

DIVISION 3

COMMERCIAL DEVELOPMENTS

SEC. 13-67. All developers of institutional, hotel, motel, R.V., rental property (residential and business), religious, commercial and industrial developments (schools, hospitals, manufacturing plants, shopping centers, etc.), are required to prepare a preliminary site plan, drainage impact study, construction plans (when applicable), and a site plan detailed for construction (asphalt or concrete pavement section, grading, drainage, sewerage facilities, utilities, etc. of proposed improvements to submit to the Planning Department for consideration. Paved surfaces shall be required for, but not limited to, all publicly accessible areas, for example, parking, driveways, etc. The only exception to this shall be for commercial or industrial “lay down” areas, solely for the purpose of manufacturing lay down and storage, at the discretion of the planning commission and/or review engineer. A waiver of the drainage impact study and/or traffic impact study may be considered upon request. Upon receipt of the preliminary site plan, and traffic study, the development will be placed on the Planning Commission agenda for a public hearing. After the Planning Commission has held a public hearing they will make a recommendation to the Parish Council and forward the development to the Parish Council for approval. Upon Parish Council approval, the drainage impact study shall be submitted and approved by the Review Engineer. Once the drainage impact study is approved, the construction plans (if applicable) may be submitted to the Review Engineer and the Planning Department for review and approval. When the drainage impact study and construction plans and/or a final site plan are approved, the site construction may begin. Certificate of Occupancy may not be given unless an on-site inspection of the site has been made by representatives of the Parish and approved by the Planning Department. Approval to construct the project shall expire after twelve (12) months unless extended by the Parish Council. (LPO 08-29, LPO 10-03, LPO 15-10)

R.V. Parks shall have a minimum of 20' x 40' lot sizes. Permanent residence shall not be allowed in R.V. Parks. (LPO 06-05)

PRIOR to the filing of an application for approval by the parish, a representative(s) for the developer is REQUIRED to have an informal discussion with the Planning Director, Parish Review Engineer and Parish Staff and Officials deemed appropriate in an effort to resolve technical matters regarding the proposed development prior to consideration by the Planning Commission. LPO-04-16, 06-05)

Additions or modifications to existing commercial developments which qualify for an exemption from the requirement of preparing a drainage impact study under Sec. 13-57, may also have the required traffic impact study waived administratively upon recommendation of the Parish Review Engineer (LPO 05-19) administratively upon recommendation of the Parish Review Engineer. (LPO 06-05)

SEC. 13-67.1. COMMERCIAL DEVELOPMENT BUFFER ZONES.

- A. A minimum of twenty-five (25) foot buffer zone shall be established and maintained between conflicting uses caused by the location of a new institutional, commercial, industrial developments or public project adjacent to the property being used for residential purposes unless approved by the Parish Council. No building or permanent structure shall be located within this buffer zone. The buffer zone may be used for parking, underground utilities, drainage, green area (landscaping and planting) and access.

- B. The buffer zone shall be established and maintained by the owner of the property on which the new institutional, commercial, industrial developments or public project is established.
- C. The buffer zone shall also have an eight (8) foot high solid wood, brick or masonry fence between the residential and commercial, industrial, multifamily, religious, educational, institutional or public property lines. (LPO 17-18)

SEC. 13-67.2. COMMERCIAL DEVELOPMENT NOTIFICATIONS (LPO 14-25)

At least ten (10) days prior to the Planning Commission meeting at which approval is being sought, the developer shall erect a four (4) foot by eight (8) foot black and white sign with a minimum of four (4) inch high letters located with no obstructions within five (5) feet of each public right of way on which the tract of the proposed development fronts. The bottom of the sign shall be at least four (4) feet from the ground. Twenty-five percent (25%) of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous. The sign shall be erected at least ten (10) days prior to the planning commission meeting at which the development is to be considered. The sign must remain visible and upright throughout the construction phase. Failure to keep the sign visible and upright is cause for project work to be stopped by the parish until the sign is corrected. The developer is responsible for any and all associated costs including attorney(s) fees. The sign shall be titled "A Commercial Development Is Proposed For This Site" and shall contain the following information:

- 1. Name, address and phone number of developer
- 2. Name of development or complex
- 3. Number of proposed commercial units
- 4. Number of acres in the development

SEC. 13-67.3. COMMERCIAL DEVELOPMENT SUBMITTALS

The following plans and impact studies must be received by the Livingston Parish Planning Department and the review engineer's office by the 18th day of the month for plans prior to the Planning Commission meeting in order for the development to be placed on the Planning Commission Agenda for consideration. (LPO 10-03)

- (1) Preliminary site plan.
- (2) Traffic Impact Study – (May be waived by Planning Director and Review Engineer)
- (3) School Impact Study – In lieu of school impact studies, O/D/S shall submit one (1) page description and preliminary plat/site plan to the Livingston Parish School Board.

If proposed construction is located in a parish fire district, a copy of the site plan and construction plans showing detailed drawings for the proposed commercial development shall be submitted to the fire district at the same time as other required submittals. (LPO 02-02, 04-16)