

STATE OF LOUISIANA
PARISH OF ASCENSION

ORDINANCE

PURPOSE:

To amend Chapter 19, Roads, Bridges and Other Public Ways, Article IV, Transportation Impact Fee, Sec. 19-48. Definitions, Sec. 19-50 (b)(2). Exemptions, Sec. 19-51 (d). Establishment of transportation impact fee scheduled, and Sec. 19-54. Transportation impact fee benefit districts established, of the Ascension Parish Code of Ordinances,

WHEREAS, in March 2017, Duncan and Associates completed a Transportation Impact Fee Study for Ascension Parish using a “consumption-based” model, which proposes to charge a new development cost of replacing the capacity that it consumes on the major roadway system; and

WHEREAS, the Parish of Ascension determined that it is in the best interests of the citizens of Ascension Parish to establish transportation impact fees to assist in the mitigation of the Transportation Impact of the rapid growth on the transportation network within Ascension Parish; and

WHEREAS, the Parish of Ascension adopted an Ordinance on June 1, 2017 amending the Transportation Impact Fee Ordinance based on the above study.

NOW THEREFORE, BE IT ORDAINED by the Ascension Parish Governing Authority of the Parish of Ascension, State of Louisiana, Chapter 19, Article IV, Transportation Impact Fee Sections 19-48. Definitions, Section 19-50 (b)(2). Exemptions, Section 19-51 (d) Establishment of transportation impact fee schedule, and Section 19-54 Transportation impact fee benefit districts established, be amended as further described in Exhibit A attached hereto and made a part hereof:

SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or federal or state agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law.

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

Yeas: Oliver Joseph, Travis Turner, Daniel Satterlee, Dempsey Lambert, Randy Clouatre, Todd Lambert, John Cagnolatti, Benny Johnson

Nays: None

Not Voting: None

Absent: Aaron Lawler, Teri Casso

And this ordinance was passed on this 6th day of September, 2018.



Secretary



President

EXHIBIT A

ARTICLE IV. TRANSPORTATION IMPACT FEE

Section 19-48 Definitions

Right-of-Way. A strip of ground dedicated by the Developer for public Use, title to which shall rest in the public for the purpose stated in the dedication.

Secondary Family Residence. Secondary family residences may be located on a single lot for immediate family members of the owners. Immediate family members shall include the children, grandchildren, parents, and grandparents of the owner. Such secondary occupancy shall not, however, exceed any density contemplated in a land use district, with the exception of conservation districts shall only be allowed for secondary single family residences as authorized by this provision. This provision, however, does not repeal any provision of the Ascension Parish Regulations relating to family partitions.

Shopping Center. Two (2) or more retail and service businesses that are located within the same Building or within Buildings that are connected and wherein tenants share private, off-street customer parking areas.

Section 19-50 Exemptions.

- (b) *Exemptions.* The following types of Development shall be exempted from payment of all Transportation Impact Fees otherwise due pursuant to this Ordinance:
- (1) Replacement of a Building or Structure with a new Building or Structure of the same Use, and with the same, or a less number of residential units, provided that the rebuilding or replacement occurs no later than five (5) years after the demolition or removal of the previous Building or Structure, and provided that no additional vehicular Trips are produced in excess of that produced by the original or existing Building or Structure, or original or existing Use.
 - (2) Additions, remodeling, rehabilitation or other improvements to an existing Building, provided that there is no increase in the number of Dwelling Units for residential Use or in the amount of Floor Area for nonresidential Use, or an increase of no more than 1000 square feet for a Secondary Family Residence occupied by a family member as defined in Section 19-48 above and including (father-in-law or mother-in-law).
 - (3) Construction of Accessory Buildings or Structures which are unoccupied, provided that no additional vehicular Trips are produced in excess of that produced by the original or existing Building or Structure, or original or existing Use, as a result of such construction.

- (4) Impact generating residential structures constructed to replace residential structures damaged or destroyed during the August 2016 flood are to be exempt from the fee. Should a property owner construct an impact generating residential structure to replace a residential structure damaged or destroyed during the August 2016 flood on a site other than the site where the flood damage occurred within Ascension Parish, the property owner will be able to apply for an exemption from the fee for a period of two (2) years starting with the adoption of the ordinance. Should the person applying for a building permit or occupancy permit not own the property upon which the flooded structure was located, the person applying for the permit must acquire permission from the property owner to transfer the exemption from the flooded site to the new site.
- (5) Procedure for Exemption Review.
- a. The determination of any exemption shall be undertaken through the submission of an Application for Exemption, which shall be submitted to the Impact Fee Administrator.
- b. If the proposed application involves an exemption for any alteration, expansion or replacement of any existing structure, the following documentation must be provided:
- (1) A site survey showing the existing structures and the improvements being proposed; and
 - (2) Documentation confirming no additional dwelling units are created, the use is not changed and no additional vehicular trips will be produced over and above that produced by the existing use.

Section 19-51 Establishment of Transportation Impact Fee Schedule.

- (d) *Transportation Impact Fee Schedule.* The following Transportation Impact Fees, are hereby adopted.

Fee Schedule

Land Use Type	Unit	Base Fee (100%)	East Bank Levy (70%)	West Bank Levy (35%)	1.32% Increase Base Fee (100%)	East Bank Levy (70%)	West Bank Levy (35%)
Single Family Detached (avg)*	Dwelling	\$2,672	\$1,870	\$935			
Less than 2000 sq. ft.	Dwelling	\$2,615	\$1,831	\$915	\$2,650	\$1,855	\$927
2000-2999 sq. ft.	Dwelling	\$2,753	\$1,927	\$964	\$2,789	\$1,953	\$976
3000 sq. ft. or more	Dwelling	\$2,914	\$2,040	\$1,020	\$2,953	\$2,067	\$1,033
Multi Family	Dwelling	\$1,652	\$1,156	\$578	\$1,674	\$1,172	\$586
Mobile Home Park	Pad	\$1,571	\$1,100	\$550	\$1,592	\$1,114	\$557
MH<=1,500 sq. ft. outside MH Park	Dwelling	\$628	\$440	\$220	\$1,592	\$1,114	\$557
MH>1,500 sq. ft. outside MH Park	Dwelling	\$1,101	\$771	\$385			

Hotel/Motel	Room	\$1,434	\$1,004	\$502	\$1,453	\$1,017	\$509
RETAIL/COMMERCIAL							
Shopping Center/General Retail	1000 sq. ft.	\$3,223	\$2,256	\$1,128	\$3,266	\$2,286	\$1,143
Bank	1000 sq. ft.	\$4,588	\$3,212	\$1,606	\$4,649	\$3,254	\$1,627
Convenience Store w/Gas Sales	1000 sq. ft.	\$5,701	\$3,991	\$1,995	\$5,776	\$4,043	\$2,022
Movie Theater	1000 sq. ft.	\$3,441	\$2,409	\$1,204	\$3,487	\$2,441	\$1,220
Restaurant, Quality	1000 sq. ft.	\$3,980	\$2,786	\$1,393	\$4,033	\$2,823	\$1,411
Restaurant, Fast Food	1000 sq. ft.	\$6,848	\$4,794	\$2,397	\$6,939	\$4,857	\$2,429
OFFICE/INSTITUTIONAL							
Office, General	1000 sq. ft.	\$3,980	\$2,786	\$1,393	\$4,033	\$2,823	\$1,411
Hospital	1000 sq. ft.	\$1,995	\$1,397	\$698	\$2,021	\$1,415	\$707
Nursing Home	1000 sq. ft.	\$1,583	\$1,108	\$554	\$1,604	\$1,123	\$561
Church	1000 sq. ft.	\$1,032	\$722	\$364	\$1,046	\$732	\$366
Day Care Center	1000 sq. ft.	\$5,586	\$3,910	\$1,955	\$5,660	\$3,962	\$1,981
Elementary/Secondary School	1000 sq. ft.	\$436	\$305	\$153	\$442	\$309	\$155
Other Public/Institutional	1000 sq. ft.	\$3,980	\$2,786	\$1,393	\$4,033	\$2,823	\$1,411
INDUSTRIAL							
Industrial Park	1000 sq. ft.	\$2,271	\$1,590	\$795	\$2,301	\$1,611	\$805
Warehouse	1000 sq. ft.	\$860	\$602	\$301	\$871	\$610	\$305
Mini-Warehouse	1000 sq. ft.	\$378	\$265	\$132	\$383	\$268	\$134

Section 19-54 Transportation Impact Fee Benefit Districts established.

There are hereby established three (3) Transportation Impact Fee Benefit Districts as shown in Appendix Map A.

Appendix Map A and Major Roadway System Inventory, East Parish is replaced entirely by Exhibit "B" attached hereto and made a part hereof.

Editor's note – Appendix Map A is on file in the office of the Transportation Impact Fee Administrator