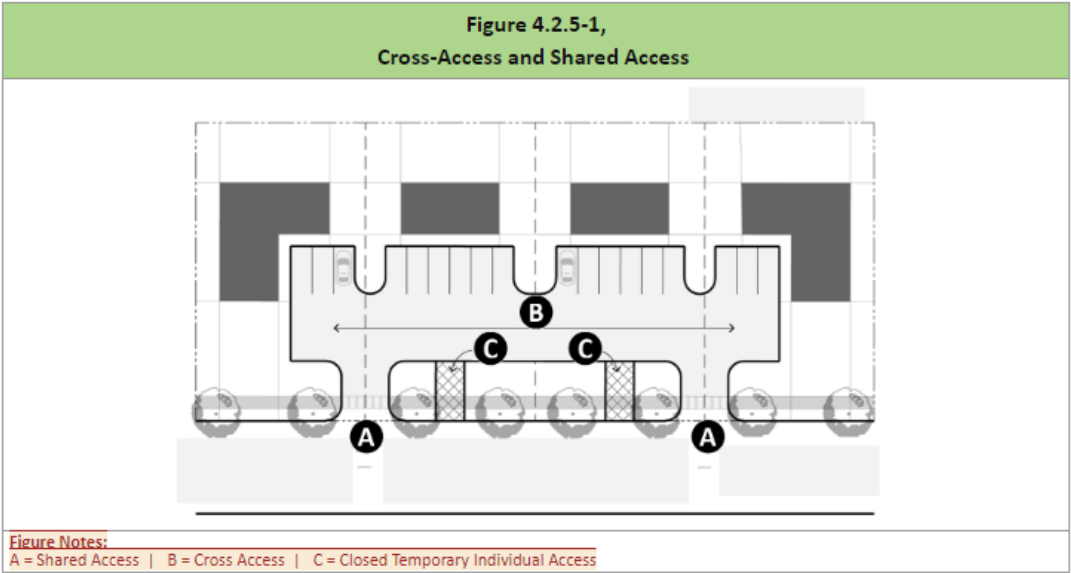
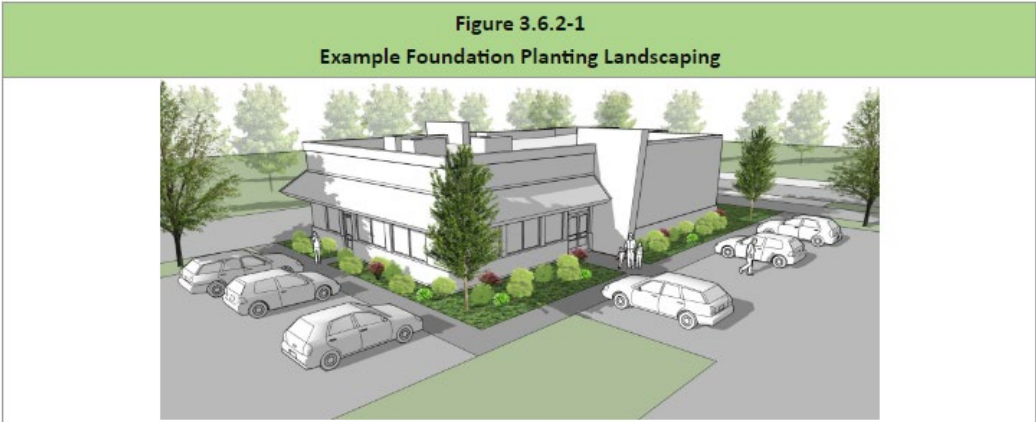
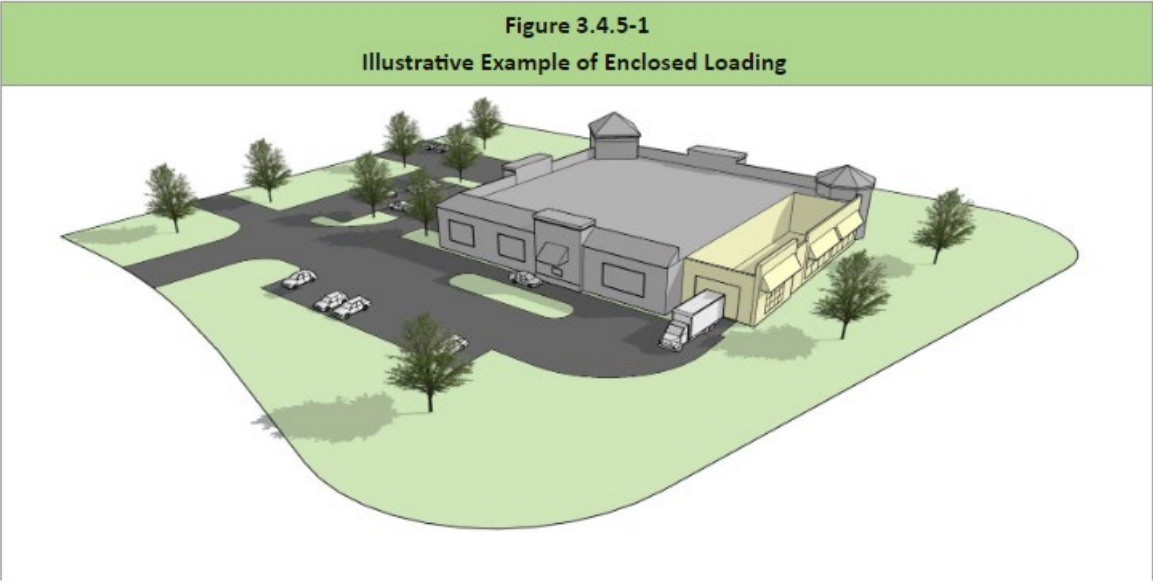
Building Design & Site Development Standards

Table 3.1.2-1 Building Design and Site Development Applicability							
• = Article Applies							
Type of Development Activity	Articles of this Chapter						
	Article 3.2, Building Design Standards	Article 3.3, Low-Impact Development Standards	Article 3.4, Parking, Loading, and Stacking	Article 3.5, Access and Site Circulation	Article 3.6, Landscaping and Buffering	Article 3.7, Signs	Article 3.8, Outdoor Lighting
New residential, nonresidential, or mixed-use development or a change in use from residential to nonresidential or mixed-use	•		•	•	•	•	•
Increase in apartment units, manufactured home pads, gross floor area (GFA), or impervious surface by 25 to 49 percent	•		•	•	•	•	•
Change in use requiring additional parking, loading, or stacking spaces			•		•		•

- Applicability table
- Different levels of development activity require more or less compliance with the Building Design and Site Development Standards
- New development = full compliance
- Partial increases in floor area, etc = partial compliance

Building Design & Site Development Standards and Subdivision Standards

Table 3.4.1-1 Standard Parking Spaces Minimum Dimensions				
Number of Rows and Space Angle	Dimensions (minimum)			Illustration
	(A) Parking Row Width (ft.)	(C) Driving Aisle Width (ft.)	(B) Total Module Width (row + aisle) (ft.)	
Single Row of Parking				
0° (Parallel Parking)	9	12	21	
45° (Diagonal Parking)	19.1	22	30.1	
60° (Diagonal Parking)	20	17	37	



Questions or Comments?

THANK YOU!

NOVEMBER 9, 2022



KENDIG KEAST
COLLABORATIVE

with

TischlerBise
FISCAL | ECONOMIC | PLANNING