



Planning Department
Bessie L. Martin
Director

STAFF REPORT
Docket No. SP-53-21
Summary No.
Site Plan Review
The Core

PARISH COUNCIL
A: Ricky J. Templett
B: Scott Walker
1: Marion F. Edwards
2: Deano Bonano
3: Byron L. Lee
4: Dominick F. Impastato, III
5: Jennifer Van Vrancken

Cynthia Lee Sheng
Parish President

504-736-6320 | Yenni Building, 1221 Elmwood Park Blvd, Ste. 601, Jefferson, LA 70123 | jppanning@jeffparish.net

LOCATION (FIGURE 1)

2901 Belle Chasse Hwy.; bounding Streets, Belle Chasse Hwy, Behrman Hwy, Industry St, and Algiers Outfall Canal.

OWNER: Huynh Family, LLC

APPLICANT: Hung Van Huynh

ZONING (FIGURE 2)

MUCD Mixed Use Corridor District

FUTURE LAND USE (FIGURE 3)

COM Commercial

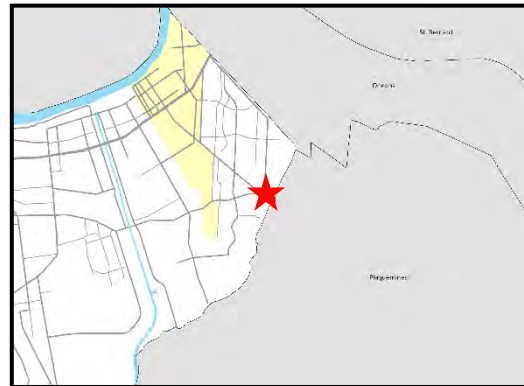
REQUEST (FIGURE 5)

Construct an apartment complex consisting of 9 apartment buildings, a clubhouse, parking, and related facilities on proposed Lot B1M.

CONCURRENT CASE

WS-169-21 to subdivide existing lots into Lots B1M, B1N, and B1P.

COUNCIL DISTRICT: 1
PAB HEARING: 4/7/2022
LAST MEETING DATE FOR COUNCIL ACTION: 8/10/2022



West Bank Partial Vicinity Map

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reasons:

- The proposed development meets the requirements of MUCD for multi-family developments.
- The proposed development is supported by the comprehensive plan.

PLANNING ADVISORY BOARD: to be determined.

CONSISTENCY WITH ENVISION JEFFERSON 2040

- Goal 1, Objective 4: Provide sufficient land for residential, commercial, industrial and recreational land uses.
- Goal 3, Objective 2: Foster mixed-used development that combines residential uses with compatible nonresidential uses in appropriate locations.

FINDINGS

1. The proposal is to develop the petitioned property with a 221,583 sq. ft. multi-structure apartment complex with a detached monument sign. The 9-building complex will have 192 apartment units.
2. The petitioned property is an undeveloped 11 acre-lot (proposed Lot B1M) located on Belle Chasse Hwy near its intersection with Behrman Hwy/Lapalco Blvd. It is part of a concurrent subdivision request to subdivide 4 lots into 3 (WS-169-21). The lot is bisected by the Jefferson Parish/Plaquemines Parish line (Figure 4).
3. The subdivision was approved by the Plaquemines Parish Council on February 10 2022. The Plaquemines Parish portion of the petitioned property is zoned Agriculture. Since none of the proposed structures will be built on the Plaquemines portion, additional site plan approval by their jurisdiction is not required.
4. The petitioned property, proposed Lot B1M, has 75 ft. of frontage on Belle Chasse Hwy. (Figure 4) This portion of the lot will serve as the access drive into the apartment complex; the actual entrance will be gated. The gate and access drive meet the specifications stipulated by the Fire Department.
5. According to the Traffic Engineering Division, Belle Chasse Hwy. is a state road under the jurisdiction of the LADOTD, which reviewed the proposed driveway. The LADOTD stipulated that the driveway for the proposed development will function as a right-in, right-out driveway onto Belle Chasse Hwy. Further, the existing median crossing, opposite of this driveway, will eventually be closed in anticipation of the new bridge to be constructed over the Intracoastal Waterway Canal. DOTD will not issue a final permit until the design is complete with detailed drainage and paving.
6. The LADOTD required a Traffic Impact Analysis (TIA) for the proposed development. The TIA concluded that while volume demand would slightly increase at the intersections in the vicinity, it would not cause a significant delay. Moreover, the volumes projected for entry and exit at the proposed driveway were determined to operate well within acceptable parameters. It further concluded that the apartment complex would not impose any significant additional congestion or delay, and no modifications to the roadway system were recommended.
7. Accessing the petitioned property from Belle Chasse Hwy. requires driving over the railroad tracks which run parallel to Belle Chasse Hwy. at this point. The applicant has a private road crossing agreement with New Orleans Lower Coast Railroad Company, Inc. to cross the railroad tracks that run parallel to Belle

Chasse Hwy. The agreement is from 1994 and is recorded with the Clerk of Court under Conveyance Book 2912, Page 925.

8. The petitioned property has a secondary entrance via an access drive shared with an abutting commercial development (Rouses) on the Behrman Hwy. side of the site. This drive also connects with an existing driveway accessed from Belle Chasse Hwy.. A turnaround at the secondary entrance was provided in response to the Department of Public Works recommendation for such (Figure 7).
9. Sec. 40-447(a), Public service infrastructure design standards, requires that adequate public water, wastewater, stormwater, and street facilities be present onsite. Currently, the petitioned property does not have access to public wastewater facilities, but the property does have access to water, stormwater, and street facilities. However, the applicant has agreed to enter into a development agreement as part of the resubdivision. As such, this requirement will be satisfied pending the approval of the subdivision (WS-169-21).
10. Sec. 40-444(b), MUCD Setbacks, requires a 20 ft. front yard setback and 10 ft. setbacks for side and rear yards. The configuration of the lot is similar to a flag lot and thus, the front yard is measured from the Belle Chasse Hwy. access along the portion of the lot that measures 75' frontage on Belle Chasse Hwy. by a depth of 289'. The only structure within this access is the monument sign. The monument sign is 22 ft. back from the lot line, all buildings are set back at least 90 ft. on either side, and all buildings are further than 10 ft. from the rear lot line (Figure 5). The site exceeds setback requirements.
11. Sec. 40-444(c), MUCD Lot area, requires that the lot area per family shall be the same as in the R-3 Multiple-Family Residential District. The R-3 district requires apartments with 44 or more units to have a minimum lot area calculated at 700 sq. ft. per family. The site exceeds the minimum lot area per family as it is 11.4547 acres and the minimum for 192 units at 700 sq. ft. would be 3.0854 acres (Figure 4).
12. Sec. 40-444(d), MUCD Site Area Requirements, requires sites to be a minimum of 5 acres and have a minimum width of 200 ft. and a minimum depth of 500 ft. The site exceeds these requirements with an area of 11.4547 acres, average width of 1002 ft., and an average depth of 683 ft. (Figure 4).
13. Sec. 40-442(b)(2), MUCD Multi-Family Residential Criteria, requires multiple-family residential dwellings to have a minimum total of fifty (50) dwelling units with each multiple-family dwelling designed for or occupied by five (5) or more families. The development will have 192 total units. Each proposed apartment building will have either 24 or 12 units.
14. Sec. 40-662, Off-street parking requirements, requires 1.5 parking spaces per dwelling unit and 2 parking spaces per dwelling unit for two or more bedrooms for multiple-family residential uses. The proposed development contains 192 units, 102 of which are one bedroom with the remaining 90 units having two or more bedrooms, therefore 333 spaces are required. Additionally, the Clubhouse is

required to have 1 parking space for every 60 sq. ft. of the gross floor area that is open to the general public. The proposed Clubhouse has 954 sq. ft. open to the public and requires 16 parking spaces. The total required parking spaces are 349. The site plan indicates 354 standard size 90-degree parking spaces surrounding the apartment buildings. The parking consists of 250 surface, 8 handicap, and 96 covered parking spaces. As such, the site exceeds the number of required spaces (Figure 6).

| | Parking Rate | Units/ Area | Required Parking |
|------------------|--|--------------------|-------------------------|
| 1 Bedroom Units | 1.5 per unit | 102 | 153 |
| 2+ Bedroom Units | 2 per unit | 90 | 180 |
| Clubhouse | 1 per 60 sq. ft. open to the public | 954 sq. ft. | 16 |
| Totals | | 192 | 349 |

15. Sec. 40-448(b)(3), MUCD Detached Signs, limits detached signs to only one. The site plan proposes one monument sign (the style encouraged in the Code) that meets area, height, and depth standards of the MUCD (Figure 5) (Table 4).
16. The landscape plan proposes 105 trees, 746 shrubs, and 742 perennials across the site. The parking lot is required to have a minimum of 26 islands or peninsulas, and 27 islands are proposed. The sign is required to be in a planting bed 2 ft. wide and at least 60 sq. ft. The proposed sign is in a planting bed 7 ft. wide with an area of 100 sq. ft. The site plan meets all additional landscaping requirements stipulated in Sec. 33-6.25.5 Greenspace Standards of the Unified Development Code (Figure 6).
17. The site plan meets the requirements stipulated in Sec. 40-447, MUCD General Design Standards. (Table 1)

DEPARTMENT COMMENTS

| Land Use Review Technical Committee (LURTC) Comments | | |
|---|-----------------|--|
| Department | Position | Comment/Stipulation |
| Public Works | Not Opposed | Public Works is NOT OPPOSED to this Case but has the following Stipulations: SP-53-21 the Department of Public Works (on 12/22/2021) we received and accept the cost estimate for the proposed utility improvements. Water Department has no comment. Drainage Department has no comment. Streets Department has no objections. Sewer Department states, no public sewer line available to this site. Private sewer line extends to outermost lot of this proposed resub division on Behrman Hwy side. Traffic Engineering Division states, please contact DOTD to see if a TIA is required. Recommend a turnaround be considered at the gate on the left side of the apartment complex. Parkways finds the proposed tree species and planting locations are acceptable. |
| ICE-Building | Not Opposed | ICE - Building is NOT OPPOSED to this Case but has the following Stipulations: ICE - Building is NOT OPPOSED to this Case but has the following Stipulations: 1. Resubdivision WS-169-21 must be approved. 2. All other building code comments shall be addressed at the permit stage. |
| Engineering-Site Plan | Not Opposed | ENG - Site Plan is NOT OPPOSED to this Case but has the following Stipulations: 1. The property owner is responsible for any damage to right of way improvements (including the existing sidewalks or driveways) during or after the construction of any new structure(s) or demolition of any existing structure(s). Any damage must be repaired, or improvements replaced in accordance to the Jefferson Parish Engineering standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction. Further comments will be made at the permit stage. Contact Engineering Site Plan Review at: (504) 736-6397 for more information and a complete list of requirements |
| Parish Attorney | Not Opposed | Parish Attorney is NOT OPPOSED to this Case. |

| Land Use Review Technical Committee (LURTC) Comments | | |
|--|-------------|---|
| Department | Position | Comment/Stipulation |
| Fire | Not Opposed | Fire is NOT OPPOSED to this Case but has the following Stipulations: Access roadway approaches to gate must have a clear width of 24' for two-way operation and 20' for one-way operation. A clear width of 12' must be maintained between any islands to be constructed (for card reader, keypad, etc.). Gates must be open to an unobstructed width of 20'. Additionally, any gate or substantial fence support structures, guard house, etc. should not be located within 2' of the travel lane or face of curb All gates must be equipped with an approved fire department release (red with white lettering) mounted on one of the gate posts. When released, the gate must remain open until reset. Additionally, gates must release upon electrical power failure or equipment malfunction and remain open until the problem is resolved. An overhead clearance of 13'6" must be maintained at any structure Fire hydrants shall meet the requirements of NFPA 1 and JP Subdivision Public Improvements Standard Manual. This comment supersedes the other "Not Opposed" comment sent on this day. |
| 911 | Not Opposed | |

TABLES

TABLE 1: MUCD SITE INFORMATION

| Criteria | Required/Permitted | Proposed | Compliant? |
|-------------------------------------|---|--|------------|
| Site area | 5 acres 200 ft. width 500 ft. depth | 11.45 acres 1,002 ft width 683 ft. depth | Yes |
| Setback, building, Front yard, min. | 20 ft. | 250 ft. | Yes |
| Side yard | 10 ft | 15 ft. | Yes |
| Rear yard | 10 ft. | 10 ft. | Yes |
| Parking Spaces, min. | 349 | 354 | Yes |

TABLE 1: MUCD SITE INFORMATION

| Criteria | Required/Permitted | Proposed | Compliant? |
|--------------------|---------------------------|-----------------|-------------------|
| Clear Vision Areas | 35 ft. | 45 ft. | Yes |
| Building Height | 65 ft. | 41 ft. | Yes |
| Lighting Height | 40 ft. | 20 ft. | Yes |

**Table 2: MUCD Multi-Family Residential Criteria
[Section 40-442(b)(2)]**

| Criteria | Compliance | |
|---|-------------------|--|
| | Yes No | Comments |
| The minimum development site area shall be five (5) acres. | Yes | The proposed lot is 11.45 acres. |
| The separate multiple-family residential uses shall not comprise over 50% of the development site area. | Yes | The proposed multi-family uses will be a part of a larger commercial development site |
| The multiple-family residential dwellings shall have a minimum total of fifty (50) dwelling units with each multiple-family dwelling designed for or occupied by five (5) or more families as specified in Sec. 40-3. | Yes | The development will have 192 total units. Each proposed building will have either 24 or 12 units. |
| The uses shall be oriented on the development site in such a manner that the non-residential use shall not be exclusively accessed through the residential use and the residential use shall not be exclusively accessed through the non-residential use. | Yes | A main service drive will connect the development to Belle Chasse Hwy. |
| To buffer the separate multiple-family dwellings from other permitted uses, the setback requirements and the landscape and buffer standards of this district shall be applied separately to the residential portion and the non-residential portion of the development site in a similar manner as if the uses are situated on separate lots. | Yes | The residential development has a 5 ft. green space buffer. |
| The mixed-use development comprised of multiple-family residential dwellings that do not exceed the height permitted by right in this district and commercial uses in separate structures shall require approval from Jefferson Parish Council as specified in the Site Plan Review section of this article. | Yes | This site plan review is seeking approval from Jefferson Parish Council. |

Table 3: MUCD General Design Standards [Section 40-447]

| Standards | Compliance | |
|---|----------------|--|
| | Yes No | Comments |
| <i>(a) Public service infrastructure and right-of-way</i> | | |
| Adequate public facilities are required in accordance with Chapter 33 Unified Development Code, Article 7, Adequate public facilities required of this Code. | No | Will be compliant pending approval of subdivision and development agreement |
| Is public right-of-way used to meet landscaping or parking requirements? | N/A | Public ROW is not used to meet required parking or landscaping. |
| <i>(b) Transportation Networks</i> | | |
| Adequate ingress, egress and internal circulation shall be provided to accommodate vehicular and pedestrian traffic, including walks, driveways, service bays and driveways, and off-street loading areas. | Yes | The site has proper vehicular and pedestrian circulation patterns. |
| All areas subject to vehicular traffic, including accessways, service bays and drives, loading and unloading areas shall be paved with hard, all-weather material. | Yes | All paths intended for vehicles will be paved with hard, all weather materials. |
| Pedestrian and vehicular traffic shall be separated with landscaped space. | Yes | Pedestrian traffic does not directly abut vehicle traffic on the site. |
| The linking and coordination of parking areas between developments in the Mixed Use Corridor District shall be encouraged to reduce the number of turns onto and off of surrounding streets and reduce potential traffic conflicts. | Yes | No further developments are proposed at this time. Applicant plans on increasing pedestrian connectivity to future adjacent commercial uses as they are built. |

Table 3: MUCD General Design Standards [Section 40-447]

| Standards | Compliance | |
|---|----------------|---|
| | Yes No | Comments |
| The sharing and coordination of access ways such as driveways and service areas between developments in the Mixed Use Corridor District shall be encouraged to control the number of curb cuts and reduce potential traffic conflicts in the transportation network of the site and enhance the site as it relates to surrounding development. | Yes | The site is connected to an existing commercial development by an access drive. |
| <i>(c) Service Bays/ Drives</i> | | |
| Service bays, service drives, trash receptacle and dumpster areas, and support structures shall not be oriented on the same side of the Mixed Use Corridor District development as abutting residential property. The purpose of which is to mitigate the negative effect of such service areas, such as noise, odor, refuse, and visual pollution from residential development. In such cases where this is not possible, an additional five (5)-foot landscaping and buffer strip shall be required in addition to that required in section 40-446(a)(2), perimeter of lot adjacent to abutting property. | Yes | None of the abutting property is zoned residential. All trash receptacles are positioned in the rear of the development. |
| Service bays and drives and trash receptacle and dumpster areas shall be oriented in such a way that in the process of loading and unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street. | Yes | The circulation pattern of the site allows for cars to enter and exit multiple ways. Thus, allowing people to move through the site even if trash is being collected. |
| All service bays, loading and unloading areas, trash receptacles and dumpster areas must be screened on all sides by a wood, brick, or masonry fence with a minimum height of seven (7) feet. | Yes | Eight (8) foot CMU wall will screen the trash compactor. |
| All dumpster areas shall comply with the requirements of chapter 16 garbage and other solid waste, section 16-4(d) bulk waste containers. In situations where the regulations of that chapter and the regulations of this article are in conflict, the more restrictive shall apply. | Yes | The proposal meets the requirements of Sec. 16-4(d) for bulk waste containers. |
| <i>(d) Curbs and Curb Cuts</i> | | |

Table 3: MUCD General Design Standards [Section 40-447]

| Standards | Compliance | |
|---|----------------|---|
| | Yes No | Comments |
| All curb cuts on street frontage shall be vertical curbs. No roll over curbs shall be permitted in the Mixed Use Corridor District. No curb cut shall be greater than twenty-five (25) feet at the lot line and thirty-five (35) feet at the curb line and/or in accordance with the established parish standards. | Yes | Existing curb cut on Belle Chasse Hwy is 35 ft. wide. |
| No curb cuts for freight lanes shall be greater than thirty-five (35) feet at the lot line and forty-five (45) feet at the curb line. | Yes | Existing curb cut on Belle Chasse Hwy is 35 ft. wide. |
| The number of curb cuts for any particular development shall be minimized to the greatest extent possible to provide for controlled ingress and egress within the Mixed Use Corridor District. | Yes | No new curb cuts are being proposed as a part of this site plan. |
| <i>(e) Lighting</i> | | |
| The maximum height for any light fixture is forty (40) feet, except on the side or sides of a development abutting a residential use or on the side or sides of multiple-family development that exceeds the height permitted by right where abutting a one- to four-family residential district, in which case the maximum height of twenty-five (25) feet shall be allowed. All light structures shall be shaded or hooded and orientated inward so as to prevent intrusion into surrounding areas. | Yes | All proposed lighting is 20 ft. tall. |
| <i>(f) Play Area</i> | | |
| In multiple-family residential developments, safely located play areas shall be provided for small children as required. | Yes | Play area is provided in the interior of the site. |
| <i>(g) Screening</i> | | |
| Any part of a support structure that is not a building, other than playground equipment accessory to permitted uses in this district or those structures used for drive-up service, e.g. gas pumps, vacuum stations and ATMs, visible from street right-of-way shall be screened by a wood, brick or masonry fence with a minimum height of seven (7) feet. | Yes | There are not any proposed support structures that are not either a building or playground equipment. |
| <i>(h) Architectural treatment of metal buildings</i> | | |

Table 3: MUCD General Design Standards [Section 40-447]

| Standards | Compliance | |
|---|----------------|--|
| | Yes No | Comments |
| Any building consisting of a metal exterior shall be designed and constructed such that the front building face, the side building face(s) on corner lots with street exposure, and at least five (5) feet of the adjoining side walls are finished with wood, brick, stucco, concrete blocks with architectural treatment, glass or other similar materials. | Yes | No proposed buildings with a metal exterior. |
| <i>(i) Architectural treatment of support buildings</i> | | |
| Any support building on the lot or development site shall be designed and constructed with an architectural treatment similar to the principal building(s). | Yes | The support buildings will have an architectural treatment similar to the principal buildings. |
| <i>(j) Minimum size of structures</i> | | |
| Any structure, permanent or temporary, having a gross floor area of less than five hundred (500) square feet, is prohibited for use as a commercial structure or for a commercial purpose unless used in conjunction with construction work as permitted in Article XXXIX, section 40-742(d). Exceptions and modifications to use regulation, or is a support structure to the principal building as defined in this chapter. | Yes | None of the proposed structures are less than 500 square feet. |
| <i>(k) Temporary structures</i> | | |

Table 3: MUCD General Design Standards [Section 40-447]

| Standards | Compliance | |
|--|-------------------------|---|
| | Yes No | Comments |
| Notwithstanding any other provisions of the Jefferson Parish Code of Ordinances, temporary structures or trailers shall not be permitted in the MUCD except as follows:(1)Temporary structures or trailers for use as commercial structures or for a commercial purpose are permitted in a MUCD along traditional parade routes during the Mardi Gras season or for other seasonal street parades and for seasonal sales, including, but not limited to, a pumpkin patch, Christmas trees or similar use, lasting not more than ninety (90) days.(2)Commercial developments are allowed temporary structures or trailers that are to be used for special outdoor sales events. The use of the temporary structure or trailer must be associated with the principal use of the commercial development that occupies the petitioned property. The temporary structure or trailer shall not reduce the required off-street parking for the principal use, and additional off-street parking shall be provided for said temporary use. | Yes | No temporary structures or trailers are proposed. |

**Table 4: MUCD Detached Sign Criteria
[Section 40-448(b)(3)]**

| Criteria | Compliance | |
|--|------------|---|
| | Yes No | Comments |
| Detached sign regulations for the Mixed Use Corridor District shall be intended to increase visibility for individual projects and developments in the corridor in general by minimizing the size, height and number of detached signs and reducing competition among signs in the corridor. Low "eye level" monument type signs mounted on earth berms shall be encouraged and preferred over signs mounted on standard poles. Identification of particular projects may be emphasized by incorporating the detached sign within required landscaping and with unique, creative architectural features including but not limited to clock towers and waterscapes, such as water fountains and waterfalls. | Yes | The proposed sign is a monument style with stone and landscaping elements incorporated. |
| The allowable sign area shall be computed at one (1) square foot per linear foot of street frontage (being the width of the lot or development site along the adjacent public right-of-way) up to two hundred (200) square feet. Multi-tenant developments may add an additional twenty (20) square feet of detached signage per tenant up to a maximum of three hundred (300) square feet. | Yes | The proposed sign is 22 ft. sq. and the site has 75 ft. of frontage along Belle Chasse Hwy. |
| A second sign may be erected on the second front of a through lot provided the following additional provisions are met: 1. The maximum area of the second sign is seventy (70) square feet. 2. The maximum area of the second sign is twenty (20) square feet if the through lot is located across from, adjacent to or within seventy-five (75) feet of a residential development or district.3. Section 33-6.25, Landscaping, buffering, and screening, shall apply. | N/A | Only one sign is proposed. |
| The height of a detached sign shall be a maximum of twenty (20) feet, with a minimum ten-foot setback from the lot line. | Yes | The monument sign is 6 feet tall. The sign is set back 22 feet from the lot line. |
| The sign shall be constructed of metal or wood, or encased in a wood frame or other such materials which complement and coordinate with the architectural style of the development. | Yes | The sign complements the proposed buildings. |
| The total depth of the detached sign shall not exceed five (5) feet. | Yes | The sign has a depth of 2 feet. |

Table 5: Greenspace Standards [Section 33-6.25.5]

| Standards | Compliance | |
|--|------------|--|
| | Yes No | Comments |
| <i>(b) Streetscape</i> | | |
| <i>Plant Materials.</i> The site is required to have 1 Class A tree per every 50 linear feet, or fraction thereof, of street frontage. Along with 1 shrub every 3 linear feet of street frontage is also required (perennials may substitute for up to 50 percent of required shrubs). | Yes | The site has 75. ft of frontage along Belle Chasse Hwy. and 2 Class A trees. Along with appropriate shrubs and groundcover around the monument sign. |
| <i>Planting Area.</i> The width or depth of the area planted with streetscape landscaping shall be in accordance with the dimensional, setback, or area standards established in the applicable base or overlay zoning district. | Yes | The planting area does not interfere with the required front yard. |
| <i>Retaining walls.</i> Where a retaining wall is required in accordance with section 8-3-111, Lot grade rules and regulations, of this Code, or where a retaining wall is provided, a hedge is required along the base of the wall on any street-facing side. Where a hedge is not practical due to site constraints, the street-facing surface of the retaining wall shall be finished with stucco, masonry, stone, or similar decorative material that enhances the plain concrete or plain concrete block. | Yes | No retaining walls are proposed. |
| <i>Use of right-of-way.</i> Streetscape landscaping may be located in the public right-of-way if approved by the public works director. Use of public right-of-way to meet required streetscape landscaping shall be in accordance with applicable district standards and section 29-6, Right-of-way obstruction, of this Code, and may require a parish lease of right-of-way. State-owned rights-of-way may not be used to meet the streetscape landscaping requirements of this section. | Yes | No landscaping is located in the public right-of-way. |
| <i>(c) Property Buffer</i> | | |

Table 5: Greenspace Standards [Section 33-6.25.5]

| Standards | Compliance | |
|---|------------|---|
| | Yes No | Comments |
| <i>Applicability and types.</i> There are four (4) types of property buffers based on district character, use, and adjacent uses or districts. Table 33-6.25.5-2, Property Buffer Requirements by Use, establishes property buffers required for each use or zoning district, by character if applicable. The "adjacent use or zoning district" is not required to provide the buffer. Where the adjacent lot or development site contains a mixed use or is mapped with more than one (1) zoning district, the buffer requirement associated with the most intense adjacent use or district shall apply. | Yes | No buffer is required for 5+ family residential abutting commercial. That being said, MUCD requires a buffer on all sides abutting commercial which the site has. |
| <i>Table 33-6.25.5-3, Property Requirements by Type</i> establishes the minimum depth, number of trees and shrubs, and fencing required for each type of buffer. | Yes | Table states that no buffer is required by this section of Code. |
| <i>Prohibited uses.</i> No active recreation area, storage of materials, impervious surface, vehicular use area including parking areas, or structures, except for necessary utility boxes and equipment, shall be located within the buffer area. The property buffer may be included in the required building setback. | Yes | No active uses are to be located within the buffer. |
| <i>Fences.</i> Fences required as part of a property buffer shall comply with the requirements of section 33-6.12, Fences and walls, in Division 2, Design standards, of this article. No fence or wall is required if an existing fence or wall provided on an abutting property meets the requirements, as determined by the planning director. | Yes | Proposed fence meets the requirements. |
| <i>(d) Parking Lot</i> | | |
| <i>Street rights-of-way.</i> In accordance with the streetscape requirements of this section, shrubs that form a living fence at maturity shall be planted along the street-facing perimeter of a parking lot or drive aisle to screen vehicles from view of the street right-of-way. | Yes | The lot line facing Belle Chasse Hwy. is planted with shrubs and has a fence as well. |

Table 5: Greenspace Standards [Section 33-6.25.5]

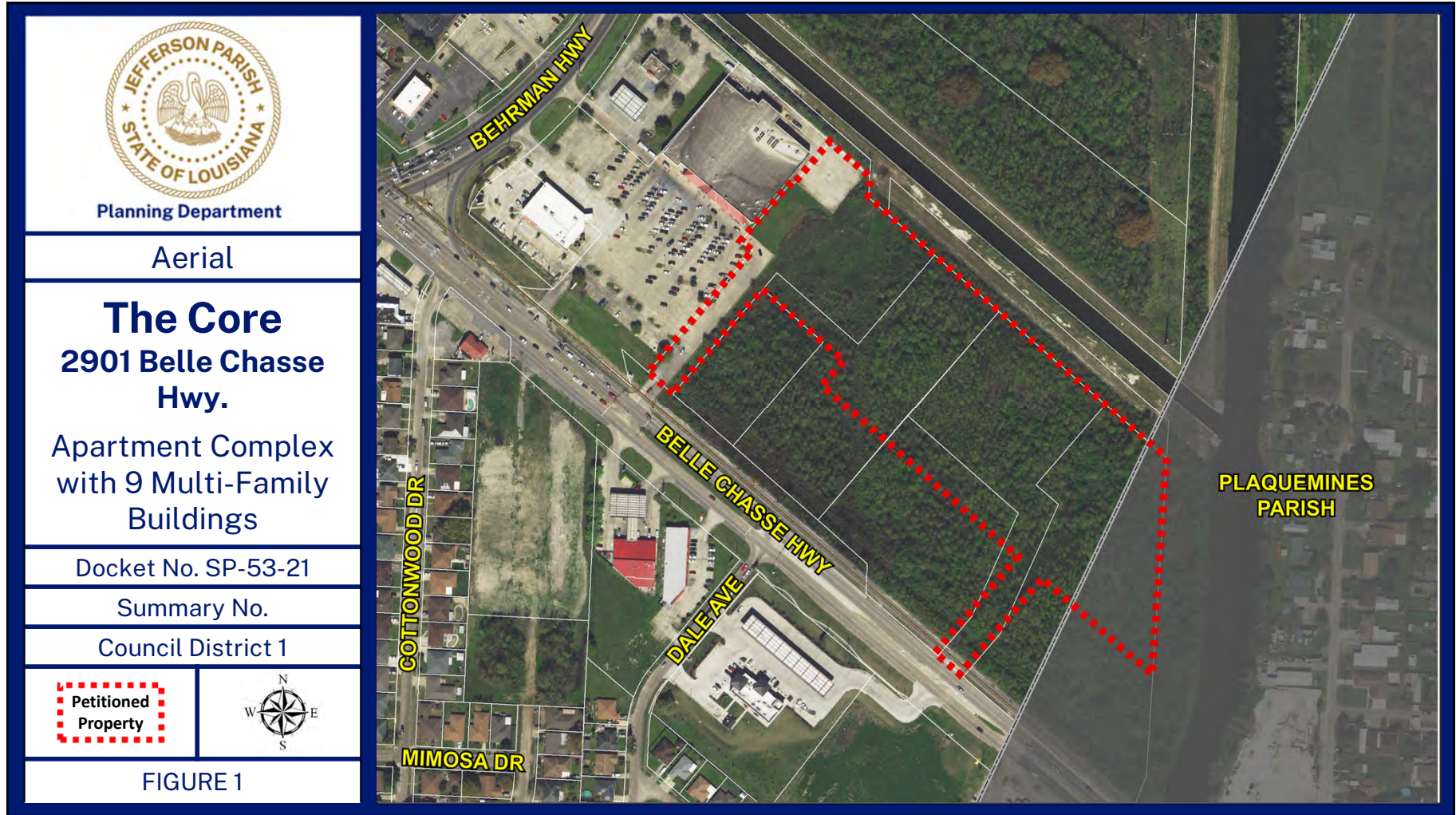
| Standards | Compliance | |
|--|------------|---|
| | Yes No | Comments |
| <i>Vehicular use areas.</i> Where vehicular use areas on different development sites abut, a minimum five-foot continuous buffer with one (1) Class A tree per every thirty-five (35) linear feet, or portion thereof, plus a living fence, grass, or other groundcover, shall be provided between the abutting vehicular use areas. | Yes | All vehicle use areas on the site that abut different development sites have a 5 ft. buffer planted with appropriate trees and shrubs along with a fence. |
| A minimum of one (1) island or peninsula is required for every ten (10) contiguous parking spaces or fraction thereof. | Yes | The parking lot requires 26 islands or peninsulas, and 27 are proposed. |
| An endcap is required at the end of each row of parking spaces. | Yes | Every row of parking spaces onsite has an endcap. |
| Each island, peninsula, or endcap shall be a minimum of five (5) feet in width excluding curb. | Yes | All islands, peninsulas, or end caps are at least 5 ft. in width. |
| Each island, peninsula, or endcap shall contain a minimum of one (1) Class A tree plus shrubs, grass, or other groundcover. | Yes | All islands, peninsulas, or end caps have either a Class A tree plus shrubs, grass, or other groundcover. |
| A planting strip shall be provided with a minimum width of five (5) feet for every two (2) parking aisles; the planting strip shall contain a minimum of one (1) Class A tree for every ten (10) parking spaces or fraction thereof plus shrubs, grass, or other groundcover. | Yes | Proposed landscape plan meets planting strip requirements. |

Table 5: Greenspace Standards [Section 33-6.25.5]

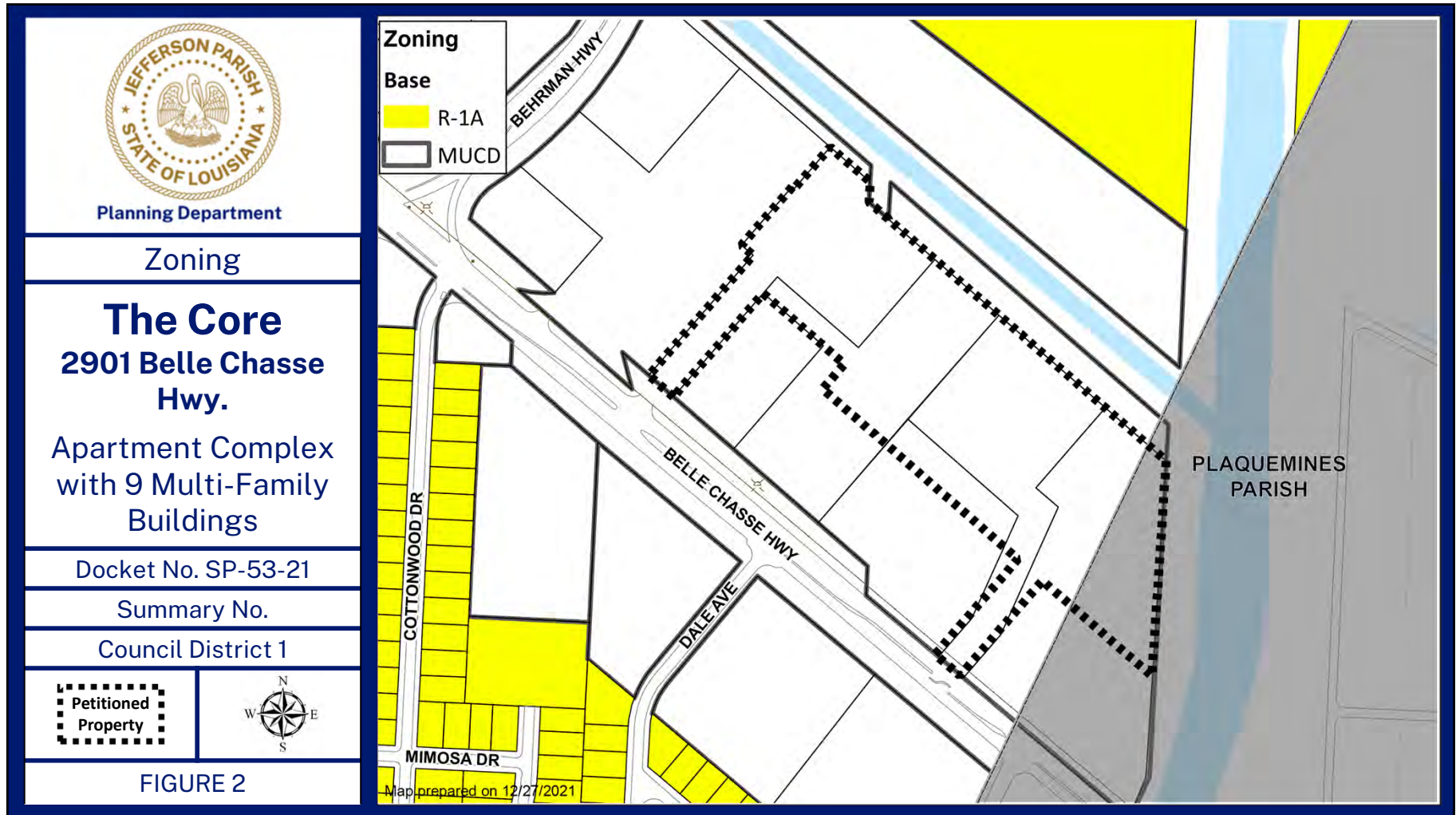
| Standards | Compliance | |
|---|------------|--|
| | Yes No | Comments |
| Interior lot landscaping shall be a minimum of ten (10) percent of site area not dedicated to required property buffers, streetscape landscaping, or buildings. | Yes | Interior lot landscaping exceeds the minimum of 10 percent of the site area. |
| On any building side facing the interior of a parking lot, except those sides with pedestrian access to the building, openings for windows or overhead loading-area doors, or motor vehicle bays, shall be planted with landscaping that provides visual breaks along the blank building facade. The landscaping shall abut the building and be comprised of trees, shrubs, or ornamental plants in any combination, provided that at least fifty (50) percent of the total required plant materials is shrubs. | Yes | All building sides that face a parking lot have pedestrian access to the building, openings for windows. |
| <i>(e) Screening</i> | | |
| Off-street loading spaces, refuse and outdoor storage areas, antennas, satellite dishes, and mechanical equipment within a street-facing yard shall be screened from view from the street right-of-way. | Yes | No proposed mechanical equipment in a street-facing yard. |
| Unless otherwise provided in this Code, the screening shall be a minimum of seven (7) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less. | Yes | Proposed screenings meet Code requirements. |
| Except as required in section 16-4, Solid waste storage, [subsection] (d), Bulk waste containers, in Chapter 16, Garbage and other solid waste, of this Code, screening shall be provided by an opaque fence, living fence, berm, or any combination thereof. The plants shall be a minimum of seven (7) feet in height at time of installation and planted three (3) feet on center. All plant materials used as screening shall be evergreen. | Yes | The dumpster will be screened by an 8 ft. fence with appropriate landscaping. |
| <i>(f) Signs</i> | | |
| The sign shall be located in a landscaped planting bed providing a minimum width of two (2) feet around the base of the sign and a minimum area of sixty (60) square feet. | Yes | The sign is located in a 100 sq. ft. planting bed. |

Table 5: Greenspace Standards [Section 33-6.25.5]

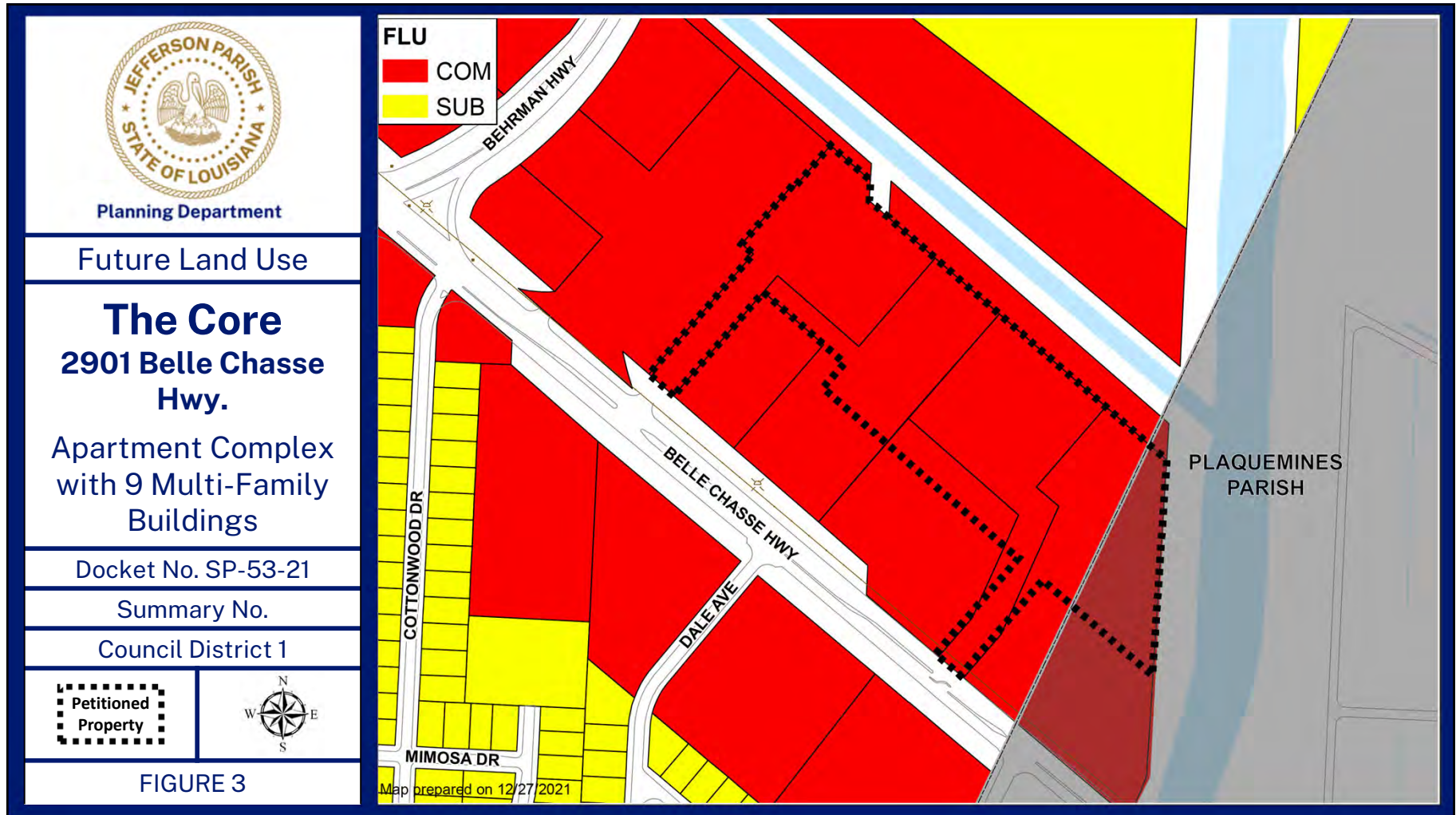
| Standards | Compliance | |
|--|-------------------|--|
| | Yes No | Comments |
| Landscaping shall be comprised of trees, shrubs, or ornamental plants, including perennials, in any combination, provided that at least fifty (50) percent of the total required plant materials are shrubs. | Yes | The sign planting bed consists of shrubs and groundcovers. |



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Planning Department

Survey / Plat

The Core
2901 Belle Chasse Hwy.

Apartment Complex
 with 9 Multi-Family
 Buildings

Docket No. SP-53-21

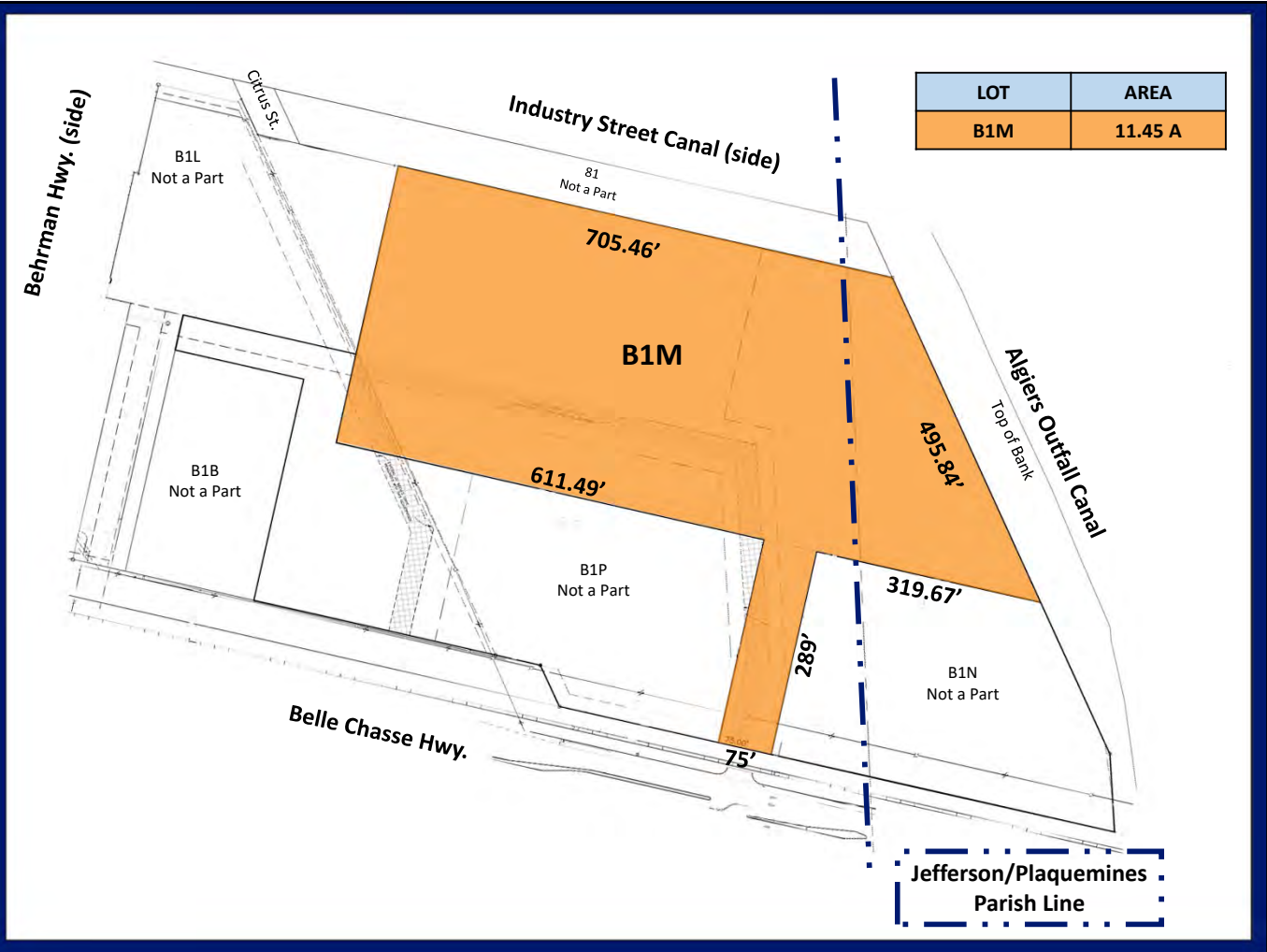
Summary No.

Council District 1

Petitioned
 Property



FIGURE 4



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Planning Department

Elevations / Signage

The Core

2901 Belle Chasse Hwy.

Apartment Complex
with 9 Multi-Family
Buildings

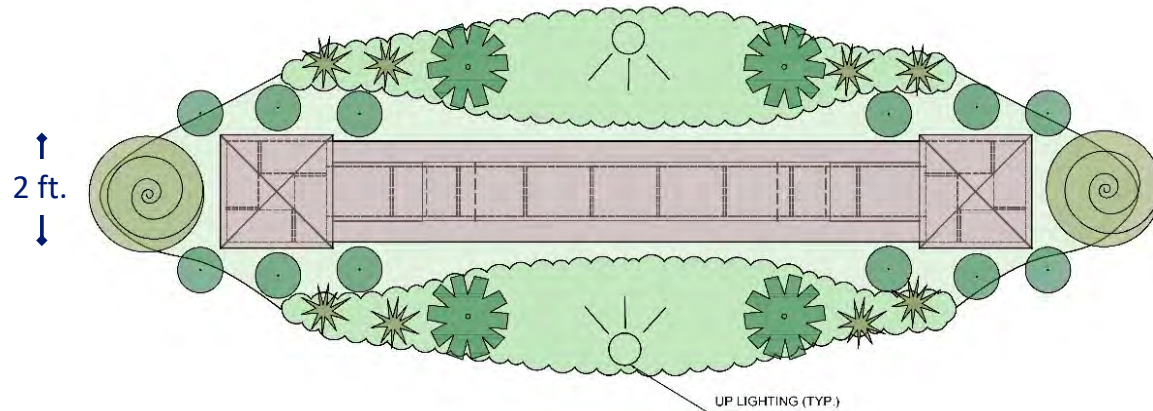
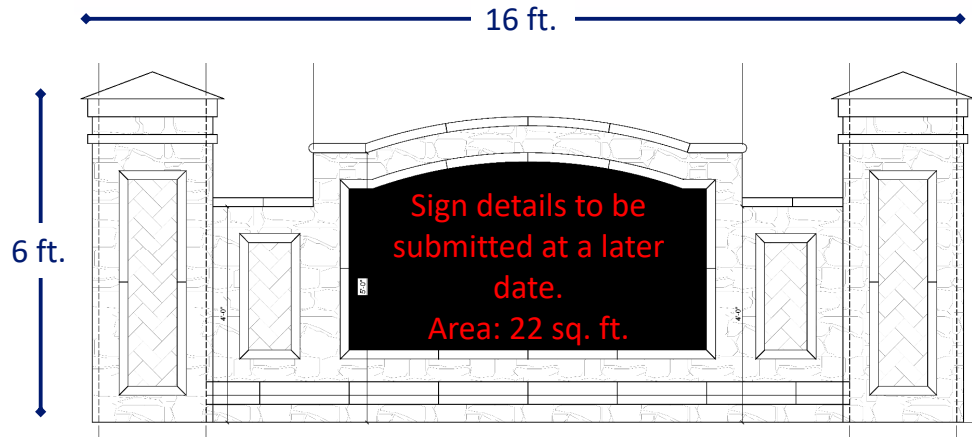
Docket No. SP-53-21

Summary No.

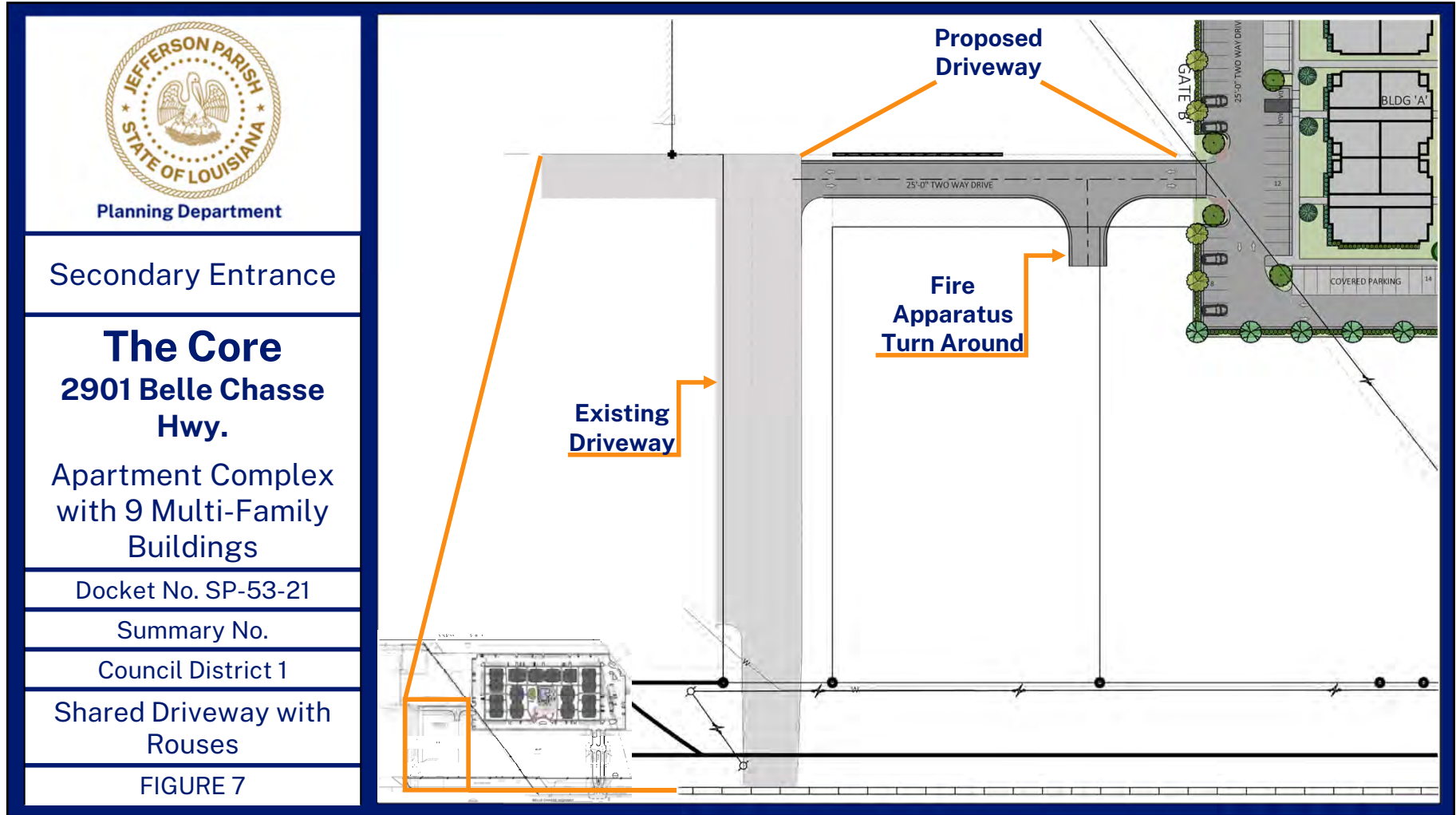
Council District 1

Single monument sign
off of Belle Chasse Hwy.

FIGURE 5



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Planning Department

Elevations – Side Views

The Core
2901 Belle Chasse Hwy.

Apartment Complex
with 9 Multi-Family Buildings

Docket No. SP-53-21

Summary No.

Council District 1

Building B Rendering

FIGURE 8



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