



Planning Department

Bessie L. Martin Director

STAFF REPORT
Docket No. EZ-23-23
Summary No.
Map Amendment

PARISH COUNCIL
A: Jennifer Van Vrancken
B: Scott Walker
1: Marion F. Edwards
2: Deano Bonano
3: Byron Lee
4: Arita M.L. Bohannan
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Location: 100-216 Betz Ave., 101-241 Deckbar Ave., and 1706 Jefferson Hwy. Council District: 2

PAB Hearing: 6/20/24

Legal Description: 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; bounded by Jefferson Hwy., Coolidge St., River Rd. and Deckbar Ave. Last Meeting Date for Council Action: 10/16/24

Owner: Ochsner Clinic Foundation

Applicant: Ashley Ruh and Scott Tabary, Duplantis Design Group

CURRENT ZONING/FUTURE LAND USE

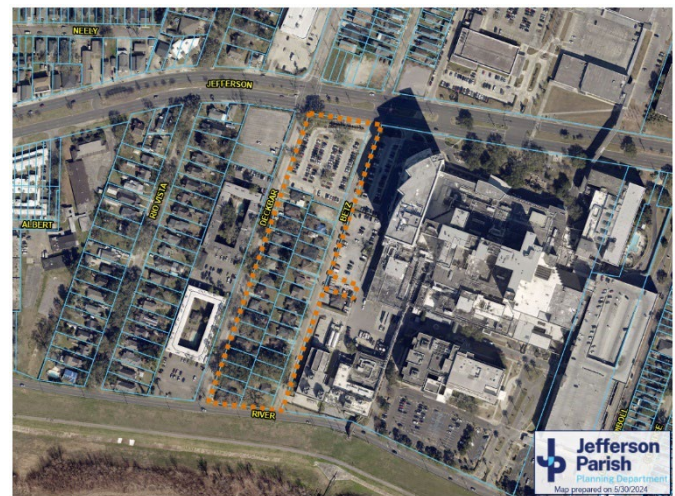
R-1A Single-Family Residential District and H-1 Medical Service with the CPZ Commercial Parkway Overlay Zone

CF Community Facilities and MU Mixed-Use

REQUEST

H-2 Medical Service District with the CPZ Commercial Parkway Overlay Zone

CF Community Facilities and MU Mixed-Use



RECOMMENDATIONS

Planning Department: Approval for the following reasons:

- The proposal meets the approval criteria for a map amendment per section 33-2.21.4.(e).
- The proposed rezoning is part of a well-developed plan to provide an adequate building site for a children's hospital, garage, and future hotel for the Ochsner South Campus
- The proposed rezoning, in conjunction with the subdivision, would allow Ochsner Clinic Foundation to consolidate property that represents the extent of their

ownership into a single lot of record with a uniform and appropriate zoning designation of H-2/CPZ.

Planning Advisory Board: tbd

CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed rezoning 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

1. The petitioned property contains all of the lots in the block bounded by Jefferson Hwy. Betz Ave., River Rd. and Deckbar Ave., a single lot on the east side of Betz Ave., and the portion of Betz Ave. between Jefferson Hwy. and River Rd. which is being revoked. The applicant proposes to rezone the petitioned property to H-2 Medical Service District with the CPZ Commercial Parkway Overlay Zone.
2. The petitioned property consists of the following lots:
 - a. Lot WP, Sq. 1, Live Oaks Place Subdivision fronts on Jefferson Hwy. with secondary frontages on Deckbar Ave. and Betz Ave. Lot WP is zoned H-1 Medical Service District with the CPZ Commercial Parkway Overlay Zone and contains a parking lot.
 - b. Lots 1 – 16, Sq. 1, Live Oaks Place Subdivision front on Deckbar Ave; Lots 28 -42, Sq. 1, Live Oaks Place Subdivision front on Betz Ave. These lots are all zoned R-1A Single-Family Residential, and they contain single family homes.
 - c. Lot 52, Sq. 8, Live Oaks Place Blvd. fronts on Betz Ave, and it is zoned R-1A Single-Family Residential. This lot is currently part of the Ochsner South Campus.
3. There are two concurrent applications associated with this proposal: ES-177-23 and SP-23-24. Under docket ES-177-23, the applicant proposes to subdivide the petitioned property and adjacent Lot 1, Sq. 1, Ludger Fortier into a single lot of record: Lot OH-1, Sq. 1A, Ludger Fortier Subdivision. The purpose of the proposed subdivision and rezoning is to expand the footprint of Ochsner South Campus for a proposed children’s hospital, parking garage, and future hotel.
4. Docket SP-23-24 is a proposal to establish a Medical Campus Master Plan per the regulations established via resolution 143178. The Medical Campus Master Plan is comprised of lots from the North, South, and West Ochsner Campuses and will unify the Ochsner properties as a single Medical Campus. The proposed children’s hospital, hotel and parking garage are also reviewed under docket SP-

23-24. The proposed rezoning is reviewed based on the facts and proposed uses of the concurrent cases.

5. The zoning history of the petitioned properties is as follows:
 - a. The petitioned properties were zoned R-1 Single-Family Residential District between 1958 and 1989.
 - b. In 1989, via Ordinance No. 17856 (Planning Department Docket No. E-35-89), the Parish Council established new single-family residential zoning districts with minimum lot area requirements, amending the zoning of the petitioned properties from R-1 to their current R-1A.
 - c. In 1991, via ordinance 18073 (Planning Department Docket No. E-16-90) the CPZ Commercial Parkway Overlay Zone was added to all lots fronting on Jefferson Hwy.
 - d. In 2018, via ordinance 25593 (Planning Department Docket ELUZ-1-18), Lot WP (previously Lots 16-28, Sq. 1, Live Oaks Place Subdivision) was rezoned from R-1A Single-Family Residential with the CPZ to H-1 Medical Service District with the CPZ. The applicant initially petitioned to rezoned to H-2 Medical Service District with the CPZ. The Planning Department recommended approval for the change to H-2 with the CPZ stating that the proposed H-2 was consistent with the nearby medical service uses and that the CPZ landscaping requirements were adequate to buffer the residential uses to the south. The Planning Advisory Board made a modified recommendation to a change to H-1 with the CPZ. The applicant modified their request and it was approved by council.
6. To the east, the area now designated as Lot 1, Sq. 1, Ludger Fortier Subdivision (being a portion of the Ochsner South Campus) was previously made up of 25 lots zoned R-1A Single-Family Residential District, C-2 General Commercial, and H-2 Medical District with the CPZ Commercial Parkway Zone Overlay. The lots were subdivided into a single lot of record via ordinance 25035 (Planning Docket number ES-119-15-PF). A concurrent rezoning for the property was approved via ordinance 25038 (Planning Docket number ELUZ-23-15). The property was all rezoned to H-2 with the CPZ overlay. The Planning Department recommended approval of the case stating that the rezoning, in conjunction with the subdivision, would allow Ochsner Clinic Foundation to consolidate property that represented the extent of their ownership into a single lot of record with a uniform and appropriate zoning designation of H-2/CPZ.
7. To the north, the area now designated as Tract OH, Labarre Plantation Subdivision (being a portion of the Ochsner North Campus) was previously made up of 9 lots of record and zoned C-2 General Commercial District and M-1 Industrial District with the CPZ Commercial Parkway Overlay. The lots were subdivided into a single lot of record via ordinance 25118 (Planning Docket number ES-152-15-PF). A concurrent rezoning for the property was approved via ordinance 25129 (Planning Docket number ELUZ-26-15). The property was all rezoned to H-2 with the CPZ overlay. The Planning Department recommended approval of the case for the same reasons as stated in ELUZ-23-15.

8. The requested H-2 Medical Service district requires hospitals to have a minimum lot size of 20,000 sq. ft. Proposed Lot OH-1 far exceeds the minimum lot requirement.
9. 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*. Proposed lot OH-1 far exceeds the minimum lot area, frontage, and depth requirements. (Figure: Survey).
10. The following zoning districts and land uses are found near the petitioned property (Figure 4: Zoning & Noted Land Use):
 - a. The properties located on the northern side of the Jefferson Hwy. opposite Lot WP are zoned C-2 General commercial with the CPZ Commercial Parkway Overlay Zone. Half of the lots are undeveloped and the other half contain a temporary parking lot. Beyond the C-2 lots. The properties are zoned R-1A Single-Family Residential and RR-3 Three- and Four-Family Residential; these lots contain single-, two, three-, and four-family residential homes. To the north-east, the property is zoned H-2 Medical with the CPZ overlay. The properties fronting on Jefferson Hwy. to the north-west are zoned C-1 Neighborhood Commercial, GO-2 General Office, and R-1A. The block is developed with a CVS Pharmacy and two single-family homes.
 - b. To the east, the property is zoned H-2 with the CPZ overlay. The lot contains a portion of the Ochsner South Campus. The petitioned property is to be combined with this adjacent property to form a single lot of record via docket number ES-177-23.
 - c. The property to the south contains the levee and it is zoned R-1A
 - d. The property on the west side of Deckbar Ave. is zoned H-1 Medical and C-1. The C-1 lot contains a parking lot that serves the Ochsner Campuses; this lot is to be dedicated as part of the Medical Campus via docket SP-23-24. The H-1 property contains apartment buildings. The properties further west are zoned R-1A and are developed with single-family homes.
11. Besides Lot 52, which is currently part of the Ochsner South Campus on the east side of Betz Ave., the use of the petitioned properties is in line with the existing zoning classifications. The H-1 lot is a parking lot and R-1A lots contain single family homes. The applicant proposes to demolish the existing homes to use the petitioned property as part of an expanded South Campus; they plan to develop a children's hospital, parking garage, and hotel.
12. The R-1A Single-Family Residential district is composed of certain lands and structures having a low density, single-family residential character and additional open area where it is desirable and likely that such similar development will occur. Uses are limited to single-family residences and such non-residential uses as are intended primarily to provide service to the adjacent neighborhood. Both the H-1 and H-2 Medical Districts are composed of certain lands and structures used primarily in relation to hospitals.
13. The R-1A district permits single-family homes and other non-residential uses that

serve the neighborhood (schools, churches, libraries, etc.) The H-1 district permits medical uses such as clinics, hospitals, and medical offices. The district also permits any development allowed in the R-1A district. The H-2 district permits everything allowed in the H-1 district in addition to multifamily homes and a few additional commercial uses (pharmacies, banks, restaurants, etc.)

14. The proposed rezoning represents a major expansion of the number of permitted uses for a portion of the petitioned property. However, these uses are compatible with nearby development as H-2 is a common zoning district in the area. Under this proposal, the petitioned property will become part of the Ochsner South Campus which is already zoned H-2 and contains intense medical uses. The R-1A properties fronting on Rio Vista Ave. are buffered from the H-2 and Medical Campus uses by the H-1 lots that contain apartment buildings. Additionally, the petitioned property will have the CPZ overlay which is designed to buffer commercial and residential uses through landscaping requirements.
15. The maximum permitted height for R-1A and H-1 is 35 ft. The H-2 district permits buildings up to 75 ft. by right and up to 100 ft. with additional stipulations. The Medical Campus Master Plan regulations put no limit on the height of buildings, but bulk planes are required for every foot above 75 ft. The bulk planes rise over the building at a 45-degree angle equal to a pitch or slope of 1 foot of vertical distance for each one foot of horizontal distance. This results in a “wedding cake” design so that the taller portions of the building are located further from the lot lines. The increase in permitted height will not conflict with the nearby medical uses, and the bulk plane regulations protect the nearby residential properties.
16. The proposed H-2 district with the CPZ overlay is compatible with nearby development which is predominantly medical in nature. The proposed rezoning, in conjunction with the subdivision, would allow Ochsner Clinic Foundation to consolidate property that represents the extent of their ownership into a single lot of record with a uniform and appropriate zoning designation of H-2/CPZ. The proposal is similar to the rezoning and resubdivision cases for the North and South Campuses from 2015. The Planning Department recommended approval of those cases for the same reasoning.
17. In determining its recommendation or decision, the planning director, PAB, and Council shall consider the *Approval criteria for Map Amendments of Sec. 33-2.21.4(e)(1)*. The proposed H-2 Medical District zoning district satisfies the criteria.
 - a. *Whether the map amendment is consistent with the comprehensive plan.*

The proposed rezoning is part of a well-developed plan that involves a subdivision, rezoning, site plan review, and the dedication of a new Medical Campus Master Plan. The applicant is consolidating property to make a suitable building site for a new children’s hospital, parking garage, and future hotel. As such, the proposal is consistent with the following sections 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.”, and Goal 4, Objective 2: “Promote the viability of health care institutions and enhance their ability to attract and serve patients and employ residents.”

- b. *Whether the amendment is consistent with the purpose and intent of the UDC and Chapter 40 Zoning.*

The proposed rezoning, as a part of a larger plan for the area, is consistent with the stated purpose to promote the safe and orderly development and use of land and natural resources.

- c. *Whether the amendment will benefit the public health, safety, and welfare.*

The request will benefit the public health, safety, or welfare by providing a suitable building site for the proposed children’s hospital while simultaneously protecting nearby residential uses through the CPZ and Medical Campus Master Plan regulations

- d. *Whether the proposed zoning district and future land use map category are compatible, possibly compatible, or not compatible, in accordance with Table 33-2.21.4-1: Zoning and future land use compatibility matrix*

The FLU designation of the petitioned property is CF Community Facilities and MU Mixed-Use. Both of these FLU categories are compatible with the proposed H-2 zoning classification.

DEPARTMENT COMMENTS

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not opposed	<p>EZ-23-23 Public Works Department on (1/17/24) this 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. In the docket PA-23-047 all water lines and sewer lines on Betz Ave will have to be abandoned and considered private. Relocation of Utilities lines will happen at the permit stage. Note any future construction or addition, may require additional comments and requirements.</p> <ol style="list-style-type: none"> 1. Drainage has no comment. 2. Parkways has no comment. 3. Sewer no comment. Previous comments for Betz Ave purchase must be handled thru engineering Dept. 4. Streets has no comment. 5. Traffic has no objection. 6. Utilities has not commented at this time. 7. Water has no objection <p>Not Opposed.</p>
Building Permits	Not opposed	Building code will be addressed at permitting stage.

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Engineering-Site Plan	Not opposed	<ol style="list-style-type: none"> 1. If a change of use requires additional parking, all required parking must be provided for the new use on this property, or meet the dedication of parking requirements; 2. Any portion of the public right of way used for private purposes, must be leased from Jefferson Parish. Contact the Parish Attorney's Office at (504) 736-6300 for more information. 3. 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. 4. Further comments will be made at the permit stage. Contact Site Plan Review at: (504) 349-5174 for more information and a complete list of requirements.
Parish Attorney	Not opposed	We will defer to the other departments for comments.
Fire	Not opposed	No comment
Environmental	Not opposed	No comment

TABLES

	Date	Location	Request	PD/PAB Recommendation (Docket #)	Council Decision (Ordinance #)
	11/4/15	Ochsner South Campus	C-2/CPZ, R-1A/CPZ and R-1A to H-2/CPZ	Approval/Approval (ELUZ-23-15)	Approved (25038)
	4/6/16	Ochsner North Campus	C-2/CPZ and M-1 CPZ to H-2/CPZ	Approval/Approval (ELUZ-26-15)	Approved (25129)
	6/27/18	1706 Jefferson Hwy. – Lot WP	R-1A/CPZ to H-2/CPZ (Amended to H-1/CPZ)	Approval/Modified Approval (ELUZ-1-18)	Modified Proposal Approved (25593)

Requirement	R-1A	H-1/CPZ	H-2/CPZ (with Medical Campus Designation)
Front Yard Setback	20 ft.	20 ft.	20 ft.
Rear Yard Setback	15 ft. – 25 ft.	15 ft. – 25 ft.	20 ft.
Side Yard Setbacks	5 ft.	5 ft.	7.5 ft.
Corner Side Yard Setback	10 ft.	10 ft.	10 ft. (landscaping)
Height	35 ft.	35 ft.	No limit (bulk plane angles required beyond 75 ft.)
Lot Area	5,000 sq. ft.	20,000 sq. ft. for hospitals, 5,000 sq. ft. for all other development	20,000 sq. ft. for hospitals, R-3 lot requirements for multi-family housing, 5,000 sq. ft. for all other development



Planning Department

Aerial

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

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

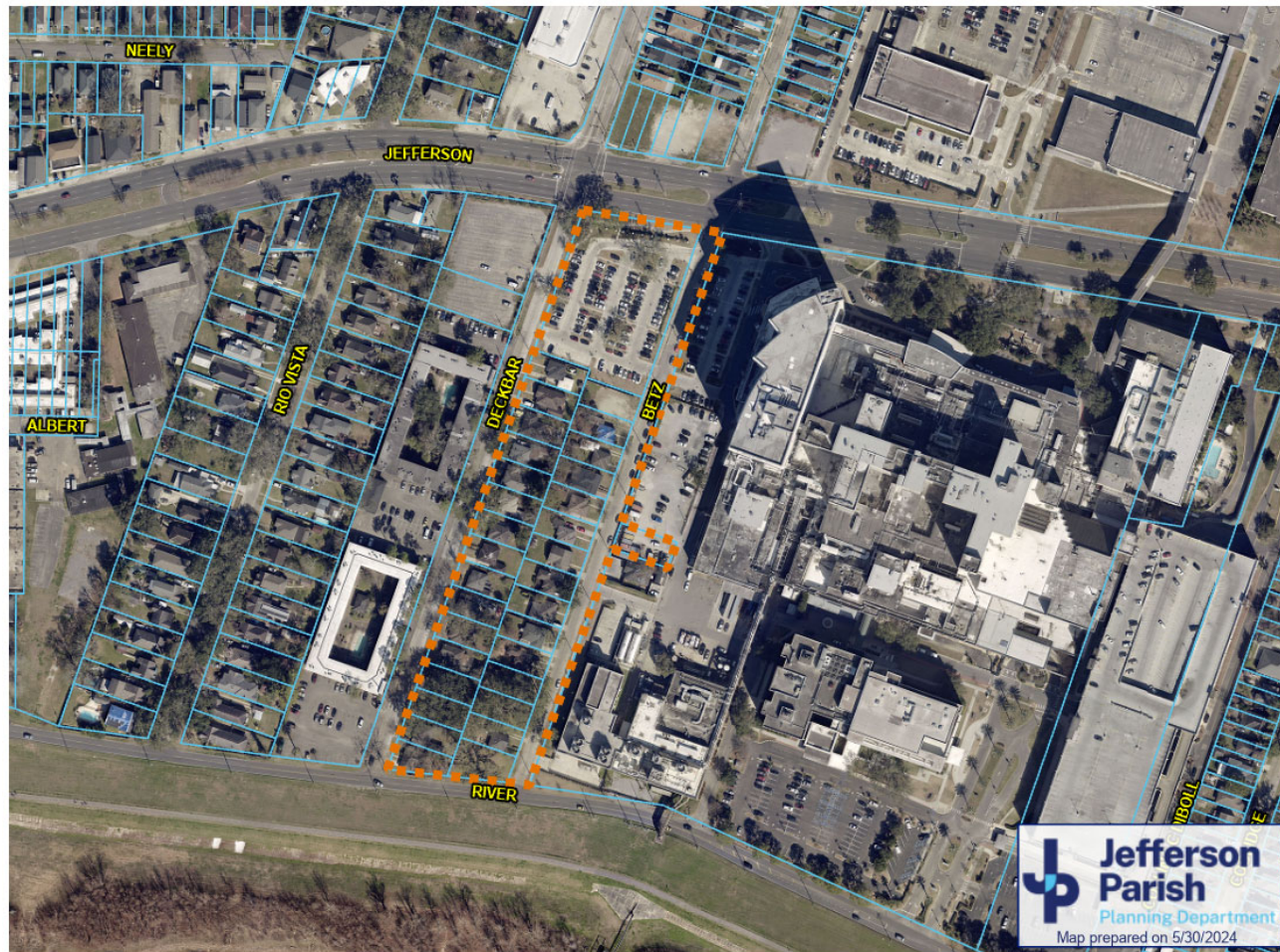
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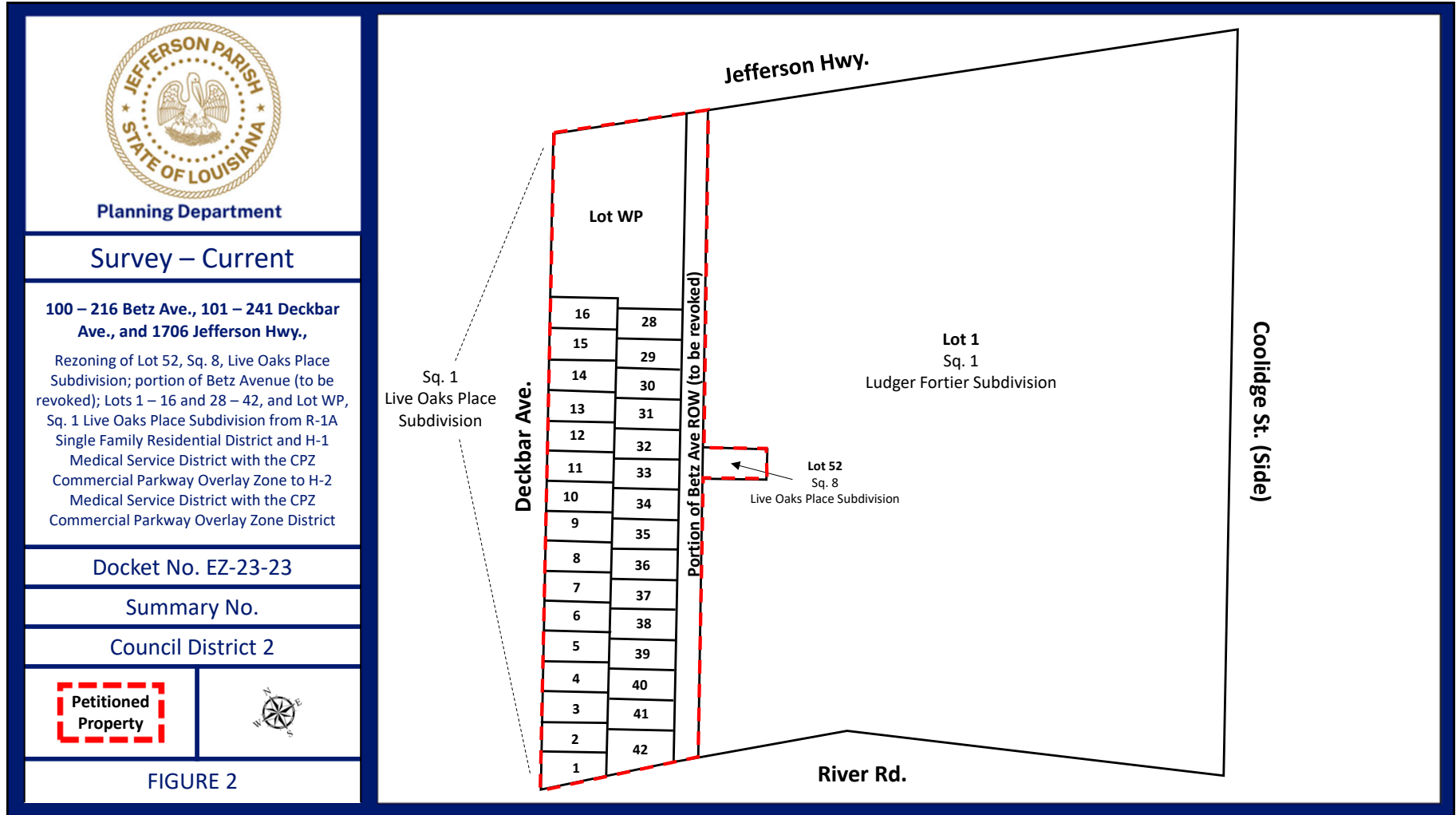
Council District 2



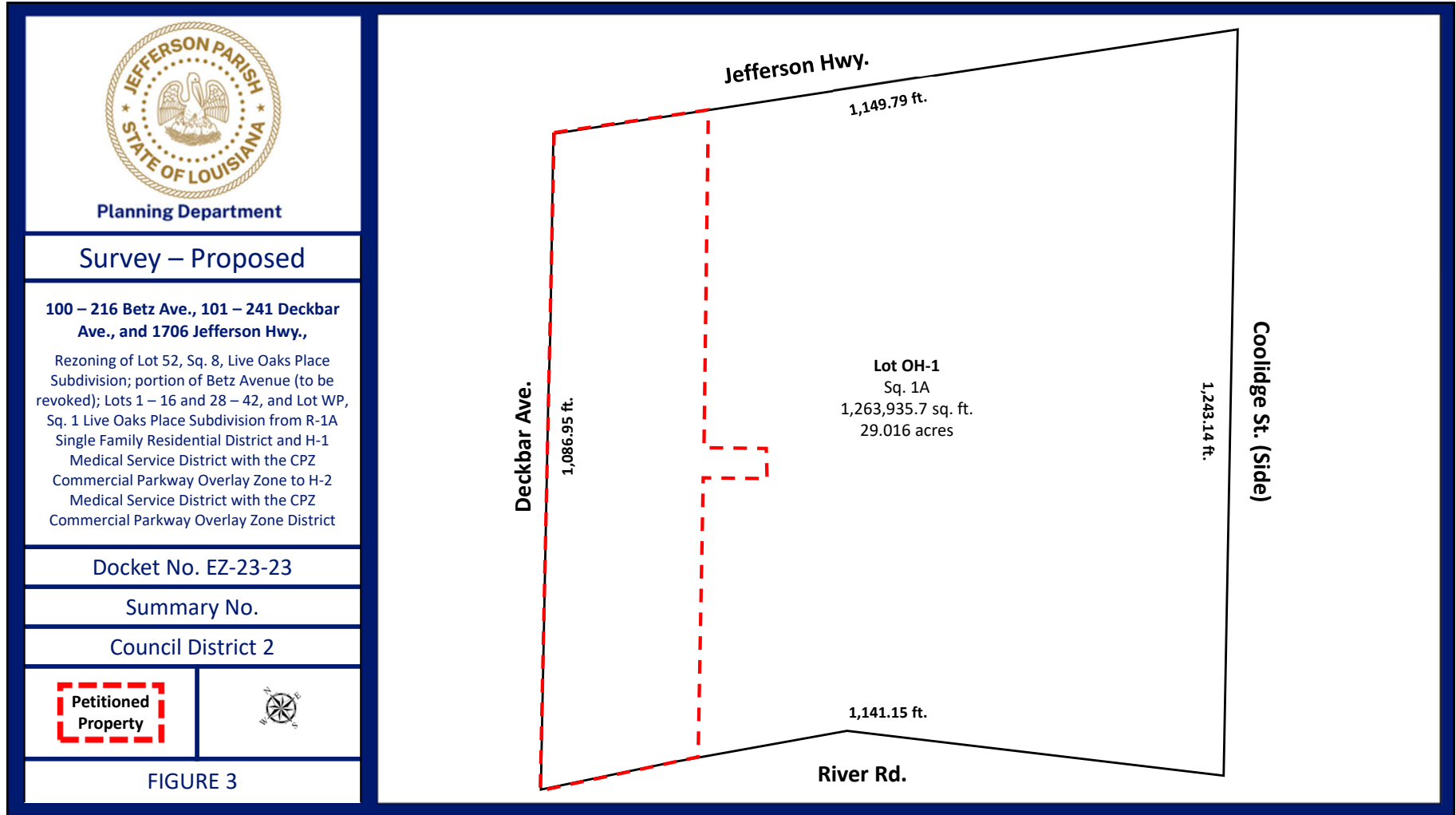
FIGURE 1



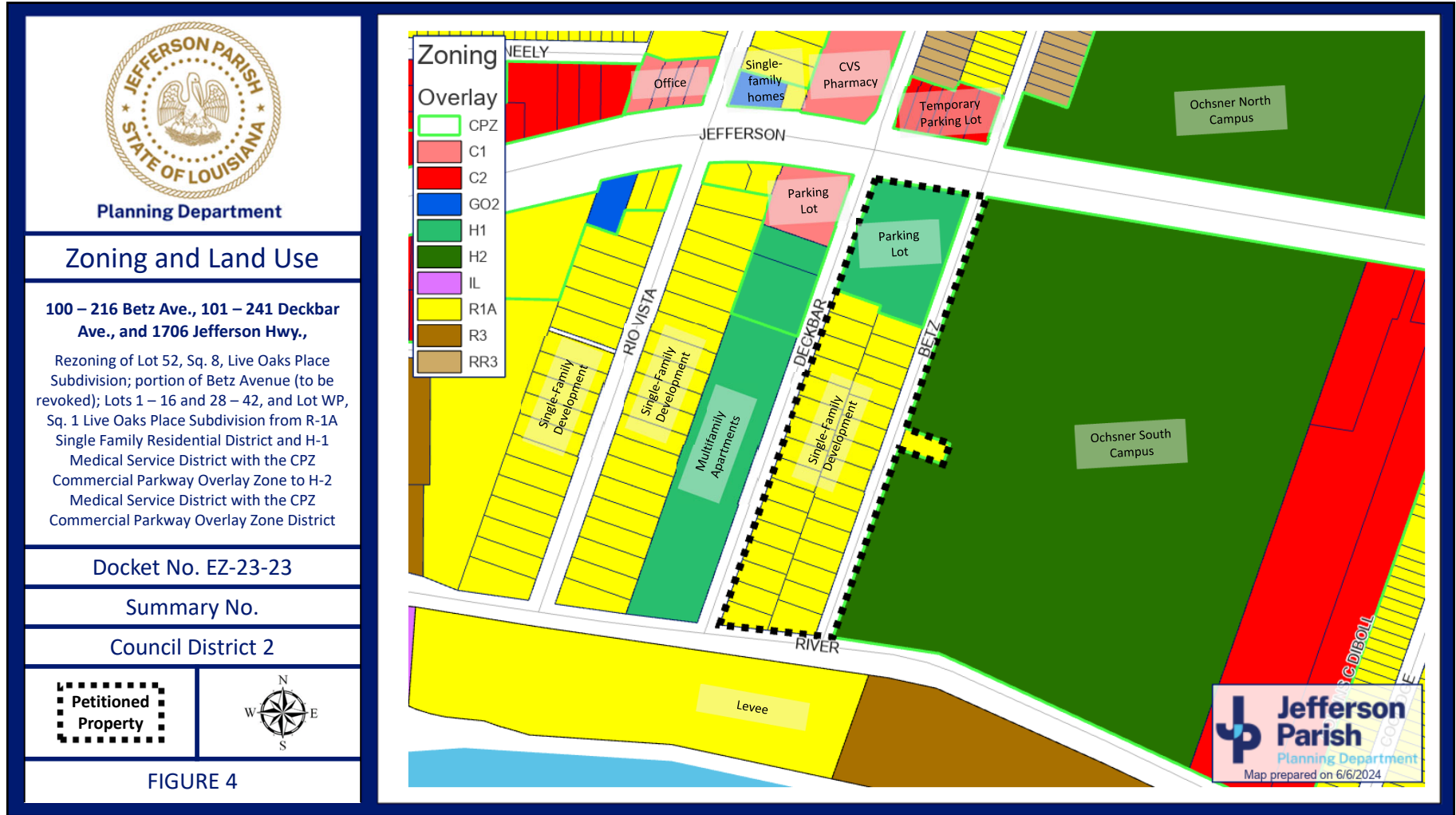
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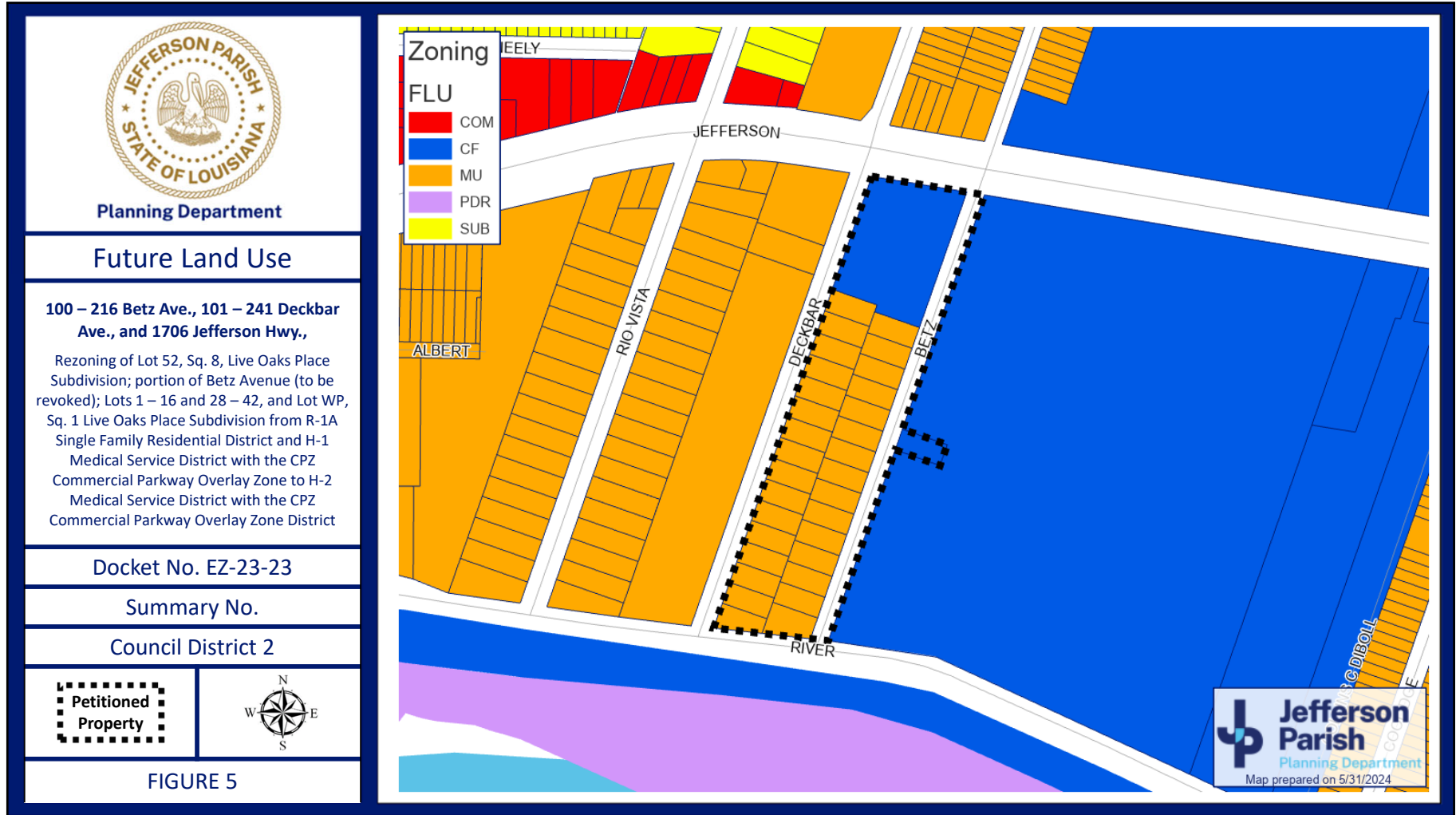
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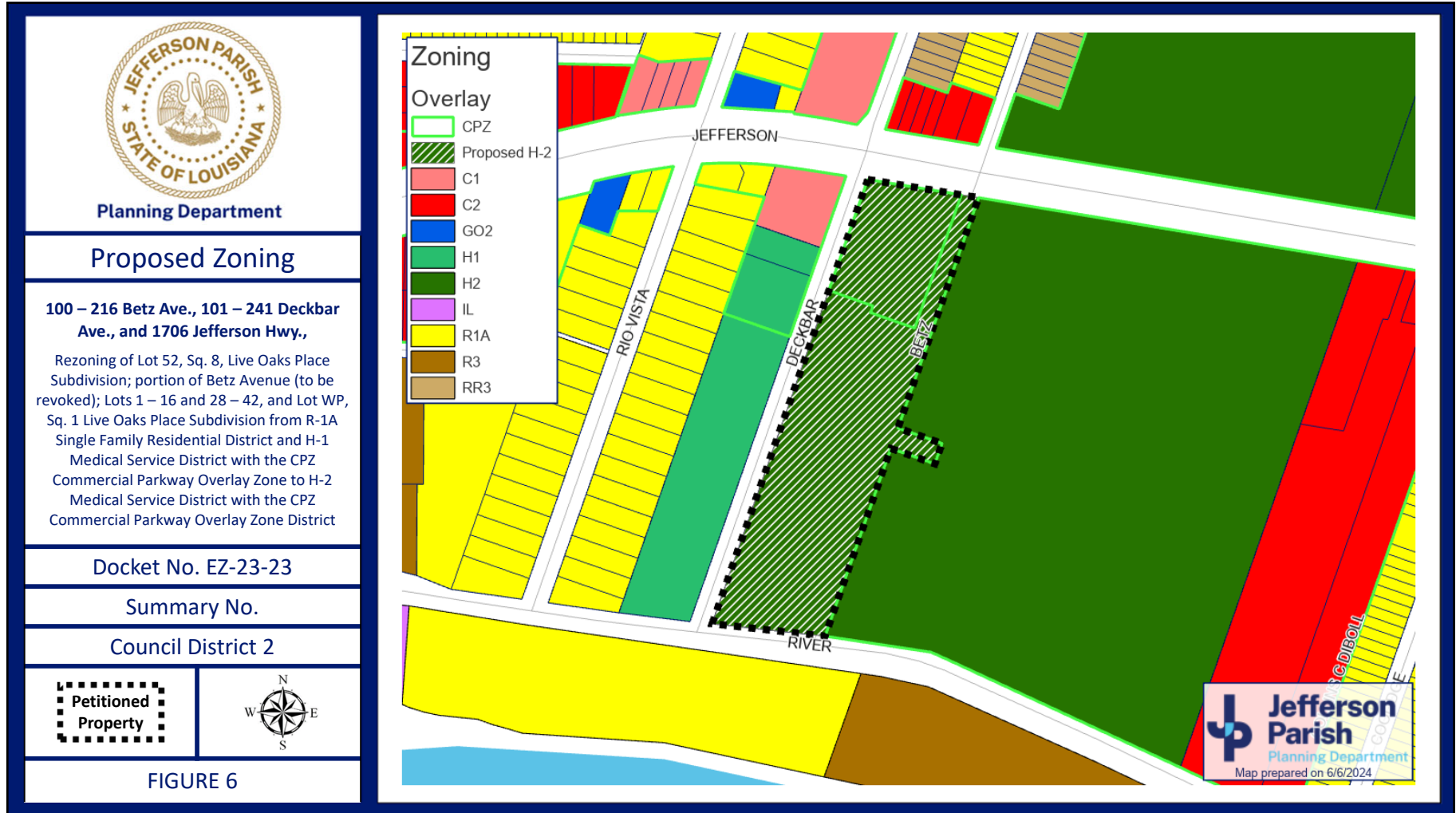
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