

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2024-16-BOZ

Applicant: Kimley-Horn

Location: 3400 Blk Louisiana Avenue

Variance Request: Variance of the Parking Lot Landscaping, Required Parking Spaces, Architectural Requirements and Sign Regulations in a CH (Commercial Heavy) Zoning District within the Louisiana Avenue Interstate 10 Overlay District

LDC Art., Sec., No.: Art. 3 Districts 89-36 Landscaping, Buffers and Screening (d)(1) & (3)b
Art. 3 Districts 89-39 Parking & Loading (g)(5)
Art. 5 Use Standards 89-90 Signs (q)(3)
Appendix A Overlay Districts, Louisiana Avenue Interstate 10 Zoning and Development Overlay. Ordinance No. O-12-2006 Architectural Requirements & Sign Standards

Summary of Request:

The subject property is located on the northeastern corner of Interstate 10 and Louisiana Avenue. This property is subject to development standards and regulations from the base-zoning district, Commercial Heavy, and Ordinance No. O-012-2006, which outlines development criteria for the Louisiana Avenue Interstate 10 Zoning and Development Overlay District. The more restrictive standards or regulations to that land shall apply in a commercial building review process.

The proposed project is for a convenience store with gasoline sales. At least 12% of the VUA (vehicular use area) of a lot shall include parking lot landscaping if over 50 parking spaces are provided for a "B" type development in a CH zoning district. The lot proposed for development indicates 455,404 square feet of VUA and would require 54,649 square feet (12%) of parking lot landscaping. The proposed use requires large vehicular use areas for the safe and effective movement of traffic within the development site and would require atypical layouts to achieve the required 12%. The applicant is proposing 34,572 square feet (7.6%) of parking lot landscaping. Additionally, every part of a vehicular use area shall be within 100 feet of the trunk of a class "A" tree or two class "B" trees, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of 18 feet. The location and size of the fuel canopy including the adjacent vehicular drive aisles between the building and canopy do not meet these criteria.

The minimum parking requirement for a convenience store with gasoline sales is calculated using the square footage of the gross floor area of all habitable building spaces on the lot. The proposed building footprint at this site is approximately 74,000 square feet. One parking space is required per 250 square feet for this use, totaling 296 required spaces. Any development exceeding 250 required spaces is allowed 40 additional spaces. The proposed use generates high volumes of vehicular traffic and the applicant believes the standard requirement will be

insufficient for the successful operation of the proposed facility. The applicant is proposing 659 parking spaces.

Any development larger than 8,000 square feet located within the Louisiana Avenue Interstate 10 Overlay must adhere to the architectural requirements outlined in O-012-2006. The proposed development would like to remain consistent to their brand standard and is requesting a variance to forgo the requirement of the repeating patterns on each building façade and the requirement that the roofline must incorporate change in the elevations at the roofline.

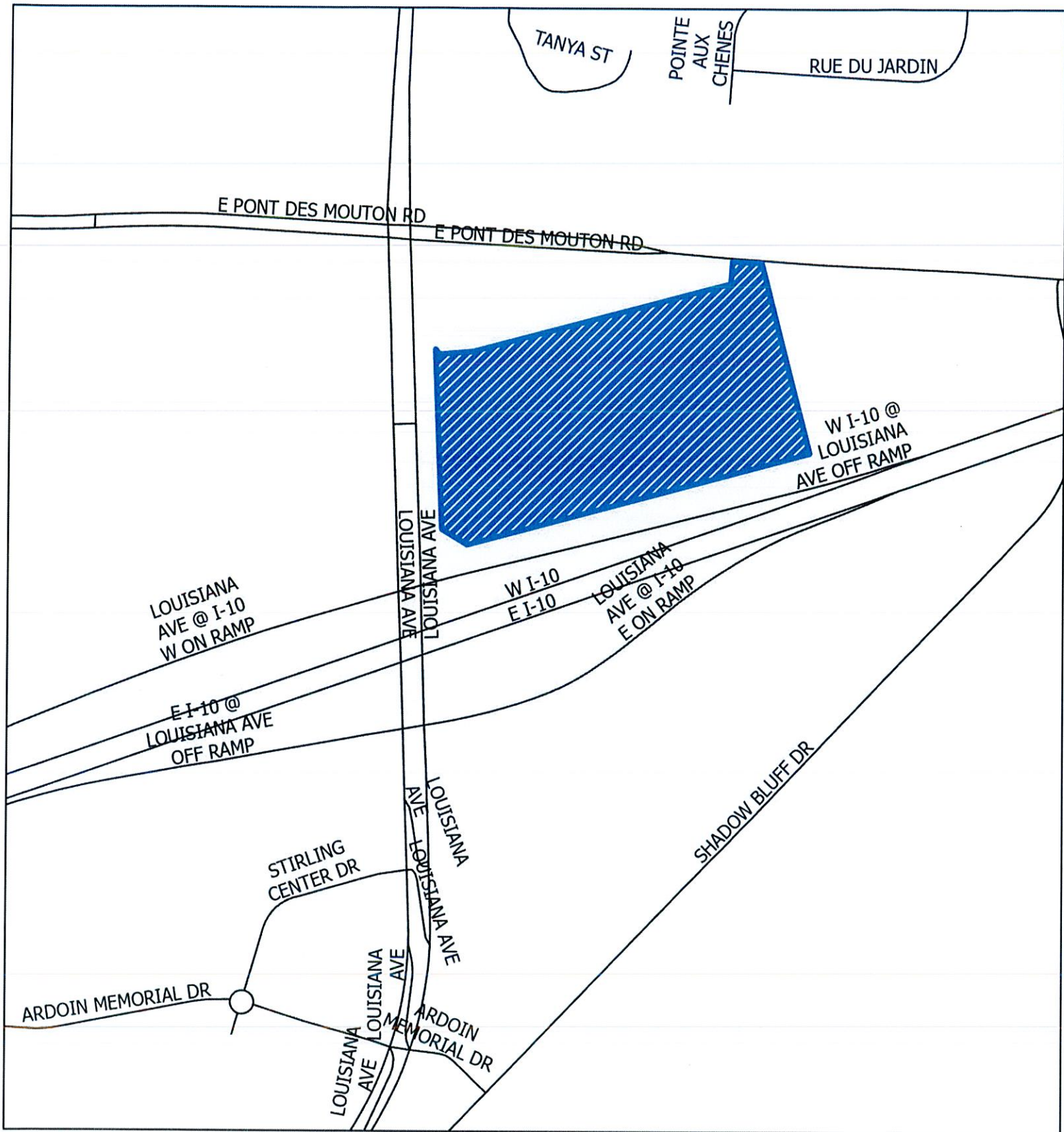
The total sign area for all business signs on a building in CH zoning shall not exceed the sum of two square feet for each linear foot of building frontage. The proposed building frontage is 395 feet, allowing 790 square feet of sign area. The cumulative proposed sign area of all building signage is 1,140 square feet. The overlay district requires the freestanding sign to be architecturally related to the building it serves and allows a pole sign on an individual business site within 500 feet of the Interstate 10 right-of-way not to exceed 30 feet in height above grade. The applicant is proposing a 125-foot pole sign to provide visibility and ensure vehicular traffic has adequate time to make safe movements to exit for the store location. The proposed pole sign will not be architecturally related to the building.

The applicant is requesting the following variances:

1. Parking Lot Landscaping from 12% required to 7.59% proposed.
2. The requirement that every part of VUA shall be within 100 feet of the trunk of a Class A tree or two Class B trees to allow the layout proposed on attached site plan.
3. Required parking from 336 spaces allowed to 659 proposed.
4. Façade must include a repeating pattern consisting of at least 3 elements to be repeated at intervals of no more than 30 feet, either horizontally or vertically.
5. Roofline must incorporate a change in elevation at the roofline no less than 25% of the height of the wall for no less than 20% of the length of the wall.
6. Overall height of the freestanding sign from 30 feet allowed to 125 feet proposed.
7. Sign area for the proposed wall signs from 790 sf allowed to 1,140 sf proposed.
8. Sign must be architecturally related to the buildings they serve.

Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



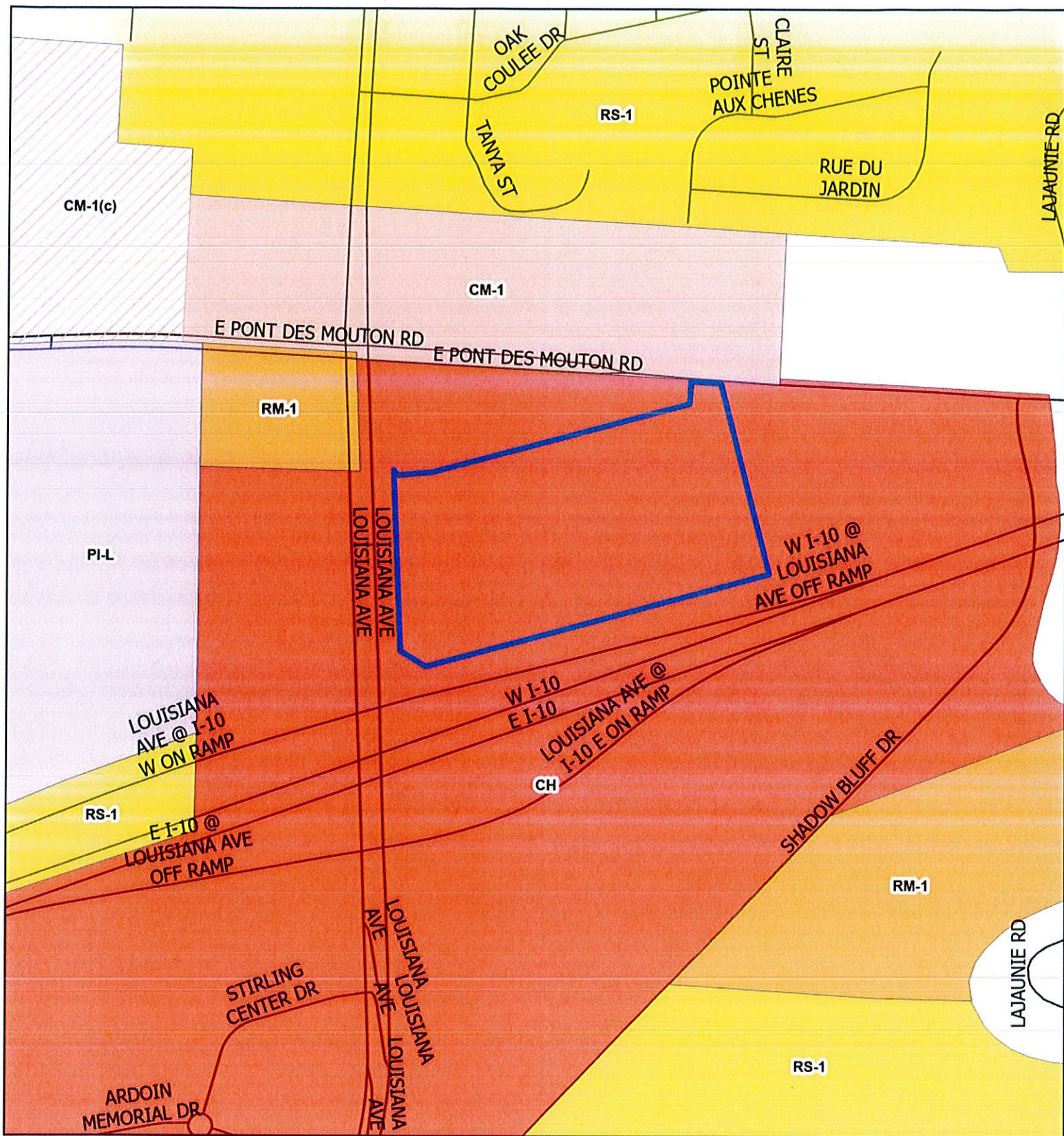
3400 Blk Louisiana Avenue



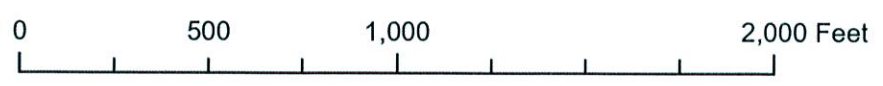
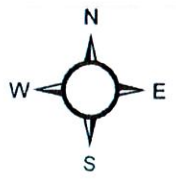


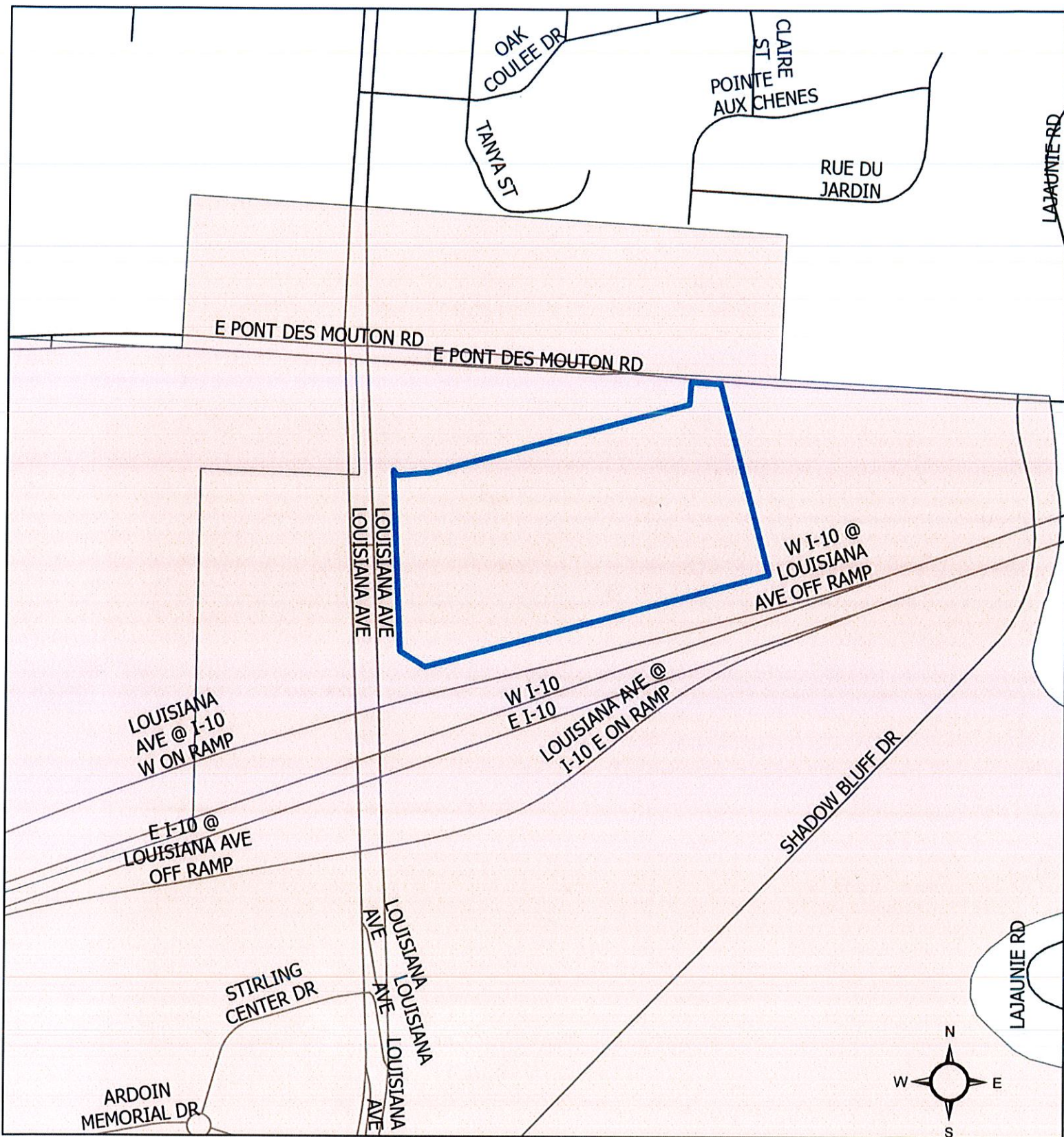
3400 Blk Louisiana Avenue

0 280 560 1,120 Feet

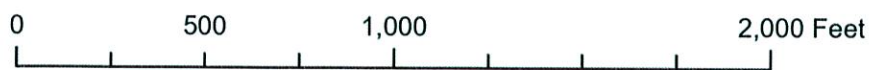


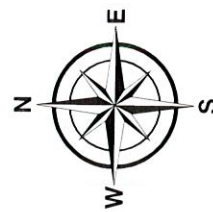
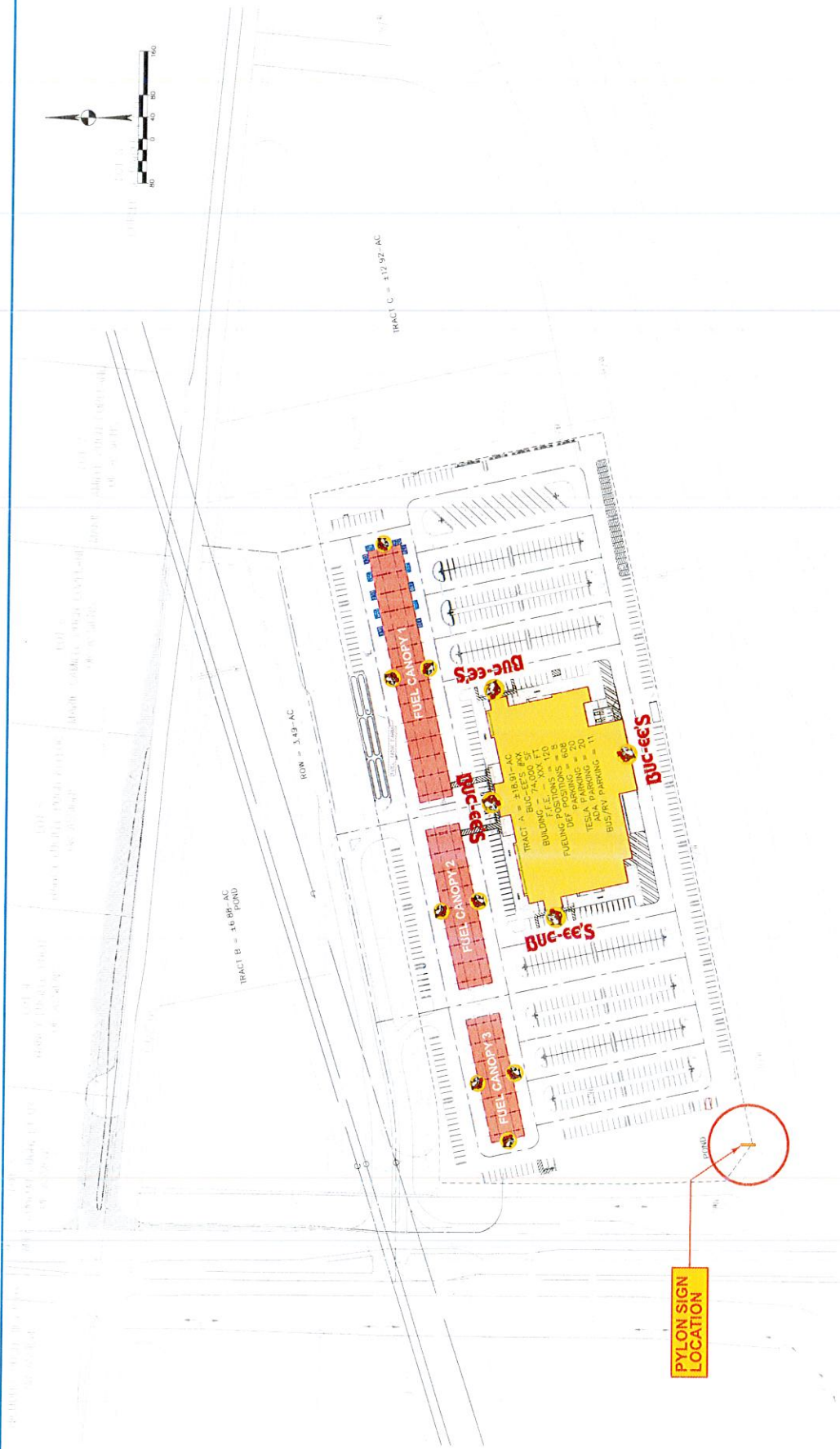
CH





Louisiana Avenue Interstate 10 Overlay





NEW SITE PLAN



Buc-ee's
 Interstate Hwy 10 & Louisiana Ave.
 Lafayette, LA

Project ID#: 136465
 Project Mgr: Brenda A. JR
 Designer: JR
 Created on: 03/06/2024

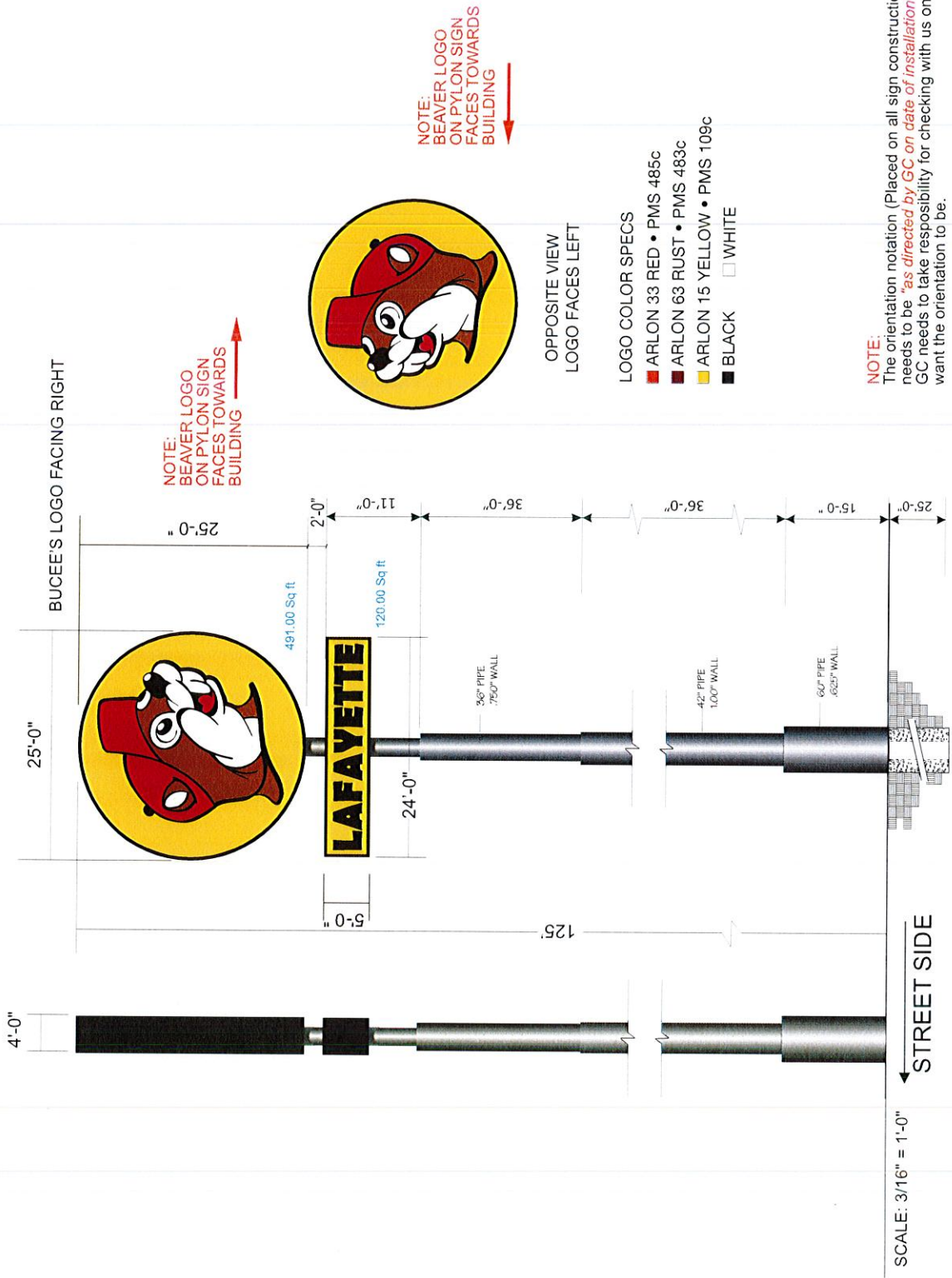
REVISION

R1	03/07/24	JR - Revised 10' & 8' logo sq ft / note pylon location TBD
R2	03/11/24	JR - Removed button from store on site plan
R3	05/06/24	JR - Revised pylon to 100'w/ notes / city to 24' / pylon loc
R4	05/06/24	JR - Revised pylon to 125'

This rendering is the property of Southwest Signs, Inc. It is for the exclusive use of Southwest Signs, Inc. and the party for which it was intended. This rendering is not to be used for any other purpose without the express written consent of Southwest Signs, Inc. Please contact your Account Manager for questions regarding this statement.

611.00 SQ. FT.

25' LOGO &
5'-0" x 24'-0" LAFAYETTE PANEL
125' OAH



Buc-ee's
Interstate Hwy 10 & Louisiana Ave,
Lafayette, LA

Project ID#: 136465
Project Mgr: Brenda A. JR
Designer: JR
Created on: 03/06/2024

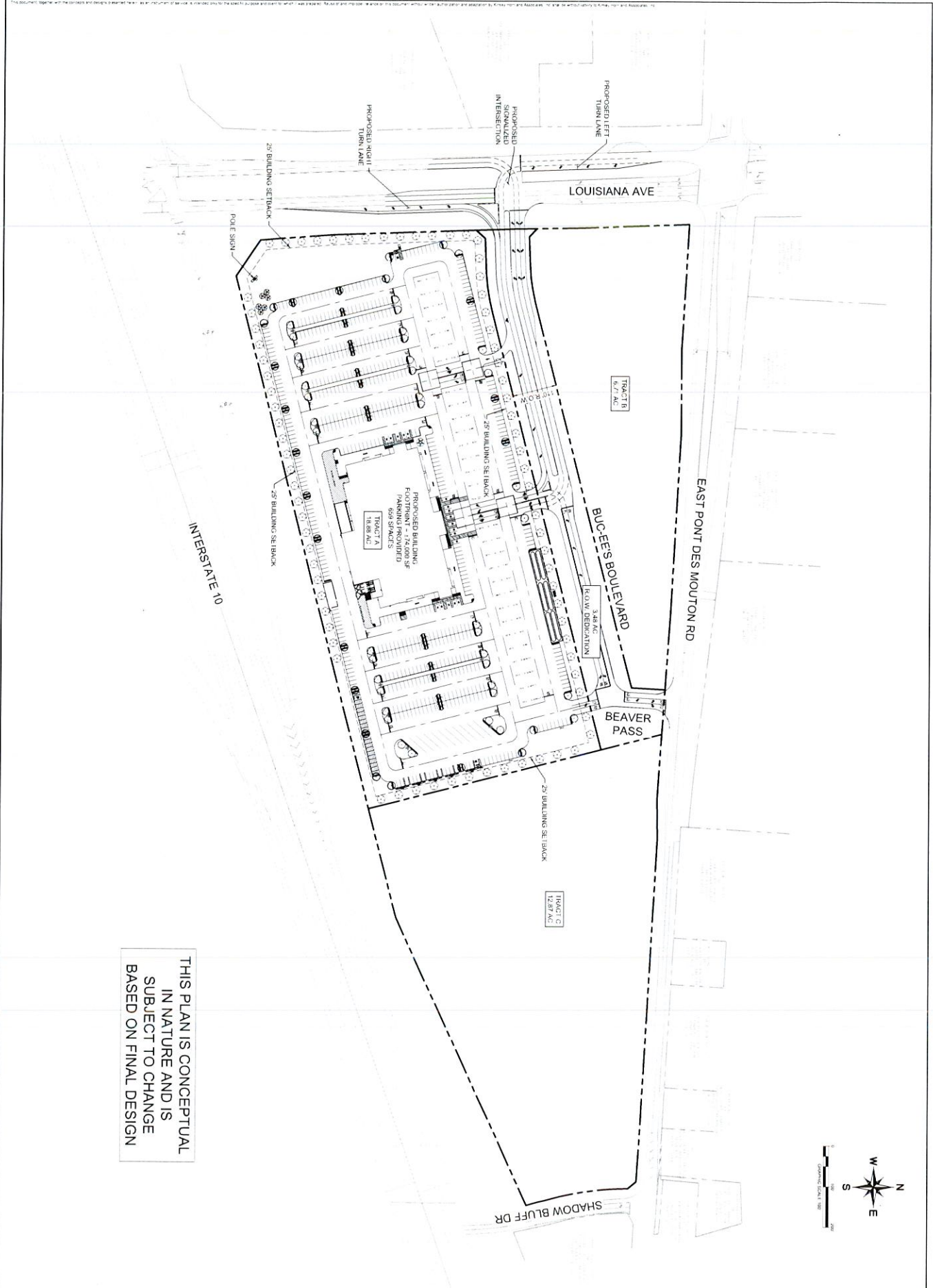
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R1 03/07/24 JR - Revised 10' & 8' logo sq ft / note pylon location TBD
R2 03/11/24 JR - Removed button from store on site plan
R3 05/06/24 JR - Revised pylon to 100'w/ notes / city to 24' / pylon loc / add fl
R4 05/06/24 JR - Revised pylon to 125'

Apex
SIGN GROUP

SG-03

SHEET NO. 0685700-2
 DATE MAY 2024
 SCALE AS SHOWN
 DESIGNED BY RC
 DRAWN BY FJA

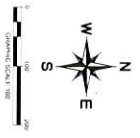


THIS PLAN IS CONCEPTUAL
 IN NATURE AND IS
 SUBJECT TO CHANGE
 BASED ON FINAL DESIGN

SITE PLAN EXHIBIT
 LAFAYETTE TRAVEL CENTER
 PREPARED FOR
 BUC-EE'S LTD.

KHA PROJECT
 0685700-2
 DATE
 MAY 2024
 SCALE AS SHOWN
 DESIGNED BY RC
 DRAWN BY FJA

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2600 N. CENTRAL EXPRESSWAY, SUITE 400
 RICHARDSON, TEXAS 75081
 PHONE 214-717-0233
 WWW.KIMLEY-HORN.COM LA 87-2376



SHEET NUMBER
 EXH

LAFAYETTE PARISH

1 OF 18 SHEETS

KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/20/24

Appendix A

Requested Variance and Hardship

1. Article 3 Section 89-36: At least 12 percent of the vehicular use area of a lot or parcel that includes vehicular use areas shall include parking lot landscaping.
The proposed use requires large vehicular use areas for the safe and effective movement of traffic within the development site. It would require atypical layouts to achieve 12% landscaping on the interior of the parking area.
2. Article 3 Section 89-36: Every part of a vehicular use area shall be within 100 feet of the trunk of a class "A" or two class "B" trees, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of 18 feet.
The location and size of the fuel canopy and adjacent vehicular drive aisles in front of the building do not meet the 100-foot requirement.
3. Article 3 Section 89-39: If the number of parking spaces provided exceeds the "number of spaces required" plus the number of "additional spaces allowed before green infrastructure is required," the area of the required green infrastructure shall be equivalent to the area of the parking spaces (together with appurtenant access aisle) that exceed the minimum number of spaces required by this Section (250 spaces or more) and the additional spaces allowed before Green Infrastructure is required (40 spaces).
The proposed use generates high volumes of vehicular traffic and the standard requirement for convenience store (with gasoline sales) of 1/250 SF is insufficient for the successful operation of the proposed facility. Due to maintenance concerns, we are not providing mechanisms to satisfy adherence to the "green infrastructure" requirements.
4. Article 5 Section 89-90: The total sign area of all business signs on a building shall not exceed the sum of two square feet for each linear foot of building frontage.
The building signage will exceed the total sign area allowed. The façade is a national brand and consistency is ideal.
5. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: An integrated business center, or an individual business site that is not an outparcel of an integrated business center, that is located within 500 feet of the Interstate 10 right-of-way may erect a pole sign that shall not exceed 30 feet in height above grade.
Single pole sign will exceed the maximum height allowance. Visibility of the pole sign is critical to allow interstate vehicular traffic to have adequate time to make safe movements to exit for the store location.

6. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: Freestanding signs must be architecturally related to the buildings they serve.
Single pole sign will need a variance. The design and materials of the sign are prototypical and serve as a staple to the brand.

7. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: 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.
Roof-mounted mechanical equipment is not screened.

8. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: 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 or greater than the height of the mechanical equipment being screened.
The generator used on-site is taller than the painted CMU enclosure wall surrounding it and will require a variance.

9. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: No exposed metal wall panels are allowed on the exterior wall.
The development will have perforated metal wall panels at the chiller yard platform enclosure on rear and side facades.

10. Article 10 Appendix A Louisiana Avenue Interstate 10 Zoning and Development Overlay District: For developments larger than 8,000 square feet, the following architectural requirements shall apply:
 - a. Building facades must include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material 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.
All façades will need a variance.
 - b. Rooflines must incorporate a change in elevation at the roofline no less than 25% of the height of the wall for no less than 20% of the length of the wall.
All façades do not meet the roofline elevation change incorporation.

The building architecture is prototypical and consistent with all other locations where this user has facilities in operation. The mass of the building causes practical difficulties in adhering to the façade requirements.

Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)
2024-16-BOZ

Submitted by KATHERINE ALFORD
KATHERINE.ALFORD@KIMLEY-HORN.COM
(469) 200-3062

Address of Proposed Work: **NEC Louisiana Ave and I-10**

City: **Lafayette** State: **LA** Zip: **70507**

Contact Information

Applicant's Contact Information

Title: _____ First Name: **Jonathan** Last Name: **Kerby** Suffix: _____

Business Name: **Kimley Horn**

Mailing Address: **2600 N CENTRAL EXPRESSWAY, SUITE 400**

City: **RICHARDSON** State: **TX** Zip: **75080**

Email Address: **jonathan.kerby@kimley-horn.com**

Cell Phone: **(469) 360-7707** Work Phone: **(972) 770-1370** Home Phone: **(501) 620-9240**

Owner's Contact Information

Title: _____ First Name: **Michael** Last Name: **Arnett** Suffix: _____

Business Name: **Brookshire Grocery Company**

Mailing Address: **1600 W Southwest Loop 323**

City: **Tyler** State: **LA** Zip: **75701**

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____



You can complete this application and view application updates online at
MyGovernmentOnline.org

Agent's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____

Business Name: _____

Mailing Address: _____

City: _____ State: **LA** Zip: _____

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____

Additional Contact's Contact Information

Title: _____ First Name: **Susan** Last Name: **Castille** Suffix: _____

Business Name: **Castille Development Roadway Project LLC, Castille Development LLC**

Mailing Address: **1300 E Pont Des Mouton Rd**

City: **Lafayette** State: **LA** Zip: **70507**

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____

Applicant 2's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____

Business Name: _____

Mailing Address: _____

City: _____ State: **LA** Zip: _____

Email Address: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____



You can complete this application and view application updates online at MyGovernmentOnline.org

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: *

3300 BLK LOUISIANA AVE LAFAYETTE / 1538 E
PONT DES MOUTON RD LAFAYETTE / 605
SHADOW BLUFF DR #A LAFAYETTE (Legal
Description Attached)

Application Type (Must be set by staff prior to accepting an online application.) *

What Type of application is this for? *

Variance

Cite LDC Article, Section and Subsection *

See Appendix A

Detail specific zoning requirement(s) proposed to be varied *

See Appendix A

Describe the practical difficulty or unnecessary hardship hindering compliance with the Lafayette Development Code *

See Appendix A

Cite LDC Article, Section and Subsection *

Detail specific administrative decision/interpretation which is being appealed *

Describe *

How the underlying decision was based on an erroneous interpretation of this Chapter, or how the decision is needed to avoid a violation of constitutional rights or to provide a reasonable accommodation of rights granted under federal law



You can complete this application and view application updates online at MyGovernmentOnline.org

Documents Uploaded

The following documents are attached to the Application.

legal description.pdf

preliminary elevations.pdf

preliminary sign package.pdf

preliminary landscape plan.pdf

appendix a.pdf

Certification and Agreement

certification agreement.pdf

Copy of mailing labels

mailing addresses.pdf

Site Plan

site plan exhibit.pdf



You can complete this application and view application updates online at MyGovernmentOnline.org


CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that all statements and information submitted with this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 10 day of MAY, 2024

Owner BROOKSHIRE GROCERY COMPANY BY: R. MICHAEL BENETT
(Print Name) EVPT + CFO

(Signature)

Applicant Jonathan Kerby
(Print Name)

(Signature)

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Signed this 10th day of May, 2024

Owner Castille Development, LLC and Castille Development Roadway Project, LLC
(Print Name)

Susan C. Castille

(Signature) BY: Susan C. Castille (Authorized Agent)

Applicant Jonathan Kerby
(Print Name)


(Signature)