



Planning Department
Bessie L. Martin
Director

STAFF REPORT

Docket No. ES-177-23

Summary No.

Major Subdivision

Ludger Fortier Subdivision – Ochsner South Campus

PARISH COUNCIL
A: Jennifer Van Vrancken
B: Scott Walker
1: Marion F. Edwards
2: Deano Bonano
3: Byron Lee
4: Arita M.L. Bohannan
5: Hans J. Liljeberg

Cynthia Lee Sheng
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LOCATION (FIGURE 1)

1514 Jefferson Hwy., 100 – 216 Betz Ave., 101 – 241 Deckbar Ave., and 1706 Jefferson Hwy.; bounded by Jefferson Hwy., Coolidge St., River Rd.

OWNER: Ochsner Clinic Foundation

APPLICANT: Ashley Ruh and Scott Tabary, Duplantis Design Group

ZONING (FIGURE 2)

R-1A Single-Family Residential District and H-1 and H-2 Medical Service Districts with the CPZ Commercial Parkway Overlay Zone Overlay

FUTURE LAND USE (FIGURE 3)

CF Community Facilities / MU Mixed-Use

REQUEST (FIGURE 4)

Lot 1, Sq. 1, Ludger Fortier Subdivision; Lot 52, Sq. 8, Live Oaks Place Subdivision; portion of Betz Avenue (to be revoked); Lots 1 – 16 and 28 – 42, and Lot WP, Sq. 1 Live Oaks Place Subdivision

into

Lot OH-1, Sq. 1A, Ludger Fortier Subdivision

Companion Cases: EZ-23-23 and SP-23-24

COUNCIL DISTRICT: 2

PAB HEARING: 6/20/24

LAST MEETING DATE FOR COUNCIL ACTION: 10/16/24



East Bank Partial Vicinity Map

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reason:

- The proposed lot exceeds all applicable width, depth, and area requirements.
- The proposed lot complies with the Section 33-2.32 - Major subdivision review criteria for preliminary/final plats and Sections 33-6.5 and 33-6.6 – Block and lot standards.
- The proposed subdivision provides an adequate building area for proposed children’s hospital, parking garage, and future hotel.

PLANNING ADVISORY BOARD: to be determined

CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed subdivision is consistent with the following goals of the Land Use element of the Comprehensive Plan:

- Goal 1: “The development and redevelopment of land, buildings, and structures is orderly and well-planned”
- Goal 3, Objective 6: “Minimize negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices.”
- Goal 4, Objective 2: “Promote the viability of health care institutions and enhance their ability to attract and serve patients and employ residents.”

FINDINGS

BACKGROUND

1. The petitioned property has 1,149.79 ft. of frontage on Jefferson Hwy., with an average depth of 1,165.05 ft. and an area of 1,123,935.7 sq. ft. (29.016 acres). Lot 1, Sq. 1, Ludger Fortier Subdivision and Lot WP, Live Oaks Place Subdivision fronts on Jefferson Hwy. Lot 1 is a through lot with secondary frontage on River Rd. Lot WP has secondary frontage on Deckbar Ave. and Betz Ave. Lots 1 – 16, Sq. 1, Live Oaks Place Subdivision front on Deckbar Ave. Lots 28 – 42, Sq. 1, Live Oaks Place Subdivision and Lot 52, Sq. 8, Live Oaks Place Subdivision front on Betz Ave.
2. Lot 1, Sq. 1, Ludger Fortier and Lot 52, Sq. 8, Live Oaks Place Subdivision is developed with a large portion of the Ochsner South Campus. The lots contain the main hospital, clinic, hospital tower, materials management building, research lab, central plant, research facility, and the Benson Cancer Center. Lot WP, Live Oaks Place Subdivision contains a parking lot. Lots 1 - 16, 41, and 38 – 39, Live Oaks Place Subdivision contain single-family homes. Lots 28, 39, 40, and 42 are undeveloped.

3. The applicant proposes to subdivide 34 lots and the portion of the Betz Ave. right-of-way between Jefferson Hwy. and River Rd. into a single lot of record. The applicant intends to expand the buildable area for the Ochsner South Campus. Under concurrent docket SP-23-24, the applicant proposes to demolish the existing improvements located on Lots 1 – 16 and 28 – 42, and Lot WP, Sq. 1 Live Oaks Place Subdivision to make room for a five-story children’s hospital, a five-story parking garage, and a future hotel. SP-23-24 also includes a petition to dedicate the lots from the North, South, and West Ochsner Campuses as a single Medical Campus per the regulations established via resolution 143178.
4. The original survey submitted for this case showed a triangular portion of Lot 1, Sq. 1, Live Oaks Blvd Subdivision at the corner of River Rd. and Deckbar Ave. to be dedicated as part of Deckbar Ave. The revised survey submitted on 4/25/24 shows a 6.88 ft. strip of Lots 1 – 14 to be dedicated as part of Deckbar Ave. The applicant needs to update their description of the subdivision on the provided survey. Public Works must approve of the updated language.
5. If the existing lots were to remain as currently zoned, this subdivision would result in a split zoned property; proposed Lot OH-1 would be split zoned R-1A Single-Family Residential and H-1 and H-2 Medical with the CPZ Commercial Parkway Overlay Zone. However, the applicant is proposing to rezone the R-1A and H-1 portions of the petitioned property to H-2 under another concurrent case, Planning Department Docket EZ-23-23. Proposed lot OH-1 will be zoned H-2 Medical District with the CPZ Commercial Parkway Zone Overlay.
6. Sec. 33-2.31.2 of the Unified Development Code requires subdivisions involving more than two (2) acres of land or ten (10) lots of record to be approved by the Jefferson Parish Council.

DIMENSIONAL STANDARDS (FIGURE 4)

7. The H-2 Medical district has no minimum lot dimension requirements. The proposed lot exceed(s) the general development standards of *Sec. 33-6.6.1 Lot Standards (B) Lot area: 50 ft. of width at the front line and 5,000 sq. ft. of lot area.*
8. Overlay District Applicable: The Commercial Parkway Overlay Zone (CPZ) requires a minimum site area of ten thousand (10,000) sq.ft., frontage of seventy-five (75) ft., and depth of one hundred (100) ft., per *Sec. 40-474(b) Area Regulations.* The proposed lot exceeds the minimum lot area, frontage, and depth requirements of the CPZ.
9. A traffic impact analysis was not required for the subdivision, but it was required for concurrent docket SP-23-24. The Traffic Department has reviewed the TIA, but they are waiting on comment from DOTD before they make their final determination.
10. The UDC has established a set of review criteria for preliminary and final plats, which have been applied to the proposed subdivision (Table 3). Additional criteria for “Block and Lot Standards” have also been applied (Table 4). The proposed

subdivision complies with the criteria.

DEPARTMENT COMMENTS

11. The Parish Attorney’s Office has worked with the applicant to handle the sale and revocation of the portion of the Betz Ave. right-of-way. The subdivision cannot be approved, unless and until, the portion of right of Betz Ave. from River Rd. to Jefferson Hwy. is revoked and the sale approved. The revocation has been approved by all departments and the revocation, along with the sale to Ochsner Clinic Foundation, is included as part of this resubdivision.

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	ES-177-23 the Department of Public Works (on 06/03/2024) predicated on the revocation of Betz Ave. Requires approval from the Engineering Department for developing a plan to request servitudes and install new water meters. Requires the sewer H.C. to be located and/or installed before the slab is poured at the property owners’ expense. Call the Engineering Department (736-6800) for location information and/or sewer estimate form. All utility plans to be approved by the Engineering Department. Not opposed
ICE-Building	Not opposed	Individual demo permits are required prior to demo those residences structures on 100's and 200's of Betz Ave. and Deckbar Ave.
Engineering-Site Plan	Not opposed	Not Opposed
Parish Attorney	Pending	We will hold approval until the transfer of Betz Avenue is completed. We will defer to the other departments for any additional comments.
Fire	Not opposed	No comment
Environmental	Not opposed	No comment

TABLES

Table 2: Description of Lots

	Lot #	Sq.	Subdivision	Primary Frontage	CPZ frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
Existing	1	1	Ludger Fortier	Jefferson Hwy.	Jefferson Hwy.	887.05	1156.64	985,571
Existing	52	8	Live Oaks Place	Betz Ave.	N/A	50.00	108.00	5,400
Existing	1	1	Live Oaks Place	Deckbar Ave.	N/A	47.54	108.42	5,133
Existing	2 – 12 (typ.)	1	Live Oaks Place	Deckbar Ave.	N/A	50.00	108.00	5,400
Existing	13	1	Live Oaks Place	Deckbar Ave.	N/A	50.42	108.00	5,445
Existing	14 – 16 (typ.)	1	Live Oaks Place	Deckbar Ave.	N/A	52.00	108.00	5,616
Existing	28 – 41	1	Live Oaks Place	Betz Ave.	N/A	50.00	108.00	5,400
Existing	42	1	Live Oaks Place	Betz Ave.	N/A	62.47	108.42	6,744
Existing	Lot WP	1	Live Oaks Place	Jefferson Hwy.	Jefferson Hwy.	217.67	299.33	64,654
Existing	Portion of Betz Ave.	N/A	N/A	N/A	N/A	41.45	1073.48	42,939
Proposed	OH-1	1A	Ludger Fortier	Deckbar Ave.	Jefferson Hwy.	1,145.46	1,165.05	1,263,935.7

Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]

Criteria	Compliance	
	Yes No	Comments
Consistent with Comprehensive Plan	Yes	The proposal is consistent with Goal 1, Goal 1 – Objective 6, and Goal 4 – Objective 2 of the Land Use section of the Comprehensive Plan

**Table 3: Major subdivision review criteria for preliminary/final plats
[Section 33-2.32]**

Criteria	Compliance	
	Yes No	Comments
Consistent with existing or proposed zoning of property	Yes	Proposed lot exceeds H-2 and CPZ area requirements
Availability of adequate facilities and services	Yes	The proposal has been reviewed by Public Works and they have no issue with the proposed plat
Suitability of site for proposed development	Yes	Proposed lot provides a satisfactory building site for the existing Ochsner South Campus and the proposed children’s hospital, parking garage, and future hotel (see SP-23-24).
Compatibility of development with existing and planned land use pattern	Yes	Proposed lot is an expansion of an existing medical campus. The area already contains large scale hospital development. The applicant is dedicating three of the existing lots as a unified medical campus per SP-23-24)
Compatibility of development with neighborhood norm	N/A	N/A
Development is within reasonable distance to public facilities and access	Yes	The petitioned property is already development and Public Works is not opposed to the proposal.
Consistent with adopted design for lots and blocks	Yes	See Table 4
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	Betz Ave. ROW is to be revoked. Public Works is not opposed to the proposal. Deckbar Ave. ROW is to be widened to 56.88 ft.

Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	Pending	TIA was requested as a part of SP-23-24. Traffic Engineering is waiting on a comment from DOTD.
Consistent with applicable Concept Plan	N/A	
Consistent with approved Preliminary Plat	N/A	
LURTC process complete	Yes	See Table 1

Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Adequate Building Sites	Yes	Proposed lot provides a satisfactory building site for the existing Ochsner South Campus and the proposed children's hospital, parking garage, and future hotel (see SP-23-24).
No Unusable Remnants Created	Yes	No remnants are created.
Block Depth	N/A	
Block Length	N/A	
Lot Area	Yes	Proposed lot exceeds the H-2 and CPZ area requirements.
Lot Arrangement	Yes	Proposed lot is technically oriented toward Deckbar Ave. since that is the shortest frontage, CPZ landscaping is required on all frontages.
Lot Frontage	Yes	Proposed lot fronts on Jefferson Hwy., Deckbar Ave., and River Rd.
Lot Lines	Yes	Lot lines do not intersect at extreme angles.

Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Lot Orientation	Yes	Lot OH-1 is technically oriented toward Deckbar Ave., but Jefferson Hwy. is the main frontage for CPZ landscaping standards.



Planning Department

Aerial

1514 Jefferson Hwy., 100 – 216 Betz Ave.,
101 – 241 Deckbar Ave., and 1706
Jefferson Hwy.

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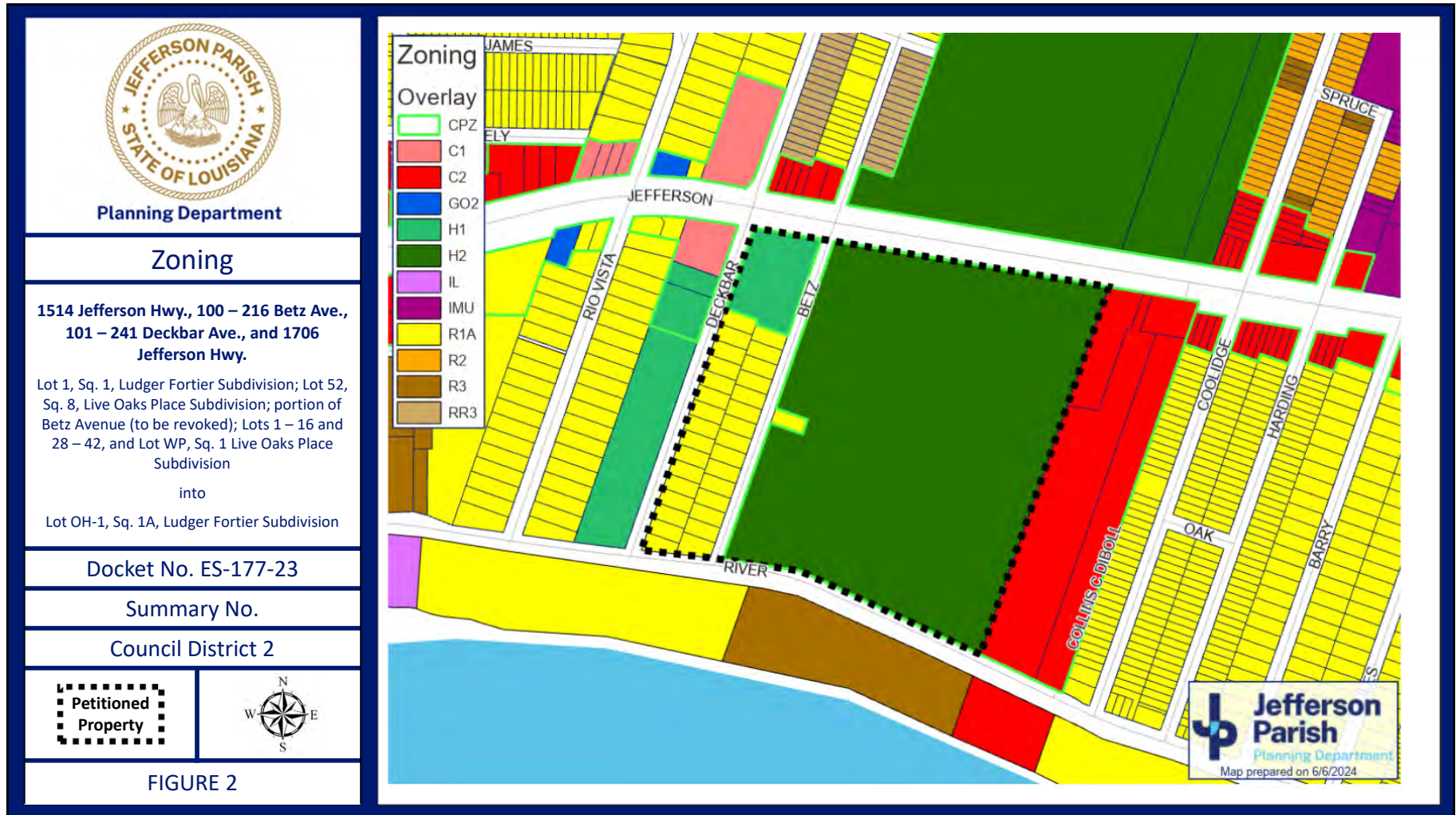
Council District 2



FIGURE 1



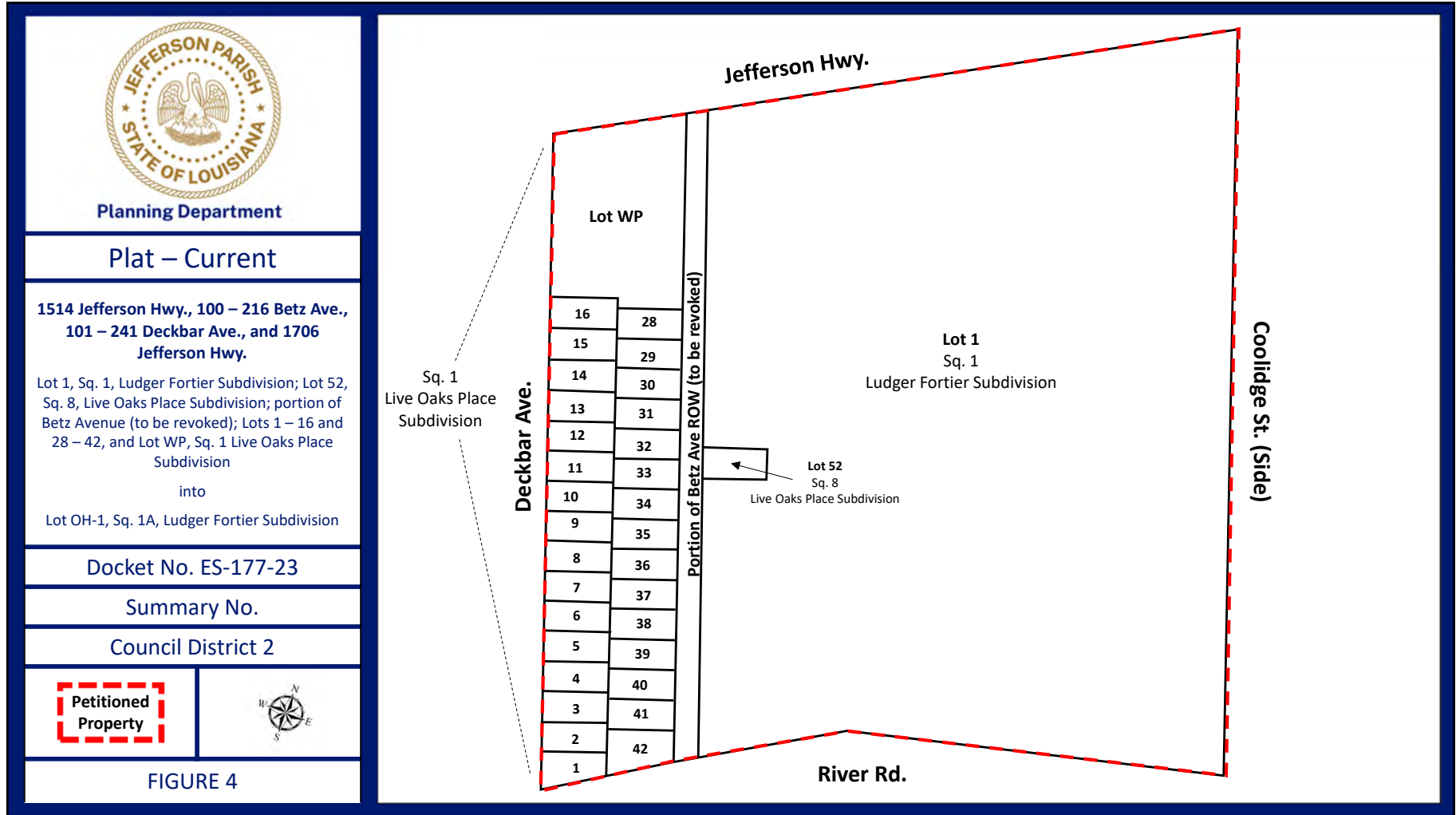
All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



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Plat - Proposed

**1514 Jefferson Hwy., 100 – 216 Betz Ave.,
101 – 241 Deckbar Ave., and 1706
Jefferson Hwy.**

Lot 1, Sq. 1, Ludger Fortier Subdivision; Lot 52,
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28 – 42, and Lot WP, Sq. 1 Live Oaks Place
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into

Lot OH-1, Sq. 1A, Ludger Fortier Subdivision

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Council District 2

FIGURE 5



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Plat - Professional

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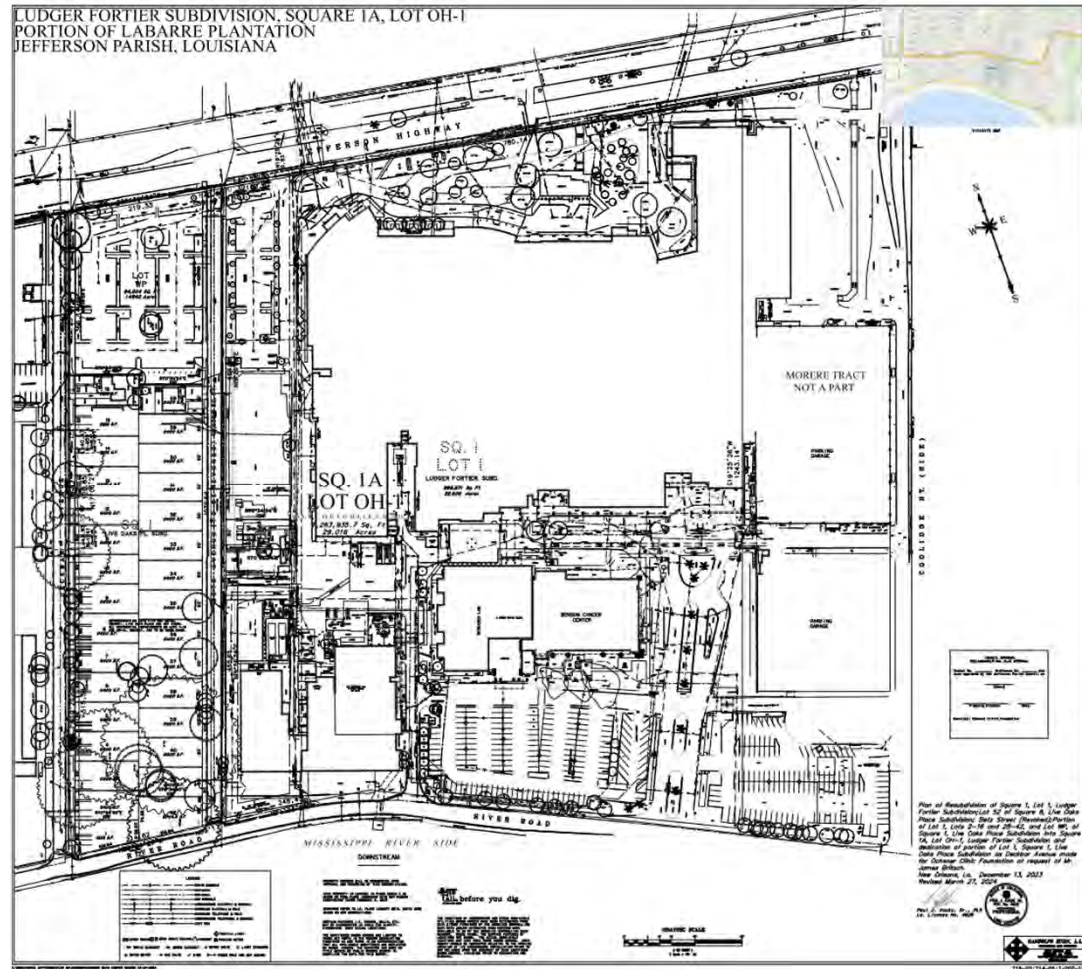
Lot OH-1, Sq. 1A, Ludger Fortier Subdivision

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FIGURE 6



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