

**THE CITY OF GRETNA
PLANNING AND ZONING COMMISSION
MEETING**

**740 Second Street, Gretna, LA 70053
Council Chambers, 2nd floor. Meeting Rescheduled
May 12, 2025 - 5:30 PM
AGENDA**

AGENDA ITEM(S):

- 1. Call to Order/Roll Call**
- 2. Major Site Plan Review: (Recommendation to Council)**
 - (1) 83 Westbank Expressway - Drive through only Chick-fil-A Restaurant.
- 3. Variance Request:**
 - (2) 2135 Weyer Street - Reduced exterior side setback dimensions.
- 4. Unified Development Code, Text Amendments: (Recommendation to Council)**
 - (3) The Planning and Zoning Commission to review amendments to the Unified Development Code, Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; by amending Sec. 58-191 through Sec. 58-202, by edit, addition, clarification and modification with recommendations by City Administration Staff . (Exhibit "A")
- 5. Meeting Adjournment.**



DEPARTMENT OF PLANNING & CITY DEVELOPMENT

83 WESTBANK EXPRESSWAY

MAJOR SITE PLAN REVIEW

STAFF REPORT TO PLANNING AND ZONING COMMISSION

May 2, 2025

Summary

The developers of 83 Westbank Expressway are requesting a major site plan review for a proposed new drive-through restaurant Chick-Fil-A. This lot is currently vacant (used seasonally for fireworks sales) and zoned C-2, General Commercial. The property was resubdivided to consolidate lots for the purpose of this development. This site plan was approved in 2023. Site plan reviews expire after twelve months if no action is underway (construction). As such, this is a re-application for site plan review of the prior approved site plan. All previous plans and documents were submitted, with only minor changes to the building – all other proposed site improvements are the same as the 2023 submittal.

Review Process

Typically Major Site Plan review is only required for 10,000 square feet of new construction. However due to the potential impact of the proposed development, major site plan review was determined necessary by the Planning Director.

The site plan review process includes a meeting of the applicant with the Development Review Committee. This meeting occurred on April 21, 2025 and minutes are attached to this report. Review included site plans, landscaping plans, lighting plans, building elevations, utilities, stormwater management and drainage report, signage plans, traffic impact study, and emergency management plan. Full plans are available in the Planning Department in City Hall (documents are too large for attachment).

Notice Requirements and Public Comment

Posted notification requirements for this Major Site Plan Review request were satisfied as of April 23, 2025. No other comments or questions have been received by the Planning Department as of this writing. Following Planning Commission action on May 7, 2025, City Council will consider the site plan by public hearing at the May 14, 2025, regular meeting.

Recommendation With Conditions

Per UDC Sec 58-64 (i), the proposed site plan complies with each of the approval criteria:

1. The proposed building, site development and uses are consistent with the Comprehensive Plan;
2. The proposed development is designed to comply with the applicable zoning district requirements in Article 3 and 4 of this UDC;
3. The proposed use is consistent with the applicable zoning district requirements in Article 3 of this UDC, and any supplemental conditions in Article 5 of this UDC; and
4. The Planning Director has granted approval for any administrative relief pursuant to Sec. 58-86 and the Planning & Zoning Commission has granted approval for any variances pursuant to Sec. 58-65 that are required for UDC compliance.

This development presents a substantial improvement to the vacant lot / seasonal sales use at this location. With the traffic and stormwater mitigation measures proposed by the applicant, staff recommends approval with the following conditions:

1. A signed development agreement between the applicant, City, DOTD and RTA as to the scope and responsibilities for site improvements in the surrounding public right of ways.
2. Applicant agrees that a right turn lane on Hancock will be explored if needed after opening.
3. Building design to increase transparency on the Westbank Expressway façade; UDC requires 40% transparency (windows, doors, or building materials as otherwise discussed) at two to eight feet above first floor elevation for restaurants.
4. As defined in the UDC, the applicant shall have twelve months to begin construction from the date of site plan approval, or a new application will be required. An extension may be requested in writing to the Planning Director.

In addition to these items, applicant is advised that State Fire Marshal and Department of Health reviews will be required for a building permit, as well as a Stormwater Pollution Prevention Plan (SWPPP) as required by the Department of Environmental Quality due to the size of the site (greater than 1 acre).

Sincerely,



Amelia Pellegrin, AICP
Director of Planning & City Development



April 21, 2025

**Development Review Committee – Major Site Plan Review
83 Westbank Expressway – Chick-Fil-A**

City attendees:

Mayor Belinda Constant
Gretna Police Chief Brett Lawson
Councilman Wayne Rau
Councilman Rudy Smith
Gretna Fire Chief Mike Labruzzo
Planning Director, Amelia Pellegrin
City Engineer David Boyd
Building Official Danika Gorrondona
Parks and Parkways Director Amie Hebert
City Planner Qudsiyyah Noorulhaqq

Applicant attendees:

Todd Rodgers, Greyden Engineering
Mike Sherman, Sherman Strategies
Bryce Nichols, Mayse & Associates Inc
Rebecca Hurst Gieger, Sherman Strategies

Agenda items:

1. Site plan overview:

- a. Changes since 2023 Site Plan Review and Approval—Building is slightly bigger and is now all brick, no Nichiha panels. Applicant plans to submit building plans to State Fire Marshall and Department of Health and Human Services on May 9th for approval.
- b. Access points, DOTD Permit—Applicants are working on getting hard copy of approved plans to DOTD.
- c. Traffic Impact Study— no updates from prior study, no comments.
- d. Parking—meets UDC requirements, no changes to layout or number of spaces, no comments.
- e. Emergency Access—no changes, no additional comments.

2. **ROW improvements**— City has agreed to make improvements to Truxton Street, discussion of when this will occur pending. Applicant has a draft development agreement, which needs to be reviewed and signed by City, via Council resolution.

3. **Signage**—no change from prior approved package, no comments.
4. **Building**—floodplain compliance, front elevation-Bottom floor will be 3.15' above centerline of street. Meets requirements, no comments.
5. **Stormwater management & drainage**—meets UDC requirements, no changes, no comments.
6. **Utilities**—1.5 inch water meter preferable by Applicant, Utilities Department has confirmed this is an option that will be available.
7. **Exterior lighting**—meets UDC requirements no changes, no comments.
8. **Landscaping**— meets UDC requirements no changes, no comments.



FOR P&Z USE ONLY

Received by: _____ Date: _____
 Approved by: _____ Date: _____
 Development Review Committee approval date: _____
 Council District: _____
☐ **Major** (Fee \$1,000)
☐ **Minor** (Fee \$500)
☐ Permitted use
☐ Conditional use
☐ Non-Conforming structure / use / lot (circle)

APPLICATION FOR SITE PLAN REVIEW

(PLEASE PRINT)

Application Date: _____

Address to be Reviewed: 83 Westbank Expressway, Gretna, LA 70053 Valuation of work: \$4.5M

Name or Description Of Project: This project is a drive-through only Chick-fil-A restaurant.

Property Legal Description:

18-F	F	Suburban Park
Lot(s)	Square	Subdivision
Zoning District: <u>C-2</u>	Use: <input type="checkbox"/> Existing <input checked="" type="checkbox"/> New Business	<input type="checkbox"/> Change of Use

Type

Of Project: ☒ Commercial 3,124 sqft. ☐ Residential _____ sqft. ☒ New Building 3,124 sqft.
☐ Expansion _____ sqft. ☐ Renovation _____ sqft.

Name of Property Owner: Gretna Land Acquisitions, LLC Phone Number(s): 504-784-1027
 Email Address(es): rtemplet12@gmail.com

Address of Property Owner:

150 Linda Court, Gretna, LA 70053

Name of Applicant/Agent: Rebecca Gieger/ Sherman Strategies Phone Number(s): 504-799-9335

Email Address: becca@shermanstrategiesllc.com

Is applicant a Lessee? ☐

Architect/Engineer Contact: Todd Rogers Phone Number: 770-778-8793

Check all that apply:

PERMIT REVIEW: Building Permit: ☒ Electrical: ☒ Mechanical: ☒ Plumbing: ☒ Occupational License: ☒

ABO: ☐ Health Department: ☒ Fire Marshal: ☒

REQUEST

INCLUDES: Variance: ☐ Subdivision: ☐ Zoning Change: ☐ Conditional Use Permit: ☐

Historic District Commission: ☐

PRIMARY SETBACKS: Front: 5.26' (WB Expressway) Rear: 145.63' (Truxton) Left Side: 8.17 (Hancock) Right Side: _____

BUILDING SIZE (SqFt.): 2,656 LOT SIZE (SqFt.): 55,719

PARKING SPACES: Existing: 0' Proposed: 46 Surface Types: Pervious concrete

Square footage of each type: Pervious: 8757sf

LOADING/SERVICE AREAS: 0 / _____ (SqFt.)

LIGHTING: Number: 8 Height: 27' Type: Full Cutoff LED site luminaire - 4,000 CCT

TYPE OF SIGNS: Pole: ☒ Wall: ☒ Monument: ☒ Illuminated: ☒ Window: ☐ _____ (dimensions)

Linear Frontage of Building: 84'5" Total Number of Signs: 6

LANDSCAPING: Total Area (SqFt.) 55,719 Number of Trees Removed: 0 Number of New Trees: 50

Size of New Trees (DBH-Dimension at Breast Height): 2.5" Number of Bushes: 486

Buffer/Screening Area(s): NA/ No Buffers / 0 (SqFt.)

Number of Parking Islands: 7 / 3388 (SqFt.)

Number of Parking Buffers: 3 / 3,729 (SqFt.)

- See table attached for submittal requirements, submit full package to Planning Director or upload Survey/Site Plans/Application to Building Permit as one PDF and label it "Site Plan Review" in www.mygovernmentonline.org
- Information provided shall conform to the provisions of SEC. 58-64 SITE PLANS of the Unified Development Code of the City of Gretna

I affirm that the information given this application is true and correct (Please sign and Print name(s) below)

SIGNATURE OF PROPERTY OWNER

DATE

PROPERTY OWNER (Print Name)

4/14/2025

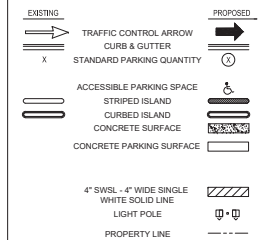
SIGNATURE OF APPLICANT

DATE

Rebecca Gieger / Sherman Strategies

APPLICANT/AGENT (Print Name)

SITE PLAN LEGEND



AREA SUMMARY

EXISTING AREA TABULATION:

IMPERVIOUS AREA	
BUILDING PAD	4955 SF (9%)
ASPHALT PAVEMENT	1250 SF (2%)
PERVIOUS AREA	
GRASS/LANDSCAPE	48515 SF (89%)
TOTAL AREA	55719 SF (100%)

PROPOSED AREA TABULATION:

IMPERVIOUS AREA	
BUILDING	2656 SF (5%)
PAVEMENT, CONCRETE	35519 SF (71%)
PERVIOUS AREA	
GRASS/LANDSCAPE	13544 SF (24%)
TOTAL AREA	55719 SF (100%)

PARKING REQUIREMENTS

PARKING RATIO = 1 SPACE PER 4 SEATS + 1 PER 4 BUILDING CAPACITY

TOTAL SPACE = 2656 SF (FOOTPRINT); 16 OUTDOOR SEATS; 20 EMPLOYEES

PARKING SPACES REQUIRED = ABOUT 9
STANDARD SPACES PROVIDED = 44 SPACES
HANDICAP SPACES PROVIDED = 2 SPACES
TOTAL SPACES PROVIDED = 46

DEVELOPMENT DATA

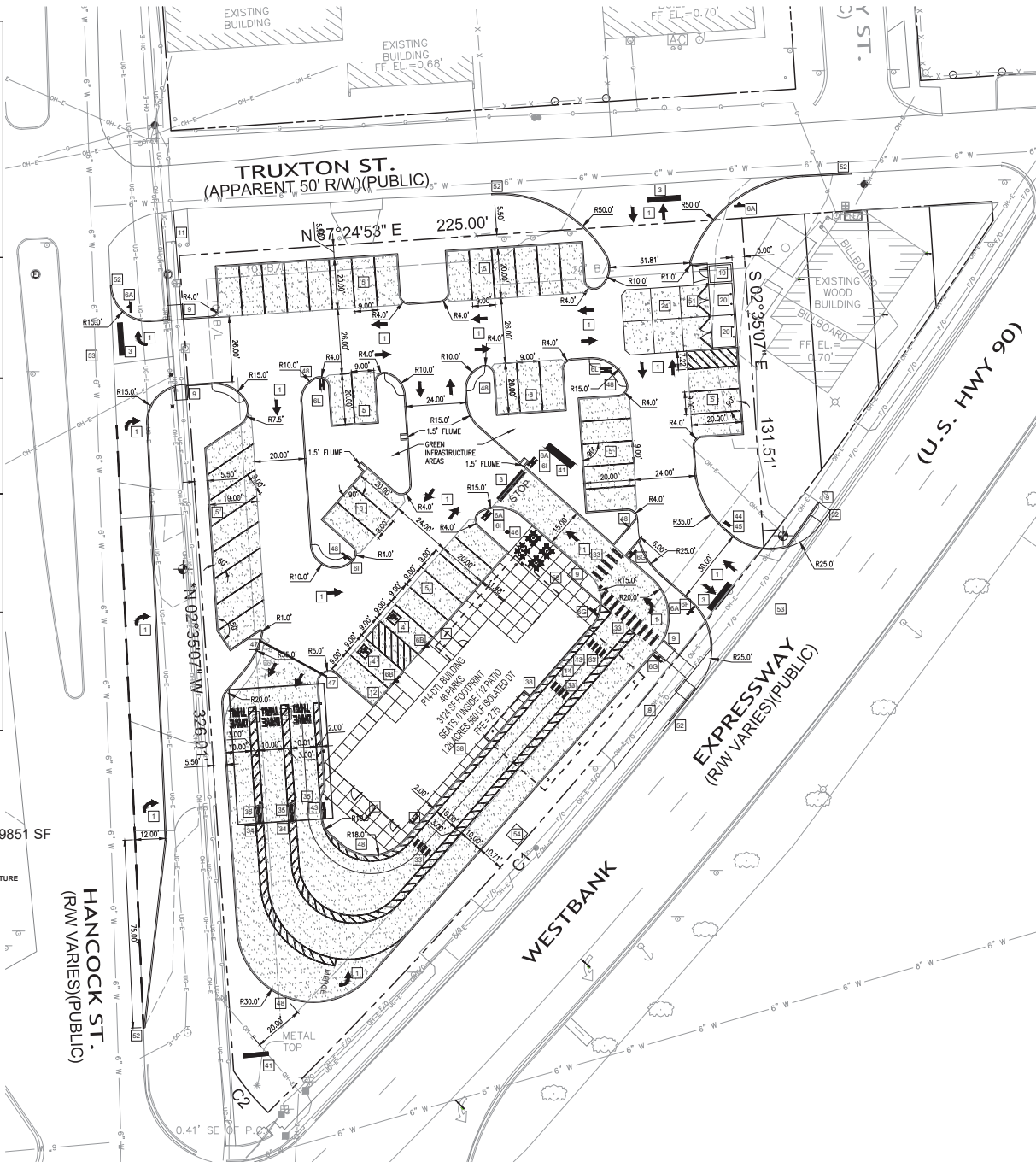
SITE ZONING: C-2

SETBACKS	BUILDING	LANDSCAPE
FRONT -	20 FEET	5 FEET
REAR -	15 FEET	5 FEET
INTERIOR -	5 FEET	5 FEET

PERVIOUS PAVEMENT SECTION
PERVIOUS PARKING: 8757 SF
TOTAL PERVIOUS PAVEMENT: 19851 SF

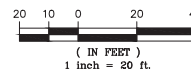
GREENSPACE REQ 8942 SF - 3000 SF (90%) GREEN INFRASTRUCTURE
TOTAL PROPOSED GREEN SPACE 13544 SF
WITH 3388 SF GREEN INFRASTRUCTURE
TOTAL HARDSCAPE 39519 SF - 19760 SF (90%) PERVIOUS CONC
TOTAL PROPOSED PERVIOUS PAVEMENT 19850 SF

EARTHWORK - 3232 CY FILL



SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- PAINTED ACCESSIBILITY SYMBOL
- STANDARD PARKING STALL & STRIPING DETAIL, NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE
- DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND OFFSITE SIGNAGE)
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION
- STOP SIGN (R-1 36"x36")
- HANDICAP SIGN
- MOBILE ORDERING SIGN
- NO LEFT TURN SIGN
- MUTEO R-2
- ONE WAY SIGN (R-6-1 OR R-6-2)
- RIGHT TURN ONLY
- PEDESTRIAN CROSSING
- DRIVE THRU SIGN
- DO NOT ENTER SIGN
- LANES MERGE SIGN
- CURBSIDE DELIVERY SIGN
- DRIVE THRU DIRECTIONAL
- DELIVERY RAMP ONLY SIGN
- LEFT TURN ONLY MUTEO R-5
- SIDEWALK ACCESSIBLE RAMP
- CURB RAMP W/ FLARED SIDES
- CURB RAMP W/ SHORT FLARED SIDES
- RETURNED CURB HANDICAP RAMP
- TRUNCATED CONES
- TYPICAL SIDEWALK
- SIDEWALK WITH CURB & GUTTER SECTION
- DRIVE-THRU PLAN VIEW
- DRIVE-THRU ISOMETRIC VIEW
- SOLID PLASTIC WHEEL STOP (NOT USED)
- LANDSCAPE & IRRIGATION PROTECTOR
- 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING
- EXPANSION JOINT
- REFUSE ENCLOSURE FOUNDATION PLAN
- REFUSE ENCLOSURE FOUNDATION PLAN (ALT)
- REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN
- CONCRETE BOLLARD
- TYPICAL PAVEMENT SECTION
- PAVEMENT EDGE DETAIL
- TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- TRANSVERSE & LONGITUDINAL DOWELED CONTRACTION JOINT
- CONCRETE APPROX @ TRASH ENCLOSURE
- CONCRETE PAVING @ DRIVE THRU LANE
- ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)
- TYPICAL ADA RAMP AND HANDRAIL
- CONTRACTION JOINT
- KEYED CONTRACTION JOINT
- LONGITUDINAL BUTT JOINT
- BUTT JOINT
- EXPANSION JOINT
- CROSSWALK
- MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS
- DRIVE-THRU ORDER POINT ISLAND CURB & CANOPY
- MENU BOARD LOOP DETECTION SYSTEM
- ENTRY DOOR FROST SLAB DETAIL
- SAN. C.D. OUTSIDE BUILDING
- BUILDING DOWNPOUT CONNECTION DETAIL
- TYPICAL SECTION AT WALE/CATCH BASIN DETAIL
- STORM WEEP HOLE DETAIL
- CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE)
- PRE-SELL MENU BOARD (NOT USED)
- MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS)
- CHICK-FIL-A "ENTER" SIGN
- CHICK-FIL-A "TEXT" SIGN
- 30" FLAG POLE (REFER TO SIGN PACKAGE)
- CLEARANCE BARS
- PROPOSED PRIVATE PARKING LIGHT POLE AND BASE, STORE OPERATOR RESPONSIBLE FOR MAINTENANCE AND RAMPING
- BITUMASTIC EXPANSION JOINT, TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACES WITH BUILDINGS, CURBS & GUTTER, AND OTHER CONSTRAINED OBJECTS, TYPICAL
- SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
- GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE, COORDINATE WITH PAVEMENT INSTALLATION
- SAWCUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION, PROVIDE EXPANSION JOINT BETWEEN INTERFACES
- THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY
- TRANSFORMER PAD
- SINGLE YELLOW LINE
- BIKE RACK
- SMALL RETAINING WALL TO BE DESIGNED BY CONTRACTOR (NOT USED)



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GREYDEN
ENGINEERING + PLANNING
12460 Crabapple Road, Suite 202-374
Apharette, GA 30004
PH: 770-573-4801 FAX: 678-932-6362

CHICK-FIL-A
83 Westbank Expressway
Gretna, LA 70053
FSU# 05314

REVISION	SCHEDULE	DATE	DESCRIPTION
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SITE PLAN
SHEET NUMBER C-2.0



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

Tourism

Summer Cook

April 23, 2025

RE: Public Notice of Site Plan Review for 83 Westbank Expressway

Dear Gretna Neighbor,

You are receiving this public notice as an owner of property within 100 feet of 83 Westbank Expressway in Gretna, Louisiana. No action is required – this notice is to advise you of a pending Planning and Zoning Commission recommendation and City Council decision regarding site plan review for a proposed new drive-through restaurant at this location.

A site plan review application has been submitted to the City of Gretna from the potential lessee, Chick-Fil-A, Inc., of 83 Westbank Expressway, Gretna, Louisiana 70053, Lot 18-F, Square F, Suburban Park Subdivision.

Please see the enclosed copy of the proposed site plan. Copies of the survey and full application including traffic impact study are also on file at Gretna City Hall, 740 2nd Street, Gretna, LA 70053, in the City Development Office.

This site plan review will be considered by public hearing after the required notification period under the Unified Development Code (UDC) Sec.58-83(e). The date of the public hearing at the Planning and Zoning Commission is May 7th at 5:30PM at Gretna City Hall, Council Chambers. Following recommendation of the Commission, the City Council will hold a public hearing and vote on May 14th at 5:30PM at Gretna City Hall, Council Chambers.

The site plan application is considered administratively complete and undergoing review by the Development Review Committee, according to the UDC requirements and criteria for major site plan approval in Section 58-64 which can be accessed at www.gretnala.com/UDC.

You are invited to participate in either public hearing listed above, and/or may respond in writing or by phone if you are not able to attend. Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556 or by email to qnoorulhaqq@gretnala.com.

Sincerely,

Amelia Pellegrin, AICP
Director of Planning & City Development

Phone: (504)363-1505 - www.gretnala.com - Fax: (504)363-1509



DEPARTMENT OF PLANNING & CITY DEVELOPMENT

2135 WEYER STREET – VARIANCE

STAFF REPORT TO PLANNING AND ZONING COMMISSION

May 1, 2025

SUMMARY

An application has been submitted to the City of Gretna by property owner Terry Videau for a variance at 2135 Weyer Street, Gretna, Louisiana 70053, to rebuild a single-family home with reduced exterior side setback dimensions (3 feet) due to Restore Louisiana Homeowner Assistance Program requirements for grant funding and limited design options for new home construction.

DESCRIPTION

2135 Weyer Street is zoned R-1, which is designated for single-family residences. The property is a residential rebuild funded through the Restore Louisiana Homeowner Assistance Program. The Restore Louisiana program is administered by the Louisiana Office of Community Development and funded by HUD through CDBG-DR funds. It was established to assist homeowners impacted by various floods and hurricanes. The program's reconstruction guidelines require rebuilding on the same footprint with limited size changes. New home reconstruction is limited to pre-designed structures, with no deviation. The owner was given the most compact building layout available. This is a 30-foot-wide lot, attempting to build with a 10-foot exterior side setback would require a redesign of the house to a different layout, something not offered through the grant program – essentially making them ineligible for the construction grant. Strict adherence to the exterior side setback regulation for the property would result in a demonstrable hardship upon the owner (not allowed to rebuild their home under the grant program), as distinguished from mere inconvenience or economic relief. The guidelines can be reviewed on page 11 of the Program Policy Manual which can be accessed here: [2020 and 2021 Disasters](#).

As a result, the property cannot be built according to standard R-1 zoning regulations, necessitating a variance to proceed with construction. The request for the variance is to rebuild a single-family home with reduced exterior side setback dimensions (3 feet); the exterior side setback minimum is 10 feet. The setback requirements can be seen in Exhibit 58-171.

Exhibit 58-171 Summary of Setback Requirements

Dimensional Factor	Zoning District								
	R-1	R-2	R-3	BC-1	BC-2	C-1	C-2	M-1	M-2
Minimum Setback Front (feet)	20	20	20	5	10	10	20	25	*
Minimum Setback Int. Side (feet)	5	5	5	0	0	0	5	0	*
Minimum Setback Ext. Side (feet)	10	10	10	10	10	5	5	0	*
Minimum Setback Rear (feet)	15	15	15	0	0	10	15	25	*
* Maximum setback to be determined through the zoning or site approval process.									

A variance is only applicable “when a physical hardship exists that presents an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood, and which condition would prevent a reasonable or sensible arrangement or use of building or lot,” UDC Section 58-65. The approval criteria for granting a variance are also included here for reference:

Variance Approval Criteria. The Planning & Zoning Commission shall not grant approval for a requested variance unless it makes a finding, based upon the evidence presented to it, that indicate each of the following:

- (1) The variance granted is the minimum amount of relief required to enable reasonable use of the affected property.
- (2) The approval, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.
- (3) The approval, if granted, will tend to preserve and advance the prosperity and general welfare of the neighborhood and community.
- (4) The approval, if granted, will not be detrimental to the public welfare or seriously affect or be injurious to other property in which the property is located, in that it will not: impair an adequate supply of light and air; or increase substantially the congestions in the public streets, create a traffic hazard, or permit inadequate parking; or increase the danger of fire; or substantially affect or overburden existing stormwater management or sewerage systems; or otherwise endanger the public safety; or cause serious annoyance or injury to occupants or adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise, vibration, light or glare, or other nuisances.

- (5) A physical hardship with special conditions and circumstances exists that is peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; and the special conditions and circumstances do not result from the intentional actions of the applicant or any person who may have or had interest in the property.
- (6) The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party, and strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner as distinguished from mere inconvenience or economic relief.
- (7) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
- (8) Granting the variance requested will generally not confer on the applicant any special privilege which is denied by this chapter to other lands, structures, or buildings in the same district similarly situated

NOTICE REQUIREMENTS AND PUBLIC COMMENT

Posting and public notice requirements for this variance application were satisfied as of April 23, 2025.

No public comment has been received at this time. A quasi-judicial hearing will be conducted at the regular meeting of the Planning and Zoning Commission on May 7, 2025, for approval.

RECOMMENDATION WITH CONDITIONS

The variance is recommended for approval due to the physical hardship present on the site and conflict with the options available through the grant program for rebuilding homes. Building on a 30-foot-wide lot with the required 10-foot exterior side setback, compounded by Restore Louisiana Homeowner Assistance Program constraints, makes the setback relief reasonable to effectively utilize the lot. Granting this allowance would not be out of character for the immediate area nor would it create a development outcome that is out of the ordinary for 30-foot-wide lots in Gretna. This recommendation is based on the condition that the plans meet all other UDC requirements, including parking and front yard greenspace.

Sincerely,



Amelia Pellegrin, AICP
Director of Planning and City Development



VARIANCE REQUEST APPLICATION

****Fee: \$300.00 (Non-Refundable)**
(May require "Hardship Letter")

(PLEASE PRINT)

NOTE: Please submit application at least 10- working days prior to Council meeting.

Application date: _____

2135 Weyer St, Gretna

R-1

Address of property for variance request: Ⓢ

Current Zoning of property Ⓢ

Legal Description of Property: **11**
Lot(s)

19
Square

Stafford
Subdivision

Anthony Serio

504-388-8898

tony@starrecoveryllc.com

Applicant's Name: Ⓢ

Contact Phone No.

E-mail address (if any)

3525 N Causeway Blvd, suite 902, Metairie, LA 70002

Applicant's Address: Ⓢ

Terry Videau

504-723-6805

terrygcharles@gmail.com

Owner's Name Ⓢ

Contact Phone No.

E-mail address (if any)

2135 Weyer St, Gretna, LA 70053

Owner's Address: Ⓢ

Type Variance requested:

☒ **Yard** } **Front**___ **Rear**___ **L side**___ **R side** ☒ **Height restriction** ☐ **Lot area per family** ☐ **Other** (See attached)

Explanation: We cannot meet the required 5' right-yard setback requirement.

Reason for

request: This work is being done through the Restore Louisiana Program and the applicant, Mr. Videau, already has the smallest floorplan that is currently offered.

APPROVED FOR PRESENTATION

Planning and Zoning Official signature for presentation

Approval date

Remarks: _____

I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION IS TRUE AND CORRECT.

Terry G Videau

Signature of Property Owner

Terry G Videau

Property Owner (PRINT NAME)

AS

Applicant's Signature

Anthony Serio

Applicant (PRINT NAME)

Date



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

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Operations

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Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

Tourism

Summer Cook

April 23, 2025

RE: Public Notice of Variance Application for 2135 Weyer Street

Dear Gretna Neighbor,

You are receiving this public notice because you own property within 100 feet of 2135 Weyer Street in Gretna, Louisiana. No action is required; this notice is to inform you of a pending public hearing for a variance request. If you wish to comment, please review this letter and the attached documents, contact my office, and/or attend the public hearing scheduled for May 7, 2025, at 5:30 PM in Gretna City Hall during the Planning and Zoning Commission meeting in Council Chambers.

An application has been submitted to the City of Gretna by the property owner of 2135 Weyer Street, Gretna, Louisiana 70053, Mr. Terry Videau. The request is to rebuild a single-family home with reduced exterior side setback dimensions (3 feet) at the parcel described as Lot 11, Square 19, Stafford Subdivision. This is due to program requirements for grant funding and limited design options for new home construction.

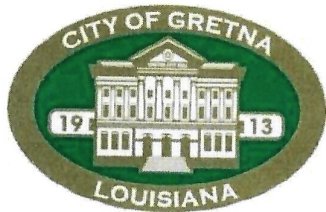
Please find the enclosed copy of the survey showing proposed setbacks. Copies of the full application are also available at Gretna City Hall, 740 2nd Street, Gretna, LA 70053, in the City Development Office. This variance request meets the standards for consideration under the Unified Development Code (UDC) Section 58-65, accessible at www.gretnala.com/UDC. The variance request will be heard at a public hearing facilitated by the Planning and Zoning Commission following the required notification period and based on the criteria set forth in Section 58-65(g) of the UDC.

Any questions, comments, or concerns may be directed to the Planning Department by calling (504) 363-1556 or emailing qnoorulhaqq@gretnala.com.

Sincerely,

Amelia Pellegrin, AICP
Director of Planning & City Development

Phone: (504)363-1505 - www.gretnala.com - Fax: (504)363-1509



FOR P&Z USE ONLY

Received by: _____ Date: _____
 Approved by: _____ Date: _____
 Development Review Committee approval date: _____
 Council District: _____
☐ **Major** (Fee \$1,000)
☐ **Minor** (Fee \$500)
☐ Permitted use
☐ Conditional use
☐ Non-Conforming structure / use / lot (circle)

APPLICATION FOR SITE PLAN REVIEW

(PLEASE PRINT)

Application Date: _____

Address to be Reviewed: 83 Westbank Expressway, Gretna, LA 70053 Valuation of work: \$4.5M

Name or Description Of Project: This project is a drive-through only Chick-fil-A restaurant.

Property Legal Description:

18-F	F	Suburban Park
Lot(s)	Square	Subdivision
Zoning District: <u>C-2</u>	Use: <input type="checkbox"/> Existing <input checked="" type="checkbox"/> New Business	<input type="checkbox"/> Change of Use

Type

Of Project: ☒ Commercial 3,124 sqft. ☐ Residential _____ sqft. ☒ New Building 3,124 sqft.
☐ Expansion _____ sqft. ☐ Renovation _____ sqft.

Name of Property Owner: Gretna Land Acquisitions, LLC Phone Number(s): 504-784-1027
 Email Address(es): rtemplet12@gmail.com

Address of Property Owner:

150 Linda Court, Gretna, LA 70053

Name of Applicant/Agent: Rebecca Gieger/ Sherman Strategies Phone Number(s): 504-799-9335

Email Address: becca@shermanstrategiesllc.com

Is applicant a Lessee? ☐

Architect/Engineer Contact: Todd Rogers Phone Number: 770-778-8793

Check all that apply:

PERMIT REVIEW: Building Permit: ☒ Electrical: ☒ Mechanical: ☒ Plumbing: ☒ Occupational License: ☒

ABO: ☐ Health Department: ☒ Fire Marshal: ☒

REQUEST

INCLUDES: Variance: ☐ Subdivision: ☐ Zoning Change: ☐ Conditional Use Permit: ☐

Historic District Commission: ☐

PRIMARY SETBACKS: Front: 5.26' (WB Expressway) Rear: 145.63' (Truxton) Left Side: 8.17' (Hancock) Right Side: _____

BUILDING SIZE (SqFt.): 2,656 LOT SIZE (SqFt.): 55,719

PARKING SPACES: Existing: 0' Proposed: 46 Surface Types: Pervious concrete

Square footage of each type: Pervious: 8757sf

LOADING/SERVICE AREAS: 0 / _____ (SqFt.)

LIGHTING: Number: 8 Height: 27' Type: Full Cutoff LED site luminaire - 4,000 CCT

TYPE OF SIGNS: Pole: ☒ Wall: ☒ Monument: ☒ Illuminated: ☒ Window: ☐ _____ (dimensions)

Linear Frontage of Building: 84'5" Total Number of Signs: 6

LANDSCAPING: Total Area (SqFt.) 55,719 Number of Trees Removed: 0 Number of New Trees: 50

Size of New Trees (DBH-Dimension at Breast Height): 2.5" Number of Bushes: 486

Buffer/Screening Area(s): NA/ No Buffers / 0 (SqFt.)

Number of Parking Islands: 7 / 3388 (SqFt.)

Number of Parking Buffers: 3 / 3,729 (SqFt.)

- See table attached for submittal requirements, submit full package to Planning Director or upload Survey/Site Plans/Application to Building Permit as one PDF and label it "Site Plan Review" in www.mygovernmentonline.org
- Information provided shall conform to the provisions of SEC. 58-64 SITE PLANS of the Unified Development Code of the City of Gretna

I affirm that the information given this application is true and correct (Please sign and Print name(s) below)

SIGNATURE OF PROPERTY OWNER

DATE

PROPERTY OWNER (Print Name)

4/14/2025

SIGNATURE OF APPLICANT

DATE

Rebecca Gieger / Sherman Strategies

APPLICANT/AGENT (Print Name)

SITE PLAN LEGEND

- EXISTING TRAFFIC CONTROL ARROW
- EXISTING CURB & GUTTER
- STANDARD PARKING QUANTITY
- ACCESSIBLE PARKING SPACE
- STANDARD ISLAND
- CURBED ISLAND
- CONCRETE SURFACE
- CONCRETE PAVING SURFACE

- 4" SWEL, 4" WIDE SINGLE
- WIDE SINGLE
- LIGHT POLE
- PROPERTY LINE

AREA SUMMARY

EXISTING AREA TABULATION	
EXISTING AREA	4865 SF (9%)
EXISTING PAVT	1250 SF (2%)
CONCRETE DRIVEWAY	4865 SF (98%)
EXISTING AREA	5079 SF (100%)

PROPOSED AREA TABULATION

PROPOSED AREA	
PROPOSED AREA	2865 SF (5%)
PROPOSED PAVT	3575 SF (71%)
CONCRETE DRIVEWAY	1844 SF (34%)
PROPOSED AREA	5579 SF (100%)

PARKING REQUIREMENTS

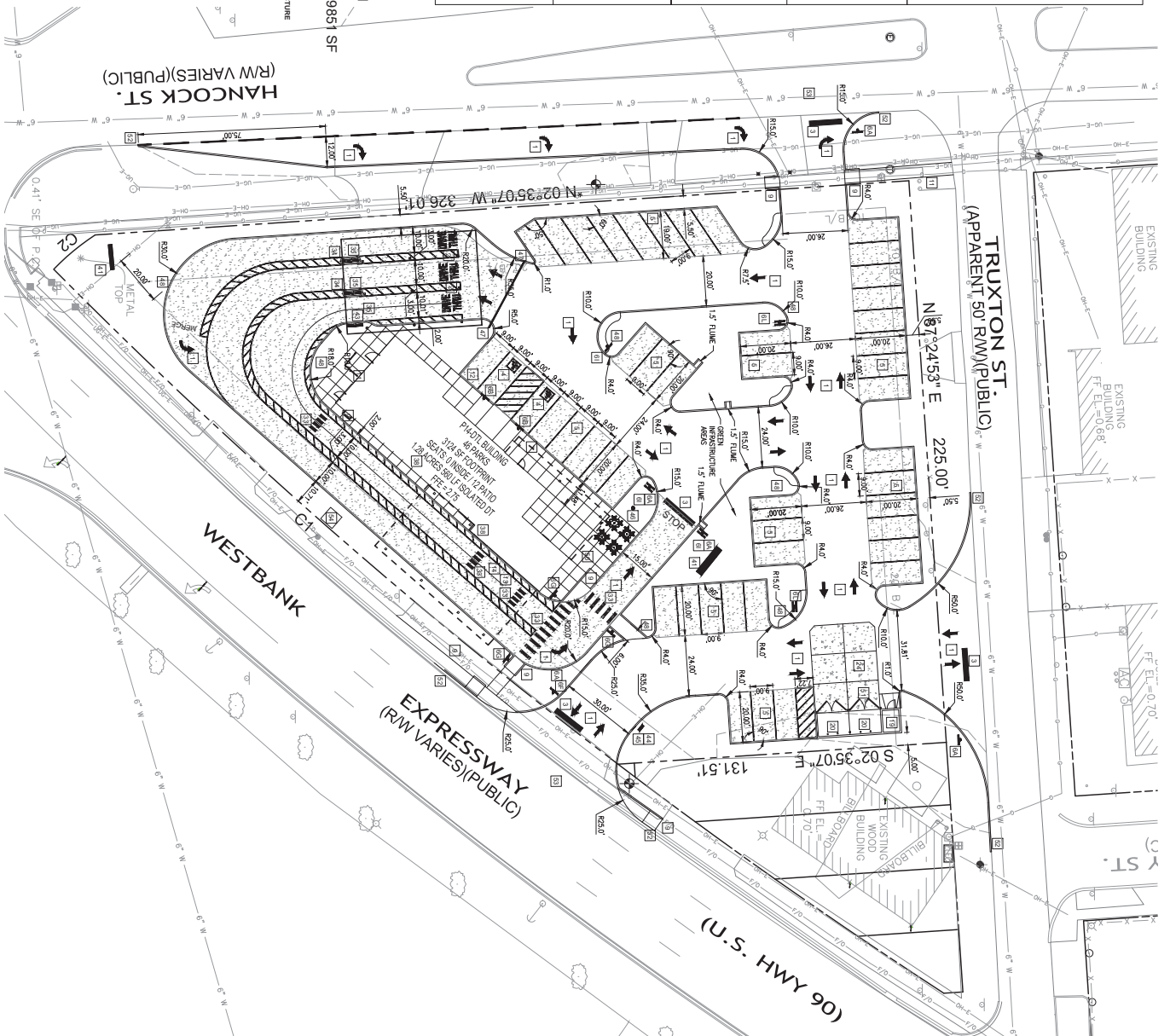
PARKING RATIO = 1 SPACE PER 450 SF + 1 PER BUILDING TOTAL SPACE = 2865 SF FOOTPRINT IS OUTDOOR SEATS, 20 SEAT COUNTERS
STANDARD SPACES PROVIDED = 44 SPACES
TOTAL SPACES PROVIDED = 44 SPACES
TOTAL SPACES REQUIRED = 44 SPACES

DEVELOPMENT DATA

SETBACKS	BUILDING	LANDSCAPE
FRONT - 20 FEET	5 FEET	5 FEET
REAR - 20 FEET	5 FEET	5 FEET
INTERIOR - 5 FEET	5 FEET	5 FEET

PERVIOUS PAVEMENT SECTION
PERVIOUS PARKING: 8757 SF
TOTAL PERVIOUS PAVEMENT: 19851 SF

DEFINITION: RATIO 0.42 SF = 200 SF PER 100% GREEN INFRASTRUCTURE WITH 3.8% GREEN INFRASTRUCTURE PER 100% PERVIOUS CONC TOTAL PROPOSED PERVIOUS PAVEMENT: 19851 SF
EARTHWORK: -323 CY FILL



SITE PLAN DESIGN NOTES & KEY PLAN

1. DIRECTIONAL ARROW
2. CURB MAP - 4" WIDE SINGLE
3. STANDARD PARKING QUANTITY
4. ACCESSIBLE PARKING SPACE
5. STANDARD ISLAND
6. CURBED ISLAND
7. CONCRETE SURFACE
8. CONCRETE PAVING SURFACE
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715. CONCRETE SURFACE
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City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

Departments

Building

Danika E. Gorrondona

Citizens Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

Tourism

Summer Cook

April 23, 2025

RE: Public Notice of Site Plan Review for 83 Westbank Expressway

Dear Gretna Neighbor,

You are receiving this public notice as an owner of property within 100 feet of 83 Westbank Expressway in Gretna, Louisiana. No action is required – this notice is to advise you of a pending Planning and Zoning Commission recommendation and City Council decision regarding site plan review for a proposed new drive-through restaurant at this location.

A site plan review application has been submitted to the City of Gretna from the potential lessee, Chick-Fil-A, Inc., of 83 Westbank Expressway, Gretna, Louisiana 70053, Lot 18-F, Square F, Suburban Park Subdivision.

Please see the enclosed copy of the proposed site plan. Copies of the survey and full application including traffic impact study are also on file at Gretna City Hall, 740 2nd Street, Gretna, LA 70053, in the City Development Office.

This site plan review will be considered by public hearing after the required notification period under the Unified Development Code (UDC) Sec.58-83(e). The date of the public hearing at the Planning and Zoning Commission is May 7th at 5:30PM at Gretna City Hall, Council Chambers. Following recommendation of the Commission, the City Council will hold a public hearing and vote on May 14th at 5:30PM at Gretna City Hall, Council Chambers.

The site plan application is considered administratively complete and undergoing review by the Development Review Committee, according to the UDC requirements and criteria for major site plan approval in Section 58-64 which can be accessed at www.gretnala.com/UDC.

You are invited to participate in either public hearing listed above, and/or may respond in writing or by phone if you are not able to attend. Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556 or by email to qnoorulhaqq@gretnala.com.

Sincerely,

Amelia Pellegrin, AICP
Director of Planning & City Development

Phone: (504)363-1505 - www.gretnala.com - Fax: (504)363-1509

On motion by **Councilman** _____ and seconded by **Councilman** _____, the following ordinance was introduced:

ORDINANCE NO.

An ordinance amending the Unified Development Code (UDC), Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; by amending Sec. 58-191 through Sec. 58-202, by edit, addition, clarification and modification with recommendations by City Administration Staff . (Per attachment).

WHEREAS, the City of Gretna has an interest in the health, safety and welfare of its citizens; and

WHEREAS, the City of Gretna is desirous of improving economic development and subsequent quality of life for the citizens of Gretna; and

WHEREAS, the City of Gretna has an obligation to provide its citizens with ordinances that clearly describe permitted activities in the city.

NOW, THEREFORE, BE IT ORDAINED by the City Council, acting as legislative authority for the City of Gretna, that:

The Unified Development Code (UDC), Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; Sec. 58-191 through Sec. 58-202, is hereby amended with recommendations by City Administration Staff as (Per attachment).

Provided that a majority of the City Council of the City of Gretna have voted in favor of this ordinance, this ordinance shall have the full force and effect of law at midnight on the tenth day following the Clerk's presentment of same to the Mayor, in accordance with Louisiana Revised Statutes 33:406(c)(2) unless the Mayor returns same, unsigned, to the Clerk during that ten-day period.

This ordinance having been submitted to a vote, the vote thereon was as follows:

Yeas:

Nays:

Absent:

ADOPTED:

APPROVED:

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance presented to the
Mayor on

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance returned from the
Mayor on

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

All words underlined are additions and all words ~~struck-through~~ are deletions.

EXHIBIT “A”

Proposed Edits to UDC Division 1. Signs

1. Edit Section 58-192 Findings as follows to support specific regulations for political and licensed disaster recovery business signs.

Sec. 58-192 Findings

The City Council, after due and careful study and deliberation, and in full consideration of comments received from interested members of the general public, hereby find and declare:

- (a) That the people of the City have a primary interest in controlling the erection, location and maintenance of signs in a manner designed to protect the public health and safety, and to promote the public welfare;
- (b) That the poorly regulated signs create conflicts between advertising signs themselves and between traffic regulating devices and advertising signs, which by their primary purpose draw mental attention to them potentially to the detriment of safe driving practices;
- (c) That it is necessary to the public safety that official traffic regulating devices be easily visible and free from such nearby visual obstructions as blinking signs, distracting signs, as excessive number of signs, or signs in any way resembling official signs;
- (d) That it is necessary to provide equity and equality in displaying identification signs by establishing regulations on size and location of such signs to afford local businesses equal and fair opportunity to advertise and promote their products and services;
- (e) That the construction, erection and maintenance of large outdoor signs, suspended from or placed on top of buildings, walls or other structures constitute a direct danger to pedestrian traffic below such signs, especially during periods when winds of high velocity are prevalent;
- (f) That the uncontrolled erection and maintenance of large or distracting signs seriously detracts from the enjoyment City’s character, and the fact that such signs are intended to command visual contact grants them a proportionately greater role than other structures in determining the overall aesthetic and visual quality of the community;
- (g) That there is a compelling public interest in promoting active participation in the democratic process and elections through the allowance of temporary signs that exceed the number and area allowed for other temporary signs;
- (h)

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- (i) That these sign provisions are enacted to provide for fair and equal treatment of all sign users and for a reasonable period of time for the elimination of non-conforming signs, to assure that sign users who erected signs prior to this code shall not have an unfair advantage over sign users who conform to this code; and
- (j) That this code shall apply to the design, quality of materials, construction, location, electrification, illumination, and maintenance of all signs and sign structures to be located within the City.

2. Edit Section 58-197 (e) Detached Signs as follows to provide greater flexibility for pole signs on lots abutting the West Bank Expressway only.

Sec. 58-197 Sign Design Standards.

(e) Detached Signs.

- (1) Except as provided in paragraph (e)(12) of this section for pole signs along the West Bank Expressway, Detached signs shall be limited to one (1) square foot of sign area for each linear foot of building frontage up to a maximum sign area and height dictated in Sec. 58-198, sign requirements by zoning district.
- (2) One (1) detached sign shall be allowed per development site, unless otherwise noted in this section, for sites with multiple street frontage. To reduce visual clutter, multi-tenant developments shall not be allowed individual signs on a development site and shall share the detached sign allotted the development site.
- (3) All detached signs shall have a surface or facing of material in accordance with the standard Building Code as adopted and amended by the City.
- (4) No detached on-premises sign shall be allowed to project into the line of vision of any traffic control sign from any point in a moving traffic lane within fifty (50) feet of the signal.
- (5) The total depth of the detached sign shall not exceed five (5) feet, excluding the base of a monument sign.
- (6) Except as provided in paragraph (e)(12) of this section for pole signs along the West Bank Expressway, detached signs shall be located within landscaped islands of twenty-five (25) square feet or more with sufficient barriers to protect the sign from damage by vehicles.

EXHIBIT “A”

- (7) Except as provided in paragraph (e)(12) of this section for pole signs on sites in the BC-2 and C-2 districts that abut the West Bank Expressway, **all detached signs shall be monument signs.**
- (8) The detached sign shall be affixed to a substantial support structure permanently attached to the ground and wholly independent of any building. Footing, anchoring, wind loads, or other construction detail shall meet minimum requirements of the Building Code as adopted and amended by the City. All detached signs shall be mounted on a base constructed of the same material matching the facade of the principal use (brick, stone, stucco or wood) or similar quality material, color and texture as the primary materials used in the exterior finish of the primary structure on the site.
- (9) Developments employing a monument style sign may have up to twenty-five (25) percent more of attached sign area if the following conditions are met:
 - a. The height of the monument sign is a maximum of twelve (12) feet.
 - b. All other requirements for detached signs set in this article are met.
- (10) Lots with multiple frontage (ie corner or through lots) may be permitted one additional detached sign located on a secondary street frontage provided the following conditions are met:
 - a. That street frontage associated with the secondary sign is situated on a collector or higher order street and not located on a residential street, to protect residential development from the intrusion of additional signage.
 - b. The additional detached sign is no larger than one-half the allowable area of the primary detached sign.
 - c. The sign area for any additional detached sign taken independently does not exceed the square footage allowed for the primary detached sign.
 - d. A landscaping area with an identical square footage to the additional detached sign area is provided on that side of the property on which the additional sign is located. Landscape areas shall include protection from damage by vehicles.
- (11) All detached signs, including pole and monument signs shall be located within landscaped islands with minimum six (6) inch barrier curbs that are planted in accordance with the requirements of Division 9 of this article:
 - a) Monument signs shall be located within a landscaped area of 25 square feet or more.
 - b) Pole signs shall be located within a landscaped area of 100 square feet or more.

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(12) Pole Signs Along the West Bank Expressway

- a. **Applicability.** Pole signs are authorized in the BC-2 and C-2 zoning districts for non-residential uses ONLY on lots that abut the West Bank Expressway [and/or] have West Bank Expressway addresses subject to the conditions in this paragraph (e)(12).
- b. **Pole Sign Location.** Pole signs shall be located between the front building line and the right-of-way of the West Bank Expressway and may not be located within 100 feet of another pole sign unless designed to allow both pole signs to be visible to automotive traffic along the upper deck of the West Bank Expressway. Supporting poles shall not obstruct visibility of traffic entering or exiting the site; if located to the left of traffic exiting the site, poles shall be set back at least ten (10) feet from the driveway and ten (10) feet from the West Bank Expressway right-of-way.
- c. **Pole Sign Height.** Pole signs shall not exceed forty (40) feet in height from grade to the highest point of the sign, except that regional commercial centers on sites of 25,000 square feet or more may have one pole sign up to a maximum height of 60 feet.
- d. **Pole Sign Area.** The area of the upper pole sign face may not exceed two-hundred (200) square feet, except that this may be increased to up to three-hundred square feet for regional commercial centers on sites of 25,000 square feet or more. For signs that are thirty-five (35) feet or taller, a secondary sign face not exceeding seventy-five (75) square feet may be established if the top of the secondary sign face does not exceed twenty (20) feet in height.
- e. **Pole Sign Design.** Pole signs shall have permanent decorative cladding of brick, stucco, or other durable material approved by the Planning Director that extends from grade to twenty (20) feet or the bottom of a secondary sign face. The decorative cladding shall extend at least eight (8) inches beyond the outside diameter of the pole.
- f. **Pole Sign Landscaping.** The base of the sign shall be located within a landscaped area not less than one-hundred (100) square feet, with a minimum depth and width of not less than five (5) square feet. Pole sign landscaping may not result in the reduction of required parking for a site. Plantings shall include at least one (1) class B tree and four (4) shrubs, and comply with applicable provisions of Division 9 of this Chapter.

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3. Edit Section 58-197 (l) Temporary Signs as follows to base temporary sign area on building frontage.

(l) **Temporary Signs.** Temporary signs are used for a broad range of purposes in all zoning districts and are subject the following criteria. All temporary signs shall be removed within forty-eight (48) hours of the event or completion of the purpose for which the temporary sign is posted.

- (1) In residential districts, one (1) free-standing or attached temporary sign that is no larger than eight (8) square feet. For political signs, a single sign is allowed for each candidate or issue upon a local ballot in lieu of another temporary sign.
- (2) In business core, commercial and manufacturing districts, the following rules shall apply to attached temporary signs:
 - a. Temporary signs shall be allowed per building or per business for multi-tenant businesses and shall be maintained in good condition for the duration of its use.
 - b. Each business shall be allowed to display temporary signs not more than two (2) times per calendar year for not more than thirty (30) days at a time, provided, however that this time period may be extended for up to ninety (90) days for properties that are for lease, for sale or are using the temporary sign in lieu of a permanent sign for which the applicant has obtained a sign permit.
- c. Temporary signs shall not exceed thirty-two (32) square feet or the attached sign area allowed by Sec. 58-198, sign requirements by zoning district, whichever is greater.
 - d. Temporary shall not be longer than eighty (80) percent of the length of the tenant space or the length of the building frontage for single tenant buildings. Temporary signs shall not cover more than twenty-five (25) percent of façade windows.
 - e. Signs shall be safely and securely attached to a wall, building or other such structure so as to sufficiently withstand weight load and imposed wind loads according to the Building Code adopted and amended by the City. The Building Official may require all sign permit applications to be accompanied by supporting design calculations by a registered, professional civil engineer.
 - f. Temporary signs shall not extend over or into any street, alley, sidewalk or other public thoroughfare, and it shall not be placed, nor shall it project, over any wall opening.
 - g. No temporary sign shall be erected that prevents free ingress to or egress from any door, window, or fire escape. No sign shall be attached to any standpipe or fire escape.

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- h. Temporary signs must be located a minimum of ten (10) feet from a public right-of-way so as not to obstruct the view of traffic or negatively impact ingress and egress.
- (3) In business core, commercial and manufacturing districts, Detached temporary political signs shall not exceed thirty-two (32) square feet per candidate or issue on the ballot.
- (4) Permits for Temporary Signs. A sign permit shall be required for an attached temporary sign in a business core, commercial or manufacturing district.

(Ord. # 4938, 7-14-2021)

4. Edit Section 58-198 Sign Requirements by Zoning District as follows to be consistent with the revised pole sign regulations along the West Bank Expressway.

Sec. 58-198 Sign Requirements by Zoning District.

Exhibit 58-198 establishes sign number, area, and height requirements by zoning district. The requirements are subject to the additional standards and regulations established in all other sections of this article.

Exhibit 58-198: Sign Requirements by Zoning District

Zoning District	Section #	Sign Requirement
Single-Family Residential District (R-1) Two-Family Residential District (R-2) Multiple-Family Residential Districts (R-3)	(a)	1. One institutional use sign may be permitted up to a maximum of twelve (12) square feet in area with said sign being a monument sign.
		2. One multi-lot development monument sign shall be permitted up to a maximum of 50 square feet in area and 12 feet in height.
		3. One street address sign shall be required with a minimum font lettering height of 3.5 inches for one- and two-family dwellings and 6 inches for multiple family structures.
		4. Institutions such as schools and religious institutions shall be allowed a temporary sign up to a maximum of 32 square feet in area.
Business Core District (BC-1) and non-residential properties in Historic Preservation Districts regardless of	(b)	1. One detached monument sign shall be permitted up to a maximum of 50 square feet in area and 12 feet in height.
		2. The detached sign may have an additional 10 square feet in sign area per tenant up to a total maximum sign area of 100 square feet for a multi-tenant development.
		3. Attached signs shall be permitted up to a maximum of 50 square feet in total area per building or business. Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.

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Zoning District	Section #	Sign Requirement		
underlying district	4.	A street address sign shall be required at a minimum of 6 inches in height.		
	5.	One temporary sign per building or business shall be permitted up to a maximum of 32 square feet but not exceeding 1 square foot per linear foot of building frontage.		
Business Core District (BC-2)	1.	a. See Sec. 58-197 (e)(12) for dimensional standards for pole signs along the West Bank Expressway.		
		b. For other parcels, detached signs are limited to monument signs meeting the following standards for sign area and sign height:		
		Site Area (sq.ft.)	Maximum Sign Area (sq.ft.)	Maximum Sign Height (ft.)
		<25,000	100	10
		25,000-50,000	150	12
		>50,000	200	16
	2.	The allowed detached sign for developments with multiple tenants may have an additional 20 square feet in area per tenant up to a maximum of 300 square feet in area.		
	3.	One electronic message sign may be allowed up to a maximum of 40 square feet in area as part of the allowed detached sign or in the attached signage and shall be included in the respective detached or attached allowable sign area.		
	4.	One marquee sign shall be allowed up to a maximum of 30 percent of the allowable attached or detached signage.		
	5.	One (1) additional detached sign shall be permitted under the following circumstances:		
		On a secondary street frontage, up to a maximum of half of the area of the primary sign and at the same height restrictions as the primary detached sign.		
	6.	On an arterial road with at least 275 feet of frontage on U.S. 90 or Belle Chase Highway, a second detached sign may be established provided that there is at least 200 feet of separation between the signs.		
		Attached signs shall be allowed up to a maximum of 100 square feet. However, larger developments that meet minimum area and setback requirements listed below may have larger attached signs:		
		Minimum Site Area (sq.ft.)	Minimum Setback (ft.)	Maximum Attached Sign Area (sq.ft.)
		25,000	200—299	150
		50,000	300—399	200
		100,000	400+	300
	7.	Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.		
	8.	A street address sign shall be required at a minimum of 3.5 to six inches in height.		
	9.	One temporary sign shall be permitted up to a maximum of 1 square foot per linear foot of building frontage but not exceeding or 32 square feet, whichever is greater.		

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Zoning District	Section #	Sign Requirement		
Neighborhood Commercial District (C-1)	(f)	1.	One detached sign shall be permitted up to a maximum of 50 square feet in area and 12 feet in height.	
		2.	A detached sign for developments with multiple tenants may have an additional ten square feet in sign area per tenant up to a total maximum sign area of 100 square feet for the entire development.	
		3.	Attached signs shall be permitted up to a maximum of 50 square feet in area. Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.	
		4.	A street address sign shall be required at a minimum of 3.5 to six inches in height.	
		5.	One temporary sign shall be permitted up to a maximum 1 square foot per linear foot of building frontage but not exceeding 100 or 32square feet, whichever is greater.	
		6.	Businesses located in a C-1 district and located on U.S. Highway 90 may have one detached sign up to a maximum height of 50 feet	
General Commercial District (C-2)	(g)	1.	a. See Sec. 58-197 (e)(12) for dimensional standards for pole signs along the West Bank Expressway..	
			b. For other parcels, detached signs are limited to monument signs meeting the following standards for sign area and sign height:	
			Site Area (sq.ft.)	Maximum Sign Area (sq.ft.)
			<25,000	100
			25,000-50,000	150
		2.	>50,000	200
			A detached monument sign for developments with multiple tenants may have an additional 20 square feet in area per tenant up to a maximum of 300 square feet in area.	
			One electronic message sign may be allowed up to a maximum of 40 square feet in area as part of the primary detached sign or in the attached signage and shall be included in the respective detached or attached allowable sign area.	
			One marquee sign shall be allowed up to a maximum of 30 percent of the allowable attached or detached signage.	
			One (1) additional detached sign shall be permitted in the following circumstances: On a secondary street frontage, up to a maximum of half of the area of the primary sign and at the same height restrictions set for the primary detached sign. On an arterial road with at least 275 feet of frontage on U.S. 90 or Belle Chase Highway, a second detached monument sign may be established provided that there is at least 200 feet of separation between the signs.	
		6.	Attached signs shall be allowed up to a maximum of 100 square feet. However, larger developments that meet minimum area and setback requirements listed below may have larger attached signs:	
			Minimum Site Area (sq.ft.)	Maximum Attached Sign Area (sq.ft.)

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Zoning District	Section #	Sign Requirement		
			25,000	200—299
			50,000	300—399
			100,000	400+
	7.	Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.		
		A street address sign shall be required at a minimum of 3.5 to six inches in height.		
		One temporary sign shall be permitted up to a maximum 1 square foot per linear foot of building frontage but not exceeding 100 or 32square feet, whichever is greater.		
Industrial District (M-1)	(h)	1.	One detached sign shall be allowed up to a maximum of 200 square feet in area and a height of 20 feet. However, total height for a detached sign may be increased to 30 feet if an additional one-foot setback for every foot over 20 feet in height is provided.	
		2.	A detached sign for developments with multiple tenants may have an additional 20 square feet in area per tenant up to a maximum of 300 square feet in area.	
		3.	One electronic message sign may be allowed up to a maximum of 40 square feet in area as part of the primary detached sign or in the attached signage and shall be included in the respective detached or attached allowable sign area.	
		4.	One marquee sign shall be allowed up to a maximum of 30 percent of the allowable attached or detached signage.	
		5.	One additional detached sign shall be permitted on a secondary street frontage, up to a maximum of half of the area of the primary sign and at the same height restrictions set for the primary detached sign.	
		6.	Attached signs shall be allowed up to a maximum of 100 square feet. However, larger developments that meet minimum area and setback requirements listed below may have larger attached signs:	
		7.	Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.	
		8.	A street address sign shall be required at a minimum of 3.5 to six inches in height.	
		9.	One temporary sign shall be permitted up to a maximum of 1 square foot per linear foot of building frontage or 32 square feet, whichever is greater.	
Special Industrial District (M-2)	(i)	1.	One detached sign shall be allowed up to a maximum of 200 square feet in area and a height of 20 feet. However, total height for a detached sign may be increased to 30 feet if an additional one-foot setback for every foot over 20 feet in height is provided.	
		2.	A detached sign for developments with multiple tenants may have an additional 20 square feet in area per tenant up to a maximum of 300 square feet in area.	
		3.	One electronic message sign may be allowed up to a maximum of 40 square feet in area as part of the primary detached sign or in the attached signage and shall be included in the respective detached or attached allowable sign area.	
		4.	One marquee sign shall be allowed up to a maximum of 30 percent of the allowable attached or detached signage.	

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Zoning District	Section #	Sign Requirement		
		5.	One additional detached sign shall be permitted on a secondary street frontage, up to a maximum of half of the area of the primary sign and at the same height restrictions set for the primary detached sign.	
		6.	Attached signs shall be allowed up to a maximum of 100 square feet. However, larger developments that meet minimum area and setback requirements listed below may have larger attached signs:	
			Minimum Site Area (sq.ft.)	Minimum Setback (ft.)
			25,000	200—299
			50,000	300—399
			100,000	400+
		7.	Additional attached signage shall be permitted on a secondary street frontage, up to a maximum of half of the area allowed for the primary building face.	
		8.	A street address sign shall be required at a minimum of 3.5 to six inches in height.	
		9.	One temporary sign shall be permitted up to a maximum of 1 square foot per linear foot of building frontage or 32 square feet, whichever is greater.	
Planned Development (PD)	(j)	1.	All signs serving the PD development shall incorporate the architectural theme of the development in materials and style.	
		2.	No "pole type" signs shall be permitted. Detached signage shall consist of a low level monument type signs no greater than ten feet in height and no greater than 100 square feet in area.	
		3.	Attached signage shall be no greater than ten percent in area of the primary face of the structure it serves.	
		4.	The content of PD signage shall be limited to identification of the primary business served. No slogans or product and service advertisement shall be permitted.	
		5.	No off-premises advertising shall be permitted.	
		6.	No blinking or movement of the sign or its contents shall be permitted.	
		7.	Directional signage shall be no greater than 6 feet in height and no greater than two square feet in area.	
		8.	A street address sign shall be required at a minimum of 3.5 to 6 inches in height.	

5. Edit Section 58-201(d) Limits on Non-conforming Signs to amortize non-conforming pole signs in any zoning district by January 1, 2030.

Sec. 58-201 Non-conforming Signs.

(d) Limits on Non-conforming Signs.

- (1) Change of Business or Use. Any non-conforming sign advertising, identifying or pertaining to a business on the premises on which it is located shall be removed

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upon any change in the business name or change in the use advertised by the sign.

(2) Limitations. A non-conforming sign may not be:

- a. Changed to another non-conforming sign.
- b. Structurally altered in any way including conversion to LED or other electronic or mechanical enhancements.
- c. Expanded in height, width, depth or weight.
- d. Reestablished after a business is discontinued for thirty (30) days, unless the sign is in a state of good condition and repair and is actively marketed as set in Sec. 58-202, then the new sign panel may remain for up to a maximum of one year in search of a new occupant for the business.
- e. Reestablished after damage or destruction of more than fifty (50) percent of its value, as determined by the Building Official.
- f. No new sign shall be approved for a site, structure, building or use that contains a sign or signs prohibited by this article unless such prohibited signs are removed or modified to conform with the provisions of this article. For multi-tenant developments, a non-conforming detached sign advertising for multiple tenants does not need to be brought into compliance unless the tenant requesting a new sign has advertising that comprises twenty-five (25) percent or more of the area of a non-conforming sign.
- g. Nothing in this section shall be interpreted to exclude routine maintenance, repair or renovation which does not extend, increase or enlarge the non-conforming sign.
- h. No building permit shall be issued for any structures, building expansions or new building construction that contains a sign or signs prohibited by this article unless all signs are brought into conformance with the provisions in this article. This does not include interior alterations which do not substantially change the character or intensity of the site.
- i. Nothing in this section shall be construed so as to allow any illegal sign to be considered a non-conforming sign.
- j. Signs that are non-conforming due to exceeding the permitted height, width or area by ten percent or less shall not be subject to removal under this section.

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- k. The burden of proving the legal non-conforming status of a particular sign shall be the responsibility of the owner of said sign.
 - l. Non-conforming signs that lose their non-conforming status under subsections (d)(2)d and e of this section shall be removed within thirty (30) days after the date of the loss of non-conforming status.
- (3) Amortization of Non-Conforming Pole Signs. Pole signs in any zoning district that do not comply with the provisions of this Division shall be removed by January 1, 2030.