

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ASCENSION

ORDINANCE

PURPOSE:

To amend the Ascension Parish Unified Land Development Code (LDC) Appendix IV – Subdivision Regulations, specifically amend Attachment B. Drainage Impact Study Procedure., amend Section 17-405. Preliminary plat procedure., and amend Section 17-4026. Family partition.

WHEREAS, Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS, the Parish of Ascension is the governing and responsible body over the planning and zoning regulations within this jurisdiction, and

WHEREAS, Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this parish, and

NOW THEREFORE, BE IT ORDAINED by the Ascension Parish Governing Authority that the Unified Land Development Code (LDC) of Ascension Parish Louisiana, Appendix V – Drainage, is amended as follows, as more fully described in Exhibit A attached hereto and made a part hereof:

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby and henceforth repealed.

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions of the Ordinance.

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, Joel Robert, Brett Arceneaux, Todd Varnado, Chase Melancon, Blaine Petite,
Brian Hillensbeck, Dennis Cullen, Jenn DeFrances

Nays: None

Not Voting: None

Absent: Travis Turner, Pam Alonso

And this ordinance was passed on this 11th day of December, 2025.


Secretary


President

(Deletions are in ~~strike~~through, additions are underlined.)

Exhibit A

ATTACHMENT B. - DRAINAGE IMPACT STUDY PROCEDURE.

G. Hydraulic Capacities.

1. On-site capacity: Indicate capacity of any existing drainage outfall facility (ditch, canal, culvert, bridge, or other facility) within the proposed development site and required type, size, and capacity of any proposed outfall facilities as defined above.
2. Off-site capacity: Determine capacity of existing downstream outfall facilities (ditch, canal, culvert, bridge, or other facility) that will be used to convey flow from the downstream limits of the proposed development to the main outfall as identified by the Parish Engineer with the exception of properties listed below in paragraph G.2.a. & b. However, in no case shall the downstream limits exceed the nearest controlling structure or ½ mile, whichever is greater. An inventory of downstream structures including size, type, invert elevation, and over topping elevation shall be made. Channel cross-sections at upstream and downstream limits of the proposed development at structure locations and at intermediate canal locations shall be provided to adequately define existing channel capacities. Designs shall use existing field topo conditions and may not assume future Parish ditch/culvert clean-outs to achieve proposed performance.
 - a. Commercial properties that are less than 4 acres and/or less than 15,000 sq. ft. of impervious area shall be required to go 250 ft downstream, from the point of outfall, or to the nearest major named channel, whichever occurs first. This distance can be limited to the limits of the site's property line if the outfall inverts of any detention for fill mitigation control structures are set at least 1 ft above the invert of the receiving ditch.
 - b. Subdivisions that are less than 20 lots or 50 acres in size shall be required to go 500 ft downstream, from the point of outfall, or to nearest major named channel, whichever occurs first.

17-405. – Preliminary plat procedure.

- J. If the subdivider does not submit construction plans within six months, the Planning Commission shall either grant an extension of the original approval or rescind approval of the preliminary plat. The Engineering Review Agency shall notify the Planning Commission of any subdividers that fail to submit construction plans within the six-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
 1. If no construction has begun within 24 months following the approval of the construction documents by the Parish, any preliminary plat and construction document approval shall be automatically rescinded. The owner, subdivider and/or developer shall be required to begin the pre-application, preliminary plat and construction document approval process again including all required meetings, fees and submittals. The Department of Planning and Development or Engineering Review Agency shall be responsible for notifying the Planning Commission of any subdividers that fail to begin construction within the 24-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.

2. If construction of all infrastructure is not complete within 36 months following the approval of the construction documents by the Parish, any construction document approval shall be automatically rescinded unless the developer has requested and been granted a one (1) year extension by the Planning Commission at a regularly scheduled meeting prior to the expiration. The owner, subdivider and/or developer shall be required to begin the construction document approval process again including drainage impact studies, traffic impact studies, any offsite drainage analysis as well as the construction documents, all required meetings, fees and submittals. The Department of Planning and Development or Engineering Review Agency shall be responsible for notifying the Planning Commission of any subdividers that fail to complete construction within the 36-month duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.
 - a. This will not impact previously completed filings within a subdivision that have received final plat approval.
32. If no permits are requested and utilized prior to the expiration date for a respective filing in a subdivision within five years following the approval of the final plat of said filing, then said filing and development thereon, shall conform to the requirements as set forth in Ascension Parish Subdivision regulations and Ascension Parish Development Code applicable at the time the permits for development or building within the filing sought. The Planning Official shall be responsible for notifying the Planning Commission of any subdividers that fail to request permits within the five-year duration. Notification shall be in the form of a status update report presented at a regularly scheduled Planning Commission meeting.

17-4026. – Family partition.

- D. The following procedures shall be followed for the hardship subdivision of family property, each containing at least ½ of an acre, ~~regardless of zoning classification~~ for all zoning categories excluding Conservation 5 (C5):
 1. All provisions of the subdivision regulations shall be followed except the requirements under "Construction standards" for concrete, asphalt or hard surface roads and streets, (17-4034), except the dead-end private 30-foot wide servitudes of access may be allowed where it is unlikely that they will ever become through streets as determined by the Planning Commission.
 2. No more than one private servitude of access, of at least 30 feet in width, shall be allowed across a tract or lot as exists at the time that approval is given by the Planning and Zoning Commission for the access servitude. Even if said existing tract or lot is subsequently subdivided, no further access servitudes shall be allowed. In addition, no private access servitude may be created that intersects with an existing private access servitude.
 - a. When any private access servitude services three or more lots, the minimum construction standard for the private access servitude shall be:
 - i. Within the private access servitude, a gravel or hard-surfaced road shall be built at least 20 feet in width, four inches thick, on a roadbed at least 24 feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat.
 - b. The following dedication note for a private access servitude signed by the property owner must be placed on the re-subdivision plat which creates the access servitude:

- i. "The private access servitude shown here on is hereby dedicated as a means of access to Lot _____. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure, or improvements be constructed or installed within or over any private driveway servitude so as to prevent or unreasonably interfere with the purpose for which the servitude is granted. The Parish of Ascension has no responsibility for the maintenance of this private access servitude."
3. The hardship family partition plat shall contain the signature of the subdivider and the name of each family member on each lot to be transferred and said lot shall then be transferred by the subdivider only to that family member. In addition, the plat and all conveyance documents for transfers pursuant to the plat shall contain the following language:
 - a. "The roads and streets shown on this plat are private and not public roads and streets and are to be developed and maintained by the lot owners only. The Parish of Ascension shall not maintain, upgrade or accept said roads into the public system unless and until brought up to hard surface and all other standards by the lot owners or developer, according to the subdivision regulations for the Parish of Ascension. The subdivider and lot owners further are put on notice that school busses do not or are not required to travel down private roads and it is the obligation of the lot owners to bring their children to a public road for school bus pick up."
4. Adjoining property: The names, addresses and record owners of adjoining tracts of unsubdivided property and all adjoining lots and streets adjacent to and touching the proposed subdivision shall be included on the plat. The names and addresses of record owners of adjoining properties to and touching the proposed family partition shall also be listed on a separate sheet of paper submitted with the plat.