

SECTION 2.21 PLANNED CORRIDOR DISTRICT (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

2.2101 Purpose

The purpose of this district is to provide for the preservation of the certain existing special standards for all development, excepting single family residential, along the Louisiana Highway 21 Corridor and the Gause Road/Military Road corridors. The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height and setbacks shall as set forth in the other provisions of this Zoning Ordinance, except that the special design standards set forth in this Section 2.21 shall be applicable if they are more restrictive than said minimum standards.

2.2102 History

The Hwy 21 Planned Corridor (1989) and the Gause Boulevard Planned Corridor (1993) Districts were created for the protection of the scenic benefits of those corridors. With a revision to the general development regulations in 2002, a desire was expressed by the residents of these areas to maintain the high development standards in these corridors. A determination was made to consolidate these standards into the Planned Corridor District standards found in this Section.

2.2103 Applicability

These sections apply to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along Gause Boulevard between Interstate 10 and Military Road; and lots with frontage along Military Road between Interstate 10 and U.S. 190 Business

2.2104 General Standards

The Zoning Commission shall have the authority to grant the Plan Review Permit in each planned corridor with the recommendations of the Department of Planning. The plan review permit will be processed in accordance to Subsection 2.2105, Development Review Procedures.

- A. The Zoning Commission may attach such conditions on the Plan Review Permit as are necessary to insure the continuous conformance to all applicable standards and the integrity of the district.
- B. The Zoning Commission may approve additional standards as may be recommended by the Department of Planning imposed in the public interest for signage, landscaping, parking, setbacks and fascia appearance standards in the overlay district.
- C. Failure to observe the conditions of the Commission imposed pursuant to the issuance of the Plan Review Permit shall be deemed to be grounds for violation and subject to the revocation of the Plan Review Permit.

2.2105 DEVELOPMENT REVIEW PROCEDURES

A. GENERAL REVIEW PROCEDURES

Requests for development or redevelopment in the designated Planned Corridors shall be submitted to the St. Tammany Parish Department of Planning. The requirement of a Plan Review shall be determined by the Department of Planning in accordance with Subsection C, Compliance With the Established Overlay District. The applicant shall submit fully detailed plans in accordance with Subsection E, Site Plan Submittal.

1. When the subject property is located in the Louisiana Hwy. 21 corridor , the site plan submittal shall be required to undergo plan review with a public hearing before the Zoning Commission site plan review in accordance with these procedures. The final disposition of which shall be determined by the Zoning Commission of St. Tammany Parish. Variations in the Planned Corridor regulations may be granted by the St. Tammany Parish Zoning Commission through the plan review process provided the following criteria are met:
 - a. The granting of the variation is not inconsistent with the general provisions and intent of the Planned Corridor.
 - b. Harmony and compatibility with adjacent land uses are not adversely affected.
 - c. Special conditions and circumstances exist peculiar to land, structures or buildings which are not applicable to other land structures or buildings in the same district and which a site related hardship can be demonstrated.
2. When the subject property is located in the Gause/Military Road Corridor, the PCO standards shall be applied but the review shall be handled administratively, without need for Zoning Commission review, in accordance with standard administrative processes for the administration of this zoning ordinance.

B. DETERMINATION

After a decision is rendered by the Zoning Commission, the permit decision shall not become effective for (10) ten days of the decision, during which time an appeal can be made in written form to the Parish Council through the Department of Planning. The procedure for appeals to the Parish Council is contained within Section 18-056.01 of the Parish Code of Ordinances

C. COMPLIANCE WITH THE ESTABLISHED OVERLAY DISTRICT

1. EXISTING DEVELOPMENT

CONDITIONS FOR COMPLIANCE

Development and structures existing prior to adoption of the planned corridor shall comply with the planned corridor district regulations and

undergo Plan Review before the Zoning Commission in accordance to Subsection 2.2105.A, General Review Procedures when any of the following conditions are met:

a. **CHANGE OF PERMITTED USE OR OCCUPANCY**

Structures utilized by a single business which are not a part of a development with multiple land uses such as a shopping center, and which structures were in existence prior to the adoption of the planned corridor, shall comply with the planned corridor district regulations upon change of permitted use or a change of occupancy that would require an increase in the number of parking and loading spaces needed to service the structure.

b. **VACANCY**

Any single use development that is vacant for a 6 month period, or a multi-use site where 51% or more of the development is vacant for the same 6 month period, shall comply with the planned corridor district regulations.

c. **ADDITIONS**

Any additions to the development or structures, including construction of parking lots, that adds fifty percent or more to the size of the original development shall comply to the planned corridor district regulations.

d. **SIGNS**

Signs existing at the time of the planned corridor designation shall comply with the planned corridor district regulations when there is a change in sign structure, support, or area. The replacement of the face or panels of all non-conforming signs shall be approved by the Director of Planning or designee without need for a Public Hearing so long as the area of the sign face is not increased, illumination is not added and/or the degree of non-conformance (i.e height, setbacks) is not increased.

2. **CONDITIONAL USE PERMIT APPLICATIONS**

All conditional use permits shall comply fully with the district regulations of the Planned Corridor. Conditional Use Permit applications require Plan Review before the Zoning Commission in accordance to Subsection, General Review Procedures.

3. **NEW DEVELOPMENT**

New development shall comply fully with the district regulations of the planned corridor. Plan Review with public hearings is required before the Zoning Commission in accordance to Subsection A, General Review Procedures.

D. PLAN REVIEW PROCEDURES

1. PRE-APPLICATION CONFERENCE

Prior to the submission of an application for plan review in a planned corridor, a pre-application conference with a designated representative of the Department of Planning is required. The purpose of the pre-application conference is to thoroughly discuss the proposal and to bring the petition in conformity with the planned corridor district regulations.

2. APPLICATION

An application for plan review in a planned corridor shall be filed with the Department of Planning and shall contain the following information:

a. INTEREST AND OWNERSHIP

The Petitioner's and the Property Owner's name, address, phone number, and signatures.

b. ZONING CLASSIFICATION

c. LEGAL DESCRIPTION

d. FEES

Fees for site plan review shall be as required by Section 9, Schedule of Fees, Charges, and Expenses of these Comprehensive Land Use Regulations - Ordinance No. 523.

e. SITE PLAN

A site plan shall be submitted in accordance to Subsection E, Site Plan Submittal, of this section.

f. ADDITIONAL INFORMATION

The Zoning Commission may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

E. SITE PLAN SUBMITTAL

1. PROCEDURE

Prior to issuance of a building permit, a site plan for the proposal shall be submitted to the Department of Planning as specified in Subsection A, General Review Procedures, for review and determination.

2. SITE PLAN REQUIREMENTS

Drawing submissions shall be required to be 24" by 36" or smaller. If the applicant fails to submit such drawings, additional fees may be required.

The following minimum information shall be submitted to the Department of Planning in the form of a site plan:

- a. The title of the project and the names of the project planner and developer.
- b. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed development shall be included.
- c. All existing physical features such as existing streets, buildings, water courses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
- d. Boundaries of the property involved.
- e. Parking layout indicating the number of required and proposed parking spaces, the location of ingress, egress and access streets, and the location of pedestrian and vehicular ways; Circulation element indicating the movement of pedestrians, goods and vehicles.
- f. A landscape plan of the site showing the type, size and number of plants; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, site triangles, fences, buffers and screening; elevations of all fences and type of materials to be used; and total square footage of landscaping.
- g. Tabulation of the maximum square footage of each use.
- h. The proposed height and setback of any building or structure.
- i. Fascia treatment of the buildings or structures including elevations, and type of materials.
- j. The location, dimensions, area, type of materials and elevations of all signs and support structures.
- k. Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
- l. Lighting plan of the site showing location, number, type, height and materials of fixtures.
- m. Illustrative approved Drainage Plan by the Department of

Engineering.

- n. If the proposed development is to be constructed in phases, indicate proposed development scheduling in detail including:
 - i. The approximate date when construction of each phase of the project can be expected to begin; and
 - ii. The order in which the phases of the project will be built.
 - iii. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings and other structures.
 - iv. If no phasing schedule is provided at the time of application, the project shall be completed as a single unit, or has to go through another site plan review when any changes are proposed.

2.2106 Special Design Standards

A. The minimum standards for these district will be the same as the standards for all commercial development unless otherwise stated below:

1. Site and Structure Provisions

- a. Minimum Lot Area
- b. Minimum Area Regulations
- c. Height Regulations
- d. Off-Street Parking and Loading Requirements
The parking area shall be located no less than fifty (50) feet from the property line nor shall it encroach on the required street planting area.
- e. Landscaping Regulations
Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. Planting Requirements

(a.) Street Planting Area Requirements

- (i.) The street planting area shall be a minimum of

twenty-five (25) feet in depth. For lots greater than one hundred fifty (150) feet in depth, the street planting area shall include one (1) additional foot for every ten (10) feet in depth.
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- (ii.) The street planting area shall contain a minimum of one (1) Class A tree per every three hundred (300) square feet of the street planting area and one (1) Class B tree per every two hundred (200) square feet of the street planting area.
 - (iii.) Planting beds near signage and structures are recommended.
 - (iv.) Grass or groundcover are recommended for areas without trees.
- (b.) **Buffer Planting Area Requirements**
A non-residential property abutting a residential district shall have a minimum side yard and rear yard requirement of thirty (30) feet.
- (c.) **Parking Area Requirements**
- (i.) The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the Highway using one of the following methods:
 - a. Seventy (70) percent sight obscuring screen of living material.
 - b. One hundred (100) percent sight obscuring screen six (6) feet in height of non-living material.
 - c. Earth berm with a minimum height of three (3) feet.
 - (ii.) Planting areas shall be a minimum of ten (10) percent of the paved parking area.
 - (iii.) **Protection of Landscape Areas**
The placement of barrier curbs or wheel stops to protect landscape areas from vehicular damage shall be required.

- f. Sign Regulations
Sign regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. Area and Height Provisions For Ground Signs

SINGLE OCCUPANCY	
Area Allowed	25 Square Feet
Height Allowed	6 Feet

MULTIPLE OCCUPANCY	
Area Allowed	50 Square Feet
Height Allowed	8 Feet

2. No internal illumination.
3. White light only, No colored lighting.
4. Spectrum colors only, no iridescent colors permitted.
5. Personal Identification signs with any dimensions exceeding 24" shall require an Administrative Permit. Such signs shall not exceed 4 Square Feet.

g. Lighting Requirements

h. Utility Requirements

i. Setback Requirements

For lots with frontage along Hwy. 21 only, the following setback requirements shall be applied:

Principle Buildings:

One Hundred (100) feet from the property line.

Accessory Structures:

One Hundred (100) feet from the property line