



Planning Department

INSTRUCTIONS

Site Plan Review

Before you apply, please schedule a pre-application conference with a Planner and review the regulations at www.jeffparish.net/planning under "Code of Ordinances."

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

The following items must be submitted, printed single-sided:

- *Site Plan Review Application Summary Sheet (signed original)
*Ownership and Authorization Affidavit (signed original)
*Site plan, landscaping plan, sign plans, building elevations and floor plans, as applicable One (1) set of 24" x 36" and one (1) set of 11" x 17"; multiple sheets must be bound into sets
*Certified survey of property (showing current conditions and dated within the past 5 years) One (1) copy; can be included in site plan set

*Fees

to be completed by Planner

- Property title of ownership (or a recorded act of sale)
Existing or proposed lease agreements for use of right-of-way, if applicable
LADOTD driveway permit application, if applicable
Processing of Applications Policy

Table with 2 columns: Amount Paid, Check # or Payment Method

If your application must be heard by the Parish Council, the following items are also required:

- *Campaign Contribution Disclosure Affidavit
*Properties Abutting and Within 300 Feet Affidavit

The items above in *bold are the minimum needed to submit an application and begin the review process.

To be completed by Planner, copied and distributed to applicant

Docket Number: _____ Date Assigned: _____

Receipt of this signed form signifies that you have met the minimum requirements for beginning the process.

Required items, in addition to unchecked items above:

Any item listed above that is not checked as complete (if required), along with any additional items listed at right, must be submitted to complete the application.

Applications must be complete by ten (10) working days from the date a docket number is assigned. Failure to submit a complete application within this 10 day period shall result in termination of the application.

Remaining items must be submitted by 4:00pm on

_____ or your application will be terminated.

If your application is terminated for non-receipt of the above items, all application fees are nonrefundable. You must pay additional application fees when you reapply with a new application.

Planner's Printed Name

Applicant's Printed Name

Planner's Signature

Applicant's Signature

The following information must be shown on a Site Plan:

- Name and address of the development; name of person or company that made the drawing (licensed, registered professional); scale of the drawing (graphic and numerical); date and revision dates of the drawing; north arrow; revisions shall be clearly indicated/clouded, itemized, and dated
- Table of calculations, including total area of site in square feet and/or acres, total area of vehicular use area and green or landscaped area, and number of required and proposed parking spaces
- Location, dimensions, area, and elevations of structures, including the setbacks of structures from property lines
- Location and dimensions of driveways, parking lots and spaces, service bays, loading areas, sidewalks, and barrier curbs/wheel stops; and indications of traffic circulation patterns, type of paving material, and handicapped parking spaces
- Location, height, and material of fences and lighting fixtures, and note that lighting shall be shaded or hooded and oriented inward
- Location of the trash disposal system or dumpster and details of screening, including the height and material of fences or walls
- Location and dimensions of fire lanes and location of all fire hydrants within 300 feet of the site
- Location of utility servitudes and underground utilities and power lines
- Location, dimensions, and area of existing or proposed right-of-way lease area(s)
- Appropriate Signature Block

The following information must be shown on a Landscaping Plan:

- Name and address of the development; name of person or company that made the drawing (licensed, registered professional); stamp of person who made the drawing; scale of the drawing (graphic and numerical); date and revision dates of the drawing; north arrow; legend of species type (botanical and common name), size (container, height, and DBH or caliper) and quantity of plant materials; note referencing Irrigation Plan (if required), including sheet number and date
- Location of trees, shrubs and groundcover, including the location and type of existing trees to be preserved; dimensions and area of landscaped beds and islands; location of safety triangles
- Appropriate Signature Block
- Maintenance Notation (at right)

The following information must be shown on Sign Plans:

- Name and address of the development; name of person or company that made the drawing; scale of the drawing (graphic and numerical); date and revision dates
- Location, dimensions, area, materials, and elevations of all signs and support structures
- Appropriate Signature Block

The following information must be shown on a Survey:

- Scale; north arrow; lot lines; dimensions; site area; improvements; setbacks; servitudes; abutting rights-of-way; trees worthy of preservation

For property with access to or within a quarter mile of a State Highway:

- Contact LADOTD District 2 at 504-437-3100 for information about driveway permits.

Landscape and Buffer Maintenance

1. The owner, tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance, repair, and replacement of all required landscape materials, fences, steps, retaining walls, and similar landscape elements over the entire life of the development.
2. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
3. Plant materials which die shall be replaced with similar healthy plant materials at the first available, optimal time for planting.
4. Landscape areas within site triangles shall be maintained in an appropriate manner to ensure that no plant material obstructs cross-visibility above three (3) feet or below six (6) feet from the street or accessway grade.
5. All landscaping shall be maintained in a neat and orderly manner at all times; maintenance shall include mowing, edging, pruning, fertilizing, watering, weeding, mulching, and similar activities common to the maintenance of landscaping.
6. Landscaped areas shall be kept free of trash, litter, weeds, and similar materials or plants not part of the landscaping.
7. The use of cypress mulch and impervious weed barriers is prohibited. Mulch, a minimum depth of three (3) inches, shall be provided within the root zone of trees and shrubs at the time of planting, and must be kept from direct contact with tree trunks and shrub stems.
8. Trees shall attain their normal and mature size and shall not be severely pruned, topped, or "hatracked" in order to permanently maintain growth at a reduced height or spread.
9. Shrubs shall not be trimmed in unnatural, topiary-style shapes and shall attain their normal and mature size or a minimum height of two (2) feet for a hedge in a perimeter buffer abutting non-residential uses.
10. The placement of barrier curbs or wheel stops is required to protect all landscaped areas from vehicular damage. Breaks in barrier curbs are encouraged to assist with stormwater management so long as the barrier curb still provides protection of the landscaped area.
11. An operable automatic electrical underground irrigation system shall be installed in all landscaped areas with one hundred (100) percent coverage of these areas. See sheet _____ Irrigation Plan, dated _____, for details.



Planning Department

APPLICATION SUMMARY SHEET

Site Plan Review

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SITE

Street Address: _____

Lot(s): _____

Square: _____

Subdivision: _____

Bounding Streets: _____

Current Zoning: _____

Current FLU: _____

Current Use: _____

Total Acreage: _____

Property Owner(s):

(should match Ownership and Authorization Affidavit and Act of Sale)

APPLICANT & PROJECT CONTACT

Name: _____

Company: _____

Property Owner Design Professional

Other _____

Mailing Address: _____

City, State, Zip: _____

Phone # _____

Email: _____

I have completed this application truthfully and to the best of my knowledge. I have prepared the site plan in accordance with all applicable standards and regulations. I have reviewed the instruction sheet and have submitted, or will by the appropriate date, all required information.

Signature of Applicant

Date

PROPOSED DEVELOPMENT

Project Name: _____

Type of Work Proposed (check all that apply)

New Construction/ Development

Demolition

Existing Structure(s):

Sign(s):

Change in use

New

Renovation

Existing

Addition

Site Work or Landscaping

Proposed Zoning (if applicable): _____

Proposed Use: _____

Description of Proposed Development

Be specific, including square footages of development, number and type of signs, etc.

Are there any known or anticipated variances?

YES, describe above No

Does your project need a subdivision?

YES, Subdivision Application required

No

Does this project involve lease of right-of-way?

YES, show on site plan No

FOR OFFICE USE ONLY – related cases or permits



Planning Department

AFFIDAVIT

Ownership and Authorization

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

We, the undersigned owners of the property described below and shown on the attached survey, hereby:

- 1. Request the following type of review and approval on our below-described property as described in the subject application: (check all that apply)
[] Subdivision [] Special Permitted Use (type of use)
[] Site Plan Review [] Map Amendment (requested zoning and/or FLU)
[] Old Metairie (OMNCD) [] Nonconforming Use or Structure
2. Agree to indemnify and hold harmless Jefferson Parish, its officials, directors, employees and agents, from any claim whatsoever resulting from title or ownership deficiencies in any part of said property.
3. Grant permission, if our application should so require, to the Parish of Jefferson to erect a sign on said property stating that an application has been filed with the Planning Department. We understand that the sign will be placed on our property at least ten (10) business days before the Public Hearing and remain until after the Public Hearing on the request. THE PARISH WILL BE HELD HARMLESS FROM ANY DAMAGES THAT MAY OCCUR IN CONNECTION WITH THIS SIGN.
4. Authorize the applicant listed below to act on our behalf in the subject application with the Jefferson Parish Planning Department, and acknowledge that we have read and understood the requirements and procedures for such application.

PETITIONED PROPERTY

Address:
Lot(s): Square:
Name of Subdivision:
Bounding Streets:

OWNER(S) OF PETITIONED PROPERTY* (must be same individuals or entities named in act of sale; all parties must sign, including both spouses if property is jointly owned)

Name: Mailing Address: City, State & Zip: Email: Phone: Signature: Printed Name:

AUTHORIZED APPLICANT(S) if different from owner(s)

Name: Mailing Address: City, State & Zip: Email: Phone: Signature: Printed Name:

STATE OF LOUISIANA, JEFFERSON PARISH

BEFORE ME, the undersigned authority, Notary Public, personally appeared the persons whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners of all that certain lot, piece or parcel of land located as described herein, and that they authorize the applicant(s) listed above to act on their behalf in regards to the herein described application, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and Subscribed Before Me, this day of, 20.

Witness

Witness

NOTARY PUBLIC

*If the property has multiple owners, a notarized affidavit(s) signed by all of the owners authorizing one owner to sign on their behalf may be submitted. If such an affidavit is not submitted, all owners must sign this Affidavit.



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Fees

Before you apply, please schedule a pre-application conference with a Planner who can advise as to what fees will apply to your application.

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APPLICATION

Other not listed below as per ordinance _____

Map or Text Amendment

- Zoning Map (max. \$5000) _____ acres of land x \$200.00 _____
- Future Land Use Map \$500.00 _____
- Zoning Text \$200.00 _____
- Comprehensive Plan Text \$500.00 _____

Special Permitted Use

- Special Permitted Use (max. \$5000) _____ acres of land x \$200.00 _____
- The following in a residential area: Beauty shop as home occupation; Daycare center; or Club \$200.00 _____
- Addition of a second culinary facility to a single-family residence \$200.00 _____
- Cell tower in residential district \$250.00 _____

Site Plan Review

- CPZ \$150.00 _____
- Fat City \$200.00 _____
- MUCD, Existing Development or Amendment \$250.00 _____
- MUCD, New Development, Ministerial \$150.00 _____
- MUCD, New Development (max. \$5000) _____ acres of land x \$250.00 _____
- Old Bucktown (max. \$5000) _____ acres of land x \$200.00 _____
- Old Metairie Neighborhood Conservation District \$100.00 _____

Subdivision

- Minor \$100.00 _____
- Concept Plan \$300.00 _____
- Preliminary Plat (max. \$5000) _____ acres of land x \$200.00 _____
- Preliminary/Final Plat (max. \$5000) \$100 + _____ acres of land x \$200.00 _____
- Final Plat or Plat Correction \$300.00 _____

ADVERTISING

- Advertising Cost of Ordinance \$48.00 per page of ordinance _____
- Notification, Abutting Property Owners _____ owners x \$7.00 _____
- Notification, Property Owners Within 300 Feet _____ owners x \$0.75 _____

RECORDATION

- Document recording*
 - 1 to 5 pages \$105.00
 - 6 to 25 pages \$205.00
 - 26 to 50 pages \$305.00
 - 51 or more pages \$305.00 + _____ pages above 50 x \$5 _____
- Larger than letter or legal sized paper _____ pages x \$20.00 _____
- More than 10 names _____ names above 10 x \$5.00 _____

*Includes: paper sizes up to letter and legal; indexing of up to 10 names; and one certified true copy or e-certification.

TOTAL _____

Check payable to: Jefferson Parish Pooled Cash



Planning
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POLICY

Processing of Applications

Supplement to *Chapter 33 Unified Development Code* and *Chapter 40 Zoning* of the
Jefferson Parish Code of Ordinances

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The following is an outline of the steps the Planning Department follows for all applications it reviews, including zoning or land use text or map amendment, site plan review, special permitted use, or subdivision:

- **Application Submittal.** When an application is submitted, a Planner reviews the application to preliminarily determine that it contains the minimum required items for beginning the review process.
 - If it does, the Planner will accept the application and assign it a docket number. Then, within three business days, the Planning Director will make a final determination of completeness. Upon a determination that the application is complete, the Director will forward the application to the Land Use Review Technical Committee (LURTC) for review.
 - If it does not contain the minimum required items, the Planner will advise the applicant of what items are required and return the application to the applicant.
- **LURTC Review.** The LURTC will have 5-10 business days, based on the type of application, to review and provide comments, but more time may be granted at a committee member's request. Once the review period is complete, the Planning Department shall transmit the LURTC comments to the applicant.
- **Advertising for PAB or OMC Public Hearing.** For applications that require a public hearing, the applicant shall have 10 business days from the date that the Planning Department transmits the LURTC comments to respond to the Planning Department in writing about addressing the LURTC comments. The Planning Director shall then, based on the applicant's response, determine whether the application can be advertised for a public hearing. Any delay in addressing comments may delay the processing of the request.
 - For Planning Advisory Board (PAB), the notice must be advertised three times (once per week) prior to the PAB public hearing.
 - For Old Metairie Commission (OMC), the notice must be advertised one time at least five business days before the OMC public hearing.
- **Cancellation of Applications.** From the date that the Planning Department transmits the LURTC comments, the applicant shall have 30 business days to address the findings with revised plans if plans are required or a written response that states how the applicant will address the findings. If the applicant does not respond within 30 business days, then the Planning Department shall issue the applicant a letter of notification that the Planning Department shall cancel the application 30 business days from the date of the letter if the applicant fails to address the LURTC's findings or to withdraw the application by letter submitted to the Planning Director. Reactivation of an application that the Planning Department has cancelled or that the applicant has withdrawn shall occur through submittal of a new application including repayment of all fees.
- **Action by Parish Council.** The PAB and OMC are recommending bodies; final action rests with the Parish Council.
 - For items requiring a recommendation from the PAB, following the PAB public hearing and recommendation, an ordinance stating the request will be placed in summary for action by the Parish Council. Once the ordinance has been placed in summary, it can be heard by the Council at a following hearing (to be determined by required layover time and Council hearing schedule). Please note that an ordinance cannot be placed in summary and acted upon within the same meeting.
 - For items requiring a recommendation from the OMC, following the OMC public hearing and recommendation, and the Board of Zoning Adjustments public hearing if applicable, a resolution stating the request will be placed on the next available Council agenda.
The Council may approve, deny, or defer the ordinance or resolution. If approved, the appropriate documents (survey, site plan, etc.) will be forwarded to the Council Clerk's office for recordation. If denied, the Planning Department will not take further action on the application.
- **Extensions.** In meeting the timeframes specified above, the applicant may submit a written request to the Planning Director for additional time, and the Planning Director may grant additional time for good cause shown.

I, the undersigned, have read and understand, and have asked questions if I didn't understand, and hereby acknowledge the policy as stated above.

Applicant

Date

MINISTERIAL SITE PLAN APPROVAL

Docket No./Project Name _____

Location _____

Based on review comments from the Land Use Review Technical Committee, the Planning Director has determined that this site plan meets the requirements and intent of the Jefferson Parish Code of Ordinances.

Planning Director

Date