



CITY OF RUSTON

Mayor Dan Hollingsworth

Board of Aldermen
Glenda Howard • District 1
Elmore Mayfield • District 2
Jedd Lewis • District 3
Jim Pearce • District 4
Marie Riggs • District 5

To: Mayor and Board of Aldermen
From: Ruston Zoning Commission
Date: September 27, 2012
Subject: Case No. 1128 Application for Conditional Use Permit
Applicant: New Living Word Church, Inc.
Location: 1900 West Barnett Springs Avenue
Zoning: **R-2, Two Family Residential**
Future Land Use: HR (High Density Residential)
CONSISTENT WITH MASTER PLAN: Conditional

New Living Word Church, Inc. has submitted an application to operate a Kindergarten through 12th grade private school on their property at 1900 West Barnett Springs Avenue. Their application proposes for them to have 290 students in 19 temporary classrooms located in existing buildings on the property while they are constructing a new, two-story, 12,000 sq. ft. building on the northern portion of the property to permanently house the students. The application does not provide information about current staff or students.

The property is zoned R-2, Two Family Residential. Public and private schools are a conditional use in this zone, if the buildings are located a minimum of 50 feet from any adjoining residential zoning.

Site plan review for a Conditional Use Permit is intended to ensure that a use does not result in a nuisance and that it is safe, harmonious, and compatible with the environment, the neighborhood, and the existing nearby land uses (Section 29-11 Ruston Code of Ordinances).

Possible Additional Factors to Consider in this Conditional Use Case:

Compatibility with environment, neighborhood and existing nearby land uses:

1. Form of structure – is the structure appropriate for the proposed use?
2. Screening – is the landscaping and screening of the site appropriate for the proposed use?
3. Signage – is the proposed on-premise signage harmonious with the neighborhood and the zoning district?

4. Traffic – does the proposed use create any new traffic congestion or problems?
5. Existing neighborhood – does the proposed use have any more adverse effects on the health, safety, or comfort of residents and businesses in the neighborhood than any other use permitted in the same zoning district?
6. Parking and Storage – are there sufficient on-site facilities to accommodate parking and storage needs without creating a nuisance on abutting streets and properties?

The Zoning Commission reviewed elements of this application in a public hearing at its September 17, 2012, meeting and voted unanimously to recommend approval by the Board of Aldermen subject to the following conditions:

- 1. Permit and construction shall be subject to the suspensive conditions of meeting City Department Head approval and City code requirements.**
- 2. A 1 year deadline from issuance of the conditional use permit for project completion.**
- 3. Fencing – a minimum fence of 6 feet to cover the back rear property line and sufficient safety fencing surrounding any detention or retention pond on the property.**
- 4. At least four (4) trees to be planted on the property in appropriate areas.**
- 5. The development must be substantially in conformance with the approved site plans submitted as part of the Conditional Use Permit.**



Planning & Zoning Application

FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
APPLICATION:	_____

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM AND ALL SUPPLEMENTAL INFORMATION REQUESTED IS COMPLETED IN ITS ENTIRETY. ALL REQUIRED MATERIALS MUST BE SUBMITTED BY DEADLINES PER ATTACHMENT. THIS WILL INSURE COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS AND STATE PLANNING AND ZONING STATUTE NOTICE PROCEDURES. ALL FEES MUST BE MADE PAYABLE TO THE CITY OF RUSTON AND ACCOMPANY THIS APPLICATION.

Check the appropriate requested action:

Rezoning Conditional Use Permit Minor Plat
 Preliminary Plat Final Plat Temporary Mobile Home Permit
 Other _____

PROPERTY (LAND) OWNER:

NAME New Living Word Church, Inc
 Street Address 1900 West Bennett Springs City Ruston
 State LA Zip Code 71270 E-Mail Address jennyballwin@nlwmi.org
 Phone Number 318-255-0070 Fax Number 318-254-0081

APPLICANT INFORMATION: (IF DIFFERENT THAN PROPERTY OWNER)

NAME New Living Word School
 Street Address Same as above City _____
 State _____ Zip Code _____ E-Mail Address _____
 Phone Number _____ Fax Number _____

PROPERTY INFORMATION:

ADDRESS AND LOCATION 1900 West Bennett Springs
 Parcel Number 22183114226 Current Zoning R-2

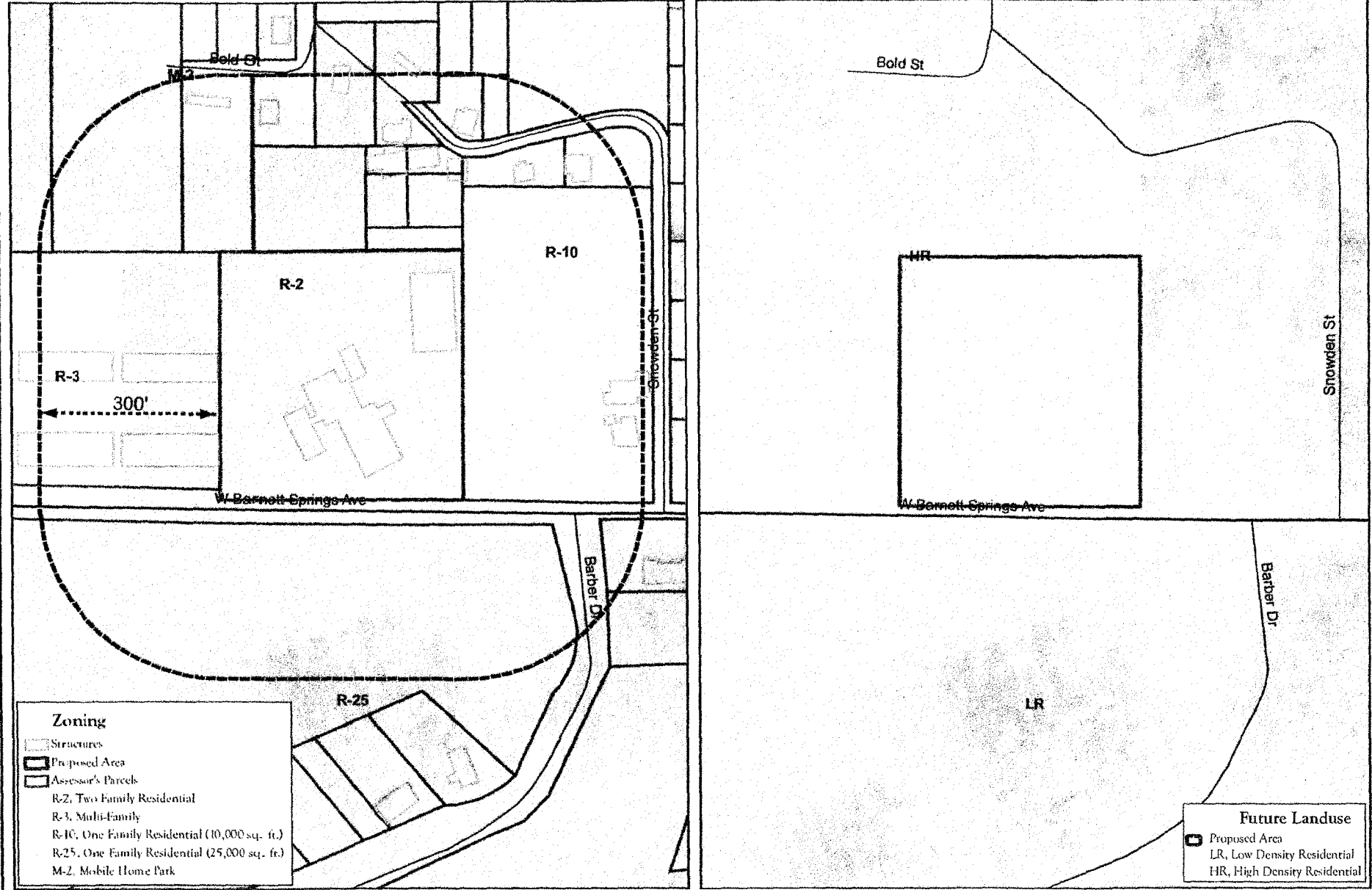
ADDITIONAL INFORMATION

DESCRIPTION OF PROPOSED USE / REQUEST: (ATTACH ADDITIONAL PAGES AS NEEDED)

School

Jenny Ballwin
 Property Owner Signature

8-17-12
 Date



Zoning

- Structures
- Proposed Area
- Assessor's Parcel
- R-2, Two Family Residential
- R-3, Multi-Family
- R-10, One Family Residential (10,000 sq. ft.)
- R-25, One Family Residential (25,000 sq. ft.)
- M-2, Mobile Home Park

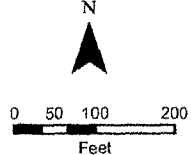
Future Landuse

- Proposed Area
- LR, Low Density Residential
- HR, High Density Residential



Conditional Use - Case 1128

By:
Department of Public Works Administration



Copyright, 2012, City of Ruston. This is not a survey product. This map is provided for general informational purposes only. The data depicted herein are only as depicted in our maps of the official source data, and do not constitute the place of record final survey or other official source documentation. The City of Ruston does not warrant the accuracy, completeness, or suitability for any purpose. Final information is preliminary and intended to be a general spatial representation only. Contact the Planning and Development Department at the Ruston Parish Courthouse for specific information.

Conditional Use Provisions

Address	1900 W. BARNETT SPAINES ROAD	
Proposed Use	CLASSROOM BUILDING	
Applicant	NEW LIVING WORD CHURCH, INC.	
Contact Person	JERRY BALDWIN	
Telephone Numbers	318-255-5380	
Zoning	R-2	
Future Land Use	HIGH DENSITY RESIDENTIAL	
Date of Application	AUGUST 20, 2012	
Date of Design Review (if applicable)		
Zoning Commission Public Hearing Date	SEPTEMBER 17, 2012	
Date of Final Approval or Denial		Permit No.

Conditional uses shall be in accordance with a site plan approved through the process set forth in Chapter 29 of the Code of Ordinances and shall reflect all approved building and operational elements. The Zoning Commission after completing site plan review, shall forward to the Board of Aldermen its recommendations regarding the conditional use, including but not limited to, that development shall be in accordance with the site plan approved. The Board of Aldermen may, after public hearing and review, vote to allow the conditional use, deny the conditional use, impose such additional conditions as it deems appropriate, or remand to the Zoning Commission for further consideration of the conditions to be imposed. Site plan review of conditional uses is intended to ensure that the conditional use does not result in a nuisance and that it is safe, harmonious, and compatible with the environment, the neighborhood, and the existing nearby land uses. Site plan review may include, but is not limited to consideration of the following building and operational elements:

	Element	Conditions
1.	Dimensions	TWO STORY 60X100
2.	Orientation	FACED SOUTH
3.	Location of Main Buildings	SEE SITE PLAN
4.	Location of Accessory Buildings	SEE SITE PLAN
5.	Setback, Front	25 REAR'D
6.	Setback, Rear	20 "
7.	Setback, Side	10 "
8.	Building Design Characteristics	METAL BUILDING SEE ATTACHED DRAWINGS
9.	Use of Materials	METAL SIDING / BRICK-WAINSCOT
10.	Finished Grade Lines	SEE SITE PLAN
11.	Other Building Conditions	
12.	Hours of Operation	7:30 -
13.	Potential Odor Generation	NONE
14.	Noise Control	NONE
15.	Outside sales or storage	NONE
16.	Other Operational Conditions	
17.	Traffic	
18.	Driveways	SEE SITE PLAN
19.	Parking	SEE SITE PLAN
20.	Landscaping	SEE LANDSCAPE PLAN
21.	Screening	EAST PROPERTY LINES EXIST. TREES
22.	Fencing	NONE PROPOSED
23.	Lighting	SEE SITE PLAN
24.	Signs	NO NEW SIGNS
25.	Drainage	SEE SITE PLAN
26.	Other Site Conditions	
27.		
28.		
29.		
30.		

Date

Date

Travis DeFreese, Chairman
Ruston Zoning Commission

Jerry Baldwin
Applicant

CONDITIONAL USE APPLICATION

Sec. 29-11. Site Plan Review

(a) Some factors to be considered in the site plan review process include:

- (1) Zoning restrictions at the time of the proposal:
 - R-2 Zone Two Family Residential
 - Bordered by R-3 Multi Family on the west, R-1 Single Family to the east.
 - M-2 Mobil Home Park is further to the north.
- (2) The Ruston Future Land Use Plan and Comprehensive Plan:
 - HR High Density Residential
- (3) Compatibility with neighborhood in use and appearance: See pages 7-10 of attached photos of neighboring property.
- (4) Effect of development on public services, including power, water, wastewater, and storm water systems: This site is composed of a Church Facility including sanctuary, family life center and accessory classrooms. City of Ruston utilities are provided to the site. Storm water systems will be upgraded and the design of the system will be prepared by Meyer, Meyer, LaCroix and Hixson to insure proper retention and drainage of the site.
- (5) Effect of development on traffic, safety, and the provision of emergency services:
 - The existing site is composed of a Church Facility. Traffic to the site is heaviest on Sundays when church services are conducted. The site has been the location of a church since at least the 1980's.
 - Traffic to the site during the school week will be less than the traffic on Sundays, as most of the students will arrive by bus.
 - Jared Chaumont of the DOTD has made a site visit to analyze the traffic, but at the time of submittal of our application, no determination has been forwarded to us.
 - Personnel from the Fire Department have also visited the site. No findings have been forwarded to us.
- (6) Environmental impact of the proposed development: No major impact anticipated.
- (7) Visual impact of the proposed development: New building will match existing buildings in materials and color. See page 1 photos of existing buildings and pages 7-10 of the adjacent neighboring properties.

Minimum Site Plan Requirements

- (1) **OWNER:** NEW LIVING WORD CHURCH, INC.
1900 W. Barnett Springs Road
Ruston, LA. 71270
- APPLICANT:** NEW LIVING WORD CHURCH, INC.
1900 W. Barnett Springs Road
Ruston, LA. 71270
- PREPARER:** WHITTINGTON ARCHITECTS INC.
Woody Whittington

- (2) **Legal Description:** See legal description from Conveyance Book.
Survey: Will be prepared by Meyer, Meyer, LaCroix & Hixson.
- (3) **Date, North Arrow and scale** or shown on drawing Sheet C-1.
- (4) **Property lines with dimensions** are shown on drawing Sheet C-1.
 Property lines east and west are 400 feet.
 Property lines north and south are 412.5 feet.
 Total Acreage: 3.795 acres
- (5) **Required Setbacks:**
- | | | |
|-------|----|--------------------------|
| Front | 25 | See Site Plan Sheet C-2. |
| Side | 10 | |
| Rear | 20 | |
- (6) **Location (See Site Plan)**
 Exterior dimensions (60 x 100) two story
 6,000 s.f. per floor 12,000 s.f. total
 Height: 24 foot eave height 34 foot ridge
 Orientation: Building faces south. (See Site Plan C-2)
- (7) **Intended uses of the proposed structure:** Facility will include (17) classrooms for K-12 grades. Division of classrooms will be determined by enrollment, with younger age groups on the ground floor.
- (8) **Locations and dimensions of existing structures, including setback distances from property lines and the distances between structures.** (See Site Plan C-2)
- (9) **Location and dimensions of existing and proposed driveways.**
 Existing driveways will be slightly modified in front of the proposed building. All other driveways will remain the same. (See Site Plan C-2).
- (10) **Location and description of fencing, walls and other screening;**
 No fencing is planned for the site. Wood fence screening around the trash dumpster will be constructed. Trees and bushes line the east and west property lines and are thick enough to provide a visual barrier.
- (11) **Landscape plan:** See attached sheet C-3. See pages 1 & 6 of photos.
 Existing landscaping calculations:
 Site area: 165,000 s.f. X 5% = 8,250 s.f. required in front half of site.
 Existing grass and planting beds cover more than 13,000 s.f., consisting of a total of 127 shrubs and trees. Including Azaleas, Camellias, Indian Hawthornes, Loropetalums, Sasanquas, Red tip photenia, Redbud, Tulip Popular, Crabapple Trees.
 The Family Life Center has additional landscaping along the front and west side.
 New planting beds will be constructed near the new classroom building and will include Vitex trees with Pink Muhly Grass.

- (12) Location, amount and type of proposed lighting. (See Site Plan C-2)
 Site has four existing light poles, one of which will be relocated. No new site lighting is planned.
 Front of sanctuary building has two ground mounted flood lights directed to the front wall. No new lighting is planned.
 New classroom building will have 120w photocell light fixtures mounted 16 feet above finished floor level. One centered on each end of the building and three along the front of the building.

- (13) Location of existing and proposed streets within or abutting the property:
 No new streets are proposed. (See Site Plan C-2)

- (14) Location, grade, description, and dimensions of all existing and proposed paved surfaces, including parking and loading areas:

(See Site Plan C-2). Existing site has a minimum of 171 parking spaces. Sunday Parking requirements Church Sanctuary seats 459 divided by 5 = 92 spaces.

Monday-Friday Temporary Classrooms K-12 grades No 4th grade.

Parking Requirements: Elementary 2 spaces per classroom

Junior High 4 spaces per classroom

High School 6 spaces per classroom

K (2) classrooms

1-3 (1) each total (3)

5-6 (1) each total (2)

Elementary (7) temporary classrooms (14) parking spaces required.

Junior High 7-8 grades (2) temporary classrooms (8) parking spaces required.

High School 9-12 grades (4) temporary classrooms (24) parking spaces required.

Total Parking Required for Temporary Classrooms (46)

New classroom building consists of (17) classrooms for K-12 grades, distribution of age levels will be determined by enrollment.

Elementary K-6 total of (11) classrooms (22) parking spaces required.

Junior High 7-8 total of (2) classrooms (8) parking spaces required.

High School 9-12 total of (4) classrooms (24) parking spaces required.

Total Parking Required for New Classroom Building (54)

Loading areas: Students will be dropped off and picked up at front entrance to Family Life Center.

ADDITIONAL SITE PLAN REQUIREMENTS:

- (1) Description of operational elements, including hours of operation, potential odor generation, and noise control.

EXISTING OPERATION: Main Building is the Church Sanctuary and Classrooms. Services are held Sundays 9:00AM Sunday School; 10:00AM Worship Services.

Wednesday Bible Study 7:00PM

Thursday Bible Study 5:30PM

Day Care: M-F hours 7:00AM – 5:30PM

Family Life Center: Occasional church functions.

TEMPORARY OPERATION OF EXISTING FACILITIES:

Main Building: M-F hours 7:00AM-2:30PM

Sanctuary divided into four classrooms

Grades 3rd, 5th, 6th, 7th

Chapel divided into two classrooms

Grades Kindergarten, 1st

Lobby divided into two classrooms

Grades- 2nd, 8th

Family Life Center: M-F hours 7:00AM- 3:00PM

Three Classrooms

Grades 9TH – 12TH

Cafeteria: Meals will be catered, no cooking will be performed on site.

PE Classes in Gymnasium.

NEW BUILDING OPERATION:

M-F hours 7:00AM- 3:00PM

(17) Classrooms K-12 grades

Once new building is operational, classrooms in the Main Building and Family Life Center will no longer be in operation for K-12 grades.

- (2) Building design characteristics, including use of materials, height, and finished grade lines.

The new building is a two story metal building with a brick wainscot along the front that will match the existing Family Life Center in materials and color. See page 1 of photos of the existing Family Life Center.

- (3) Existing and proposed easements, servitudes and dedications: None
(4) Location and size of existing and proposed utilities, which may include water, fire hydrants, sanitary sewer, storm water, electrical, and other utilities.

New utilities will tie into existing City of Ruston water, sanitary sewer and electrical.

Storm water runoff will be directed to existing detention pond. Civil Engineering for the storm water will be provided by Meyer, Meyer, LaCroix and Hixson LLC.

- (5) Location of any special flood hazard areas (flood zones) streams, bodies of water or wetlands within or adjacent to the site: None

- (6) A drainage plan, in conformance with requirements of Section 24-61 of the Code of Ordinances: This will be prepared by Meyer, Meyer, LaCroix and Hixson LLC.
- (7) Traffic circulation, parking and sidewalk plan: (See Site Plan C-2)
- (8) Location of open and/or public spaces: (See Site Plan C-2).
- (9) Plans and proposed methods of erosion control for the development: This will be prepared by Meyer, Meyer, LaCroix and Hixson LLC.
- (10) Location of all existing and proposed outdoor trash collection areas, and methods of screening of these areas: (See Site Plan C-2). Wood fence will be constructed around the dumpster location.
- (11) Location and type of all existing and proposed signs: No new signs are planned. Existing signs are wall mounted on the Sanctuary and Family Life Center front elevations. See page 1 of photos.
- (12) Contours of the existing and proposed ground surface at specified intervals, not to exceed five feet: Preliminary contours are shown on the Site Plan C-2. Final contours drawings will be prepared by Meyer, Meyer, LaCroix and Hixson LLC.
- (13) Location and specifications for any existing or proposed above ground or below ground storage facilities for any chemical, salts, flammable materials or hazardous materials: None existing or proposed.
- (14) Site Plans may be required to be signed and sealed by a certified surveyor or professional of record: Documents will be signed and sealed as required.

Jennifer Croxton

From: Richard Aillet
Sent: Wednesday, September 12, 2012 10:55 PM
To: Jennifer Croxton; Jim Hays; Pat Doane
Cc: John Freeman
Subject: RE: New Living Word
Attachments: NLWM C-2 9-12-2012.pdf

1. Although the City requires the addition of hard-surfacing to the west driveway, the La. DOTD has indicated to the city that they intend to comment to the owner regarding the proposed project as it relates to its location on this State route.
2. Ultimately, site drainage, both during construction and following construction, are required to be addressed by a licensed Civil Engineer. However, I do not think it is necessary at the site plan review stage.
3. Adding sidewalks is a city requirement. The La. DOTD may have comments about the location of the proposed sidewalk relative to the travel surface of the State route. My thought is that the sidewalks would be better (safer) if located between the ditch and the property. Additionally, DOTD may require a statement from the owner that the sidewalks will be operated and maintained by someone other than DOTD. The city usually fills that role, but only following DOTD of the sidewalks, and when requested by the owner. Also, tactile warning areas are not usually required where sidewalks are interrupted by driveways. However, if the owner chooses to install tactile warning areas they must comply with city standards for type of materials and installation. John Freeman can provide this information during the design plan review stage.

That's all I can see for now. John may have additional comments.

Richard R. Aillet, P.E.
Engineering Services
P.O. Box 2069, 71273
701 East Tennessee, 71270
Ruston, Louisiana
318-242-7703
318-243-3114 Cell
raillet@ruston.org

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From: Jennifer Croxton
Sent: Wednesday, September 12, 2012 3:11 PM
To: Jim Hays; Pat Doane
Cc: Richard Aillet
Subject: New Living Word

The new site plan was just delivered. It is attached. Thanks.

Jennifer Croxton
Planning & Zoning
701 E. Tennessee
Ruston, LA 71270
(318) 251-8644
jcroxton@ruston.org