



CITY OF KENNER

DEPARTMENT OF PLANNING
1801 WILLIAMS BOULEVARD
BUILDING "B", 1ST FLOOR
KENNER, LOUISIANA 70062
PHONE (504) 468-7280

C-1 NEIGHBORHOOD COMMERCIAL USE IN THE RIVERTOWN HISTORIC DISTRICT

Kenner's Rivertown U.S.A. was designated a local historic district in 1983. The Historic District Design Commission (HDDC) was established in 1984 to oversee development in Rivertown while protecting and preserving historic buildings and structures within the district. As illustrated below, the boundaries of Rivertown extend along the Mississippi River, up Jackson and Butler Streets to Kenner Avenue, and along Williams Boulevard to Airline Drive.

The Commission is responsible for reviewing preliminary plans for new developments, signs and structures, and exterior and interior renovations of historic buildings. Particular attention is paid to architectural design, building materials, and paint colors to ensure compatibility with existing historic buildings and the surrounding area.

The HDDC adopts an annual calendar meeting schedule in January of each year and holds public meetings once per month, or as needed.

If your plans are approved by the HDDC, a copy of such plans will be registered among the records of the Planning Department and Inspections and Code Enforcement Department and shall thereafter be binding upon the applicant or successors. Property owners are encouraged to complete improvements in a timely manner without any deviation from the plans presented to the Historic District Design Commission. **Any changes to previously approved plans will require the Commission's review and approval. Please contact the Planning Dept. for change requests.**

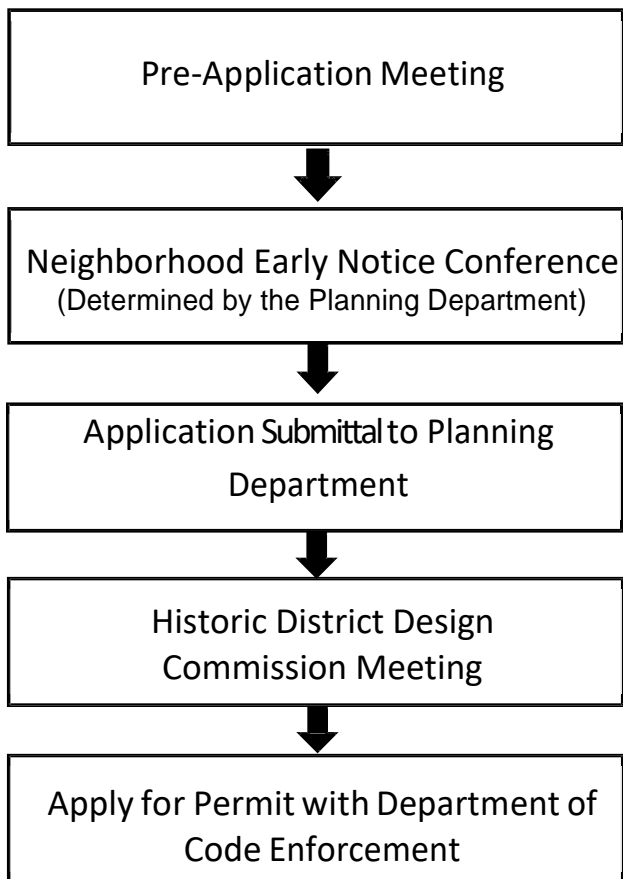
Additional information on the Rivertown Historic District can be found in Article VI, Section 6.13 of the City of Kenner's Unified Development Code, which is posted on the City of Kenner's website: http://www.kenner.la.us/2/UDC_Formatted__03_29_17.pdf.



Application Process

PRE-APPLICATION MEETING

Prior to submitting your application, it is required that you schedule an appointment to meet with one of the Department's planners to discuss your proposal. Please note that any information provided at the pre-application meeting is technical and for your use in considering the requirements and viability for your application.



EARLY NEIGHBORHOOD NOTIFICATION AND MEETING PROCESS

(If Determined to be Needed)

In accordance with Section 6.01(c), of the Unified Development Code, an early neighborhood notice meeting is required to be held prior to the submittal of your application. The meeting is meant to provide the applicant the opportunity to present the proposal, and be responsive to neighborhood concerns before the application is officially submitted.

*The Planning Department may waive the Early Neighborhood Notification Meeting depending on the application request.

WHO IS INVOLVED?

The meeting primarily occurs between the applicant and surrounding property owners and/or residents within approximately 250 feet (depending on the specifics of the proposal) of the subject property. The recognized neighborhood or civic association, or respective city council office may assist in setting up the meeting.

NEIGHBORHOOD MEETING PROCESS:

1. The applicant shall contact the appropriate recognized neighborhood or civic association proposing three possible dates and times for the meeting. If the association does not respond within fourteen days, the applicant may contact the respective city council office for assistance in setting up the meeting.
2. The meeting must be held at a location within the city that is in, or as close as practical to the subject property.
3. Once a date, time and location has been confirmed, the applicant will mail the following information to the property owners, and occupants of property within 250 feet, or as determined by the Planning Department, the following information:
 - The necessary meeting information, including date, time and location;
 - A brief description of the nature and location of the proposal.
 - A site plan, landscape plan and building elevation plan.
4. If all reasonable attempts by the applicant fail to produce a meeting within 45 days of the written request, the community or neighborhood will lose its right to an early notice meeting.
5. Following the early neighborhood notice meeting, the applicant must provide the neighborhood meeting report along with the formal application, delineating concerns raised at the meeting as well as any actions taken to assuage or mitigate these concerns.

The following is a sample neighborhood meeting report that you should include in your submission:

NEIGHBORHOOD MEETING REPORT

1. Project Case No.: _____
2. Meeting Date & Time: _____
3. Meeting Location: _____
4. Number of invitations that were sent: _____
5. How was the mailing list generated: _____
6. Number of neighbors in attendance (attach a sign-in sheet):

7. List the verbal comments and how you plan to address any issues: (It is not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

8. List or attach the written comments and how you plan to address any issues:

APPLICATION SUBMITTAL

The Planning Department will only accept a complete application. A complete application includes the following items:

1. Boundary Survey
 - a. One full-size (24" x 36") and one 11" x 17" survey performed and stamped by a licensed surveyor or engineer
 - b. Survey must not be more than five (5) years old and should reflect existing site conditions.
2. Site Plan
 - a. One full-size (24" x 36") and one 11" x 17" Site Plan performed and stamped by a licensed engineer or architect.
 - b. The Site Plan shall include all relevant site information including but not limited to lot size and description, north arrow, building and off-street parking locations, and other site features including detached sign locations, fencing, exterior lighting, and structures.
3. Storm Water Management Plan *(If determined by the Planning Department)*
 - a. One copy of a Stormwater Management Plan is required to be submitted for all new development and redevelopment of sites with 7,000 square feet or more of total impervious surface, residential developments of five (5) units or more, or a site one (1) acre or more in size.
 - b. The Stormwater Management Plan shall be prepared by a landscape architect and/or civil engineer licensed in the State of Louisiana.
4. Sign Plan
 - a. One full-size (24" x 36") and one 11" x 17" Sign Plan performed and stamped by a licensed engineer or architect.
 - b. The Sign Plan shall include the size and dimensions of the sign and architectural features, including but not limited to texture, color, material, lettering, and anchoring.
5. Building Elevation Plan
 - a. One full-size (24" x 36") and one 11" x 17" Building Elevation Plan providing an illustration of the north, south, east, and west building facades.
 - b. Architectural features of the building facades and roofing material shall be

- provided, including exterior paint colors.
 - c. Samples or pictures of building materials and paint colors, etc. may be provided.
6. Landscape Plan
 - a. One full-size (24" x 36") and one 11" x 17" Landscape Plan Stamped by a licensed Landscape Architect or Landscape Contractor, in accordance with Chapter 24 of Title 13 of the Louisiana Horticulture Law.
 7. Letter of No Objection from Utility Companies
 - a. Utility letters must be sent to each service utility provider (see attached list) to determine if there are any utility facilities such as lines, mains, or servitudes located in or around the subject area, and whether there is any potential future need for the use of the property. Responses are to be provided as part of the application submittal.
 8. Statement of Ownership (form attached)

IMPORTANT INFORMATION

NOTE: Once a completed application with all supporting documentation is received, the Planning Department will have up to a maximum of sixty (60) days to conduct a review of the application materials and, if necessary, request any additional materials. Once this review is complete, the Planning Department will advertise the application in the Official Journal for the next available listed meeting date.

At least ten days prior to the public hearing, a good faith attempt to notify all property owners of record within a 250-foot radius of the property under consideration shall be made by the sending of an official notice by certified mail of the date, time, and place of the public hearing and the subject matter of the applicable regulations and restrictions. No other mandatory types of notice shall be required; however, the Historic District Design Commission, by rule may provide for additional discretionary forms of notice.

*Please note that any changes made that alter the site plan and/or sign plan after obtaining City Council approval will require you to re-submit plans to the Planning Department for review. This action will require a recordation fee of \$105.00 for 1 to 5 pages, \$205.00 for 6 to 25 pages and \$305.00 for 26 to 50 pages.

FEES

1. Payment of an application processing fee is required at the time of filing. This can be paid in cash or by check made payable to the City of Kenner. Fees are nonrefundable. The fees are as follows:

Fee.....\$300.00

2. Research Fee (\$20.00 per lot only if the case involves a resubdivision)

The Planning Department will inform you of the total after the Department of Finance has determined that all taxes or liens have been satisfied.

3. Notification Fees

Please note that while the Planning Department oversee the notification process, the applicant is responsible for the cost. Notification includes:

- a. Certified Mailings
- b. Publication in the Official Journal

All fees must be paid before any cases are docketed.



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STATEMENT OF OWNERSHIP

Application Type *PLEASE CHECK ONE*

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Alley Closing | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Modular Home | <input type="checkbox"/> Revocation of Servitude |
| <input type="checkbox"/> Amusement Center | <input type="checkbox"/> Day Care | <input type="checkbox"/> Nonconforming Residential Structure | <input type="checkbox"/> Rivertown Historic District |
| <input type="checkbox"/> C-2 Use In Industrial | <input type="checkbox"/> General Advertising Sign | <input type="checkbox"/> Planned Unit Development PUD) | <input type="checkbox"/> Simple Resubdivision |
| <input type="checkbox"/> Community/Group Home | <input type="checkbox"/> Hazardous/Obnoxious Use | <input type="checkbox"/> Resubdivision | <input type="checkbox"/> Use on a Property Zoned AH-1 |

Owner Information *PLEASE CHECK OFF THE POINT OF CONTACT*

Name _____ Daytime Phone _____

Mailing Address _____

Email Address _____

Name _____ Daytime Phone _____

Mailing Address _____

Email Address _____

Name _____ Daytime Phone _____

Mailing Address _____

Email Address _____

(USE ADDITIONAL FORMS IF NECESSARY)

Applicant Information *(IF DIFFERENT FROM OWNER)*

Name _____ Daytime Phone _____

Mailing Address _____

Email Address _____

Property Information

Legal Description:

Subdivision _____ Square _____ Lot Number(s) _____

Address (if known) _____

I hereby certify that all of the information above is true and correct.

Signature of Owner

Date



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CONTACT INFORMATION

OWNER INFORMATION:

Name _____ Daytime Phone _____
Mailing Address _____
Email Address _____

PROPERTY INFORMATION:

Legal Description:
Subdivision _____ Square _____ Lot Number(s) _____
Address: _____

Architect (if applicable): _____

Contractor (if applicable): _____

How old is the structure? _____

History or past owners of structure (if known):

Describe type of business and operation(s):

Describe proposed work in detail (materials, colors, lighting, etc.):

Signature of Owner

Date

Signature Block to be included on Survey and Plans

***Please include the Signature Block as 'signature size' on all 11" x 17" size plans only.**

CITY OF KENNER HISTORIC DISTRICT DESIGN COMMISSION

RECOMMENDATION: APPROVAL: _____ DENIAL: _____

DATE

CHAIRMAN

CITY OF KENNER COUNCIL

APPROVED:

DATE

PRESIDENT

ORDINANCE NO. _____

UTILITY COMPANIES & CONTACTS

- A. Below are the utility companies you are required to receive responses from regarding your application to the Planning and Zoning Department. In your letter to them you should include the location of the subject site. If possible you can attach a survey of the subject site to the letter to better aid the utility company in properly locating the subject site.
- B. Correspondence with the East Jefferson Levee District is required if your application involves a site that falls within three hundred (300) feet of a protection levee.
- C. If you have not received a response from any of the utility companies in a timely manner and you have all the other required materials, you may go ahead and submit your application to the Planning Department and we will work with you to receive a response prior to the Planning Commission hearing date.

Jefferson Parish Engineering

Mark Drewes, Director
1221 Elmwood Park Blvd., Suite 802
Jefferson, Louisiana 70123
(504) 736-6505
kschexnayder@jeffparish.net

Veolia Water

Joanne Massony, Director
1610 Reverend Richard Wilson Drive
Annex Building D
Kenner, Louisiana 70062
(504) 468-7292
jmassony@kenner.la.us

Atmos Energy

Quincy Shelling, Project Specialist
101 Airline Drive
Metairie, Louisiana 70001
(504) 849-4042
quincy.shelling@atmosenergy.com

Entergy Louisiana, Inc.

Jeremy Rich, Contract Senior Right-Of-Way Agent
3734 Tulane Ave, Mail Unit L-TUL-113
New Orleans, Louisiana 70119
(504) 595-3812
jrich1@entergy.com

AT&T

Troy Loria, Engineer
840 Poydras Street, Suite 1419
New Orleans, Louisiana 70112
(504) 249-4964
tl2481@att.com

City of Kenner Public Works

Thomas Schreiner, Deputy CAO of Public Works
1610 Reverend Richard Wilson Drive
Annex Building D
Kenner, Louisiana 70062
(504) 468-7515
planningdestro@kenner.la.us