
RECOMMENDATIONS AT A GLANCE

PZSPU-2017-08 requested by Gulf South Pipeline Company, LP for a Special Permit Use to develop and operate a gas compressor station on approximately 3 acres on a portion of Lots 6A, 12A, 18A, 24A, and 30A of Sq. 1. of Unit 7 of Evangeline City, (919 through 959 Evangeline Road), Montz. Zoning district O-L and R-1A (proposed M-1). Council District 6.

Planning Department Recommendation:

Approval with the following conditions:

Procedural and Site Conditions

1. The facility area of the site is rezoned M-1.
2. An Administrative Re-subdivision combining the lots is completed and depicts the meets and bounds of the potentially rezoned area.
3. The property owner shall provide a copy of recorded restrictive covenants or deed restrictions which prohibit new industrial and/or commercial facilities on the remainder of the site.
4. Gulf South will examine the existing 16-inch pipeline using an inline inspection tool or 'smart pig' prior to placing the Montz Compressor Station in service.

Access and Traffic

1. A construction traffic control plan shall be submitted to the Department of Planning and Zoning for approval. The plan shall detail the transit of workers, any staff or employees or officials who will be traffic, and schedule of coordination local schools or other agencies to avoid conflicts.
2. Construction access and traffic flow during construction activities must be directed from and to Airline Drive (US 61).
3. The permanent access drive from Evangeline Road must be hard surfaced to at least 150' from the road intersection, beyond this point the applicant may choose to utilize appropriate surfacing materials of their choice.
4. Temporary and construction access drives shall be returned to natural conditions post-construction. At a minimum, the developer must stabilize the ground with flocking or sod and plant 1 tree per 3000 S.F. of disturbed area.
5. Evangeline Road shall be kept free of dirt and debris during construction activities at the developer's expense.
6. If determined by the Department of Public Works that excessive wear or damage has occurred to Evangeline Road during the course of construction, the Developer shall agree to fund all necessary repairs or improvements to return the road to serviceable conditions.

Noise and Buffering

1. Construction hours shall be limited to Monday through Saturday, 7 A.M. through 8 P.M. Special consideration of extended hours may be granted through written request to the Parish President's Office. Construction will not occur on federal holidays, Lundi Gras, Mardi Gras, or Good Friday.
2. A post construction noise survey to validate that operations are in compliance with Federal Energy Regulatory Commission (FERC) and Local Ordinance noise limits. If not, additional noise measures shall be implemented to bring operations into compliance. If additional construction measures are necessary to meet compliance, the Parish Planning Commission shall be advised of the proposed revisions at their next regularly scheduled meeting.
3. The natural vegetation and trees beyond the facility area for this project are to remain in their natural state and must be replanted or restored as necessary to ensure buffering from adjacent properties.
4. The developer shall commission a noise study that documents the pre and post development noise levels for neighboring residential areas. Following this documentation, the developer shall implement any necessary improvements to the site and/or building to ensure that the receiving residential areas are below the 55 decibel threshold.

5. Gulf South will incorporate additional acoustic insulation to the Montz Compressor Station compression building.
6. Gulf South will construct an acoustic sound wall within the station yard that is 100 feet long and 15 feet high to further reduce the noise level at Evangeline Road.

Drainage

1. Culverts are to be sized and spaced to allow minimum restriction to the sheet flow across the property.
2. The facilities must be located no closer than 20' to the major drainage servitude on the northwest portion of the site. The site plan must be revised to reflect compliance with all setback requirements as well as distance requirements from the servitude.

Planning Commission Recommendation:

Approval with the following conditions

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