

**PLANNING ADVISORY BOARD GENERAL MEETING  
MAY 9, 2024 5:00 P.M.  
200 DERBIGNY STREET, COUNCIL CHAMBERS  
GRETNA, LA 70053**

**AGENDA**

**MEETING CALLED TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF PLANNING ADVISORY BOARD MEMBERS**

**READING OF RULES OF PROCEDURE**

**ADOPTION OF MINUTES:**

05/02/24

**DEFERRED CASES:**

**TXT-3-23 – Industrial Zoning Districts Study,** A text amendment of Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish; to create a set of new, modern industrial zoning districts and standards that work with existing industrial development patterns, to add and define new uses and assign these uses to existing and newly established districts in a use matrix, apply new development standards to mitigate any impacts to surrounding uses, modify special permitted use procedures and requirements, and provide for related matters; as authorized by Council Resolution No. 137617, on May 19, 2021. (Parish-wide)

**TXT-4-23 –** A text amendment of Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, Chapter 16 Garbage and Other Solid Waste, Chapter 33 Unified Development Code, Chapter 39 Waterways and Beaches, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish; to modify regulations related to the AIM Avondale Industrial Marine District and the U-1R Unrestricted Rural District, and address other related amendments associated with the Industrial Zoning Districts Study, and provide for related matters; as authorized by Council Resolution No. 137617, on May

19, 2021 and Council Resolution No. 138807 on January 12, 2022. (Parish-wide)

**Z-17-23** – Rezoning of certain properties zoned OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, M-4 Industrial District **with certain properties overlaid with the CPZ Commercial Parkway Overlay Zone** and the AIM Avondale Industrial Marine District; from the existing zoning district to the most appropriate zoning district; in order to implement the industrial districts established as a result of the Jefferson Parish Industrial Zoning Districts Study undertaken by Camiros, Ltd., as authorized by Council Resolution No. 137617, on May 19, 2021, Council Resolution No. 138807 on January 12, 2022, and by the Planning Director on April 27, 2023. (Parish-wide)

**SCHEDULED CASES FOR 05/09/24:**

**WS-171-23 2300 Broadway Ave.** Subdivision of Lot 1-A, Square 143, South New Orleans Subdivision into Lots A-B-1 and X-Y-2, Square 143, South New Orleans Subdivision, Jefferson Parish, Louisiana as a preliminary/final plat with waivers to the area regulations of the R-1A Zoning District in accordance with Sec. 33-2.35 Subdivision Waivers of the Unified Development Code, and the dedication of a 5-foot sidewalk and utility servitude; bounded by Central Blvd., Victoria Ave., and 11th St.; zoned R-1A Single-family Residential District. (Council District 3)

**WS-6-24 8740 Live Oak Blvd.**, An amendment to the Preliminary Plat and Concept Plan approved under Docket Number WS-96-22 to extend the Preliminary Plat and modify the phasing plan of the subdivision of Lot 34, Sq. A; Lots 16-45, Sq. B; Lots 1 and 5 through 50 Sq. C, and Lots 1 through 50 Sq. D, Water Oaks Subdivision and renunciation of Post Oaks Dr., Laurel Oaks Dr., Pin Oaks Pl., and a portion of Water Oaks Dr., Nuttall Oaks Dr. and Azalea Dr. and renunciation of drainage and sewer servitudes, Water Oaks Subdivision, Jefferson Parish, Louisiana, into Lots 35 through 38, Sq. A, Lots 1A, and 5A through 60A, Sq. C, Lots 14A through 26A, Sq. D, Lots 1 through 41, Sq. E, Lots 1 through 45, Sq. F, Parcel A, Parcel B, and Parcel C, Water Oaks Subdivision, and dedication for Water Oaks Dr., Nuttall Oaks Dr., Post Oaks Dr., Laurel Oaks Dr, Pin Oaks Pl. and Troxclair Dr. and dedication of sewer and drainage servitudes; bounded by Live Oak Blvd., Rivet Blvd., Iris Ln. and Lake Joseph Ln.; zoned R-1A Single-Family Residential District, R-2 Two-Family Residential District and C-2 General Commercial District. (Council District 3)

**WZ-19-23 – 842 Behrman Highway**, Rezoning of Lot 11-A, Square 139, Terrytown Subdivision No. 8, Jefferson Parish, Louisiana; bounded by Northbrook Drive, and Matador Drive from GO-2 General Office District to MUCD Mixed Used Corridor District. (Council District 1)

**WZ-1-24 2255 Rochelle St.**, Rezoning of Lot 26A, Square 117, South New Orleans, Jefferson Parish, Louisiana; bounded by 10<sup>th</sup> St., Mathis Ave., and 11<sup>th</sup> St., from R-1A Single-Family Residential District to C-2 General Commercial District. (Council District 3)

**WZ-4-24 – 417-419 Avenue J**, Rezoning of Lots 8 and 9, Square G, Fazande Tract, Jefferson Parish, Louisiana; bounded by 4<sup>th</sup> St., Avenue I, and 8<sup>th</sup> St. from R-1A Single-family Residential District to R-2 Two-family Residential District. (Council District 2)

**OTHER BUSINESS/UPDATE OF DEFERRED CASES:**

**MOTION TO ADJOURN:**

In accordance with provisions of the American with Disabilities Act Amendments Act of 2008, as amended, Jefferson Parish shall not discriminate against individuals with disabilities on the basis of disability in its services, programs or activities. If you require auxiliary aids or devices, or other reasonable accommodation under the ADA Amendments Act, please submit your request to the ADA Coordinator at least forty-eight (48) hours in advance or as soon as practical. A seventy-two (72) hour advanced notice is required to request Certified ASL interpreters. ADA Coordinator/Office of Citizens with Disabilities 1221 Elmwood Park Blvd., Suite403, Jefferson LA 70123504) 736-6086, [ADA@jeffparish.net](mailto:ADA@jeffparish.net)