### **POINTE COUPEE** ZONING ORDINANCE



**APPEALS\*** 

PLAN

# development review process

## APPROVAL TYPE - Threshold for review **FINAL** RECOMMENDATION DECISION ADMINISTRATIVE APPROVAL STAR **Minor Site Plan** – Any approval not meeting any of the thresholds specified for approvals requiring a public hearing. APPROVALS REQUIRING PUBLIC HEARING PLANN Major Site Plan SIMWO - New construction, substantial improvement, and building expansions of more than 5,000 square feet for all uses excluding single family residential. PLANN

Special Use Permit

- All uses and building types which require a Special

- Use Permit (S), as specified in Article III and Appendix A.
- All non-conformity triggers specified in Article VI.

# UNCIL

#### Subdivision

- See Code of Ordinances, Chapter 22, Subdivisions.

#### See Code of Ordinances, Chapter 22, Subdivisions



- Establishment of a Planned Development District.
- Any permitting required within a Planned Development District.

Map Amendment

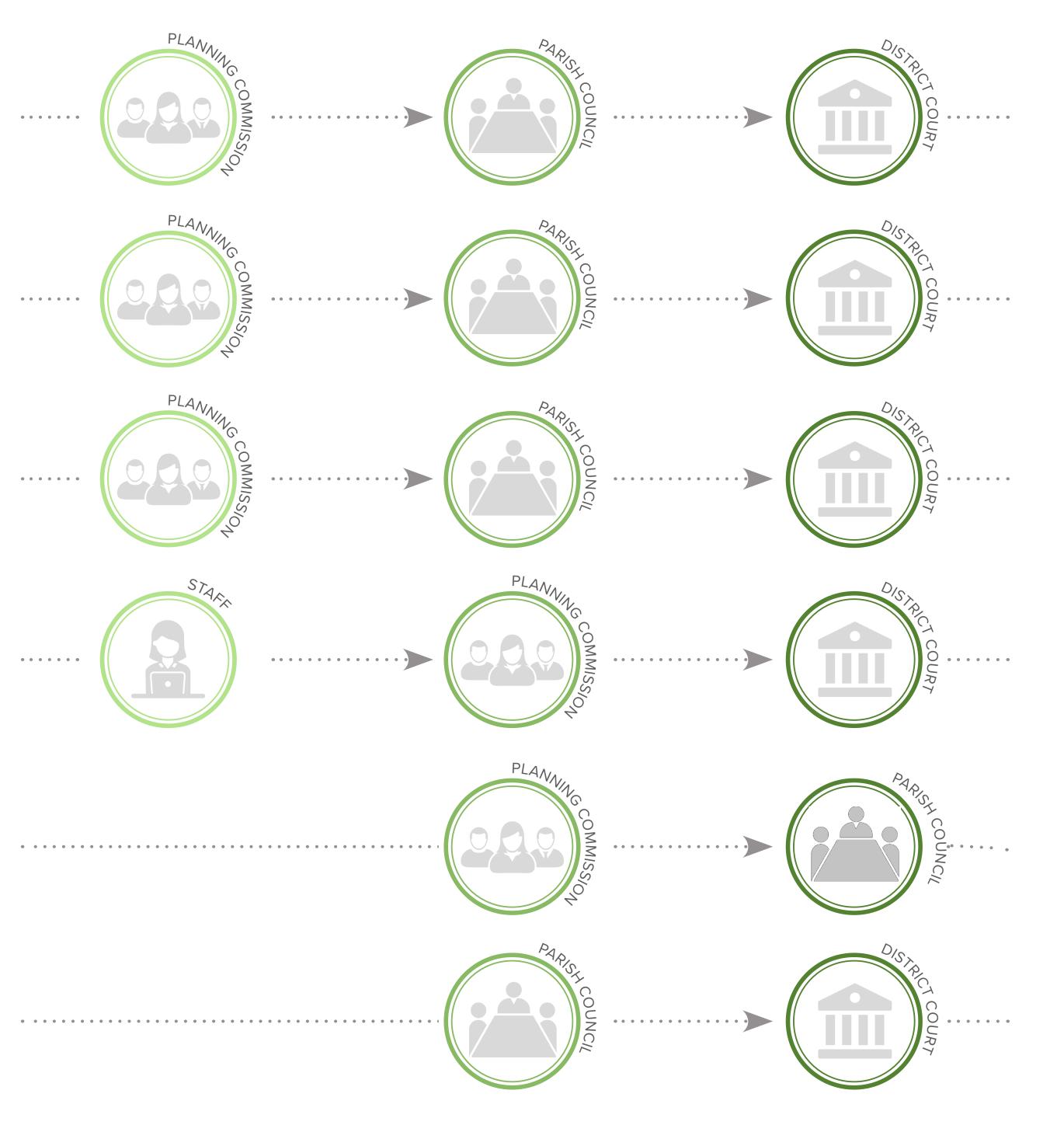
- Any requested change to the Official Zoning Map.

Comprehensive Plan Amendments

 Any requested text or future land use map change to the Point Coupee Parish Comprehensive Plan.

#### Variances

- Any exception granted to the dimensional standards



set forth in Article III that are beyond the standards for relief and neighborhood norm.

Appeals to Staff Decisions

 Any appeal requested by an applicant or affected party to a Staff decision.

Appeals to Planning Commission Decisions

 Any appeal requested by an applicant or affected party to a Planning Commission decision.

\*All Appeals shall have hearings before Parish Council prior to District Court.

ROLES AND RESPONSIBILITIES

#### Planning Director (to be assigned by the Parish)

The Planning Director shall be responsible for all submittal completeness review, assessment of approval type(s) required under this zoning ordinance, Minor Site Plan decisions, exercise of administrative relief provisions and recommendations to Planning Commission and Parish Council. The Planning Director shall serve by appointment of the Parish President. The Planning Director may be any Parish employee jointly appointed to another position by the Parish President or Parish Council.

#### Planning Commission

The Planning Commission shall be an uncompensated Commission of five (5) citizen members appointed by the Parish Council. Planning Commission members shall primarily serve as a review and recommendation board for approvals granted under this zoning ordinance.

#### Parish Council

The Parish Council shall serve as the final decision authority for most approval types requiring public hearings under this zoning code. Additionally, the Parish Council shall serve as the Parish's Board of Adjustment.