



Planning Department

Juliette L. Cassagne  
Director

# STAFF REPORT Major Subdivision

## Docket No. ES-204-19-PF Summary No.

PARISH COUNCIL  
A: Ricky J. Temple  
B: Scott Walker  
1: Marion F. Edwards  
2: Deano Bonano  
3: Byron Lee  
4: Dominick F. Impastato, III  
5: Jennifer Van Vrancken

Cynthia Lee Sheng  
Parish President

504-736-6320 | Yenni Building, 1221 Elmwood Park Blvd, Ste 601, Jefferson, LA 70123 | [jjplanning@jeffparish.net](mailto:jjplanning@jeffparish.net)

**Subdivision:** Shemberdy Park/ Ludger Fortier Plantation **Council District:** 2

**PAB Hearing:** 3/19/2020

**Location:** Portion of land bounded by Earhart Expy., Jefferson Hwy., and Iris Ave. (Figure 1)

**Last Meeting Date for Council Action:** 7/22/2020

**Owners:** M & J DeFraités Capital Holdings, L.L.C.; M & R DeFraités Capital Holdings, L.L.C.; M & S DeFraités Capital Holdings, L.L.C.; Judith A. DeFraités; Robert DeFraités, Sharon DeFraités Clark; R. M. Properties South, L.L.C.; R. M. Properties North, L.L.C.; Merrick Enterprises, L.L.C.

**Applicant:** Margaret Glass, The Steeg Law Firm, LLC



### CURRENT ZONING/FUTURE LAND USE

**Zoning:** M-2 Industrial District and M-2 Industrial District/ CPZ Commercial Parkway Overlay Zone (Figure 2)

**FLU:** PDR Production, Distribution, and Repair (Figure 3)

### REQUEST

- Subdivide Lot 3A, Shemberdy Park Subdivision, Lot EQ, Ludger Fortier Plantation Subdivision, and portions of Ludger Fortier Plantation referred to as Parcels AA, BB, and DD, into Lots BB-W, D-BB-1, EQ-2, and TU-3A, Ludger Fortier Plantation Subdivision;
- Dedicate Parcel HC1 to Jefferson Parish; two 6 ft. water servitudes in favor of Jefferson Parish, and 25 ft. private access servitude in favor of TU-3A; and
- Renounce a 10 ft. servitude of Lot TU-3A (Table 2)

### RECOMMENDATIONS

**Planning Department:** Approval for the following reasons:

- The proposed lots do not create a greater deficiency in any of the width, depth,

and area requirements.

- Proposed servitudes will provide necessary vehicular and water access to the proposed lots.

**Planning Advisory Board:** to be determined

---

## CONSISTENCY WITH COMPREHENSIVE PLAN

The proposal supports the following objectives:

- Objective 1.4: “Provide sufficient land for residential, commercial, industrial facilities, and recreational land uses.”
- Objective 1.6: “Employ best planning practices and effective regulatory tools.”

---

## FINDINGS

1. The purpose of this request is to create new lots: BB-W, D-BB-1, EQ-2, TU-3A from lots 3A, EQ, and portions of Ludger Fortier Plantation subdivision. The proposed subdivision also includes the dedication of Parcel HC1 (Hoey’s Canal) in favor of Jefferson Parish, two 6 ft. water servitudes in favor of Jefferson Parish, and a private access servitude in favor of proposed Lot TU-3A; and the renunciation of a 10 ft. servitude on proposed lot TU-3A.
2. There is a pending sale associated with the subdivision request. A portion of the property, excluding proposed Parcel HC1, and EQ-2, is to be purchased by the Administrators of the Tulane Educational Fund.
3. In 2003, the Parish Council adopted Ordinance No. 22001, approving the subdivision of portion of Lots 1-C, 2 through 18, 19A and 20, and revocation of rights-of-way and 5-foot utility servitudes in Shemberdy Industrial Park Subdivision into Lots 1A, 2A, and 3A, Shemberdy Park Subdivision. Lot 3A was created with no frontage on a public right-of-way, but rather with a 25-ft.-wide servitude of access across Lot 2A. Proposed Lot TU-3A will continue to utilize this access servitude. In 2004, the Parish Council adopted Ordinance No. 22131, which created Lot EQ among other lots, revoked existing Dakin Street right-of-way and drainage servitude, and dedicated a portion of the property for the relocation of Dakin Street.
4. Sec. 33-2.31.2 requires subdivisions involving more than two acres of land to be approved by the Jefferson Parish Council. The petitioned site contains 22.466 acres.
5. The M-2 Industrial district has no minimum lot dimension requirements. The proposed lots exceed 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. Though proposed lot BB-W has an average width of 48.70, the proposed lot has 98.07 ft. of frontage on Iris Ave.
6. 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 CPZ is mapped on

proposed Lot EQ-2. Proposed Lot EQ-2 meets the minimum lot area and depth requirements of the CPZ district.

7. Existing Lot EQ has 69.68 ft. of frontage on Jefferson Hwy., which is less than the minimum required in the CPZ district. Proposed new lot EQ-2 does not create a greater deficiency in any of the area requirements of the CPZ district.
8. Proposed lots D-BB-1 and BB-W have frontage and vehicular access on Iris Ave. Proposed lot EQ-2 has frontage on Jefferson Hwy. Though it does not have direct access from a public right-of-way, proposed lot TU-3A has frontage along a 25-foot wide private access servitude located adjacent west and will be dedicated in favor of Lot TU-3A as part of the subdivision request. Parcel HC1 is proposed to be dedicated to Jefferson Parish and therefore, exempt from frontage requirements of the Code (Figure 5).
9. To facilitate water access, two 6 ft. water servitudes are proposed to be dedicated as part of the subdivision request. All other development related matters will be addressed at the building permit stage (Figure 5).
10. The applicant is aware of the LURTC comments from the Public Works Department, and will submit a revised plat addressing specific servitude issues.

---

**DEPARTMENT COMMENTS**

<b>Table 1: Land Use Review Technical Committee (LURTC) Comments</b>		
<b>Department</b>	<b>Position</b>	<b>Comment/Stipulation</b>
Public Works	Not Opposed	ES-204-19-PF the Department of Public Works (on 02/26/2020) this 'no objection' statement/letter is strictly based on technical issue(s). It does not address any potential Code of Ordinance violations/regulations. Such regulations shall be addressed by other departments such as Code Enforcement, Planning, etc' prior to the granting of a permit. The only Parish water line that crosses Hoeyes Canal is an 8" line that cuts across Lot 2A inside the 24.5' utility servitude. The only Parish sewer line is a 4" sfm also located in the referenced servitude but cannot be tapped for service. The only gravity sewer line available for service with the installation of a private lift station(s)/sfm(s) for service into a Parish sewer system is along the south side of Hoeyes Canal and the railroad tracks. A permit would have to be obtained by the applicant(s) from the railroad company to run a force main(s) under the tracks. Otherwise, a private sewer treatment plant would be the only other alternative for sewer service and an

		<p>application would be made to the La State Dept. of Health and Hospitals for installation. Regarding what was added to the survey, if water servitudes are to be dedicated to the Parish a minimum 20' with the line centered will be required; not 6". Also the existing line that is shown crossing the RR tracks ties into the 12" water line along Earhart which is the location per GIS is not maintained by the Parish and would need a servitude dedicated to the Parish. The GIS shows this line extended further south with a hydrant at the end, but the survey shows an existing hydrant further east. In addition, it is not known if the above water line (8") is operational. If the line is not operational then it is the responsibility of the owner to replace the line per Parish standards and obtain permits from DOTD and the railroad if applicable. A small segment of the Creosote Ditch that ties into the Hoey's Canal encroaches into proposed Lot D-BB-1 in the small strip section of the lot that shows the drain line. A servitude will be required. I will defer all comments regarding the Hoeys Canal to the Drainage Dept. No structures allowed inside Parish servitudes. If the lots are to be developed, Drainage Ordinance 19914 shall be enforced during the building permit stage. Drainage requires the retention all existing drainage servitudes within proposed, resub-divided area. Traffic Engineering Division finds that the sight triangles are not an issue at this time and a TIA is not required. Parkways has no comment, no landscape plan submitted.</p>
ICE-Building	Not Opposed	
Engineering-Site Plan	Not Opposed	<p>1) The property owner is responsible for any damage to right of way improvements (including the existing sidewalks or driveways) during or after the construction of any new structure(s) or demolition of any existing structure(s). Any damage must be repaired, or improvements replaced in accordance to the Jefferson Parish Engineering standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction. 2) Further comments will be made at the permit stage. Contact Site Plan Review at: (504) 736-6397 for more information and a complete list of requirements.</p>
Parish Attorney	Not Opposed	We will defer to the other departments for comments.

Fire	Not Opposed	As per NFPA 1: 18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m). 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m). 18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. 18.2.3.4.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. 18.3.1* An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. 18.5.3 Buildings Other than Detached One and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m). (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).
911	Not Opposed	

## TABLES

	<b>Lot #</b>	<b>Primary Frontage</b>	<b>CPZ frontage</b>	<b>Avg. Width (ft.)</b>	<b>Avg. Depth (ft.)</b>	<b>Area (sq. ft.)</b>
<b>Existing</b>	3A	N/A	N/A	260.15	566.60	145,321
<b>Existing</b>	EQ	Jefferson Hwy.	69.68 ft.	793.24	912.98	726,380
<b>Existing</b>	Parcel AA*	N/A	N/A	438.84	100.00	48,788
<b>Existing</b>	Parcel BB*	Iris Ave.	N/A	247.64	964.29	108,795

**Table 2: Description of Lots**

	Lot #	Primary Frontage	CPZ frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
<b>Existing</b>	Parcel DD*	Iris Ave.	N/A	53.34	219.67	9,871
<b>Proposed</b>	BB-W	Iris Ave.	N/A	48.70	140.84	6,334
<b>Proposed</b>	D-BB-1	Iris Ave.	N/A	243.09	1108.52	228,538
<b>Proposed</b>	TU-3A	N/A	N/A	405.42	941.80	401,191
<b>Proposed</b>	EQ-2	Jefferson Hwy.	69.68	180.50	1261.53	342,638
<b>Proposed</b>	HC1	N/A	N/A	74.31	602.63	60,135

\* Parcels AA, BB, and DD are not actual lots of record; they are portions of Ludger Fortier Plantation referred to as Parcels AA, BB, and DD for designation purposes only

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

Criteria	Compliance	
	Yes   No	Comments
Consistent with Comprehensive Plan	Yes	
Consistent with existing or proposed zoning of property	Yes	Proposed lots exceed the lot depth and area requirements of the M-2 and CPZ, as applicable.
Availability of adequate facilities and services	Yes	
Suitability of site for proposed development	Yes	Proposed lots exceed the area regulations for the M-2 district and CPZ, as applicable.
Compatibility of development with existing and planned land use pattern	Yes	Proposed lots are compatible with the existing land use pattern.
Compatibility of development with neighborhood norm	N/A	
Development is within reasonable distance to public facilities and access	Yes	Private access servitude to be dedicated in favor of TU-3A, and 6 ft. water servitudes to be dedicated in favor of Jefferson Parish.

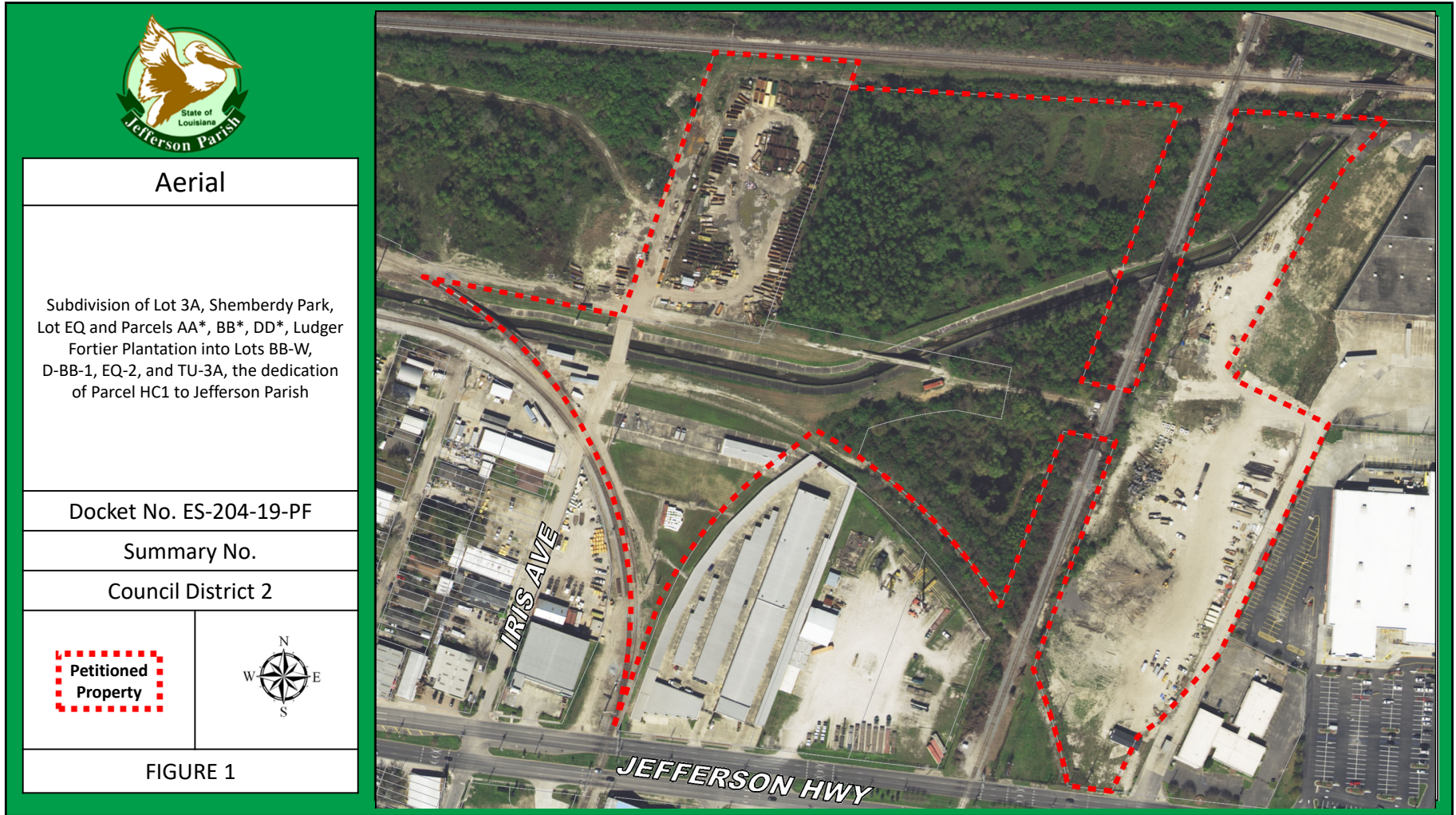
<b>Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]</b>		
<b>Criteria</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Consistent with adopted design for lots and blocks	Yes	See Table 4.
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	Proposed lots D-BB-1 and BB-W have frontage and access on Iris Ave. Proposed lot TU-3A has frontage along 25-foot wide access servitude. Proposed lot EQ-2 has frontage on Jefferson Hwy.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	
Consistent with applicable Concept Plan	N/A	
Consistent with approved Preliminary Plat	N/A	
LURTC process complete	Yes	Department comments are being addressed.

<b>Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]</b>		
<b>Standards</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Adequate Building Sites	Yes	The proposed lots meet the area and depth requirements of the M-2 district and CPZ district, as applicable.
No Unusable Remnants Created	Yes	No unusable remnants created.
Block Depth	N/A	
Block Length	N/A	
Lot Area	Yes	Proposed lots meet min. lot area requirements.
Lot Arrangement	Yes	Proposed lots create satisfactory building sites that are consistent with the area.

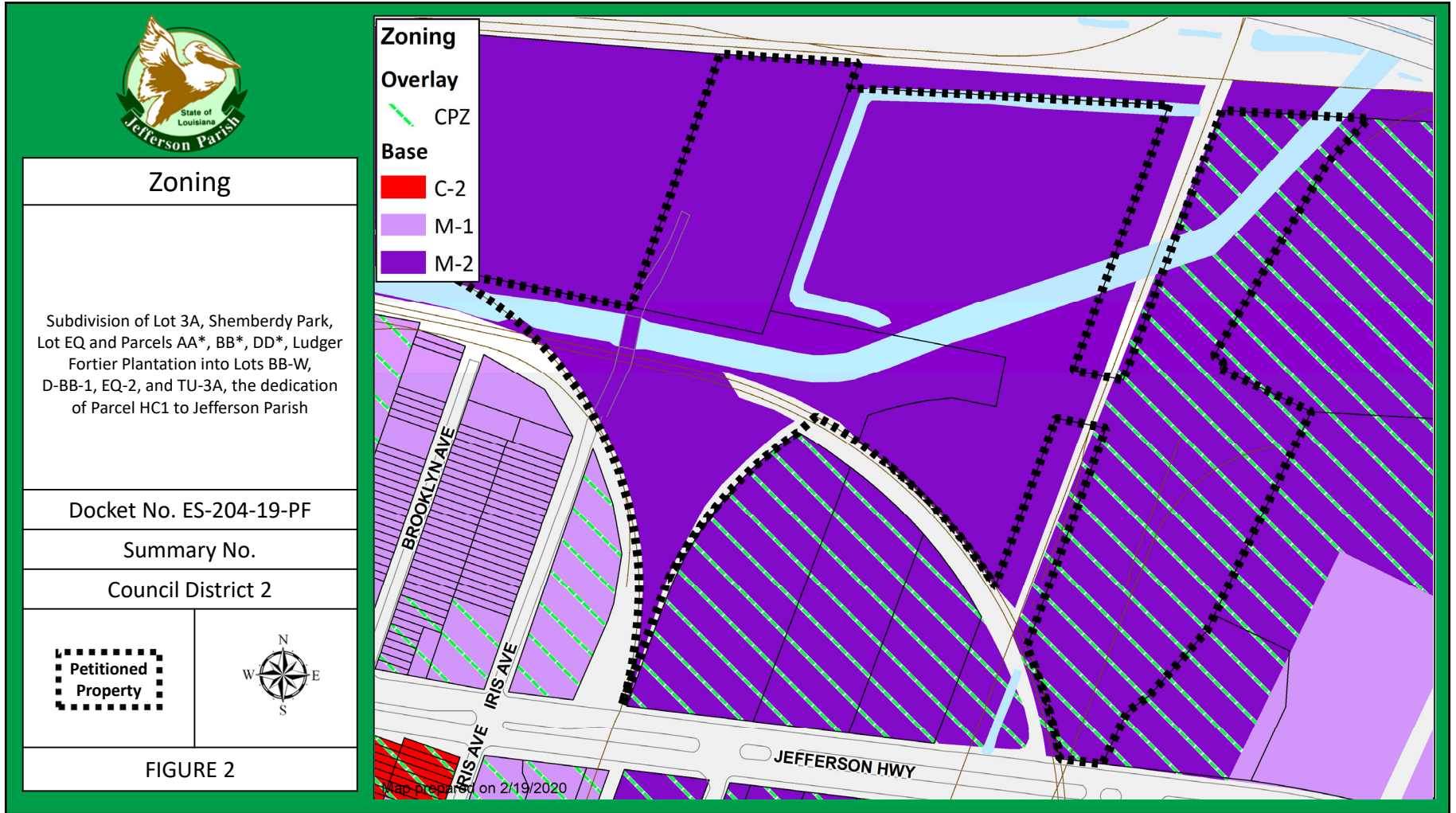
**Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]**

Standards	Compliance	
	Yes   No	Comments
Lot Frontage	Yes	Proposed lots BB-W and D-BB-1 front on Iris Ave., proposed lot EQ-2 fronts on Jefferson Hwy., and proposed lot TU-3A has frontage along a 25 ft. private servitude. Parcel HC1 is exempt from frontage requirements.
Lot Lines	Yes	
Lot Orientation	Yes	



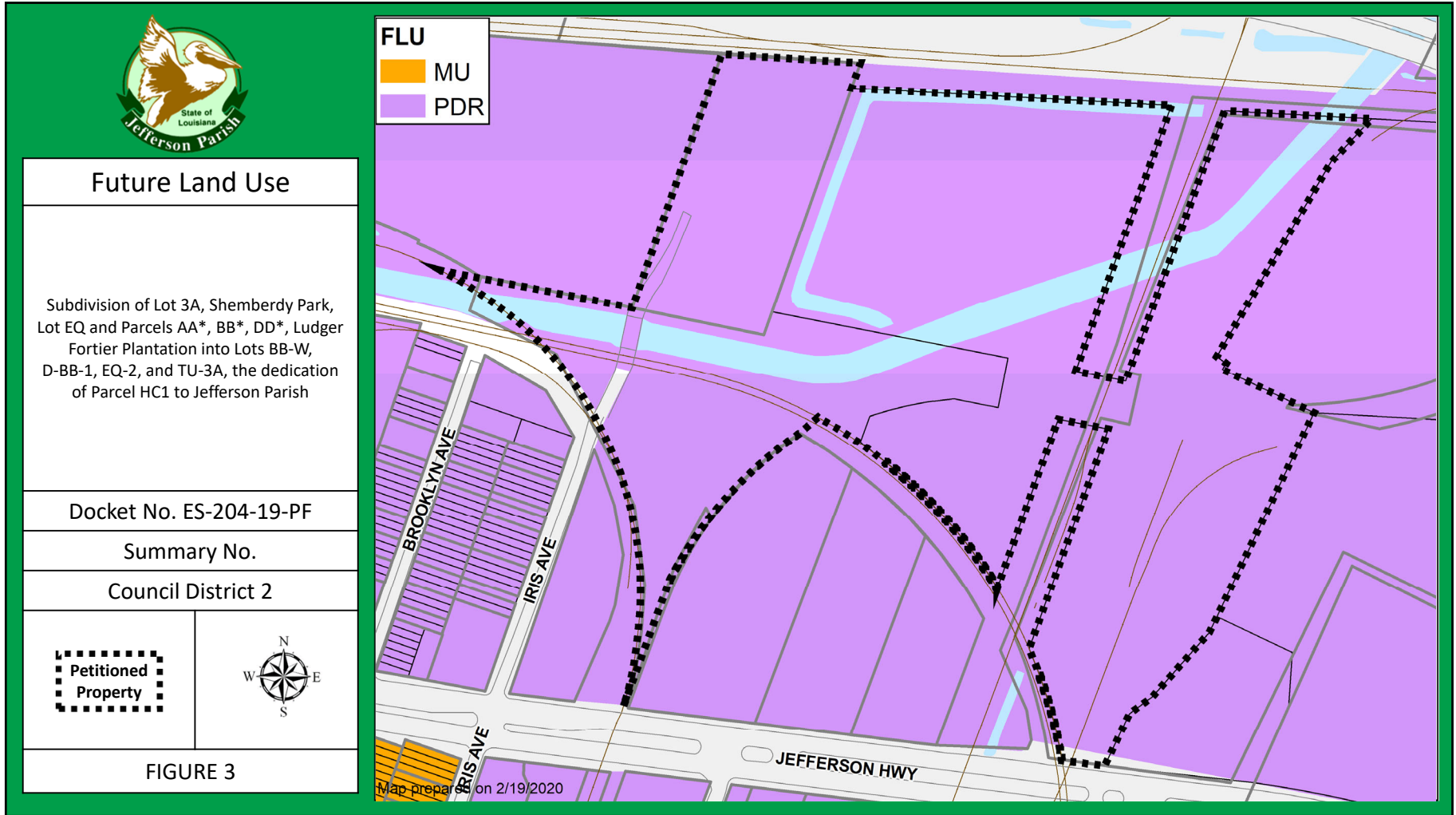


All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish 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.

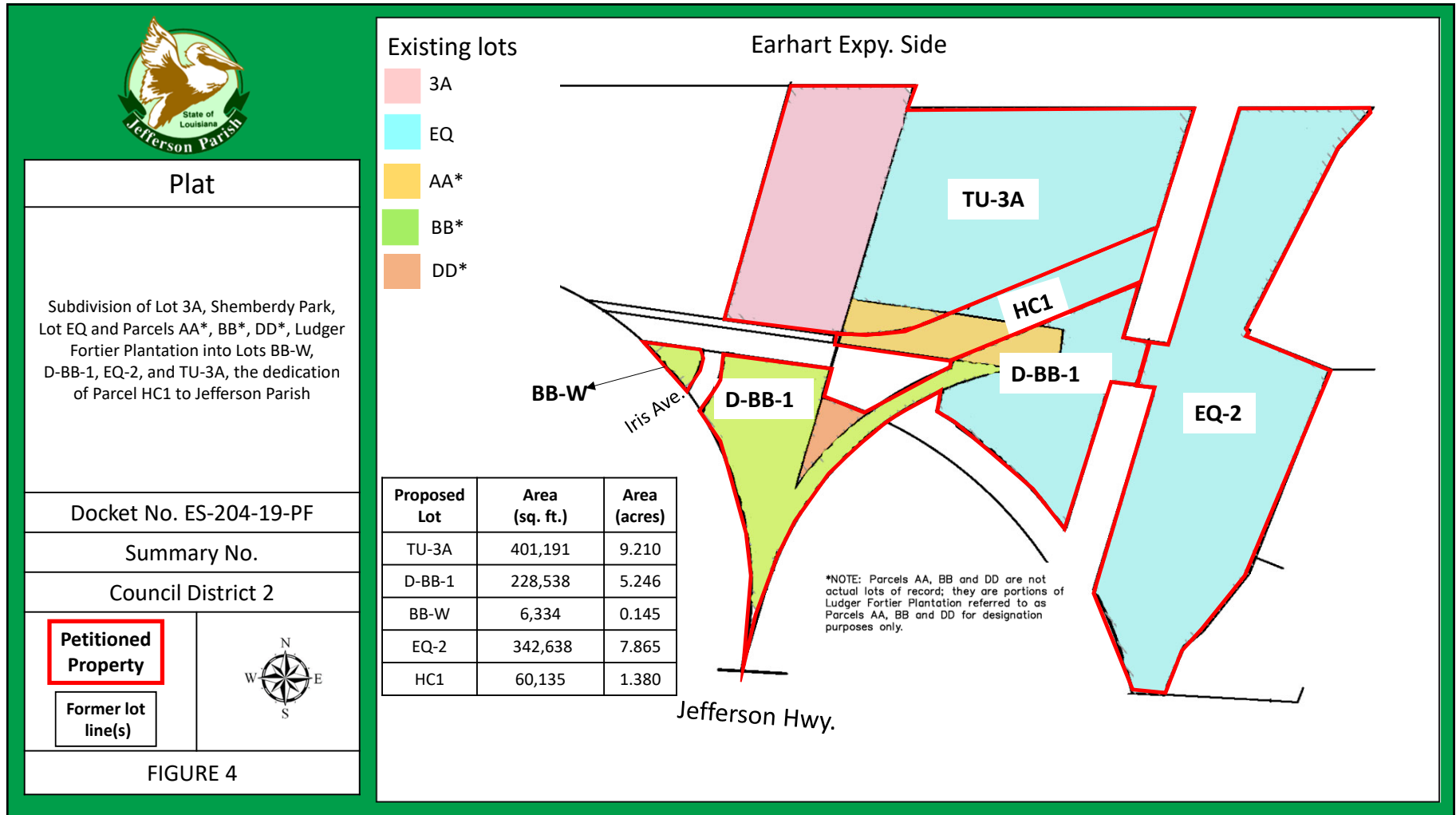


All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish 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.





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.



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.



**Plat**

Subdivision of Lot 3A, Shemberdy Park, Lot EQ and Parcels AA\*, BB\*, DD\*, Ludger Fortier Plantation into Lots BB-W, D-BB-1, EQ-2, and TU-3A, the dedication of Parcel HC1 to Jefferson Parish

Docket No. ES-204-19-PF

Summary No.

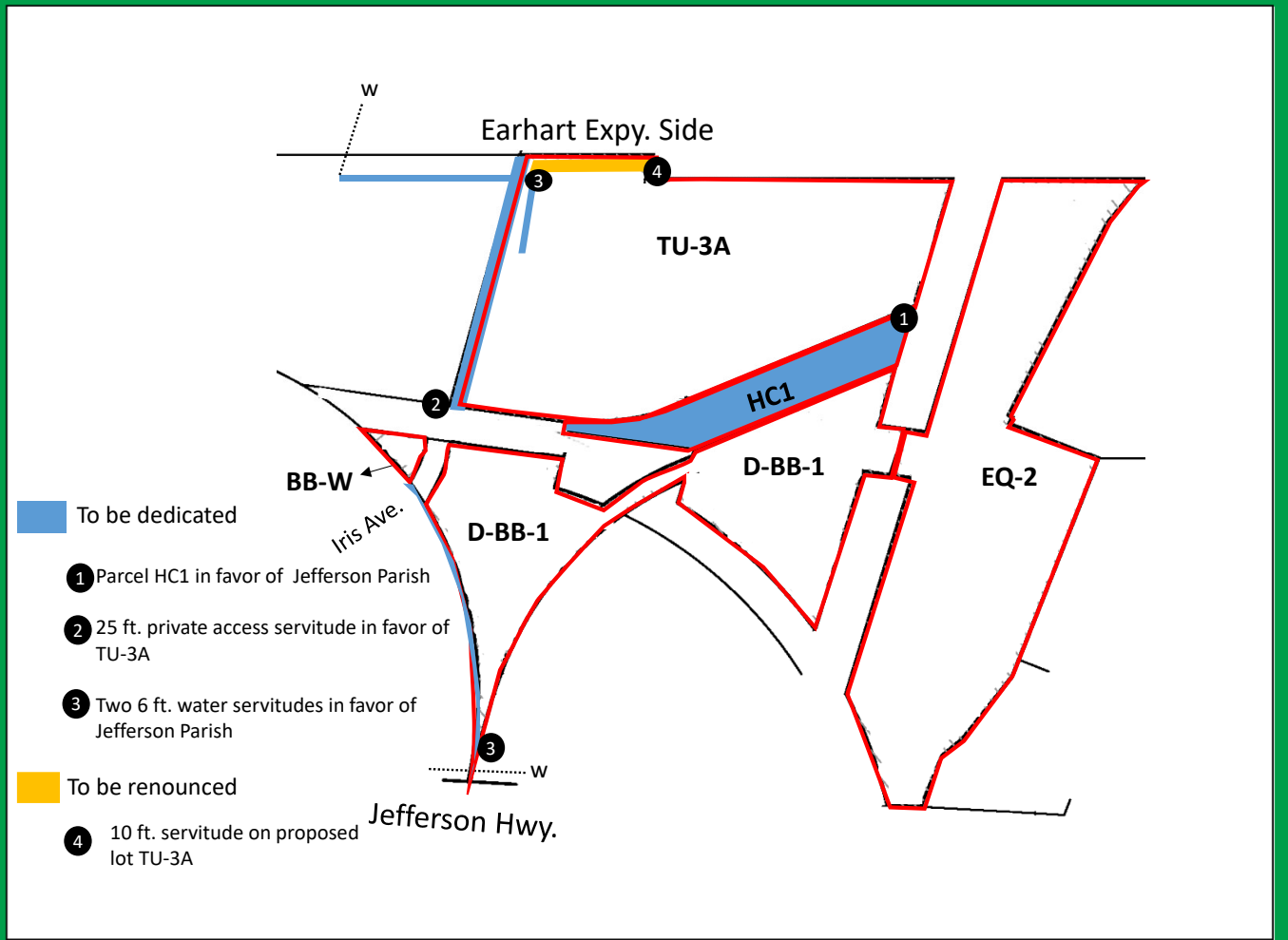
Council District 2

**Petitioned Property**



.....  
**Water line**

**FIGURE 5**



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.