

CITY OF CROWLEY
REGULAR MEETING
DECEMBER 13TH, 2016

The Mayor and Board of Aldermen of the City of Crowley, Louisiana, the governing authority of the City of Crowley, met in a regular session at 6:00 p.m. Tuesday the 13th day of December, 2016 at the regular meeting place of said Mayor and Board of Aldermen, the Council Chambers, 426 North Avenue F, Crowley, Louisiana.

Mayor Greg A. Jones presided with the following Aldermen present: Bryan Borill, Elliot Doré, Jeff Doré, Tim Monceaux, Steven Premeaux, and Ezora J. Proctor. Lyle Fogleman, Jr., Vernon Martin and Kitty Valdetero were absent.

Alderwoman Ezora J. Proctor led the Pledge of Allegiance to the flag. Alderman Bryan Borill gave the invocation.

PUBLIC HEARINGS:

City Attorney, Thomas Regan, opened the public hearing on proposed ordinance no. 1483, the ordinance was read by title as follows:

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF CROWLEY BY ADDING TO ARTICLE III, SECTION 3.14 SPECIAL GATEWAY OVERLAY DISTRICT; TO PROVIDE FOR THE PROVISIONS HEREOF TO BE SEVERABLE; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THERETO OR IN CONFLICT THEREWITH; AND TO PROVIDE FOR ALL OTHER MATTERS RELATIVE OR PERTAINING THERETO.

Mr. Regan asked for proponents to the proposed ordinance no. 1483. A third and final call was made with no one coming forward to speak. The call for opponents of the proposed ordinance no. 1483 was made and there were no comments after the third and final call. The public hearing on ordinance no. 1483 was closed.

READING & APPROVAL OF MINUTES / BILLS:

Alderman Jeff Doré moved to dispense with the reading of the minutes of the November 8th, 2016 regular council meeting and approve them as revised. Seconded by Alderman Steven Premeaux and duly adopted.

Alderman Steven Premeaux moved to dispense with the reading of the minutes of the December 7th, 2016 special council meeting and approve them as written and distributed. Seconded by Alderman Bryan Borill and duly adopted.

Alderwoman Ezora Proctor moved to approve all bills presented for payment. Seconded by Alderman Elliot Doré and duly adopted.

MAYOR'S REPORT:

Mayor Jones presented the Sales Tax chart and User Fee chart that track the collection trend.

STANDING COMMITTEE REPORTS:

PUBLIC WORKS COMMITTEE:

Chairperson – Alderman Tim Monceaux
Vice-Chairperson – Alderwoman Ezora Proctor
Members – Aldermen Jeff Doré, Lyle Fogleman, Jr. and Vernon Martin

A motion was offered by Alderman Tim Monceaux and seconded by Alderman Elliot Doré to authorize the purchase of a used bucket truck from CLECO in the amount of \$20,000. Motion carried.

UTILITY COMMITTEE:

Chairperson – Alderman Vernon Martin
Vice-Chairperson – Alderwoman Kitty Valdetero
Members – Aldermen J. Elliot Doré, Jeff Doré, and Lyle Fogleman, Jr.

A motion was offered by Alderman Elliot Doré and seconded by Alderman Jeff Doré to approve Partial Payment Estimate No. 2 in the amount of \$418,091.70 to Cecil Perry Improvements, LLC for “Restoration of the Rock Filter at the Waste Water Treatment Facility”. Motion carried.

PUBLIC SAFETY COMMITTEE:

Chairperson – Alderman Lyle Fogleman, Jr.
Vice-Chairperson – Alderman Bryan Borill
Members – Aldermen Vernon Martin, Tim Monceaux and Steven Premeaux

A motion was offered by Alderman Bryan Borill and seconded by Alderman Steven Premeaux to authorize an application to purchase 10 broadband radios for the Police Department funded through the Louisiana Commission on Law Enforcement FY 2016 Edward Byrne Justice Assistance Grant (BJAG) with a 25% match. Motion carried.

A motion was offered by Alderman Bryan Borill and seconded by Alderman Elliot Doré to approve the following 2017 new beer and liquor licenses:

1. DG Louisiana 2017 Class B Retail Package Beer Permit
Dbas Dollar General Store #4187 2017 Class B Retail Package Liquor Permit
2019 North Parkerson Avenue
2. DG Louisiana 2017 Class B Retail Package Beer Permit
Dbas Dollar General Store #16248 2017 Class B Retail Package Liquor Permit
910 North Parkerson Avenue. Motion carried.

A motion was offered by Alderman Bryan Borill and seconded by Alderman Steven Premeaux to approve the following 2017 beer and liquor license renewals:

1. Benjamin Catering Company 2017 Class A Retail Outlet Beer Permit
Dbas Confit Catering Company 2017 Class A Retail Outlet Liquor Permit
422 North Parkerson Avenue
2. Sam Phillips 2017 Class A Retail Outlet Beer Permit
Dbas Crowley Sam’s Bar 2017 Class A Retail Outlet Liquor Permit
103 North Parkerson Avenue
3. Rebecca Guidry 2017 Class A Retail Outlet Beer Permit
Dbas Guidry’s Package Liquor 2017 Class A Retail Outlet Liquor Permit
201 Ross Avenue
4. Asdulrahnran Anmed 2017 Class B Retail Package Beer Permit
Dbas K & L Grocery 2017 Class B Retail Package Liquor Permit

- 1510 Hutchinson Avenue
5. Samir M. Abdulla 2017 Class B Retail Package Beer Permit
 Dba Fat Boy 2017 Class B Retail Package Liquor Permit
 324 West 2nd Street
 6. TJBR Enterprises, LLC 2017 Class A Retail Outlet Beer Permit
 Dba Firehouse Café
 723 South Parkerson Avenue
 7. Yvonne E. Thibodeaux 2017 Class A Retail Outlet Beer Permit
 Dba Sparkles N Stars
 625 West 2nd Street
 8. Jenniffer Krueger 2017 Class B Retail Package Beer Permit
 Dba Korky's 2017 Class B Retail Package Liquor Permit
 1122 North Western Avenue. Motion carried.

A motion was offered by Alderman Bryan Borill and seconded by Alderman Steven Premeaux to approve the following 2017 beer and liquor license renewals:

1. Debbie Broussard 2017 Class B Retail Package Beer Permit
 DBA South Crowley Pantry 2017 Class B Retail Package Liquor Permit
 904 South Parkerson Avenue
 Crowley LA 70526
2. Acadia Parish Police Jury 2017 Class A Retail Outlet Beer Permit
 P.O. Box A
 Cherokee Drive
 Crowley, LA 70526. Motion carried.

PUBLIC BUILDING COMMITTEE :

Chairperson – Alderman Bryan Borill
 Vice-Chairperson – Alderman Lyle Fogleman, Jr.
 Members – Aldermen J. Elliot Doré, Tim Monceaux, and Steven Premeaux

A motion was offered by Alderman Bryan Borill and seconded by Alderman Jeff Doré to authorize E. L. Habetz Builders, Inc. to tear out the ceiling at the Central Fire Station. Motion carried

INSURANCE & PERSONNEL COMMITTEE:

Chairperson – Alderwoman Ezora Proctor
 Vice-Chairperson – Alderman Jeff Doré
 Members – Aldermen Bryan Borill, Vernon Martin, and Kitty Valdetero

A motion was offered by Alderwoman Ezora Proctor and seconded by Alderman Elliot Doré to approve the recommendation from Mark Landry of Landry, Harris and Company to renew the city's program of self-insurance for worker's compensation with a total fixed cost of \$95,077.00 from Midwest Employers Casualty Company with the policy term effective from January 1, 2017 to January 1, 2018, including claim administration contract with (LoCA) Louisiana Claims Administrator with the exception that York Risk Service Group cannot guarantee the transfer of files to LOCA for handling by 1/1/17, possibly changing the conversion to effective February 1, 2017. Motion carried.

RECREATION COMMITTEE:

Chairperson – Alderman Steven Premeaux
 Vice-Chairperson – Alderman J. Elliot Doré
 Members – Aldermen Lyle Fogleman, Jr., Tim Monceaux and Ezora Proctor

A motion was made by Alderman Steven Premeaux and seconded by Jeff Doré to accept a donation of a pavilion from the Rotary Club with the city responsible for installation at Duson Park. Motion carried.

RESOLUTIONS:

The following resolution was offered by Alderman Tim Monceaux, duly seconded by Alderwoman Ezora Proctor, and adopted.

A RESOLUTION AUTHORIZING THE PREPARATION OF PLANS AND SPECIFICATIONS AND AUTHORIZING THE ADVERTISEMENT FOR BIDS AND DESIGNATING THE TIME AND PLACE THAT THE BIDS WILL BE RECEIVED FOR THE “2017 MATERIALS CONTRACT”.

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Crowley that the preparation of the Plans and/or Specifications for the “2017 MATERIALS CONTRACT” by Mader Engineering, Inc. is hereby authorized and;

BE IT FURTHER RESOLVED that the Advertisement For Bids for said Project is hereby authorized, that bids will be received at Crowley City Hall on a date that is in accordance with the requirements of the Louisiana Uniform Public Works Bid Laws, at which time the bids will be publicly opened and read aloud, and that said date, time, and location may be amended with such changes being processed in accordance with the Public Bid Law.

THUS DONE, SIGNED AND ADOPTED in regular session duly convened on this the 13th day of December, 2016, at Crowley, Acadia Parish, Louisiana

GREG A. JONES, Mayor

ATTEST:

ERIN S. CRADEUR, City Clerk

ORDINANCES:

The following Ordinance no. 1483 has been previously introduced at a regular meeting convened on September 8th, 2015, published by title in the official journal of the City, and a public hearing held thereon on December 13th, 2016. It was offered for final adoption by Alderman Bryan Borill, seconded by Alderman Elliot Doré and duly adopted.

ORDINANCE NO. 1483

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF CROWLEY BY ADDING TO ARTICLE III, SECTION 3.14 SPECIAL GATEWAY OVERLAY DISTRICT; TO PROVIDE FOR THE PROVISIONS HEREOF TO BE SEVERABLE; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THERETO OR IN CONFLICT THEREWITH; AND TO PROVIDE FOR ALL OTHER MATTERS RELATIVE OR PERTAINING THERETO.

WHEREAS, the City of Crowley has experienced growth in the areas along the highways entering the City; and

WHEREAS, in order to enhance the development and economic growth of the City of Crowley and to ensure the protection of land and structures in the areas entering the City of

Crowley, the Board of Aldermen of the City of Crowley have deemed it in the best interest of the City to adopt a plan of Gateway Overlay Districts; and

WHEREAS, the Notice of Proposed Adoption of Ordinance was published on the 7th day of December, 2016, advising the public that this Ordinance would be considered by the Board of Aldermen; and

WHEREAS, this ordinance was duly introduced and a public hearing having been held in accordance with law on the 13th day of December, 2016, at 6:00 o'clock p.m. at City Hall, Crowley, Louisiana; and

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CROWLEY, ACADIA PARISH, LOUISIANA, IN REGULAR SESSION DULY CONVENE THAT:

SECTION 1: That Article III of the Zoning Ordinance of the City of Crowley be and the same is hereby amended and reenacted to add thereto Section 3.14 et seq. to read as follows, to-wit:

Sec. 3.14. Special Gateway Overlay Districts.

(3.1401) Intent and Purpose

The purpose of the Special Overlay Districts established in the following sections is to protect and enhance certain specific lands, uses and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such Overlay Districts. It is the intent of the City of Crowley to permit, insofar as possible, those uses and structures, which would otherwise be permitted, provided that reasonable and necessary conditions are met which insure the protection and enhancement of said lands, uses and structures.

(3.1402) General

(1) The provisions of this Section shall apply to all lands, uses and structures in areas approved by the City of Crowley within the special Overlay Districts. Such lands, uses and structures are also subject to the provisions of their underlying zoning designation; provided, however, that where the provisions of this Section are more restrictive than the provisions of the underlying zoning designation, the provisions of this Section shall apply.

(2) The Special Overlay Districts established in this Section generally operate by establishing performance standards to effectuate the purposes of the Districts. Except as otherwise provide, they do not supersede the regulations of the underlying districts.

(3) Land lying within Special Overlay Districts shall remain part of the underlying zoning districts established by other provisions of this Article and may in addition lie in one or more Overlay Districts in accordance with the designation of each.

(4) Unless otherwise specified in this Code creating the Special Overlaying Districts, when any zoning lot or use is partially located within a Special Overlay District, the remainder of the zoning lot or use shall not be subject to the provisions of this Section.

(3.1403) Creation of Special Overlay Districts

(1) Amendments to this Section shall be adopted in accordance with the provisions of the Zoning and Planning Ordinance upon the recommendation of the City of Crowley or the City of Crowley Planning and Zoning Committee.

(2) Every recommendation for creation of a Special Overlay District or addition of land thereto shall address the following, as applicable:

(A) A statement of purpose and intent shall specify the nature of the special and substantial public interest involved and objectives to be promoted by creation of the Special Overlay Districts and imposition of the regulations proposed therefore.

(B) Proposed district boundaries shall be depicted on one or more maps that shall also display all other zoning districts applicable to the property proposed for inclusion in the district.

(C) Regulations proposed to promote the special purposes of the districts.

(3) Regulations proposed with any Special Overlay District shall be designed to reasonably promote the purposes of the district and may require or address any of the following, in addition to or in lieu of other regulations affecting property within the district:

(A) Submission of specifically detailed site plans, building plans, elevations and maps showing the relation of proposed development to surrounding or otherwise affected property in terms of location, scale or intensity, character and continuity;

(B) Protection of features designated as being of special concern within the district;

(C) Mixtures or limitations of permitted uses;

(D) Special performance standards and development regulations;

(E) Other matters as appropriate to promote the special public interests of the district.

(3.1404) Mapping of Special Overlay Districts

(1) Upon approval of a Special Overlay District, by adoption of an ordinance by the City of Crowley, a map of the district boundaries shall be incorporated into the zoning maps of the City. The following are hereby created as Special Overlay Districts at the four principal directional entrances into the City of Crowley which are incorporated in the Overlay of the Zoning Map of the City of Crowley and are defined by the following boundaries, to-wit:

(A) District I (North)

Commencing at the intersection of the centerline of Parkerson Avenue with the centerline of Tenth (10th) Street thence easterly along the centerline of Tenth (10th) Street to its intersection with the centerline of Avenue G; thence northerly along the centerline of Avenue G to its intersection with the centerline of the North Crowley Ditch; thence easterly along the centerline of the North Crowley Ditch to its intersection with the centerline of Avenue I; thence northerly along the centerline of Avenue I to its intersection with the centerline of Stutes Street; thence easterly along the centerline of Stutes Street to its intersection with the east boundary line of Holly Street; thence northerly along the east boundary line of Holly Street to intersection with the centerline of Louisiana Highway 1111/Oddfellows Road; thence easterly along the centerline of Louisiana Highway 1111/Oddfellows Road to its intersection with the west boundary line of Clark Place Subdivision extended to the centerline of Louisiana Highway 1111/Oddfellows Road; thence northerly along the west boundary line of Clark Place Subdivision extended to its intersection with the south right of way line of Interstate Highway 10; thence easterly along the south right of way line of Interstate Highway 10 to its intersection with the boundary line of the Wal-Mart property; thence southwesterly along the boundary line of the Wal-Mart property to the boundary line of Clark Place Subdivision Extension #2; thence southerly along the boundary line of Clark Place Subdivision Extension #2 to its intersection with the south right of way line of Koch-Gateway Pipeline; thence easterly along the south right of way line of Koch-Gateway Pipeline to its intersection with the east right of way line of Green Briar Avenue; thence southerly along the east right of way line of Green Briar Avenue to its intersection with the centerline of Louisiana Highway 1111; thence easterly along the centerline

of Louisiana Highway 1111 to its intersection with the corporate boundary; thence following the corporate boundary northerly and easterly along the property of Joel Guichard; thence northerly along the corporate boundary line along the Julia John Trust property to its intersection with the Interstate 10 right of way line and the corporate boundary; thence following the Interstate 10 right of way line and the corporate boundary easterly to its intersection with the west right of way line of Caffery Road; thence northerly along the west right of way line of Caffery Road to its intersection with the north right of way line of Interstate 10 and corporate boundary; thence westerly and following the meanders of the Interstate 10 right of way line and Louisiana Highway 1111 right of way line and corporate boundary line to its intersection with the north corporate boundary line on Louisiana Highway 1111/Tower Road; thence westerly along the corporate boundary line, following the meanders of the corporate boundary generally westerly and northerly to its intersection with the centerline of Bayou Plaquemine Brulee; thence westerly along the centerline of Bayou Plaquemine Brulee to its intersection with the west right of way line of Louisiana Highway 13; thence southerly along the west right of way line of Louisiana Highway 13 and thence following the meanders of the corporate boundary generally southerly and westerly to its intersection with the north boundary line of the Braxton I. Moody property; thence easterly and southerly along the north boundary line of the Braxton I. Moody property to its intersection with the centerline of Sherwood Drive; thence easterly along the centerline of Sherwood Drive to its intersection with the centerline of Guidry Drive; thence southerly along the centerline of Guidry Drive to its intersection with the centerline of Pinewood Drive; thence easterly along the centerline of Pinewood Drive to its intersection with the east property line of Lot K; thence southerly along the east property line of Lot K to its intersection with the centerline of Forrest Drive; thence westerly along the centerline of Forrest Drive to its intersection with the west boundary line of Lot 3 of Block 1 of the Ina McBride Subdivision and the corporate limit line; thence southerly along the west boundary line of Lot 3 of Block 1 of the Ina McBride Subdivision and the corporate limit line to its intersection with south property line of Lot 3 of Block 1 of the Ina McBride Subdivision and the corporate limit line; thence easterly along the south property line of Lots 1, 2 and 3 of Block 1 of the Ina McBride Subdivision and the corporate limit line to its intersection with the east property line of Lot 22 of Block 1 of the Ina McBride Subdivision and the corporate limit line; thence southerly along the east property line of Lot 22 of Block of the Ina McBride Subdivision and the corporate limit line to its intersection with the centerline of Marie Street; thence easterly along the centerline of Marie Street to its intersection with the east property line of Lot 7 of Block 2 of the Ina McBride Subdivision and the corporate limit line; thence southerly along the east property line of Lot 7 of Block 2 of the Ina McBride Subdivision and the corporate limit line to its intersection with the centerline of Block 2 of the Ina McBride Subdivision and the corporate limit line; thence westerly along the centerline of Block 2 of the Ina McBride Subdivision and the corporate limit line to its intersection with the east property line of Lot 19 of Block 2 of the Ina McBride Subdivision and the corporate limit line; thence southerly along the east property line of Lot 19 of Block 2 of the Ina McBride Subdivision and the corporate limit line to its intersection with the north right of way line of Louisiana Highway 100/Egan Road and the corporate limits; thence westerly along the north right of way line of Louisiana Highway 100/Egan Road to its intersection with the centerline of Bayou Plaquemine Brulee; thence southerly along the centerline of Bayou Plaquemine Brulee to its intersection with the south right of way line of Interstate 10 and the corporate boundary; thence easterly along the south right of way line of Interstate 10 and the corporate boundary to a point where the corporate boundary turns south thence following southerly along the corporate boundary to a point where the corporate boundary intersects with the south property line of Lot 6 of Lawrence Acres Subdivision extended to the corporate boundary and running thence east along the south property line of Lot 6 of the Lawrence Acres Subdivision extended to the southeast corner of Lot 6 of Lawrence Acres Subdivision extended; thence southerly along the rear lot line of Lots 5, 8, 9, 12, 13, 16, 17, 20 and 21 of the Lawrence Acres Subdivision to its intersection with the centerline of Lake Drive; thence easterly along the centerline of Lake Drive to its intersection with the northwest corner of Lot 1 of Crestwood Subdivision; thence southeasterly along the C-3 Highway Commercial District line to its intersection with the centerline of Fairway Drive; thence easterly along the centerline of Fairway Drive to its intersection with the north boundary line of E.L. Habetz Investments, LLC and the C-3 Highway Commercial District line; thence westerly along the north boundary line of E.L. Habetz Investments, LLC and the C-3 Commercial District line to its intersection with the centerline of Park Street; thence westerly along the centerline of Park Street to its intersection with the east property line of Lot 25 of Park Addition; thence southerly along

the east property line of Lot 25 of Park Addition to its intersection with the south property line of Park Addition; thence westerly along the south property line of Park Addition to its intersection with the east boundary of Beauvoir Subdivision; thence southerly along the east boundary of Beauvoir Subdivision to its intersection with the centerline of the North Crowley Ditch; thence easterly along the centerline of the North Crowley Ditch to its intersection with the west boundary line of North Avenue F; thence southerly along the west boundary line of North Avenue F to its intersection with the centerline of Twelfth (12th) Street; thence easterly along the centerline of Twelfth (12th) Street to its intersection with the centerline of Parkerson Avenue; thence southerly along the centerline of Parkerson Avenue to its intersection with the centerline of Tenth (10th) Street, the point of beginning.

(B) District II (East)

Commencing at the revised point of beginning of the City of Crowley corporate limits thence northerly to its intersection with the centerline of US Highway 90; thence westerly along the centerline of US Highway 90 to its intersection with the centerline of Avenue O; thence northerly along the centerline of Avenue O to its intersection with the centerline of Eighth (8th) Street; thence easterly along the centerline of Eighth (8th) Street to its intersection with the centerline of Avenue P; thence northerly along the centerline of Avenue P to its intersection with the centerline of Hockaday Street; thence easterly along the centerline of Hockaday Street to its intersection with the west right of way line of US Highway 90; thence northerly along the west right of way line of US Highway 90 to its intersection with the centerline of Northern Avenue; thence westerly along the centerline of Northern Avenue to its intersection with the original corporate limits of the City of Crowley; thence northwesterly along the original corporate limits of the City of Crowley to the northeast corner of Lot 7; thence westerly along the original corporate limits of the City of Crowley to its intersection with the original northeast corner of the City of Crowley; thence westerly along the original corporate limits of the City of Crowley to its intersection with the east property line of the Bicentennial Park; thence northerly along the east property line of the Bicentennial Park to its intersection with the south boundary line of the old LI&M Co canal; thence easterly along the northern boundary line of the Bicentennial Park to its intersection with the eastern boundary line of Holly Street; thence northerly along the eastern boundary line of Holly Street to its intersection with the centerline of Louisiana Highway 1111/Oddfellows Road; thence easterly along the centerline of Louisiana Highway 1111/Oddfellows Road to its intersection with the east boundary line of the Walgreen property and corporate limits; thence southerly, westerly and northerly following the corporate limit line around the Walgreens property to the centerline of Louisiana Highway 1111; thence westerly along the centerline of Louisiana Highway 1111 to its intersection with the west right of way line of Louisiana Highway 1111 Spur; thence southerly along the west right of way line of the Louisiana Highway 1111 Spur to its intersection with the north right of way line of Seventeenth (17th) Street; thence easterly along the north boundary line of Seventeenth (17th) Street to its intersection with the east right of way line of US Highway 90; thence southerly along the east right of way line of US Highway 90 to its intersection with the north boundary line of the Bayou Village Nursing Home Partnership LLC property Tract "A"; thence following the meanders of the north boundary line around the Bayou Village Nursing Home Partnership LLC property Tract "A" to its intersection with the east right of way line of US Highway 90; thence southerly along the east right of way line of US Highway 90 to the revised point of beginning of the City of Crowley corporate limits.

(C) District III (West)

Commencing at the intersection of the centerline of First (1st) Street with the centerline of Avenue E; thence northerly along the centerline of Avenue E to its intersection with the centerline of Third (3rd) Street; thence westerly along the centerline of Third (3rd) Street to its intersection with the corporate boundary; thence southerly along the corporate boundary to the intersection with the centerline of Second (2nd) Street; thence easterly along the centerline of Second (2nd) Street to its intersection with the centerline of Western Avenue; thence southerly along the centerline of Western Avenue to its intersection with the centerline of First (1st) Street; thence easterly along the centerline of First (1st) Street to the point of beginning.

(D) District IV (South)

Commencing at the intersection of the centerline of Hargrave Street with the west boundary line of Eastern Avenue; thence southerly along the west boundary line of Eastern Avenue to its intersection with the centerline of Clay Street; thence westerly along the centerline of Clay Street to its intersection with the centerline of Avenue K; thence southerly along the centerline of Avenue K to its intersection with the centerline of Cedar Street; thence easterly along the centerline of Cedar Street to its intersection with the centerline of Avenue K; thence southerly along the centerline of Avenue K to its intersection with the centerline of Elm Street; thence easterly along the centerline of Elm Street to its intersection with the centerline of Avenue K; thence southerly along the centerline of Avenue K to its intersection with the centerline of Bayou Blanc; thence easterly and northeasterly along the centerline of Bayou Blanc to its intersection with the corporate boundary; thence southerly following the corporate boundary to its intersection with the north right of way line of Lovell Street and the corporate limits; thence easterly along the north right of way line of Lovell Street and the corporate limits to its intersection with the west right of way line of Hunter Drive and the corporate limits; thence northerly and easterly along the west and north right of way line of Hunter Drive and the corporate limits to its intersection with the west boundary line of King Acres Subdivision and the corporate limits; thence northerly along the west boundary line of King Acres Subdivision and the corporate limits to its intersection with the north boundary of Lot 3 of the Devin Keith Ardoin property and the corporate limits; thence westerly along the north boundary of the Devin Keith Ardoin property and the corporate limits to its intersection with the corporate boundary line; thence northerly along the corporate limits line to its intersection with the centerline of Bayou Blanc and the corporate limits; thence easterly along the centerline of Bayou Blanc and the corporate limits to its intersection with the centerline of Avenue M; thence northerly along the centerline of Avenue M to its intersection with the centerline of Hargrave Street; thence westerly along the centerline of Hargrave Street to the point of beginning.

(3.1405) *Applicability*

(1) The Overlay District regulations shall apply to all buildings or structures, except for individual single family detached dwellings, constructed, reconstructed or established after the effective date of this Ordinance.

(2) An Overlay District is comprised of both zoning and development considerations that cannot be separated; consequently, the Zoning Commission and Board of Zoning Adjustment will address zoning matters within the Overlay Districts and the Planning Commission will address development matters within the Overlay Districts.

(3.1406) *Definitions*

(1) *Overlay District.* A set of regulations incorporated into the Zoning Ordinance and the City of Crowley Subdivision Regulations that apply to a specific geographic area in addition to the underlying zoning and development regulations

(2) *Buffer.* A landscaped area intended to separate and partially screen the view of two adjacent land uses or properties from one another.

(3) *Cross access, cross access easement.* A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system.

(4) *Monument sign.* An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign.

(5) *Out parcel.* A parcel of land abutting and external to the larger, main parcel which is under separate ownership and has roadway frontage.

(6) *Pole sign.* A pole sign is one that is attached to a pole or poles erected directly into the ground.

(3.1407) *Prohibited uses*

The following uses are expressly prohibited in the Overlay Districts:

- (1) Nightclubs, bars and lounges
- (2) Pawn shops
- (3) Used automobile, boat, trailer and/or truck sales unless adjacent to and part of a new vehicle dealership
- (4) Vehicle repair or vehicle service uses
- (5) Car washes
- (6) Display or sale lots for the sale of manufactured and/or moveable homes or commercial building
- (7) Mobile home parks
- (8) Travel trailer/RV parks

(3.1408) *Submittal requirements*

In order to ensure compliance with this Ordinance, Planning Commission approval of the proposed site plan shall be required concurrent with subdivision approval. In addition to the plat submittal requirements, the following minimum information shall be submitted to the Planning, Zoning and Codes Departments in the form of a site plan (24 by 36 inches minimum size):

- (1) The title of the project and the names of the project planner and developer.
- (2) All existing and/or proposed physical feature such as streets, buildings, water courses, easements, parking spaces, service bays and loading areas, sidewalks and signs.
- (3) Parking layout indicating the number and location of proposed parking spaces, the locations of ingress/egress, access streets and pedestrian and vehicular ways and a circulation element indicating the movement of pedestrians, goods and vehicles.
- (4) A landscape plan of the site showing the type, size and number of plants, locations of trees to be preserved, the locations and dimensions of proposed planting beds, barrier curbs, site triangles, fences, buffers and screening, elevations of all fences and type of material to be used and total square footage of landscaping.
- (5) Tabulation of maximum square footage of each use.
- (6) The proposed heights and setbacks of any building or structure.
- (7) Facsia treatment of the buildings or structures, including elevations and types of materials
- (8) The location, dimensions, area, type of materials and elevations of all signs and supporting structures.

(9) Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.

(10) Lighting plans of the site showing location, number, type, height and materials of fixtures.

(11) Color rendering, color elevation, drawing and/or color photographs of any proposed building

(3.1409) *Access management*

(1) A system of joint use driveways and cross access easements shall be established wherever feasible overlay district and building sites shall incorporate the following:

(A) An access and circulation system plan that includes coordinated or shared parking areas wherever feasible.

(B) Stu-outs and other design features to make it visually obvious that the abutting properties must be tied in to provide cross access via a service drive.

(2) Adjacent commercial or office properties and compatible major traffic generators (i.e. shopping plazas, office parks, apartments, etc) shall provide a cross access drive to allow circulation between sites. This requirement shall also apply to a new building site that abuts an existing developed property, unless it is shown to be clearly impractical. Property owners shall record a cross access easement through a note on the plat or by recordation of a separate document in the records of the Acadia Parish Clerk of Court.

(3) Property owners who provide for joint and cross access may be granted a temporary driveway permit when necessary to provide reasonable access until such time as the joint use driveway and cross access drives are provided with adjacent properties. This is conditional upon the owner signing an agreement to close and eliminate any pre-existing driveways that were provided for access in the interim after construction of the joint use driveway.

(4) Direct driveway access to individual one and two-family dwellings shall be avoided. All other reasonable access alternatives shall be investigated by the review agent of the City of Crowley before direct residential driveway access is permitted.

(5) When a residential subdivision is proposed, it shall be designed to provide access to individual lots that abut only form a frontage road or interior local road. A buffer may be required by the Planning Commission at the rear of the residential lots to shield residents from traffic. The buffer shall be a minimum of 20 feet deep and shall be planted in a continuous hedge of evergreen shrubs – minimum of 18 inches height at the time of planting, spaced no more than three feet on center. Where possible, the hedge shall not be planted in an easement.

(6) In the interest of promoting joint access and cross access plans, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site, shall be considered unified parcels for the purposes of compliance with the access management requirements. This shall also apply to phased development plans. The following requirements shall apply:

(A) The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage.

(B) Access to out parcels shall be internalized using a shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.

(7) Where abutting properties are in different ownership and not part of an overall development plan, only the building site under consideration for development approval shall be subject to the requirements of this section. Abutting properties shall be required to provide for cross access at the time these properties are proposed for development.

(8) Construction of driveways along turn lanes and tapers is prohibited unless no other access to the property is available. In this instance, the driveway may be restricted to certain turning movements. In addition, the lane shall be extended a minimum of 50 feet in advance of the driveway. No driveway shall be permitted within the transition area of any separate right turn or deceleration lane.

(9) Driveways within 100 feet of a median opening shall be consolidated wherever feasible to coordinate access at the median opening.

(10) Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts and to prevent traffic from stopping in the driveway and queuing across parking lot access aisles.

(11) As a condition of plat approval for new developments, the Planning Commission may require the applicant to provide a deceleration lane for any driveway if the right turn ingress volume exceeds 100 vehicles per hour or the parking area exceeds 200 parking spaces. Such calculation shall be made by the Director of Traffic and Transportation or his designee, unless a traffic study is provided by the applicant or required by the Commission. The design of such deceleration lane shall conform to the dimensions authorized by the Director of Traffic and Transportation or his designee.

(12) A continuous deceleration lane may be required as a condition of a driveway permit or plat approval when two or more deceleration lanes are planned and their proximity necessitates that they be combined for proper traffic flow and safety. The transition taper for a continuous deceleration lane shall not extend into or beyond a public street intersection.

(13) The Planning Commission may require as a condition of plat approval the construction of a left turn deceleration lane and storage bay at existing median opening(s) when the proposed driveway will be served by such median opening and no left turn lane exists in the median. The design and construction of the deceleration lane and storage bay must be approved by the Department of Traffic and Transportation.

(14) The applicant may be responsible for the design, adjustment of utilities and construction costs of any auxiliary lane and street widening required as a condition of plat approval by the Planning Commission.

(3.1410) *Signalized intersections*

(1) As a condition of plat approval, the Planning Commission may require the applicant to submit a signal warrant analysis when signalization is requested or expected at the driveway intersection. When signal warrants are met and an overall public benefit is shown, the Planning Commission may require as a condition of plat approval that the applicant pay the traffic signal installation costs necessary to serve the subject driveway. The applicant may also be required to construct on-site and off-site improvements necessary to provide proper alignment, adequate signal capacity, smooth traffic flow and safety for the public street/driveway intersection.

(2) A traffic signal maintenance/access servitude must be provided to allow installation and/or maintenance of the sign detectors placed in the driveway/roadway surface.

(3) If a driveway is permitted and installed at an existing signalized intersection, the applicant shall pay any cost necessary to modify the existing signal and intersection to accommodate the new driveway.

(3.1411) *Special driveway designs*

The Planning Commission may require internal driveway improvements, turning movement prohibitions, auxiliary lanes and traffic control devices to address safety and/or capacity problems within the property that may have a detrimental effect on the adjacent public street system. Property owners will be required to install and maintain these improvements at their cost.

(3.1412) *Accessory storage areas, including trash holding receptacles*

(1) Storage and accessory facilities must be attached to the primary building and constructed of the same materials as the building. No freestanding structures will be permitted.

(2) Refuse must be kept in a dumpster. Dumpsters may not be located in building setback areas, landscape strips or buffer areas.

(3) If, due to the absences of screening, the dumpster would be clearly visible off-site, an enclosure around the dumpster(s) shall be constructed of the same material as the building it serves. In addition, it must be surrounded on three sides by an evergreen hedge that will mature at a height of at least eight feet. If the dumpster is located adjacent of the building, it shall be surrounded on two sides by an evergreen hedge.

(3.1413) *Architecture*

All buildings on the same site shall be architecturally unified, meaning that each building on the site shall relate in architectural style, color scheme and building materials. Variances of architectural requirements may be granted by the Planning Commission at the time of site plan approval.

(3.1414) *Building materials*

(1) Corrugated metal siding, aluminum siding or vinyl siding is prohibited.

(2) No exposed metal wall panels are allowed on the exterior walls.

(3) A pitched roof, such as a hip or gable, must be provided, except when the footprint of the building is 8,000 square feet or larger. The roof will have a minimum six on 12 pitch.

(4) Building and roof colors shall consist of natural earth tones, white, black or shades of gray. Primary colors or other bright colors shall be limited to trim and signage.

(5) In the case where a canopy is constructed, its columns shall be finished with either brick or masonry that is consistent with the principal building material.

(6) For developments larger than 8,000 square feet, the following architectural requirements shall apply:

(A) Facades greater than 100 feet in length measured horizontally shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.

(B) Building facades must include a repeating pattern that shall include no less than three of the following elements: color change; texture change; and expression of architectural or structural bay through a change in plane no less than 24 inches in width. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

(C) Rooflines must incorporate a change in elevation at the roofline no less than 25 percent of the height of the wall for no less than 20 percent of the length of the wall.

(3.1415) *Height*

In addition to a required buffer, any portion of a non-residential structure that exceeds 28 feet in height above the grade of an adjacent residentially zoned property shall be setback from the abutting property line or lines at least one additional foot for every one foot of height above 28 feet.

(3.1416) *Driveways*

Decorative devices shall be used near driveway entrances in lieu of street bollards. Bollards may be used to protect fuel pump islands.

(3.1417) *Mechanical equipment*

(1) Mechanical equipment must be screened according to the following standards:

(A) Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design. The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.

(B) Wall-mounted mechanical equipment shall be screened from view by structural features that are compatible with the architecture of the subject building.

(C) Ground-mounted mechanical equipment shall be screened from view by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.

(2) Mechanical equipment that is not screened in compliance with these standards shall have the opportunity for alternative compliance as approved by the Director of Planning, Zoning and Codes. Alternative screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on a specific portion of a site and painting or otherwise camouflaging the equipment.

(3.1418) *Parking*

(1) The parking area in front of the building shall not exceed 30 percent of the required parking. The remaining required off street parking must be placed to the rear or side of the building.

(2) Shared parking areas are encouraged. Joint use of up to 35 percent of required parking spaces may be permitted for two or more uses provided that the applicant for the development can demonstrate that the uses will not substantially overlap in hours of operation.

(3) If it is not practical to place parking in the rear or side of the buildings, one or a combination of the following shall be provided:

(A) A 3.5-foot berm along the frontage of the parking area plated in turf grass or low growing ground cover.

(B) Continuous evergreen shrubs planted to form a hedge, minimum 18 inches height at the time of planting, spaced no more than three feet on center.

(4) All parking lots must have a concrete or asphalt curb and gutter cross section with subsurface drainage.

(5) The maximum parking for retail developments larger than 20,000 square feet gross building area shall not exceed five spaces per thousand square feet of building.

(3.1419) *Drainage*

(1) All developments must comply with the City of Crowley Flood Protection Ordinance.

(2) All development must comply with regulations established by the federal emergency management agency (FEMA) and the United States Army Corp of Engineers for development within a flood plain.

(3) Post-development run-off may not exceed pre-development run-off.

(4) Drainage impact analyses and construction plans must be submitted to and approved by the Department of Public Works engineering division prior to issuance of any building permits.

(3.1420) *Communication towers and antenna standards*

(1) All communication towers shall be camouflaged or disguised to look like natural trees, clock towers, bell steeples, light poles, flagpoles or other similar alternative designs to conceal the presence of antennas or towers.

(2) All antennas that are located on rooftops or atop other structures must adhere to the following aesthetic criteria:

(A) No rooftop dish antenna may exceed four feet in diameter.

(B) Antennas placed on rooftops shall be setback from the roof edge a minimum of one foot per foot of antenna height.

(3) Setbacks from residential zoning districts. Towers shall be setback from residential zoning districts a minimum of one foot per foot of tower height. Communication tower setback shall be measured from the base of the tower.

(4) Landscaping. Tower facilities shall be landscaped with a buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or in supplement toward, meeting landscaping requirements. Landscape buffers shall be a minimum of ten feet in width and located outside the fenced perimeter of the tower compound.

(A) A row of Class B evergreen trees a minimum of eight feet tall (planted height) and a maximum of ten feet apart shall be planted around the perimeter of the fence; and

(B) A continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced above.

(3.1421) *Landscaping standards*

(1) Landscape strips and islands.

(A) Street frontage: For property within this overlay district, a landscape strip a minimum of 30 feet in depth must be provided along each property line

abutting Interstate 10. A landscape strip averaging 30 feet in depth must be provided along Louisiana Avenue or any other public or private street.

(B) Where interior landscape islands are provided, the minimum area of the island shall be 324 square feet with minimum interior width of 18 feet.

(C) Planting standards.

(1) A minimum of one Class A tree with upright growth habits or three Class B trees shall be provided per 50 linear feet of landscape strip or fraction thereof measured at the property line. Class A trees shall not be planted in utility easements.

(2) Fifty percent of required trees must be evergreen and may be located anywhere within their respective landscape strip provided that the minimum spacing for Class A trees is 30 feet.

(3) Fifty percent of the required trees must be Class A trees with upright growth habits.

(4) In addition to required trees, the street planting area shall be planted with shrubs and ground cover plantings to the extent that 20 percent of the area is planted with vegetation other than turf grass.

(2) Buffers. Where a sight proof fence is required, a 30-foot planted buffer must also be provided as follows:

(A) A minimum of 15 feet of this strip may not be located in an easement.

(B) Three Class B evergreen trees shall be provided per 50 linear feet of landscape strip or fraction thereof measured at the property line.

(C) Natural vegetative features and existing trees shall be incorporated into the site design if practical.

(3.1422) *Lighting standards*

(1) General.

(A) All lighting shall be directed downward and shielded so that the light source is not visible from off-site.

(B) The operation of searchlights for advertising purposes is prohibited.

(2) Parking lot lighting.

(A) Parking lot lighting poles shall not exceed 35 feet in height.

(B) Pole lighting shall be located no closer than 15 feet to a property line.

(C) The minimum area for a landscape island with pole lighting shall be 600 square feet.

(3.1423) *Sign standards*

(1) Freestanding signs.

(A) Height

(1) An integrated business center or an individual business site that is located within 500 feet of the Interstate 10 right of way may erect a monument sign that shall not exceed 30 feet in height above ground elevation grade.

Exception: A pole sign with a maximum height of 75 feet above ground elevation grade is allowed on property adjacent to the right of way of Interstate Highway 10.

(2) An individual business site located farther than 500 feet from the Interstate 10 right of way or an out parcel in any location shall be limited to monument type signs with a maximum height of ten feet and a maximum area of 32 square feet.

(B) One multi-tenant sign is allowed per street frontage. Integrated business centers fronting on more than one street may have one sign constructed on the corner of two intersecting streets outside the sight triangle; or tow signs, each fronting on a street in such a manner that each sign will advertise on different streets. Businesses that advertise on a multi-tenant sign may not construct an individual freestanding sign.

(C) Lighted signs shall be internally lit – no external lighting allowed.

(D) Signs must be architecturally related to the buildings they serve.

(E) Each lot shall have a maximum of one sign per street frontage.

(F) Signs shall display only the name, address and trademark or registered logo. Fuel pricing signs may display only the price and name, trademark or registered logo of the product.

(G) Signs may not flash, blink or fluctuate or be animated.

(H) Church identification signs shall display only the church name, service hours and church related events.

(I) Windblown devices. Use of windblown or inflatable devices of any type is prohibited, including the production of smoke, bubbles, sound or other substances.

(2) Building signs.

(A) Signs shall not project higher than the top of the building or wall on which it is located unless specifically approved by the Planning Commission at the time of site plan approval.

(B) Signs affixed to canopies shall not exceed 20 square feet.

SECTION 2: If any provision, part, word, section, subsection, sentence, clause or phrase of this ordinance should be held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance and do hereby declare the provisions hereof to be severable, then in that event, only that particular provision, part, word, section, subsection, sentence, clause or phrase shall be deemed unconstitutional or invalid and the remaining provisions, parts, words, sections, subsections, sentences, clauses or phrases will not be affected and shall continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances inconsistent with or in conflict herewith be and the same are hereby repealed.

SECTION 4: This Ordinance shall become effective immediately upon adoption.

THUS DONE, SIGNED AND ADOPTED in regular session duly convened on this the 13th day of December, 2016, at Crowley, Acadia Parish, Louisiana, after a roll call vote as follows:

YEAS: Bryan Borill, Elliot Doré, Jeff Doré, Tim Monceaux, Steven Premeaux and Ezora Proctor

NAYS: None

ABSENT: Lyle Fogleman, Vernon Martin and Kitty Valdetero

GREG A. JONES, MAYOR

ATTEST:

ERIN S. CRADEUR, CITY CLERK

OTHER BUSINESS:

There being no further business to come before the Council upon motion duly made by Alderman Steven Premeaux and seconded by Alderman Jeff Doré the meeting was adjourned at 6:51 p.m.

Presented rough draft to Mayor on December 16th, 2016 at 10:00 a.m.

Presented for Mayor's signature on December 16th, 2016 at 10:00 a.m.

Mayor signed & returned to City Clerk on December 19th, 2016 at 8:00 a.m.

Publish in newspaper on December 27th, 2016