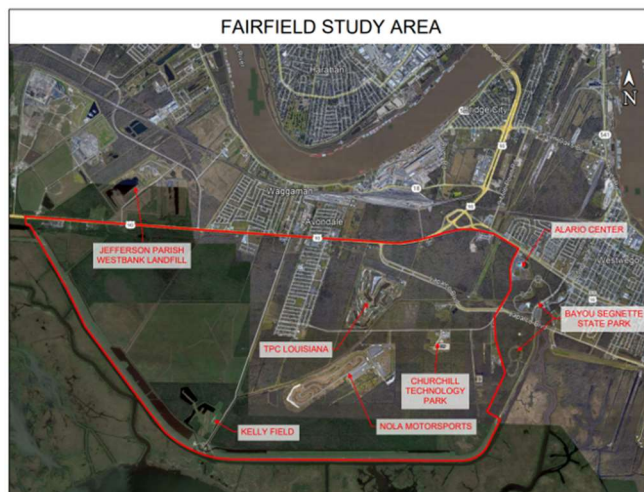


# Distinction Overview: Development Patterns, Zoning, and Future Land Use

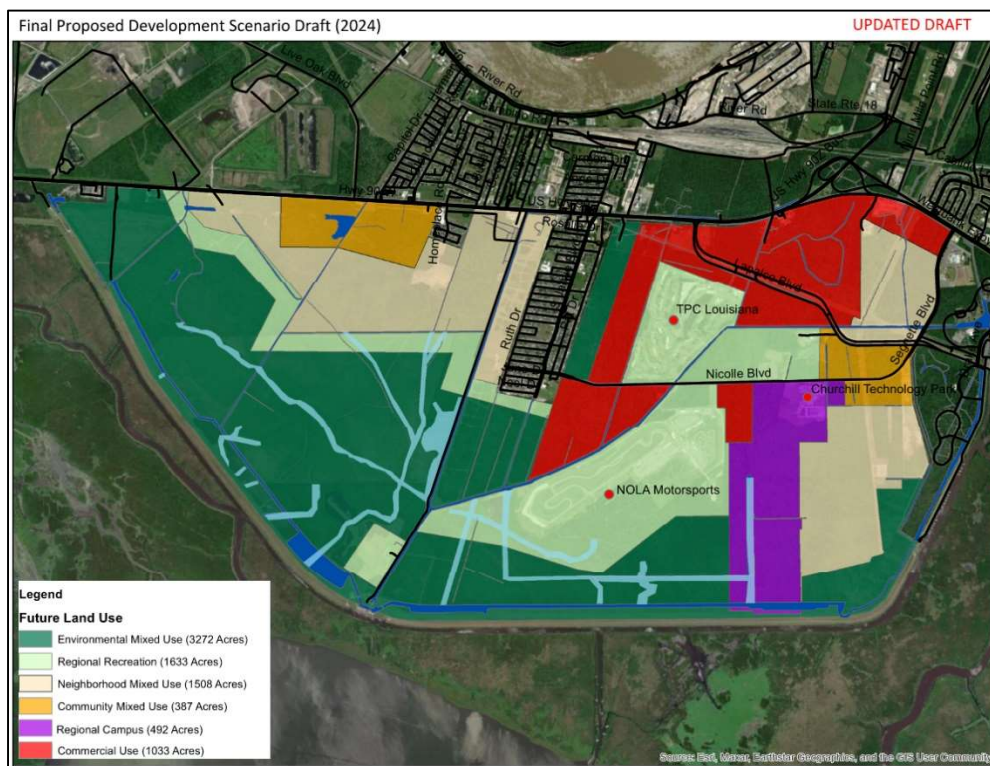
## Background

The adjacent map displays the Fairfield area, which is bounded by U.S. Highway 90 to the north, Bayou Segnette State Park to the east, Lake Cataouatche levee to the south, and St. Charles Parish to the west.

The existing development pattern from the original 2015 Fairfield Strategic Plan was modified to create two (2) proposed development pattern scenario options under the current Update to the Fairfield Strategic Plan project for consideration by Jefferson Parish. Through feedback from District 03, the public, and local stakeholders, a draft of the final Proposed Development Scenario (below) was created.



Some significant differences between the 2015 Development Scenario and the current proposed scenario include the development of the northeast portion of the Fairfield Area as commercial use, creating a regional recreation barrier between neighborhood mixed-use and environmental mixed-use in the western portion of the Fairfield Area, and increasing the environmental mixed-use along the Lake Cataouatche levee.

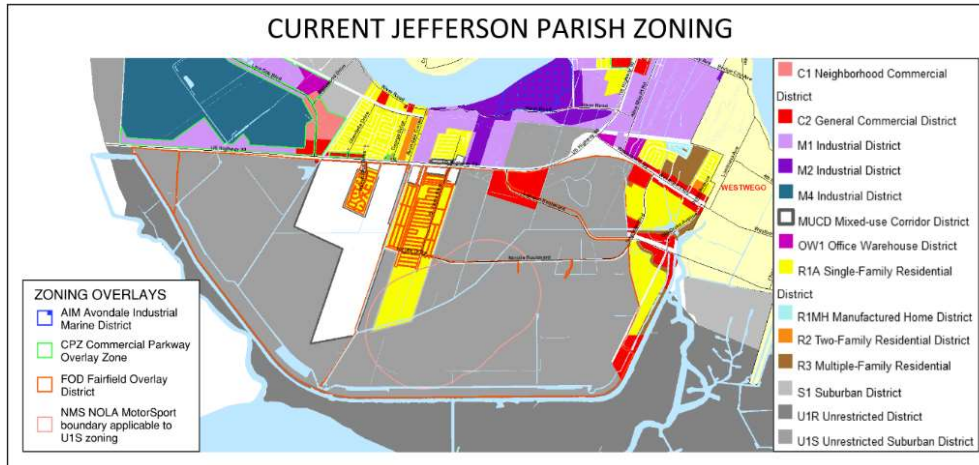


The following were taken into consideration during the development of the draft of the final proposed development scenario:

- Preventing the development of residential uses adjacent to the NOLA Motorsports Park.
- Extending the Environmental Mixed Use (EMU) pattern to also cover a wider area along the southern portion of the Fairfield study area.
- Establishing a development pattern that is consistent and compatible with the forthcoming Alario Sports Complex.
- Allowing for a higher intensity commercial development pattern adjacent to and between NOLA Motorsports Park, TPC LA, and the forthcoming Alario Sports Complex to service those uses with hotel(s), grocery store, restaurants, and other commercial uses within very close proximity.
- Revising JEDCO's parcel, proposed for the Business Park (BP) development pattern, by reshaping it to its actual dimensions and also re-categorizing it to "Regional Campus (RC)" development pattern to be consistent with JEDCO's Churchill Technology and Business Park Master Plan.
- Establishing a Regional Recreation (RR) development pattern on the Fairfield area's west side for residents in this area to enjoy.

## Distinction Overview

### Zoning

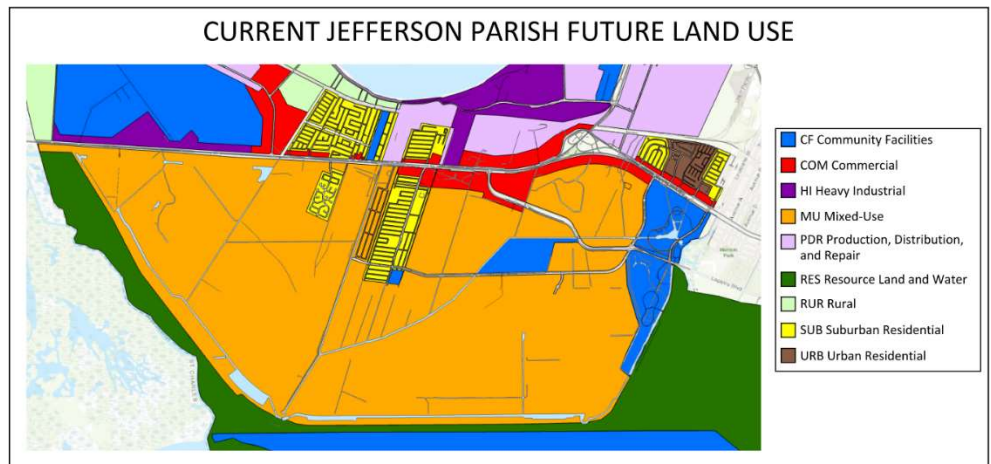


The development pattern scenario options do not change the zoning district designations that apply to the Fairfield area nor the future land use designations on the Future Land Use Map. The development patterns and supporting analysis identify necessary infrastructure improvements if the Fairfield area was fully developed. They also illustrate what a fully developed Fairfield area could look like in the future. The recommended development patterns are not static nor designed to dictate future development and growth within the study area.

The development pattern scenario options are distinct from the current zoning districts, overlay zoning district, land use, and future land use that encompass the Fairfield area. Development pattern categories and options will not dictate particular or specific land uses to be developed and they are not conclusive indicators of how development will occur in the Fairfield area. Rather, the development pattern scenario options are recommended outlooks of land use development within the confines of what is allowed under current underlying C-2 General Commercial, MUCD Mixed-Use Corridor, R-1A Single-Family Residential, and U-1S Unrestricted Suburban zoning districts<sup>1</sup> and the Fairfield Overlay District (FOD)<sup>2</sup>. These current underlying and overlay zoning districts determine and dictate the land use activity that is allowed to occur and the manner in which is to occur.

### Future Land Use

The existing CF Community Facilities, COM Commercial, MU Mixed-Use, and SUB Suburban Residential future land use categories within the Fairfield area establish consistency with and guidance for intended future developments allowed by zoning within the recommended pattern options. The Future land Use Map (FLUM)<sup>3</sup> provides a forecast of recommended land use categories within the allowable confines of the existing underlying and overlay zoning districts. Most of the Fairfield study area is encompassed by the MU Mixed-Use future land use category. MU includes a mix of commercial, residential, and compatible supportive uses on a single site, in a neighborhood, or along a compatible-use corridor, roadway classification, or other appropriate factors. The recommended development patterns would be consistent with future land use activity intended by the CF, COM, MU, and SUB current future land use categories.



<sup>1</sup> Jefferson Parish Code of Ordinances, Chapter 40 – Comprehensive Zoning Ordinance, Article VI. Single-Family Residential District, Article XXV. Mixed-Use Corridor District, Article XXVIII. General Commercial District C-2 ([https://library.municode.com/la/jefferson\\_parrish/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH40COZOOR](https://library.municode.com/la/jefferson_parrish/codes/code_of_ordinances?nodeId=PTIICOOR_CH40COZOOR)); Jefferson Parish Code of Ordinances, Chapter 33 – Unified Development Code, Article 3. Zoning, Division 3. Mixed-Use Base Zoning Districts, Section 33-3.58 Unrestricted Suburban ([https://library.municode.com/la/jefferson\\_parrish/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH33UNDECO\\_ART3ZO\\_DIV3MIEBAZODI\\_S33-3.58UNSU](https://library.municode.com/la/jefferson_parrish/codes/code_of_ordinances?nodeId=PTIICOOR_CH33UNDECO_ART3ZO_DIV3MIEBAZODI_S33-3.58UNSU))

<sup>2</sup> Jefferson Parish Code of Ordinances, Chapter 33 Unified Development Code, Article 3. Zoning, Division 4. Overlay Zoning Districts, Section 33-3.69. Fairfield Overlay District (FOD) ([https://library.municode.com/la/jefferson\\_parrish/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH33UNDECO\\_ART3ZO\\_DIV4OVZODI\\_S33-3.69FAOVDFIO](https://library.municode.com/la/jefferson_parrish/codes/code_of_ordinances?nodeId=PTIICOOR_CH33UNDECO_ART3ZO_DIV4OVZODI_S33-3.69FAOVDFIO))

<sup>3</sup> Jefferson Parish Code of Ordinances, Chapter 25 – Planning and Development, Article VI. Comprehensive Plan, Section 25-107. Official future land use map (FLUM) ([https://library.municode.com/la/jefferson\\_parrish/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH25PLDE\\_ARTVICOPL\\_S25-107OFFULAUSMAFL](https://library.municode.com/la/jefferson_parrish/codes/code_of_ordinances?nodeId=PTIICOOR_CH25PLDE_ARTVICOPL_S25-107OFFULAUSMAFL)); Jefferson Parish Geoportal Map (<https://geoportal.jeffparish.net/public>)