

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
June 12, 2024

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, June 12, 2024, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Called to Order

Meeting was called to order by Chairman Max Nassar.

II. Roll Call of Members

The following members were present:

Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Jean Paul Robert – Parish Attorney

Eric Poche – Director, Planning and Development

Shaun Sherrow – Engineering Review Agent

Skyler Waaso – Parish Transportation Engineer

Stoker Brown - Engineering Review Agent

V. Chairman's Comments

Chairman Nassar went over the public comment rules. He stated each person would have up to three (3) minutes to speak and expressed he would be enforcing the three (3) minutes.

Relative to the Commission, he asked that they be recognized before they speak to keep the conversations a little more organized.

VI. Public Comment on any Agenda Item

No comments.

VII. Staff Report

A. Subdivision Status – June 2024

Mr. Eric Poche presented and explained the attached report on subdivisions.

(SEE ATTACHMENT A)

B. Ordinance Discussion: Solar Farms – Standards for Development
(SEE ATTACHMENT B)

Mr. Eric Poche explained that this item is to be heard as a Zoning item, but there were no Zoning items this month for a meeting. He stated that since the Planning Commission is the same body, it could be on this agenda for discussion only and be on the Zoning Commission agenda next month for public hearing.

VIII. Engineering Staff Report

Engineering had no report.

IX. Minutes

A. Approval or Denial of the Minutes of the May 8, 2024, Planning Commission Meeting

Commission Action: Moved by Mr. Mark Villa, seconded by Mr. Julio Dumas and unanimously adopted, to approve the May 8, 2024, Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

LJG Land Company, LLC – Tract X-8-A-1-A-1, Tract Y-8-B-5-A & Y-8-A-1 (Ascension Commerce II, Industriplex Ave, Geismar, LA)

B. Affidavit of Mortgage Declaration

Olvin Santos – Lot 9-B2-A-1 (41399 Merritt Evans Rd, Prairieville, LA)

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

XI. Public Hearing to Approve or Deny the Following Family Partitions:

A. John Duplechein Property – Lot J-2-A-1 through J-2-A-7

The subject property is located at the end of Alexander Road approximately 2,005' south of Hwy LA 429 (Weber City Road) and approximately 500' east of LA Hwy. 431 in Council District 2 and is zoned Medium Intensity Residential (RM). The application is on behalf of John O. Duplechein, Sr. by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot J-2-A (79.091 acres) into Lot J-2-A-1 (61.128 acres), Lot J-2-A-2 (3.002 acres), Lot J-2-A-3 (2.998 acres), Lot J-2-A-4 (2.993 acres), Lot J-2-A-5 (2.989 acres), Lot J-2-A-6 (2.987 acres), and Lot J-2-A-7 (2.994 acres). Lot J-2-A-1 is being retained by the applicant; Lot J-2-A-2 through J-2-A-7 are all being donated to granddaughters.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 4/17/2024.

1. If approved, donation papers must include removal of the donated lots from the trust.
2. Ref Map 1 & 2 shows an existing 15' wide ditch with an existing 15' drainage servitude on each side. Verify and correct if necessary.
3. 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.
4. Add Note, "Shared access into any property creating three or more parcels shall be fully paved at least 25' in distance from the edge of any parish, state or federal highway and 20' wide before any building permits will be issued."
5. Add Note, " Within the private access servitude, a gravel or hard surface road shall be built at least 20' in width, four inches thick, on a roadbed at least 24' 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."
6. Lot numbers in title block need to reflect lot numbers on plat.
7. 'Maintained' is misspelled.
8. Revise the 'Dedication of Rights of Way' note to add: "The rights-of-way of streets shown heron, unless specifically designated as private and, if not previously dedicated,..."
9. Revise project fee note by removing "sewer development and".
10. Front setback from centerline of parish roadway is 55'.
11. 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 as required by Paragraph 17-4026.B. This family partition is creating six (6) new lots. 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.

The following spoke:

1 – Lisa L’huillier – Not opposed

Public hearing was closed.

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

B. Clyde Villar et ux. Property – Tract B-1-A through B-1-E

The subject property is located on the north side of Black Bayou Road approximately 952' east of Crawford Road in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of The Ruby Ann Templet Villar Estate by Earles and Associates, LLC Professional Land Surveyors.

The Estate is proposing a family partition of Tract B-1 (4.952 acres) into Tract B-1-A (0.659 acres), Tract B-1-B (1.073 acres), Tract B-1-C (1.073 acres), Tract B-1-D (1.073 acres), and Tract B-1-E (1.074 acres). Tract B-1-A is being donated to a son, Tract B-1-B is being donated to a grandson, Tracts B-1-C, B-1-D & B-1-E are each being donated to a granddaughter.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 5/7/2024 & 5/9/2024.

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 Instrument No. 361485 as a reference map.
3. Revise zoning classification, Medium Intensity 'Residential'.
4. Records show Ruby Anne Villar as owner of property. Provide legal documents if this has changed.
5. 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."
6. 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."
7. Remove 'proposed' before submitting for signature.
8. Label garage as 'Existing and non-conforming'.
9. Black Bayou Road is a State road. Front Building Line is 75'.
10. Tract/lot numbers, letters, or other designation or identify the lot or tract.
11. The 12.5' setback line needs to be carried around the servitude of passage as shown.
12. Per Legal, change to "The Ruby Ann Templet Villar Estate".
13. 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 as required by Paragraph 17-4026.B. This family partition is creating four (4) new lots. 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. Randy Clouatre, Jr., seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

C. Bill Woodward Property – Lot 4-B-1-A and 4-B-1-B

The subject property is located on the south side of LA Hwy 621 at Woodward Lane, approximately 468' west of LA Hwy 431 in Council District 10 and is zoned Crossroad Commercial (CC). The application is on behalf of Bill Woodward by Earles and Associates, LLC Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 4-B-1 (2.87 acres) into Lot 4-B-1-A (1.019 acres) and Lot 4-B-1-B (1.851 acres). Lot 4-B-1-A and Lot 4-B-1-B are being retained by heirs to the property under a recorded judgement of possession and are owners of the property.

STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 4/23/2024.

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. Zone (CC) should be spelt 'Crossroad Commercial'
3. Note reference map that shows the existing 15' servitude along the outer, western property line of Lot 4-B-1.
4. Remove 'Proposed' and label as 'Woodward Lane' as shown in parish records.
5. Records show property owner's legal name is "William Howard Woodward". Verify and Correct under signature line if necessary.
6. Both owners must sign plat. Records show Gregory Scott Woodward also to be an owner.
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 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. Randy Clouatre, Jr., seconded by Ms. Michele Unitas and unanimously adopted, to approve this family partition as presented.

D. Vinewood Subdivision – Lot 5-A-1 and 5-A-2

The subject property is located on the west side of LA Hwy 431 approximately 680' north of Black Bayou Road in Council District 10 and is zoned Crossroad Commercial (CC). The application is on behalf of Chris Wunstel & Corey Wunstel by BEI Surveying, LLC.

The Applicant is proposing a family partition of Lot 5-A (1.00 acres) into Lot 5-A-1 (0.500 acres) and Lot 5-A-2 (0.500 acres). Lot 5-A-1 is being donated to a son and Lot 5-A-2 is being retained by owner/applicant.

STAFF REVIEW COMMENTS

Comments sent to BEI Surveying, LLC on 4/17/2024.

1. Note also on front setback, "...25 feet or 75' from the centerline of a State Hwy, whichever is greater."
2. Label the father as "applicant" as well.
3. Ref Map #1 only shows existing "15' servitude". It is not labeled as a drainage servitude.
4. 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 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, on behalf of BEI Surveying, 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. Nicholas Miller and unanimously adopted, to approve this family partition as presented.

E. Michael Voinche` Property – Lot Y-1-A-1-A through Y-1-A-1-H

The subject property is located on the north side of River Oaks Road approximately 1,574' west of LA Hwy 73 in Council District 3 and is zoned Medium Intensity Residential (RM). The application is on behalf of Michael J. Voinche` by McLin Taylor, Inc. Engineering and Land Surveying.

The Applicant is proposing a family partition of Lot Y-1-A-1 (9.694 acres) into Lot Y-1-A-1-A (5.864 acres), Lot Y-1-A-1-B (0.757 acres), Lot Y-1-A-1-C (0.524 acres), Lot Y-1-A-1-D (0.519 acres), Lot Y-1-A-1-E (0.515 acres), Lot Y-1-A-1-F (0.510 acres), Lot Y-1-A-1-G (0.505 acres), and Lot Y-1-A-1-H (0.500 acres). Lot Y-1-A-1-A is being retained by the applicant. Lot Y-1-A-1-B is being donated to a son, Lot Y-1-A-1-C is being donated to a daughter, Lot Y-1-A-1-D is being donated to a granddaughter, Lot Y-1-A-1-E is being donated to a grandson, Lot Y-1-A-1-F is being donated to a son, Lot Y-1-A-1-G is being donated to a granddaughter and Lot Y-1-A-1-H is being donated to a daughter.

STAFF REVIEW COMMENTS

Comments sent to McLin Taylor, Inc. on 5/14/2024.

1. Move bearing and distance to the left a little. One of the numbers cannot be made out.
2. Ref Map#2 shows an Ex. 15' Drainage Servitude from top of bank. Verify and correct if necessary.
3. Note on plat, "Any further re-sub of Lot Y-1-A-1-A will require a community sewer system for those lots as well as Lots Y-1-A-1-B through Y-1-A-1-H as per Paragraph 17-4026.C.1 of Appendix IV-Subdivision Regulations."
4. 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 as required by Paragraph 17-4026.B. This family partition is creating seven (7) new lots. 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.

Ms. Ellen Jackson with McLin Taylor, Inc. 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. Wade Schexnaydre and unanimously adopted, to approve this family partition as presented.

XII. Public Hearing to Approve or Deny the Following Preliminary Plat:

A. Ascension Commerce Center II, 1st Filing

The proposed industrial subdivision is located approximately 1,400 feet north of LA Hwy. 30 at the end of Industriplex Ave. The project lies in Council District 3 and is zoned Light Industrial (LI) and Medium Industrial (MI). The application is on behalf of LJG Land Company, LLC by Monceaux Buller & Associates, LLC.

The preliminary plat is the 1st filing of an anticipated larger industrial development. The 1st filing consists of +/-186 acres containing 14 lots ranging in size from 2 acres to a little over 21 acres. The Owner will retain the remainder parcels adjacent to the subject development. Those parcels are not included in this application but will be considered in a future phase of this development.

The applicant is requesting variances to:

1. 17-4035 – Alley Requirements - This request is for a waiver of the requirement to provide alleys at the rear of all industrial/commercial lots.
2. 17-4020-A-2 – Major Subdivision Guidelines – This section states that Light, Medium and Heavy Industrial Zoning Districts are exempt from these requirements.
3. 17-4034-A – To allow for the use of asphalt streets in lieu of concrete.

The proposed plat was submitted for a minor industrial subdivision per the provision of the Unified Land Development Code. All lots lie within the Medium Industrial (MI) and Light Industrial (LI) zoning classifications. The remainder of the property under the control of the developer includes additional Medium Industrial (MI), Light Industrial (LI) and Conservation (C) zoning classifications. The proposed subdivision is exempt from the major subdivision guidelines, Section 17-4020 of the Unified Land Development Code, and the infrastructure development district requirements do not apply due to the industrial zoning classification.

Approximately 90%-95% of the property is within the ‘X’ flood zone with the remainder in the ‘A’ flood zone. The project directly drains into two laterals of Smith Bayou, thence into Smith Bayou and eventually into Bayou Francois.

STAFF REVIEW COMMENTS

The preliminary plat addresses Parish ordinance for required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

Access to the first filing is via Industriplex Ave., a concrete, commercial street within a 60’ ROW. Ascension Parish made statements in the pre-application meeting that the use of the connection to Industriplex Ave. was a concern without improvements to the roadway. Discussions at the pre-app. meeting included a condition that the developer would agree to widen Industriplex Ave. by 3’ and add turn lanes as well as make repairs to any concrete panels that were damaged or otherwise in need of repairs. This work would be part of the construction document approval and construction process.

The applicant is proposing a community sewer treatment plant to accommodate the lots within the development. The developer is required to coordinate with LDH to ensure that discharge routes comply with State requirements. Water service will be provided by Ascension Water Company.

The applicant is requesting a variance for the installation of asphalt streets as opposed to concrete. The Parish would agree to the variance as our maintenance department is not equipped to handle concrete street maintenance and would have to contract with a 3rd party provider. The proposed street section also calls for a 75' ROW with roadside ditches. The parish has no objection to this as there will be no sewer discharge into those roadside ditches, and the fall of the land will be less than 3' in 1500' as required by Section 17-3034.A.2 of the Subdivision Regulations.

The applicant is requesting a waiver to section 17-4035 regarding the requirement to have rear alleys for off-street loading. Section 17-4035 allows the Planning Commission to provide a waiver to the alley requirement provided the developer provides “other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.” Parish staff would recommend approval of the variance for all but lots 1 and 2, unless they can meet the conditions as outlined above. Lots 3-14 should have more than adequate area to conduct business and meet those requirements.

DOTD has future plans for an interchange at I-10 and Cornerview (LA Hwy. 429) that would have an impact on this and surrounding properties. This interchange would create a corridor between I-10 and LA Hwy 30 creating an alternate route for traffic from the industrial corridor along the Mississippi River to the interstate. This development will lie adjacent to and likely within that corridor. The developer has offered to dedicate ROW for this future corridor to mitigate any traffic impact. The connection of LA 30 and LA 73 to a future interchange at I-10 would greatly relieve the traffic situation in the southern portion of the Parish as would future plans to widen LA Hwy. 30. The detailed timing of these possible improvements is not known.

ENGINEER REVIEW COMMENTS

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. (**ATTACHMENT C**)

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (**ATTACHMENT C**)

Traffic impact study:

The traffic impact study, and supplement, has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (**ATTACHMENT C**)

Mr. Deric Murphy with Quality Engineering and Surveying, LLC presented this preliminary subdivision plat.

Public hearing was opened.

The following signed speaker cards but did not wish to speak:

- 1 – Norbert Lathan – In opposition
- 2 – Thomas Evans – In opposition

Public hearing was closed.

Mr. Murphy stated there are two rights-of-way. One going out to the north west and the other going north to have a continuation for the development of future filings. Those site plans will connect to the existing roads as well as any future DOTD corridors.

Mr. Julio Dumas said the problem is we do not know if those are going to be the rights-of-way. He said DOTD is working on this, and it would be premature for the Parish to commit to those.

Mr. Eric Poche stated he would like to make it known that in the future filings that, even though there may be flexibility, that there will be some kind of preservation of a corridor that can connect to Cornerview Road / Hwy 30 / LA 73 in the future filings of the project.

Mr. Wade Schexnaydre questioned whether this project would affect Robert Wilson Road, to give the homeowners some ease of mind. Mr. Murphy stated this first filing has no connection to Robert Wilson Road at all.

Mr. Poche said there were a couple waivers / variances that he thought needed to be discussed before being considered and acted upon:

- 1 - A request for a waiver from the requirement to provide alleys at the rear of all commercial/industrial lots. He said, as far as staff goes, he does not have a problem with granting the request for the larger lots. But for Lots 1 & 2, they are unsure of exactly what is going to be on those lots. He said they would like assurances from the developer that there will be accommodations made so that any traffic can get off the roadways, as was the intention of that part of the ordinance. He said he would like that to be a discussion with the developer before making a final motion.
- 2 – To allow for use of asphalt streets in lieu of concrete. Since they will be public streets, the Parish is not really equipped without hiring a third-party contractor to maintain those streets. Staff would rather the streets be asphalt.

Mr. Deric Murphy asked that the Planning Commission give the Planning and Development Director the discretion to give the waiver for Lots 1 & 2. He said, depending on the layout, the director could make that call.

Mr. Murphy stated, as far as the asphalt roads, they had concrete in their original submittal but were asked by staff to use asphalt for long term maintenance purposes with it being a public road.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Nicholas Miller, to recommend approval of this preliminary plat **a)** with a waiver from the rear alley requirement, with the exception of Lots 1 & 2, which will be at the sole discretion of the Planning and Development Director; **b)** with the waiver for asphalt in lieu of concrete surface streets; **c)** to widen Industripex to the maximum possible width; **d)** comply with the turn lanes on Hwy 30 and Industripex as required in the traffic report; **e)** that the developer will connect with future rights-of-ways as they become better identified the future. This preliminary plat was approved unanimously by the following roll call vote:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

NAYS: none

ABSTAINED: none

ABSENT: none

(7) YEAS; (0) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

XIII. Public Hearing to Recommend Approval or Denial to the Parish Council, Amendments to the Ascension Parish Unified Land Development Code:

**A. Ordinance – To Amend the Ascension Parish ULDC, Appendix IV, Subdivision Regulations, Section 17-40100. Definitions, by adding Floodplain Management Plan (FMP) and Offsite Drainage Assessment (ODA)
(SEE ATTACHMENT D)**

Mr. Eric Poche presented and explained this ordinance amendment.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved Mr. Julio Dumas, seconded by Mr. Wade Schexnaydre and unanimously adopted, to recommend approval to the Parish Council the above amendment to the Ascension Parish ULDC. The vote was as follows:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas

NAYS: none

ABSTAINED: none

ABSENT: none

(7) YEAS; (0) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

**B. Ordinance – To Amend the Ascension Parish ULDC, Appendix IV, Attachment B. Drainage Impact Study Procedure - Paragraph I. Study Conclusions and Recommendations; and Paragraph J. Consideration of Protecting Existing Watersheds and Conveyance Systems
(SEE ATTACHMENT E)**

Mr. Eric Poche presented and explained this ordinance amendment.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved Mr. Wade Schexnaydre, seconded by Mr. Julio Dumas, and unanimously adopted, to recommend approval to the Parish Council the above amendment to the Ascension Parish ULDC. The vote was as follows:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas
NAYS: none
ABSTAINED: none
ABSENT: none
(7) YEAS; (0) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

C. Ordinance – To Amend the Ascension Parish ULDC, Appendix V, Drainage - to add new Section 17-506.3, Offsite Drainage Assessment
(SEE ATTACHMENT F)

Mr. Eric Poche presented and explained this ordinance amendment.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Nicholas Miller, seconded by Mr. Julio Dumas, to recommend approval to the Parish Council with the inclusion, “Any Parish consultant used in the assessment process is prohibited from being the developer’s engineer of record or provide services as a result of the assessment determination”.

Mr. Julio Dumas withdrew his second.

Motion died for the lack of a second.

Commission Action: Moved Mr. Julio Dumas, seconded by Mr. Randy Clouatre, Jr., to recommend approval to the Parish Council the above amendment to the Ascension Parish ULDC. The vote was as follows:

YEAS: Michele Unitas, Mark Villa, Max Nassar, Wade Schexnaydre, Randy Clouatre, Jr., Julio Dumas
NAYS: Nicholas Miller
ABSTAINED: none
ABSENT: none
(6) YEAS; (1) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

D. Ordinance – To Amend the Ascension Parish ULDC, Appendix XII, Fees
(SEE ATTACHMENT G)

Mr. Eric Poche presented and explained this ordinance amendment.

Public hearing was opened.

No comments.

Public hearing was closed.

~~**Commission Action:** Moved Mr. Wade Schexnaydre, seconded by Mr. Julio Dumas, to recommend approval to the Parish Council the above amendment to the Ascension Parish ULDC with the added statement that the Council shall review these fees on an annual basis.~~

Chairman Nassar suggested that we ask Council to review the proposed fees prior to any adoption and then review annually.

Mr. Schexnaydre stated he would modify his motion.

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Julio Dumas, to recommend approval to the Parish Council as written with the caveat that the Council review the fees before approval and in perpetuity, review the fees annually.

There was a lengthy discussion regarding the fees being too excessive. It was suggested that the Council review the proposed fees as written and focus on them before giving their final approval.

A Substitute Motion was made by Mr. Wade Schexnaydre, seconded by Mr. Julio Dumas, to recommend approval to the Parish Council as written with the caveat that the Council review the fees before approval and in perpetuity. The vote was as follows:

YEAS: Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Randy Cloutre, Jr., Julio Dumas

NAYS: Max Nassar

ABSTAINED: none

ABSENT: none

(6) YEAS; (1) NAYS; (0) ABSTAINED; (0) ABSENT and motion carried.

XIV. Adjourn

Motion was made by Mr. Nicholas Miller, meeting adjourned at 7:40 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>June, 2024</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.
Ascension Commerce Center II	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18				Preliminary Plat Submitted- 1/17/2024		Quality Engineering& Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	In Construction	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Delaune Estates-2nd Filing	West Side of LA Hwy 73 at Duplessis Road	92	7/14/2021	11/2/2021	3/4/2022	In Construction	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023		CDs Submitted 5/31/2023	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
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

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

ATTACHMENT B

(Deletions are in ~~strike through~~, additions are underlined.)

Exhibit A

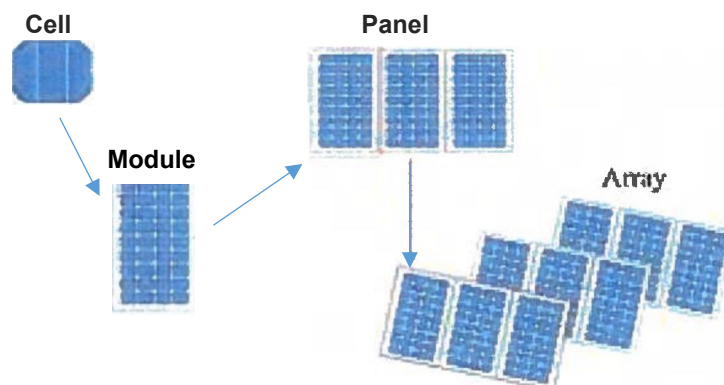
Appendix II-Development Code - 17-2038. -Solar Farm, Conditional Use

17-2038.-Solar Energy Farm Facility Standards for Development

- A. **Purpose:** The purpose of this ordinance is to set minimum standards and requirements for the permitting and operation of Solar Energy Farm Facilities (SEFFs) in Ascension Parish.
- B. SEFFs may be permitted as a conditional use in the following Zoning districts, subject to the applicable minimum standards: Mixed Use corridors (MU), Mixed use 2 corridors (MU2), Crossroad Commercial (CC), Medium Intensity Residential (RM); Rural district (R), Conservation (C), Heavy Industrial (HI), Medium Industrial (MI) and Light Industrial (LI).
1. An application for a Conditional Use Permit for SEFFs shall be heard by the Ascension Parish Zoning Commission who shall submit recommendation(s) to the Ascension Parish Council who shall give final approval or denial under the following procedure at two (2) meetings.
- a) The Parish Council shall vote to accept or deny the recommendation of the Zoning Commission at the first meeting.
- b) A public hearing shall be held at the second meeting, noticed as required under Appendix II-Development Code to approve or deny the Conditional Use Permit.
- c) If denied, the application will be eligible for resubmission one (1) year from the date of the denial.
2. If approved, the petitioner shall have one (1) year to obtain the appropriate building permits or commence construction at the site from the date of approval of the Ascension Parish Council, unless otherwise stipulated by the approval.
- C. **Applicability:** This ordinance applies to all Solar Energy Farm Facilities constructed in the parish. Solar Energy Farm Facilities are defined as:

Power generating facilities constructed on immovable property for the purpose of producing photovoltaic electricity, solar heated fluids, or solar thermal electricity intended for distribution and sale through the power grid. The term shall not include residential or commercial facilities for the production of electricity or other solar power that is produced on or adjacent to the site where it is directly consumed or where the residential or commercial facility is connected to the power grid on a net-metering basis where the beneficiary of the net metering is the residential or commercial facility owner or occupant.

For convenience, Solar Energy Farm Facilities shall be referred to herein as "SEFFs." Components of a SEFF shall be identified in accordance with the following schematic:



ATTACHMENT B

As used in this section, the following terms shall have the meanings in dictated:

Cell: A photovoltaic (PV) cell, commonly called a solar cell, is a single nonmechanical device that converts sunlight directly into electricity and is the fundamental component from which larger units of a SEFF are assembled and are typically grouped into **modules**.

Panel: A collection of cells or modules assembled as a pre-wired, field-installable unit that mounts to the structural components of a SEFF, typically with dimensions of approximately 4' x 7'.

- D. The Parish Office of Planning and Development is responsible for the initial evaluation of all SEFF conditional use applications to ensure the development is constructed and operated in compliance with the requirements of this ordinance. SEFF permit applications shall be evaluated and processed in accordance with Sec. 17-2038. No SEFF development permit will be issued unless the application conforms to these requirements.
- E. **Lot size:** Minimum lot size of the facility shall be twenty (20) contiguous acres or greater.
- F. **Height:** All solar panel structures and supporting equipment shall be restricted to a maximum height of sixteen (16) feet. Medium and low voltage collection lines shall not exceed the height of more than eight (8) feet above the ground and comply with all applicable codes. Meteorology (met) towers necessary for monitoring of the SEFF shall not exceed 50 feet in height. These height restrictions shall not apply to interconnection equipment (i.e., collector substation, switchyard, high voltage transmission lines) to ensure public safety and to ensure compliance with electrical safety codes and standards.
- G. **Setbacks:** All solar panels, support structures, inverters, transformers, and mechanical equipment within the SEFF shall be setback at least the greater of:
1. 500' from any occupied residence or formal place of worship;
 2. 500' from the boundary of any nearby area designated for Residential Neighborhood or Employment (Industrial/Business Park);
 3. 500' from the perimeter boundary of the SEFF if the facility is permitted in a Residential Neighborhood or Employment (Industrial/Business Park) area, or;
 4. 100' from any adjacent property line.
 5. All lease/property boundaries of a SEFF shall be a minimum of 300' from any public road right of way to allow for commercial or residential corridor development.

Agriculture uses are permitted within the setback areas.

- H. **Fire Protection:** Areas of the SEFF susceptible to fire shall be equipped with a fire monitoring system. The system shall automatically notify off-site emergency personnel listed in the facility's Emergency Response Plan. These efforts will be coordinated with the local fire district. The facility will be designed and built to the National Electrical Safety Code (NESC) guidelines. The facility shall comply with all applicable codes and regulations standards for fire protection and shall be designed and constructed utilizing engineering controls to limit the spread of fire.

The facility will comply with Chapter 8 of the Ascension Parish Code of Ordinances, Emergency Management.

- I. **Safety/Access:** A minimum eight (8) foot security fence shall be placed around the perimeter of the

SEFF to prevent unauthorized access. Fencing shall be agricultural-style woven wire fencing, chain link, or an alternative providing an equal or better measure of security and safety, as approved under the Conditional Use permit. Perimeter barbed wire fencing is not required, unless state or federal codes or regulations require otherwise. The fencing shall encompass the perimeter of facility inside of the vegetative buffer required under subsection N. Lock boxes and keys to the facility shall be stored at locked entrances for emergency access. Entrances shall be equipped with lights for nighttime illumination.

- J. **Signage:** One or more signs shall be affixed to the fence at the main entrance identifying the owner of the facility and emergency contact information.

- K. **Emergency Services:** A copy of the electrical schematic and site plan shall be submitted to the Fire Chief of the Fire District. The owner or operator shall develop an emergency plan and provide it to the Fire Chief for approval prior to commencing commercial operations. Emergency plans for the SEFF will be updated (or confirmed as current) in writing to the Fire Chief by March 1 of each year, and shall be reviewed annually by the Fire Chief, prior to April 1 of each year. Copies of the emergency plan and approval(s) shall also be provided to the Planning and Zoning Department as part of the Conditional Use permit.

- L. **Noise:** The SEFF shall not exceed fifty (50) A-weighted decibels (dBA) or five (5) dBA over existing ambient levels, whichever is greater, as measured at the facility's immovable property boundary(s) while the facility is in operation. A noise analysis demonstrating compliance with this noise standard shall be provided with the application. The study shall be conducted in conformance with American National Standard ANSI/ASA S1.13-2020: Measurement of Sound Pressure Levels in Air (as supplemented and updated as an American National Standard) and shall be completed by an independent third party.

- M. **Maintenance:** The owner or operator of the SEFF shall maintain the SEFF in good condition. This should include, without limitation, painting, structural repairs, vegetation control, non-public roads, perimeter fencing and locks, perimeter landscaping, and integrity of security equipment.
 - 1. Adherence to the plan is subject to periodic or random inspections by the Parish, and the Parish may require adherence to the plan regarding maintenance.
 - 2. In the event an inspection notes a failure to adhere to the plan, the Parish may levy a fine of up to \$100 if the applicant fails to remedy the failure within one day of such notice. Each day thereafter shall be an additional violation and shall be subject to an additional \$200 fine for each violation until the failure is remedied. After five consecutive days of violation, the per day fine shall increase to \$500. A repeat violation within the same month as a prior violation is remedied shall be subject to a fine of \$500. Such fine shall apply to each day of the repeat violation shall provide written notice to the permittee of the deficiency, which notice shall be deemed provided upon delivery by mail or electronic means. The permittee shall have five days from the date of delivery of the notice to remediate the deficiency. If the permittee fails to remediate the deficiency, the permittee shall be fined \$500.00. The permittee shall be fined \$500.00 for each day, or part thereof, for each subsequent day that the deficiency is not remediated, with each day considered a separate violation.

- N. **Landscaping:** Prior to commencing construction of the SEFF, a perimeter landscaping buffer shall be planted (but with allowances for construction ingress and egress). The buffer shall be designed and certified by a registered Landscape Architect to create an opaque vegetative "hedge" within 2 years of commercial operation along all property lines that are oriented to public roads, highways

and existing occupied residences within five hundred (500) feet of the SEFF boundary. The vegetative perimeter shall consist of trees, foliage, bamboo, etc. such that the facility equipment is concealed from public view. Vegetation shall be maintained for the duration of the SEFF's operation. The Zoning Commission/Parish Council may require visual screening with fabric or solid fencing where special circumstances related to adjacent occupied structures warrant such treatment.

O. SEFF Permit Application: The following information shall be submitted to the Ascension Parish Office of Planning and Development for each proposed SEFF, or an addition to an existing SEFF.

1. **Facility description and rationale:** Identify the name of the facility, name(s) of all owner(s), and engineers, surveyors, other professionals and contractors to be engaged in the design and construction of the facility, along with a description of their licensing and/or professional credentials. The type, size, rated power output, performance, safety and noise characteristics of the proposed system should be identified.
2. **Permits:** The SEFF shall not begin delivering power in commercial quantities to the electrical grid until all required permits from the local, state, and federal levels have been obtained. A list of permits already obtained and permits anticipated to be obtained along with a timeline to obtain said permits shall be provided with the SEFF Permit Application.
3. **Lease:** If the immovable property site of the facility is leased, the facility owner or operator shall submit a copy of the recorded notice of lease (or similar recorded instrument), which shall contain the following: (a) a declaration that the property is leased and the names and addresses of the lessor and lessee; (b) an immovable property description of the leased property and size of the leased property; (c) the date of the lease; (d) its term and the provisions of any extensions and renewals of the term provided for in the agreement; and (e) if a sublease, a reference to the recordation information of the primary lease of notice of lease that is subleased.
4. **Economic Impact:** The facility owner or operator shall submit a report detailing the estimated financial economic impact to the Parish over the entire life of the SEFF. This report shall be prepared by a qualified third party. The economic report shall fully disclose the underlying data, methods of analysis, and other statistical information to support the report's conclusions. Any economic modelling utilized in preparing the report shall be made available to the parish, upon request, for verification. The Office of Planning and Zoning may retain the services of a consultant to review this report.
5. **Boundaries:** Identify all immovable property boundaries and actual dimensions upon which the SEFF will be located, including total acreage, with bearing and distances. Identify on same plat, the names and addresses of all adjacent property owners.
6. **Site Plan:** A site plan shall be submitted showing streets, circulation, driveways, service building(s), easements, arrangements and locations of solar panels and all systems and equipment on the immovable property. Include the location of all facility signage, including warning signage. Site plan shall denote all FEMA Flood Zones and designated Base Flood Elevations (BFE's) within the facility with all buildings and equipment meeting Ascension Parish elevation requirements as per Appendix V-Drainage of the Unified Land Development Code.
7. **Transportation Management:** Applicants shall be required to adhere to Section 17-4060. - Traffic Impact Analysis, contained in Appendix IV-Subdivision Regulations of the Unified Land Development Code. The traffic impact analysis shall consider the number of trips generated by temporary construction jobs and the number of permanent jobs associated with the facility. The traffic impact analysis shall meet DOTD in addition to Parish requirements. The application shall include a dust control component to mitigate the traffic impact indicated by the analysis, and shall provide for limestone, hard surface, or similarly durable materials on all access roads.
8. **Visual Impacts:** Applicant shall demonstrate the visual impact of the proposed SEFF using

renderings and drawings with the consideration of the vegetative buffering. Renderings shall be provided to illustrate the visual appearance of the facility from relevant public roads and from areas of existing occupied residential or commercial development.

9. **Wildlife:** Submit a report summarizing the potential effects of the facility on wildlife and endangered species in the area. This report must be prepared by a qualified third-party consultant with expertise in wildlife management and environmental studies. To the extent that a proposed facility will impact a natural wildlife habitat, the report shall comply with the March 20, 1996, U.S. Fish and Wildlife Service "Habitat Evaluation Procedures," Publication 870 FW I (as supplemented and updated).
10. **Environmental and Health Safety Standards.** All applicable environmental, health and safety regulations and standards shall be complied with during construction and operation of the facility to protect the public health and the environment.
11. **Drainage Impact:** Applicant shall provide a Drainage Impact Study according to Attachment B. – Drainage Impact Study Procedure contained in Appendix V – Drainage of the Unified Land Development Code.
12. **Solid and Hazardous Waste:** Identify solid waste or hazardous waste that will be generated by the SEFF. The application shall include a plan for spill prevention, clean-up and disposal of obsolete materials, fuels, oils and hazardous wastes, as well as collection and storage methods for solid waste generated by the SEFF.
 - (a) There shall be installed a containment levee with an impermeable barrier both below and at the perimeter of the SEFF to prevent any hazardous materials due to spills, accidents, or panel damage from exiting perimeter boundary of the SEFF.
13. **Wind:** Provide an analysis of the solar equipment's ability to withstand hurricane sustained winds and provide evidence that the facility racking is designed and constructed either in accordance with *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, ASCE 7-16 (as supplemented) published by American Society of Civil Engineering, or in accordance with the Louisiana State Uniform Construction Code in effect at the time of SEFF construction, whichever results in the stronger structural standard.
14. **Lighting:** Provide lighting plans showing all lighting within and on the perimeter of the facility. Dark Sky lighting shall be employed to prevent 'spill over' to adjacent properties.
15. **Transportation Plan:** Provide an access plan for both the construction and operation phase of the facility. The plan must show proposed facility service road ingress and egress access onto the primary and secondary routes and the layout of the facility service road system.
16. **Vegetative Maintenance Plan:** Submit a plan for the upkeep and maintenance of the vegetation in compliance with Paragraph 17-2038.N.
17. **Public Safety:** Submit a copy of the Emergency Response Plan to the parish Director of Homeland Security and Emergency Preparedness in compliance with Chapter 8 of the Ascension Parish Code of Ordinances, Emergency Management. Note that sole dependance on local fire department(s) and public employee emergency responders are not the primary responders and that independent fire/emergency responders must be secured by contract to perform these services.
18. **Sound Limitations:** Identify anticipated noise levels at the fence line of the facility when construction is complete and when in operation. Project must adhere to the Ascension Parish Code of Ordinances, Chapter 14, Article III-Noise.
19. **Magnetic Field Limitations:** Identify anticipated magnetic field levels in mG at various distances from representative solar panels, inverters, and medium voltage transmission lines.
20. **Telecommunications Interference:** Identify electromagnetic fields and communications interference

to be generated by the facility when construction is complete and when the facility is in operation.

21. **Solar Panel Angles:** Submit a vehicular glare analysis on the layout, mounting and movement of the solar panels and demonstrate that the glare will be minimized and will not interfere with vehicular traffic. The glare analysis methodology shall be consistent with that described in Ho, C. K., Ghanbari, C. M., and Diver, R. B., 2011, Methodology to Assess Potential Glint and Glare Hazards, as published in the ASME Journal of Solar Engineering, Vol. 133, August 2011. Glare impacts must fall within the "Low Potential for After-image" region shown in Figure 2 of that publication.
 22. **Aviation Analysis:** Submit an aviation glare analysis developed by a qualified third-party contractor showing any potential aviation glare hazards that would arise from the facility and their effect on local airports and/or flightpaths. The aviation analysis shall be performed in accordance with Federal Aviation Administration policy related to solar systems, published on May 11, 2021, at 86 FR 2580 I, as updated but subsequently issued policies in force at the time an application is submitted.
 23. **Life of the Facility and Final Reclamation:** Submit a decommissioning and final immovable property reclamation plan ("decommissioning Plan") in compliance with state law without exception as contained in LA RS 30:1154, subsection (c). In the absence of state law, the Zoning Commission/Parish Council may establish the requirements for a decommissioning Plan, which will include a surety bond or other suitable security to guarantee the execution of the decommissioning Plan.
- P. Application and Permit Fee:** The SEFF permit application fee shall be \$5,000.00 plus 1.2 cents per square foot of gross area of solar panels located within the facility's fenced boundary. This fee shall be paid with the SEFF permit application. No processing or review of the SEFF permit application will begin until the permit fee has been paid. The permit fee shall be adjusted annually in accordance with the Consumer Price Index published by the U.S. Bureau of Labor Statistics (www.bls.gov/news.release/cpi.t04.htm or its successor URL) using Table 4, Consumer Price Index for All Urban Consumers (CPI-U): Selected Areas, All Items Index, South Region, Size Class B/C, or that index's successor indicator.
- The permit application fee is intended to cover the expenses to the parish, which include, but are not limited to, the cost of advertisement, hiring of consultants to guide the review process, and administration and supervision of any approved project by the consultant(s) as authorized by the parish. The fee is not refundable. If the parish, in their administration and enforcement of this ordinance, requires expert assistance that exceeds the application fee, the cost of such assistance shall be borne by the applicant or owner/operator and shall be deposited into escrow upon request, with any balance of any unused portion of the deposit returned to the applicant, owner or operator.
- Q. Annual Inspection and Permit:** All SEFFs shall be required to receive an annual inspection by the parish on or before June 1 in advance of hurricane season to confirm ongoing compliance with Paragraph 17-2038. This annual inspection requirement shall apply to all SEFFs, whether constructed or approved before or after the effective date of this Ordinance.

Inspection Fee. An annual inspection fee shall be required. This fee is intended to account for the costs of providing the annual inspections by the parish, or their certified consultant. The inspection fee shall be submitted by April 1 of each calendar year. The fee shall be \$3,000 plus 1.2 cents per square foot of gross area of solar panels located within the facility's fenced boundary. The inspection fee shall be adjusted annually on the same basis as the application fee. Late payments of the annual inspection fee shall be charged interest at the statutory judicial interest rate, along with a late penalty of five percent (5%) per

month, not to exceed a total of twenty five percent (25%) of the inspection fee.

- R. **Dedication of SEFF annual inspection fees:** Upon completion of the annual inspection and payment to the certified consultant, remaining funds collected from annual inspections will be dedicated to the Parks and Recreation budget for identified capital projects that benefit the residents of the parish. If no capital projects are identified for Parks and Recreation, the annual inspection fees will be submitted to the Road and Bridge fund for road maintenance.
- S. **Conflict of Laws:** Whenever the requirements of this ordinance conflict with each other or with the requirements of any other applicable state, regulation, or law, including, without limitation, any regulations that may be promulgated by the Louisiana Department of Natural Resources, the more restrictive regulations shall apply.
- T. **Applicability/Retroactivity:** Notwithstanding any language in this Ordinance to the contrary, Section 17-2038.I, 86-26(h), (i), (j), (l), and (q) shall apply to all SEFFs in the parish, regardless of when they were originally constructed or permitted. Section 17-2038 in its entirety shall apply to any SEFF for which final approval has not been rendered by the parish as of the effective date of this ordinance.
- U. **Variances:** The Zoning Commission/Parish Council may recommend/approve variances from the strict application of Sec. 17-2038 when reasonably warranted by site conditions or project features that are not fully accounted for by the provisions of Sec. 17-2038. To be effective, any such variance must be explicitly stated in the Zoning Commission's recommendation and approved by the Parish Council as a condition of the Conditional Use Permit.

June 5, 2024

Mr. Eric Poche
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, LA 70707

**RE: Ascension Commerce Center II (Formerly Buzzard Roost)
Preliminary Plat Review Summary**

Mr. Poche:

The ERA and Ascension Parish staff have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

Preliminary Plat

1. During Pre-Application meeting, typical section states that parish preference is asphalt but PCC is shown. Please confirm this is the intent or provide a waiver request as described during Pre-Application meeting. **Consultant has addressed.**
2. It appears that the boundary between section 35 and 36 is overlapping the site. Please confirm and revise accordingly. Must show and label all section lines per checklist item B. **Consultant has addressed.**
3. There are several instances where drainage servitudes/easements and building setback dimensions do not match the labels provided. Please review and revise accordingly per checklist item D. **Consultant has addressed.**
4. Add amount of total additional acreage owned by developer and not included in this application per section 17-406.B.14 of the ULDC. **Consultant has addressed.**
5. The applicant must contact the Parish Traffic engineer to determine the appropriate typical section for this commercial subdivision. **Consultant has addressed.**
6. Note the remainder of Lot Y-8-A-1 not included in this development per checklist item B. **Consultant has addressed.**
7. Within the General Information Table, note the total acreages of lots Y-8-A-1 and Y-8-B-5-A and confirm they match the acreages from the Ascension Commerce II Resubdivision (Instrument #1082232 dated 11/9/2023). **Consultant has addressed.**
8. Update zoning note within the general information section and show zoning division per the Ascension Commerce II Resubdivision (Instrument #1082232 dated 11/9/2023). **Consultant has addressed.**
9. Per section 17-5014 of the ULDC and given that the DIS shows the realigned ditch between the proposed ponds with a 25' top bank width, the required servitude in this case would be a minimum of 55' (15' on each side of top bank). Based on the scale on the plat, the proposed servitude measures 60' while the label shows 50'. Please confirm the proposed ditch top bank width and ensure that the proper minimum servitude is shown on the plat in accordance with the ULDC. This will be verified with DPW. **Consultant has addressed.**
10. Please revise the title block to note what lot or lots are being subdivided and ensure that this is consistent with the Ascension Commerce II Resubdivision, which was provided by Eric Poche on 5/8/2024.
 - a) This plat is a resub of Lot Y-8-A-1-A only. Revise title block accordingly. **Consultant has addressed.**

- b) This plat needs to be noted as “1st Filing” within the title block. **Consultant has addressed.**
11. Please ensure that the zoning notes and zone boundaries are shown and noted consistently with the Ascension Commerce II Resubdivision. **Consultant has addressed.**
 12. Per Flood Zone Determination provided on October 1st, 2020 to Joseph Ferguson by Marcia Shivers, CFM, the adjacent BFE for the site is 13’, but a revised letter should be obtained. If the BFE determination changes, this will need to be reflected in the final drainage study, construction documents, and final plat.
 13. Rear Building Line width for MI zoning should be 15’. **Consultant has addressed.**
 14. Building setbacks for Conservation is not applicable for this. Remove from General Information. **Consultant has addressed.**
 15. Within General Information, Developed Acreage should be 186.103 acres based on the latest resub map of Lot Y-8-A-1-A. **Consultant has addressed.**
 16. A waiver needs to be requested from Section 17-4034 of Appendix IV-Subdivision Regulations requiring concrete streets for Industrial Developments to allow asphalt.
 - a) The waiver note needs to be added to the Preliminary Plat. **Consultant has addressed.**

Drainage Study

1. The number of lots stated varies from Pre-Plat. Confirm and revise accordingly. **Consultant has addressed.**
2. Revise the FEMA map so that the entire site is visible with respect to the flood zones. **Consultant has addressed.**
3. It is unclear how all of drainage area C2 will not drain into 4R. Please show how this will be achieved or revise the study accordingly. **Consultant has addressed.**
4. Please submit a mitigation plan to show how fill mitigation requirements set in section 17-507 of the code will be met. **Consultant has addressed.**
5. Per Attachment B, item J.1.d.vi “Storage pond volume for detention to attenuate local runoff shall not include the required storage needed for fill mitigation. The two shall be accounted for separately but can be in the same pond.” Please provide the required pond volume (50yr event requirement) and mitigation volume and confirm/show that the detention storage accounts for both. **Consultant has addressed.**
6. Please revise the HEC-RAS exhibit to show the existing drainage areas. **Consultant has addressed.**
7. Please provide a separate HEC-RAS exhibit for the proposed model. Please include the proposed features and drainage areas on the map to aid in review. **Consultant has addressed.**
8. The ERA will consult with the Parish engineers to determine the size and servitude width for proposed channel realignments. **Consultant has addressed.**
9. Revise the cross sections and structures to be in accordance with the “Bridges and Culverts” section of the HEC-RAS User’s Manual; specifically, concerning cross section spacing, contraction/expansion coefficients, entrance/exit loss coefficients, and ineffective flow areas. **Consultant has addressed.**
10. In addition to the “known water surface” provide simulations using normal depth boundary conditions. **Consultant has addressed.**
11. It appears that the 100-YR water surface profile near several of the proposed ponds in the HEC-RAS Proposed Conditions model is greater than the proposed top bank. Please confirm and revise accordingly. **Consultant has addressed.**
12. Include flow profile for pertinent locations such as directly upstream and downstream of pond outfall locations in order to verify that pond tailwater is being accounted for correctly. **Consultant has addressed.**
13. There are some instances where it’s unclear how the flow profiles were set. Please review your flow files for existing and proposed, and ensure that proper flow changes are represented. **Consultant has addressed.**
14. On the flow profile for Smith Lateral 1, please clarify why the flow rate decreases between R.S. 1312 and 1088. **Consultant has addressed.**
15. For cross sections that do not overlap any proposed features, please revise such that they are the same in the existing and proposed models. **Consultant has addressed.**

Traffic Study

1. The ERA and Parish Staff recommend to use the available traffic counts collected for the LA-30 DOTD project from October 2022 at the signalized intersection of LA 30 and Tanger Blvd/Cabela's Pkwy and use a growth rate to get the 2022 data to your existing analysis year. The ERA will provide this information to the applicant. **Consultant has addressed.**
2. Appendix B, Section I, Part B (Demand Calculations)
 1. Page B-21: In the "Peak Hour Calculation" table, the Raw Count is the same as the Demand Volume for the I-10 WB ramp at LA 30 (AM peak period) even with the unmet demand included in the table. The calculation in the table isn't consistent with the other "Peak Hour Calculation" tables that takes the Raw Count and adds/subtracts the unmet demand to arrive at the Demand Volume. Please update as needed. **Consultant has addressed.**
 2. Page B-23:
 1. The Raw Count is significantly more than the Demand Volume in the "Peak Hour Calculation" table for the I-10 EB ramp at LA 30 (AM peak period). The Demand Volume column in the "Peak Hour Calculation" table appears to be correct and potentially just an error in populating the Raw Count column. Please double check the values in the table and update as needed. **Consultant has addressed.**
 2. If the Demand Volumes are updated, the peak hour determination in Appendix B, Section I, Part C may need to be updated as well. **Consultant has addressed.**
 3. Page B-24:
 1. The Raw Count is significantly more than the Demand Volume in the "Peak Hour Calculation" table for the I-10 EB ramp at LA 30 (PM peak period). Please double check that the unmet demand for all the 1-hour time periods is 24 vehicles as shown in the table. **Consultant has addressed.**
 2. Please double check the values in the table and update as needed. **Consultant has addressed.**
 3. If the Demand Volumes are updated, the peak hour determination in Appendix B, Section I, Part C may need to be updated as well. **Consultant has addressed.**
 4. Page B-28:
 1. The "Peak Hour Calculation" table shows an unmet demand of 16 vehicles for all of the 1-hour time periods. Please confirm this is correct. **Consultant has addressed.**
 2. The calculation in the table isn't consistent with the other "Peak Hour Calculation" tables that takes the Raw Count and adds/subtracts the unmet demand to arrive at the Demand Volume. Please update as needed. **Consultant has addressed.**
3. Appendix B, Section III (Trip Generation)
 1. The first paragraph states that "a site plan can be found within this section of Appendix B." Please include the specific site plan in the revised submittal. **Consultant has addressed.**
4. Revise so that the site boundary and Pre-Plat attached is consistent with the most current Pre-Plat and DIS. **This has not been fully addressed, but is not impacting calculations.**
5. Confirm that the total proposed development area is consistent with the most current Pre-Plat and DIS. **Consultant has addressed.**
6. In the "Intersection Analyses" section of the report, under the LA 30 at Industriplex Avenue intersection (page 17), the mitigation for the heavy delay on the southbound approach is to provide an access connection to Robert Wilson Road to access the future roundabout at LA 30 and Robert Wilson Rd/St Landry Ave. A connection to Robert Wilson Road is not a preferred option of the Parish based on previous coordination with the property owners and discussions made during previous development submittals. What

are some additional mitigation measures that can be done at LA 30 and Industriplex to lower the delay on the southbound approach? Provide supporting analysis for these options. **Consultant has addressed; however further analysis may be needed.**

Drainage Impact Study Summary:

Consulting Engineer:	Vincent Orlando, PE, MS
Date of Study:	April 2024
Size of Development:	187.10 acres
Existing Land Use:	Agriculture
Receiving Basin:	Smith Bayou Laterals that eventually leads to Marvin Braud Pump Station to Blind River.
FEMA Flood Zone:	X and A
100-year Flood Elevation:	13.0 ft (nearest) but will need new Flood Zone Determine form to confirm.
Record Inundation:	None provided by Parish.
Offsite Drainage Area:	Approximately 65 acres
Fill Mitigation:	Fill mitigation is being addressed with the proposed pond. Fill mitigation plan to be submitted with Construction Plans.

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Procedure 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. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the study. Per section 17-4044.D of the UDC, offsite drainage improvements may be required as determined by the Parish Engineer.

Traffic Impact Study Summary:

Consulting Engineer:	<i>Ellen Howard, PE, PTOE; Neel-Shaffer, Inc</i>
Date of Report:	May 2024
Date of Traffic Counts:	February 2024
Number of Proposed Lots:	14
Peak Hour Trips:	357 peak total (AM/PM)
Study Threshold Level:	2
LOS D Analysis:	The Build condition at LA 30 and Industriplex is anticipating delays during the PM Peak for the Southbound Approach in both the AM and PM peaks. Analyses indicate that a right turn lane (335 feet long with 180-foot taper) is warranted at the intersections of LA-30 at Industriplex under all scenarios.
Offsite Intersections Studied:	LA 30 at LA 73, LA 30 at LA 3251, LA 30 at St Landry Ave/Robert Wilson Rd, LA 30 at I-10.
Conclusion:	LA 30 at LA 73: Existing analysis shows NB Approach at LA 30/LA 73 intersection operates worse than D and in No Build Future Conditions, the WB approach also will experience a LOS worse than a D. A westbound, northbound, and southbound right-turn lane would improve the intersection to a LOS of D or Better. LA 30 at LA 3251: The analysis indicates under all scenarios this roadway is anticipated to maintain an acceptable LOS. LA 30 at St. Landry/Robert Wilson Rd.: This intersection is anticipated to have movements operate at a LOS worse than a D. However, with a roundabout, all

movements at this intersection are anticipated to operate at an acceptable LOS.

LA 30 at I-10 Eastbound: This intersection is anticipated to have movements operate at a LOS worse than a D. However, with a roundabout, all movements at this intersection are anticipated to operate at an acceptable LOS. Also, future access to I-10 from LA 429 is anticipated to decrease the traffic volume at this intersection by 25% once built, which will possibly allow all movements to operate at an acceptable LOS.

LA 30 at I-10 Westbound: The analysis indicates under all scenarios this roadway is anticipated to maintain an acceptable LOS.

Sight Distance Evaluation:

Sight distance was evaluated at the current condition and concluded that sight distance is adequate.

Below are summary tables of traffic analysis at offsite intersections:

This study considered four scenarios:

- Scenario 1: Existing (with existing geometry and intersection control)
- Scenario 2: 2024 Build (with existing geometry and intersection control)
- Scenario 3: 2029 Future No Build (with roundabouts at St. Landry and I-10 Ramps)
- Scenario 4: 2029 Future Build (with roundabouts at St. Landry and I-10 Ramps)

Table 4: LA 30 at LA 73

Scenario	EB Approach LA 30				WB Approach LA 30				NB Approach LA 73				SB Approach LA 73				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak																		
2024 Existing	20.0	0.53	130	B	27.2	0.80	248	C	21.0	0.20	28	C	26.6	0.82	183	C	24.9	C
2024 Build	21.3	0.60	155	C	29.2	0.83	263	C	21.1	0.21	30	C	26.7	0.82	183	C	25.9	C
2029 No Build	21.4	0.59	153	C	32.8	0.87	300	C	21.3	0.20	30	C	28.5	0.84	205	C	27.9	C
2029 Build	21.9	0.61	180	C	29.3	0.83	298	C	22.8	0.22	35	C	30.7	0.85	218	C	27.4	C
PM Peak																		
2024 Existing	26.7	0.74	203	C	49.8	0.94	500	D	57.5	0.97	485	E	31.1	0.50	153	C	43.7	D
2024 Build	29.4	0.80	215	C	67.9	1.02	625	E	61.0	0.99	505	E	31.3	0.50	153	C	51.3	D
2029 No Build	32.5	0.85	228	C	80.8	1.07	700	F	67.9	1.02	558	E	32.2	0.53	168	C	58.1	E
2029 Build	33.3	0.86	248	C	74.1	1.05	748	E	76.5	1.04	625	E	37.7	0.60	190	D	59.6	E

Table 5: LA 30 at LA 73 with Added Right Turn Lanes

Scenario	EB App LA 30				WB App LA 30				NB App LA 73				SB App LA 73				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak																		
2029 Build	19.0	0.61	148	B	20.4	0.72	205	C	23.4	0.35	23	C	24.4	0.69	110	C	21.5	C
PM Peak																		
2029 Build	24.3	0.64	213	C	29.8	0.79	268	C	32.6	0.87	283	C	22.4	0.36	68	C	28.2	C

Table 6: LA 30 at Industripex Avenue

Scenario	EB Left LA 30				SB Approach Industripex Ave			
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS
AM Peak								
2024 Existing	12.7	0.01	0	B	22.9	0.05	5	C
2024 Build	16.6	0.17	15	C	39.0	0.45	53	E
2029 No Build	13.7	0.01	0	B	25.6	0.06	5	D
2029 Build	18.5	0.19	18	C	50.9	0.54	68	F
PM Peak								
2024 Existing	8.6	0.01	0	A	21.0	0.13	10	C
2024 Build	8.9	0.03	3	A	320.6	1.58	540	F
2029 No Build	8.7	0.01	0	A	24.1	0.16	15	C
2029 Build	9.0	0.03	3	A	439.4	1.84	623	F

Table 7: LA 30 at LA 3251 (Ashland Road)

Scenario	EB Approach LA 30				WB Approach LA 30				NB Approach LA 3251 (Ashland Rd)				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak														
2024 Existing	3.7	0.23	53	A	2.6	0.74	0	A	36.7	0.25	42	D	4.4	A
2024 Build	3.8	0.26	60	A	6.8	0.90	0	A	37.2	0.32	48	D	7.4	A
2029 No Build	4.0	0.26	69	A	3.9	0.82	0	A	36.7	0.33	50	D	5.5	A
2029 Build	4.1	0.27	74	A	14.1	0.98	133	B	36.9	0.37	55	D	13.0	B
PM Peak														
2024 Existing	7.0	0.58	193	A	0.7	0.30	0	A	32.3	0.49	71	C	9.4	A
2024 Build	9.9	0.72	299	A	1.0	0.34	0	A	33.1	0.60	93	C	10.9	B
2029 No Build	9.1	0.67	262	A	0.9	0.33	0	A	33.2	0.62	96	C	11.0	B
2029 Build	13.2	0.81	375	B	1.3	0.38	1	A	33.9	0.68	115	C	13.3	B

Note: The westbound approach queue is in reference to the westbound left turn movement. The westbound through movement does not stop under the existing signal timings.

Table 8: LA 30 at St Landry Avenue/Robert Wilson Road

Scenario	EB Approach* LA 30				WB Approach* LA 30				NB Approach St Landry Ave				SB Approach Robert Wilson Rd				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak																		
2024 Existing (Unsignalized)	13.4	0.01	0	B	8.5	0.09	8	A	184.0	1.37	168	F	1649.8	3.26	148	F	n/a	
2024 Build (Unsignalized)	15.4	0.01	0	C	8.7	0.09	8	A	68.8	0.83	113	F	875.7	2.01	133	F	n/a	
2029 No Build (Roundabout)	1.3	0.22	33	A	0.6	0.69	251	A	0.6	0.09	5	A	10.0	0.08	9	A	0.9	A
2029 Build (Roundabout)	1.3	0.25	39	A	0.9	0.78	362	A	0.6	0.09	6	A	12.9	0.10	12	B	1.2	A
PM Peak																		
2024 Existing (Unsignalized)	9.7	0.00	0	A	12.9	0.20	18	B	31.8	0.49	55	D	278.3	1.10	128	F	n/a	
2024 Build (Unsignalized)	10.1	0.00	0	B	15.3	0.24	23	C	91.8	0.95	118	F	674.5	1.86	170	F	n/a	
2029 No Build (Roundabout)	20.1	0.86	391	C	0.2	0.55	164	A	1.2	0.10	9	A	7.5	0.08	9	A	8.9	A
2029 Build (Roundabout)	36.3	0.97	743	D	0.2	0.55	186	A	1.8	0.10	12	A	6.8	0.08	9	A	17.0	B

*Under 2024 Existing and 2024 Build conditions, the eastbound and westbound results shown are only for the left turn movements.

Table 9: LA 30 at I-10 Eastbound On/Off Ramp

Scenario	EB Approach LA 30				WB Approach LA 30				SB Approach I-10 EB Off Ramp				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak														
2024 Existing (Signalized)	28.6	0.42	201	C	32.8	0.70	466	C	46.0	0.98	790	D	36.8	D
2024 Build (Signalized)	28.9	0.46	218	C	36.3	0.81	550	D	73.2	1.11	954	E	48.3	D
2029 No Build (Roundabout)	2.2	0.36	63	A	0.5	0.49	129	A	9.0	0.76	171	A	4.0	A
2029 Build (Roundabout)	2.6	0.41	80	A	0.5	0.54	159	A	14.9	0.87	264	B	6.1	A
PM Peak														
2024 Existing (Signalized)	17.3	0.70	480	B	5.7	0.65	124	A	60.4	0.89	405	E	24.7	C
2024 Build (Signalized)	19.4	0.78	581	B	11.8	0.77	164	B	60.5	0.89	405	E	26.8	C
2029 No Build (Roundabout)	17.0	0.97	614	B	0.9	0.39	89	A	2.8	0.47	77	A	10.2	B
2029 Build (Roundabout)	35.8	1.07	1105	D	0.8	0.40	94	A	2.9	0.49	80	A	21.2	C

Table 10: LA 30 at I-10 Westbound On/Off Ramp

Scenario	EB Approach LA 30				WB Approach LA 30				NB Approach I-10 WB Off Ramp				Intersection	
	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	v/c	95 th Queue (ft)	LOS	Delay (s/veh)	LOS
AM Peak														
2024 Existing (Signalized)	7.3	0.40	224	A	21.6	0.46	280	C	45.2	0.85	394	D	22.0	C
2024 Build (Signalized)	9.1	0.48	241	A	24.6	0.51	323	C	45.8	0.88	462	D	24.3	C
2029 No Build (Roundabout)	0.0	0.36	0	A	1.7	0.45	70	A	3.4	0.29	33	A	1.5	A
2029 Build (Roundabout)	0.0	0.37	0	A	1.9	0.49	81	A	3.7	0.32	38	A	1.7	A
PM Peak														
2024 Existing (Signalized)	18.4	0.85	641	B	41.4	0.66	315	D	54.0	0.83	285	D	29.8	C
2024 Build (Signalized)	13.9	0.93	648	B	43.1	0.71	333	D	54.3	0.84	298	D	27.4	C
2029 No Build (Roundabout)	0.0	0.77	0	A	3.2	0.44	81	A	11.0	0.31	47	B	2.3	A
2029 Build (Roundabout)	0.0	0.82	0	A	4.0	0.49	97	A	15.2	0.38	67	B	2.9	A

End of Traffic Summary

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

- This this development is also near the following Move Ascension Projects:
 - LA 30 to Buzzard Roost Connector
 - LA 30 at Buzzard Roost Rd. Roundabout
- A connection to Robert Wilson Road is not a preferred option of the Parish based on previous coordination with the property owners and discussions made during previous development submittals. The consultant has preserved R/W for potential future connection of Industriplex to LA-429/Cornerview, but this is contingent upon DOTD exit being created for I-10 at LA-429/Cornerview.
- To operate at an acceptable LOS, a westbound, northbound, and southbound right-turn lane are needed at the LA 30 at LA 73 intersection.
- To operate at an acceptable LOS, a roundabout is needed at St Landry Rd/Robert Wilson Road
- To operate at an acceptable LOS, a roundabout is needed at the I-10 Eastbound Ramps.

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

Respectfully,

CSRS

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow P.E., PMP

CC: Brook Soileau, Senior Project Manager, Monceaux Buller & Associates, LLC

CC: Vincent Orlando, PE, MS; Project Manager, Quality Engineering & Surveying, LLC

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MEMORANDUM

Date: June 5, 2024

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Suggested Ordinance Changes to Unified Land Development Code, Section 17-40100 Definitions.

Discussion:

Ascension Parish hired a consultant to produce a Parish-wide Floodplain Management Plan in 2017 to better understand flood risk on the East Bank of the Mississippi River. This plan was completed in June of 2023 and includes HEC-RAS 2-Dimensional Models. This information is currently being used in-house to better analyze parish projects through DPW but can be used to assist in the analysis of local development projects to have a better understanding of how a development could have impacts outside of its boundaries.

Staff is suggesting a change in Section 17-40100 to add definitions for Floodplain Management Plan (FMP) Model and Offsite Drainage Assessment (ODA). These definitions will allow incorporation of the model information into the code to be used, as a more advanced tool in the analysis of projects and developments within the parish.

Below are the suggested definitions to be added to Section 17-40100.

Staff Recommended Additions:

Floodplain Management Plan (FMP) Model means any of the most up-to-date official HEC-RAS 2-Dimensional hydraulic drainage models that are maintained by Ascension Parish.

Offsite Drainage Assessment (ODA) means the process by which non-exempt proposed land development activity is assessed for drainage impacts outside of and beyond the proposed boundaries of development. This process utilizes Ascension Parish's FMP Models.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MEMORANDUM

Date: June 5, 2024

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Suggested Ordinance Changes to Unified Land Development Code, Attachment B-Drainage Impact Study Procedure.

Discussion:

Ascension Parish hired a consultant to produce a Parish-wide Floodplain Management Plan in 2017 to better understand flood risk on the East Bank of the Mississippi River. This plan was completed in June of 2023 and includes HEC-RAS 2-Dimensional Models. This information is currently being used in-house to better analyze parish projects through DPW but can be used to assist in the analysis of local development projects to have a better understanding of how a development could have impacts outside of its boundaries.

Staff is suggesting a change in Attachment B-Drainage Impact Study Procedure to incorporate the results from an Offsite Drainage Assessment (ODA) into the requirements for Drainage Impact Study conclusions and recommendations, if applicable. This change will also set parameters for the ODA screening process to prevent negative impacts to a conveyance system and require that the results be incorporated into all plans and documents for a development.

Below are the suggested revisions to Attachment B-Drainage Impact Study Procedure. (Deletions are in ~~strike through~~, additions are underlined.)

Staff Recommended Revisions to Paragraphs I and J:

I. Study Conclusions and Recommendations.

1. *The Drainage Impact Study shall clearly identify the results of the computation, state a conclusion to the analysis and provide recommendations of any required action(s) to mitigate any potential adverse impacts to surrounding properties.*
2. *The rate of run-off that existed prior to development shall not be increased unless the developer/subdivider can demonstrate that the existing downstream drainage is adequate to handle and maintain the anticipated flow resulting for the proposed development to the satisfaction of the Parish Engineer.*
3. *The Drainage Impact Study shall clearly state how the reduction in the post-development peak rate of runoff from 50-year post-development to ten-year pre-development conditions (minus ten percent) will be achieved. If the reduction is*

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proposed to be achieved by a detention system, the detention system shall be sized to safely accept and route the 50-year 24-hour design storm through the detention system without overtopping the levee or earthen embankment. The 50-year 24-hour flow shall be controlled by a pipe and/or control structure. The 100-year event shall be checked to ensure the emergency weir is properly sized to prevent pond overtopping and to safely convey overflow to the receiving body of water. The 100-year 24-hour flow shall also be checked to estimate impact on upstream and downstream boundaries due to the development.

4. *Run-off from the proposed development shall be detained onsite by using storage, swales, ponds and/or basins or other accepted methods, as approved by the Parish and released at rate of flow that does not exceed the rate of flow as described above.*
5. *The upstream water surface elevation shall not be increased from the elevation that existed prior to development unless the developer/subdivider can demonstrate that the increase will not adversely affect any property to the satisfaction of the Parish Engineer.*

6. *Results from the Offsite Drainage Assessment (If applicable).*

J. *Consideration for Protecting Existing Watersheds and Conveyance Systems.*

1. *There are four conditions that shall be mitigated to protect existing watersheds and conveyance systems.*
 - a. *Existing Watershed Flow Pattern. For measurement of obstruction of flow patterns where all drainage flows including overland flow which normally would flow unimpeded through the site are blocked by site shall be mitigated. Such mitigation shall be achieved by designed channels through or around the site, without increasing flooding upstream of the site or along the flow path through or around the site.*
 - b. *Conveyance System. ~~For measurement of the impact of conveyance change, a continuous backwater model such as HEC-RAS shall be performed. The following river stations shall be included in the model and analysis. The analysis requirements for the impact to conveyance will be dictated by the results of the Offsite Drainage Assessment (ODA) as described in the Drainage Ordinance (Appendix V, Section 17-506.3.). If the ODA screening process determines that an ODA is required, the Parish will perform an ODA based on information provided by the applicant. If the development passes the ODA requirements, then the drainage impact study, construction documents, and fill mitigation plans must maintain conformance with the information provided by the applicant.~~*
 - ~~i. A convenient location at least 200 feet or further downstream of the downstream development boundary section.~~*
 - ~~ii. 50 to 100 feet downstream of the development boundary section. This will be the beginning of a transition to a section containing "fill."~~*
 - ~~iii. Downstream boundary section which will contain "fill" in the post development model.~~*

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- ~~iv. Intermediate sections along the proposed development at no more than 500-foot intervals (minimum of one) which will contain "fill" in the post-development model.~~
- ~~v. Upstream boundary section which will contain "fill" in post-development model.~~
- ~~vi. 50 to 100 feet upstream of the upstream development boundary section to mark the end of transition to pre-development conditions.~~
- ~~vii. The channels in these sections may be interpolated from surveyed sections upstream and downstream of the development. Overbank conditions may use LiDar or site survey data extended to sub-basin ridgelines.~~
- ~~viii. The post-development "fill" shall be adjusted until the model documents that there is no adverse impact from any increase in water surface elevation at the upstream section or potential impacts upstream of that section.~~
- ~~ix. Cross sections shall be provided at the upstream and downstream property lines.~~
- ~~x. An exhibit shall be provided with the submittal of the HEC-RAS model that shows the location of the cross sections on exhibits showing same info as the pre-developed and post-developed drainage area maps.~~

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OFFICE OF PLANNING AND DEVELOPMENT



MEMORANDUM

Date: June 5, 2024

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Suggested Ordinance Changes to Unified Land Development Code, Section 17-506.3 – Offsite Drainage Assessment [New Section].

Discussion:

Ascension Parish hired a consultant to produce a Parish-wide Floodplain Management Plan in 2017 to better understand flood risk on the East Bank of the Mississippi River. This plan was completed in June of 2023 and includes HEC-RAS 2-Dimensional Models. This information is currently being used in-house to better analyze parish projects through DPW but can be used to assist in the analysis of local development projects to have a better understanding of how a development could have impacts outside of its boundaries.

Staff is suggesting the addition of Section 17-506.3 – Offsite Drainage Assessment to incorporate the results from an Offsite Drainage Assessment (ODA) into the requirements for Drainage Impact Study conclusions and recommendations, if applicable. This change will also set parameters for the ODA screening process to prevent negative impacts to a conveyance system and require that the results be incorporated into all plans and documents for a development.

Below is the suggested addition to Attachment B-Drainage Impact Study Procedure. (Deletions are in ~~strike through~~, additions are underlined.)

Staff Recommended Addition of Section 17-506.3 – Offsite Drainage Assessment to Appendix V-Drainage:

- A. For any proposed major and minor subdivisions (those with greater than 9 lots), townhouse subdivisions, condominiums/apartments, new or expanding mobile home and recreational vehicle parks, commercial developments (based on development size), and PUDS/SPUDS, Ascension Parish shall perform an Offsite Drainage Assessment (ODA) utilizing the Floodplain Management Plan (FMP) Models to determine the proposed development's flood impacts outside of and beyond the proposed boundaries of the development.
1. These proposed projects shall demonstrate no increase in the existing peak water surface elevations for the 10-, 25-, 50-, and 100-year storm events.

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2. No increase in water surface elevation shall be defined as an increase in water surface elevation of less than 0.00 feet in the post-development simulations as compared to the existing conditions.
 3. The FMP Models may be provided to developers to assist in meeting the Parish's ODA requirements.
 - a. Each application will require a Release of Liability for Use of Data Files form to be executed by the applicant.
 - b. The applicant will receive the latest, updated version of the model with each application for a new project.
 4. ODA Process. The first stage is the ODA Screening, which will include a preliminary check by Parish Staff to determine if there is a potential for flood impacts outside of and beyond the proposed boundaries of the development. The second stage is the ODA, which is triggered if the ODA Screening shows that there is a potential for flood impacts as previously described.
 5. The developer, property owner, or the applicant is responsible for the ODA fees.
- B. The Parish may perform an ODA Screening and/or analysis for single-family or other types of developments not listed in 17-506.3(A) as part of a fill mitigation plan review and/or approval if a possible conveyance impact is anticipated.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MEMORANDUM

Date: June 5, 2024

To: Planning Commission

From: Eric M. Poche, Director of Planning and Development

Subject: Suggested Ordinance Changes to Unified Land Development Code, Appendix XII-Fees.

Discussion:

Ascension Parish hired a consultant to produce a Parish-wide Floodplain Management Plan in 2017 to better understand flood risk on the East Bank of the Mississippi River. This plan was completed in June of 2023 and includes HEC-RAS 2-Dimensional Models. This information is currently being used in-house to better analyze parish projects through DPW but can be used to assist in the analysis of local development projects to have a better understanding of how a development could have impacts outside of its boundaries.

Staff is suggesting a change to Appendix XII-Fees of the ULDC to incorporate suggested fees for the Offsite Drainage Assessment (ODA). These fees will be incorporated into Single Family development (based on number of lots), Multi-Family development, Commercial projects (based on the size of development), PUDS and SPUDS, and TNDs. The fees were suggested based on previous experience of the ERA in the City of Central in the analysis of these assessments.

Below are the suggested revisions to Appendix XII-Fees.

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(Deletions are in ~~strikethrough~~, additions are underlined.)

Staff Recommended Revisions to Appendix XII-Fees:

Single-Family Fees		
MAJOR		
Pre-application meeting fee	\$900.00	
Preliminary plat review	\$3,000.00	plus \$20.00 per lot
Construction plan review	\$1,000.00	plus \$100.00 per lot
Final plat review	\$1,000.00	plus \$20.00 per lot
<u>Offsite Drainage Analysis-Screening</u>	<u>\$500.00</u>	
<u>Offsite Drainage Analysis-Full Analysis</u>	<u>\$15,000.00</u>	<u>If applicable</u>
MINOR		
Minor subdivision review	\$1,000.00	
Construction plan review	\$1,000.00	Plus \$100.00 per lot
Final plat review	\$1,000.00	Plus \$20.00 per lot
<u>Offsite Drainage Analysis-Screening</u>	<u>\$500.00</u>	<u>If greater than 9 lots</u>
<u>Offsite Drainage Analysis-Full Analysis</u>	<u>\$15,000.00</u>	<u>If greater than 9 lots - If applicable</u>
FAMILY PARTITION		
Family partition review	\$300.00	
SIMPLE DIVISION		
Simple division review	\$100.00	Plus \$20.00 per lot
REVISIONS TO A PRELIMINARY PLAT		
Minor revision	\$200.00	
Major revision	\$200.00	
REVISIONS TO A FINAL PLAT		
Minor revision	\$200.00	Plus \$20.00 per lot
Major revision	\$200.00	Plus \$20.00 per lot

Multi-Family Fees		
TOWNHOMES		
Pre-application meeting fee	\$900.00	
Preliminary plat review	\$3,000.00	Plus \$20.00 per lot
Construction plan review	\$1,000.00	Plus \$100.00 per lot
Final plat review	\$1,000.00	Plus \$20.00 per lot
<u>Offsite Drainage Analysis-Screening</u>	<u>\$500.00</u>	
<u>Offsite Drainage Analysis-Full Analysis</u>	<u>\$15,000.00</u>	<u>If applicable</u>
CONDOMINIUMS/APARTMENTS		
Pre-application meeting fee	\$900.00	
Development permit review	\$1,050.00	
<u>Offsite Drainage Analysis-Screening</u>	<u>\$500.00</u>	
<u>Offsite Drainage Analysis-Full Analysis</u>	<u>\$15,000.00</u>	<u>If applicable</u>

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MOBILE HOME PARKS & RECREATION VEHICLE PARKS		
Pre-application meeting fee	\$900.00	
Mobile home park plan review	\$3,000.00	Plus \$20.00 per lot
Mobile home park annual license	\$200.00	Up to 11 units
	\$400.00	12 units or more
Offsite Drainage Analysis-Screening	\$500.00	
Offsite Drainage Analysis-Full Analysis	\$15,000.00	If applicable

Commercial Fees		As of January 4, 2018
Pre-application meeting fee	\$900.00	
Development permit review	\$1,050.00	
Offsite Drainage Analysis-Screening	\$500.00	Less than 2 acres
Offsite Drainage Analysis-Screening	\$500.00	Equal to or greater than 2 acres
<i>If applicable</i>		
Historic overlay review	\$1,000.00	Plus \$50.00 per acre
Business Park overlay review	\$1,000.00	Plus \$50.00 per acre
Sign permit	\$200.00	Per application
Offsite Drainage Analysis-Full Analysis	\$10,000.00	Less than 2 acres
Offsite Drainage Analysis-Full Analysis	\$15,000.00	Equal to or greater than 2 acres

PUD and SPUD Fees		As of January 4, 2018
Concept plan pre-application conference	\$900.00	
Concept plan review	\$5,000.00	plus \$50.00 per acre
Development plan review	\$5,000.00	plus \$50.00 per acre
Development plan developer's agreement review	\$600.00	
Construction plan (per phase)	\$3,000.00	plus \$50.00 per acre
Final plat review	\$3,000.00	plus \$50.00 per acre
Offsite Drainage Analysis-Screening	\$500.00	
Offsite Drainage Analysis-Full Analysis	\$15,000.00	If applicable

TND Fees		As of January 4, 2018
Concept plan pre-application conference	\$10,000.00	Plus \$50.00 per acre
General implementation plan review	\$10,000.00	Plus \$50.00 per acre
Specific implementation plan review	\$10,000.00	Plus \$50.00 per acre
Developer's agreement review	\$600.00	
Construction plan (per phase)	\$5,000.00	Plus \$50.00 per acre
Final plat review	\$3,000.00	Plus \$50.00 per acre
Offsite Drainage Analysis-Screening	\$500.00	
Offsite Drainage Analysis-Full Analysis	\$15,000.00	If applicable