



Planning  
Department  
Bessie L. Martin  
Director

# STAFF REPORT Zoning Map Amendment

Docket No. EZ-24-23  
Summary No. 26285

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

Cynthia Lee Sheng  
Parish President

504-736-6320 | Yenni Building, 1221 Elmwood Park Blvd, Ste 601, Jefferson, LA 70123 | jppanning@jeffparish.net

**Location:** 384 Aris Ave.

**Council District:** 5

**Legal Description:** Lot 52A, Square 5, Ingleside Heights Subdivision, bounded by Chrysanthemum St., Focis St., & Canal St.

**PAB Hearing:** 03/28/2024

**Last Meeting Date for Council Action:** 07/24/2024

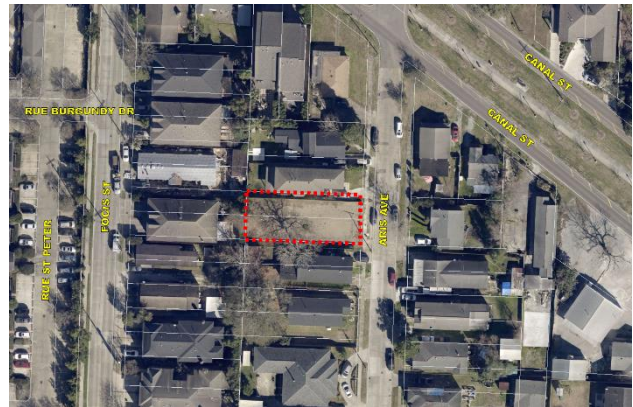
**Owner:** Corchiani Properties, LLC

**Applicant:** Charles Silbernagel

## CURRENT ZONING/FUTURE LAND USE

Zoning: R-1A Single-Family Residential District/MRTPD Metairie Ridge Tree Preservation District

FLU: URB Urban Residential



## REQUEST

Zoning: R-2 Two-Family Residential District

## RECOMMENDATIONS

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

- The proposed zoning map amendment does not meet the approval criteria for map amendments.
- If approved, the proposed rezoning would result in a “spot-zone” of R-2 in the middle of this block of Aris Ave., as all properties fronting on Aris Ave are uniformly zoned R-1A.
- The proposed rezoning to R-2 to allow for a two-family residential use would be inconsistent with the findings of ASE-3-06, in which the Parish Council specifically rezoned the study area, including the petitioned property, from R-2 to the current R-1A to promote single-family development.

**Planning Advisory Board:** Denial (see PAB minutes).

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## FINDINGS

1. The petitioned property is undeveloped. The property previously contained a two-family dwelling that was demolished in 2022 under Permit No. 22-305096. Per the application, the reason for the rezoning request is to construct a new two-family dwelling. A new two-family dwelling is not a permitted use in the existing R-1A district therefore a rezoning to R-2 Two Family District is requested.
2. Table 1: Zoning History of Subject Lot. (See Table 3 for additional information.)

Change	Year	Classification
Initial Parish Zoning	1958	R-2
Parish-wide rezoning	1966	R-2
Area Study (ASE-1-02)	2002	R-2 (no change)
Area Study (ASE-3-06)	2006	R-1A

- The petitioned property was originally zoned R-2 Two-Family Residential when the Parish Council adopted comprehensive zoning in 1958.
  - In 1966, the Parish Council confirmed the R-2 zoning as part of the parish-wide rezoning.
  - In 2002, the petitioned property was part of an area study that consisted of the Metairieville area (Planning Department Docket No. ASE-1-02). The Planning Department recommended rezoning the block on Aris Ave. to R-1A, which included the petitioned property. The Planning Advisory Board recommended no change in zoning to the study area. On July 17, 2002, the Parish Council approved the rezoning of some properties within the study area, but the block in which the petitioned property was located was not rezoned.
  - In 2006, the petitioned property was part of an area study consisting of properties on the west side of Aris Ave. (Planning Department Docket No. ASE-3-06). The purpose of the study was to determine if the R-1A district was the more appropriate. The Planning Department determined that the properties fronting on the west side of Aris Ave., on the same block as the petitioned property, were primarily single-family residential uses. The Planning Department and Planning Advisory Board recommended rezoning those properties to the R-1A district. On July 19, 2006, via Ordinance No. 22793, the Parish Council approved the rezoning of the petitioned property, and the properties fronting on the west side of Aris Ave. on the same block, to the R-1A district.
3. Lot 52A was created via the minor subdivision process in February 2024 under Planning Department Docket No. ES-175-23. The requested R-2 district requires lots occupied by two-family dwellings to contain an area of not less 2,500 sq. ft. per family. Lot 52A has an area of 6,000 sq. ft., exceeding the requirements of the R-2 district for a two-family dwelling (Figure 2).
  4. Zoning within 300 feet and actual use of land (Figure 3):
    - a. Properties to the north are zoned R-1A and are occupied by three single-family dwellings, and one two-family dwelling that fronts on Canal St.
    - b. Properties east across Aris Ave. are zoned R-1A, and are occupied by four single-family dwellings, and four two-family dwellings.

- c. Properties west are zoned R-2 and are occupied almost exclusively by two-family dwellings, with one single-family dwelling fronting on Canal St and the Dependable Cleaners building at the corner of Focis St. and Chrysanthemum St.
  - d. Properties to the south are zoned R-1A, and are developed with one two-family dwelling immediately adjacent, and four single-family dwellings.
5. The R-1A 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. The R-2 district is composed of certain area where it is desirable to recognize a greater density of residential use by provision for the placement of two-family dwelling units, but not permitting multiple dwelling structures. Uses allowed in the R-2 district that are not allowed in the R-1A district include two-family dwellings, cemeteries (with criteria), condominiums, accessory buildings and uses customarily incidental to any of the permitted uses within this district when located on the same lot and not involved in the conduct of a business, and townhouses, provided no more than two (2) townhouse units may be grouped in one (1) building (Sec. 40-202). The setback and height requirements for the R-1A and R-2 districts are the same (Table 3).
6. The proposed reclassification would create an isolated spot of R-2 on Aris Ave., where all other properties fronting on Aris Ave. are zoned R-1A. Further, rezoning the property to R-2 to allow for a two-family residential use would be inconsistent with the findings of ASE-3-06, which resulted in the reclassification of the study area to the current R-1A district to promote single-family development.
7. 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 R-2 zoning district does not satisfy the criteria:
  - *Whether the map amendment is consistent with the comprehensive plan.* The proposed zoning is inconsistent with the following goal of the Land Use element: Goal 3: “New development and redevelopment are compatible with established residential, commercial, or industrial area,” as it would allow R-2 uses into a primarily single-family residential neighborhood.
  - *Whether the amendment is consistent with the purpose and intent of the UDC and Chapter 40 Zoning.* The proposed R-2 zoning is inconsistent, as it would result in a “spot zone” of R-2 into an established R-1A-zoned district primarily developed with single-family residential uses.
  - *Whether the amendment will benefit the public health, safety, and welfare.* The request will not benefit the public health, safety, or welfare because it will bring R-2 zoning into an area which the Parish Council specifically rezoned from R-2 to the current R-1A to promote single-family development.
  - *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 existing URB Urban Residential future land use category is consistent with the current R-1A zoning, as this block fronting on Aris Ave. serves as a transition buffer to the adjacent R-2 district to the west. The URB Urban Residential future land use category is also consistent with the proposed R-2 zoning (Figure 4).

**DEPARTMENT COMMENTS**

**Table 2: Land Use Review Technical Committee (LURTC) Comments**

Department	Position	Comment/Stipulation
Public Works	Not Opposed	<p>EZ-24-23 the Department of Public Works (on 02/01/2024) 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. Note any future construction or additions may require additional comments and/or requirements. 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. Pool and subsurface drainage are required to tie into Street drainage. Call the Streets Department contact Eric Williams (504-838-1021) before connecting to the parish drain pipe.</p> <ol style="list-style-type: none"> <li>1. Drainage Department has no comment.</li> <li>2. Parkways has no comment.</li> <li>3. Sewer Department has no comment at this time.</li> <li>4. Streets Department states already a parking issue. By approving this re-zoning, it may imply the parish endorsed the parking problems a double creates.</li> <li>5. Traffic Engineering Division finds that the sight triangles are not an issue at this time and a TIA is not currently required.</li> <li>6. Public Works Utilities has no comment.</li> <li>7. Water Department has no objection.</li> </ol> <p>Not opposed.</p>
Building Permits	Not Opposed	
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Environmental	Not Opposed	
ENG-Site Plan	Not Opposed	<ol style="list-style-type: none"> <li>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. Any existing driveway apron for any new residential construction will not be permitted to remain and must be replaced to comply with those standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction.</li> <li>2. 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.</li> </ol>

<b>Table 3: Comparison of zoning districts for compatibility for petitioned property</b>		
<b>Requirement</b>	<b>Current Zoning (R-1A)</b>	<b>Requested Zoning (R-2)</b>
Front Yard Setbacks	20 ft.	20 ft.
Side Yard Setbacks	5 ft.	5 ft.
Rear Yard Setbacks	24 ft.	24 ft.
Height	35 ft.	35 ft.



Planning Department

Aerial

### 384 Aris Ave.

Rezoning of Lot 52A, Sq. 5, Ingleside Heights Subdivision from R-1A/MRTPD to R-2/MRTPD

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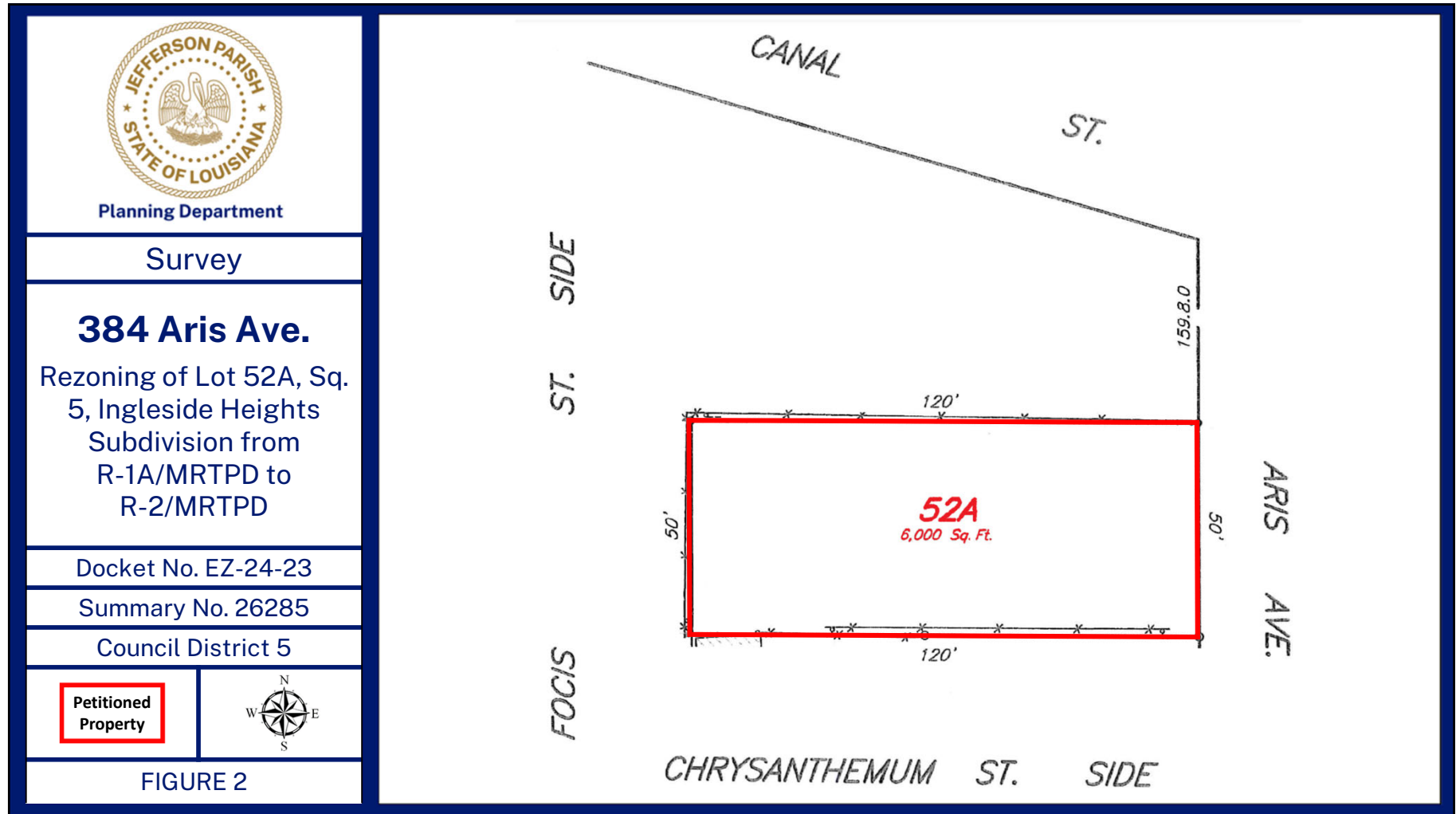
Council District 5



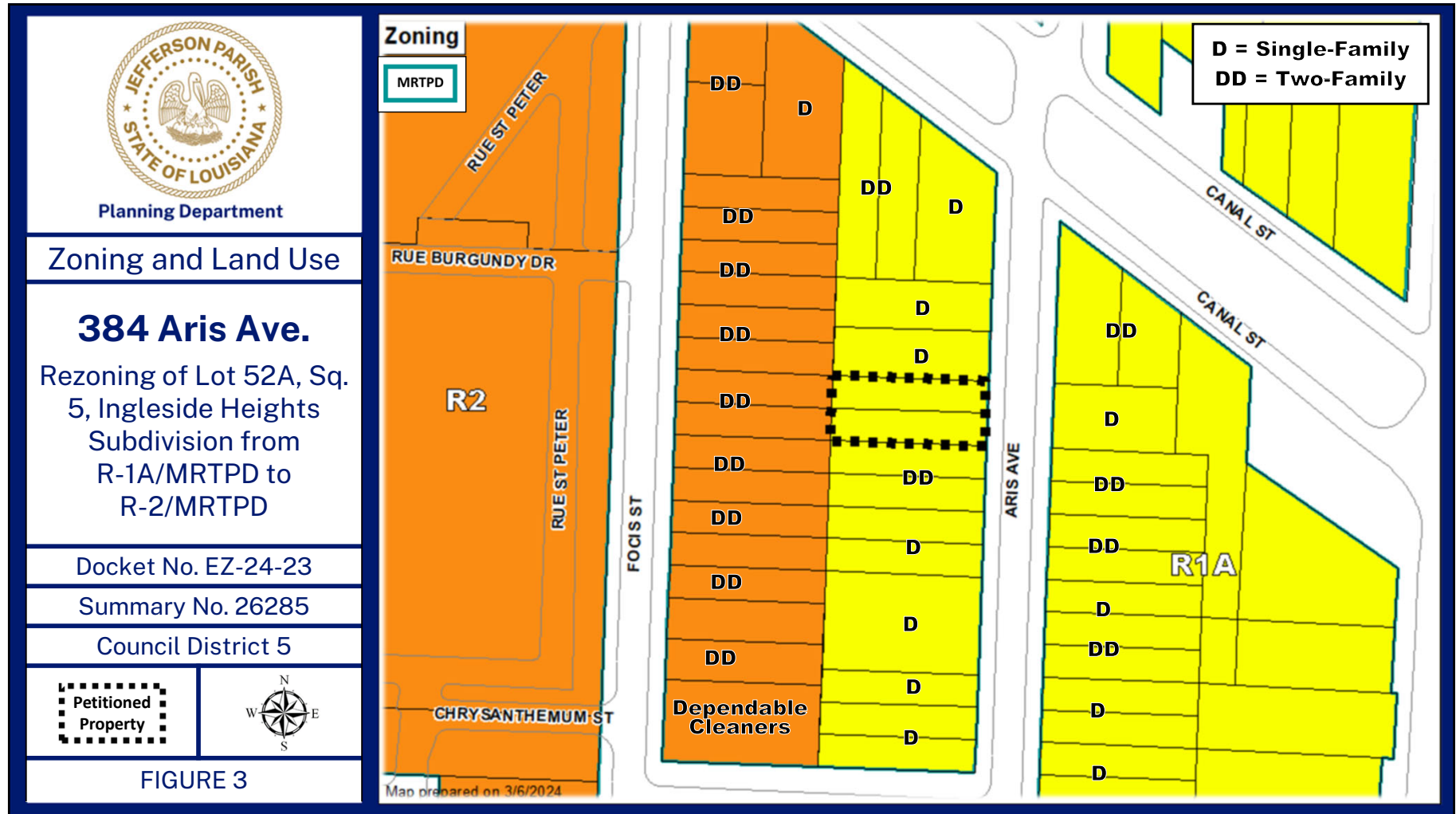
FIGURE 1





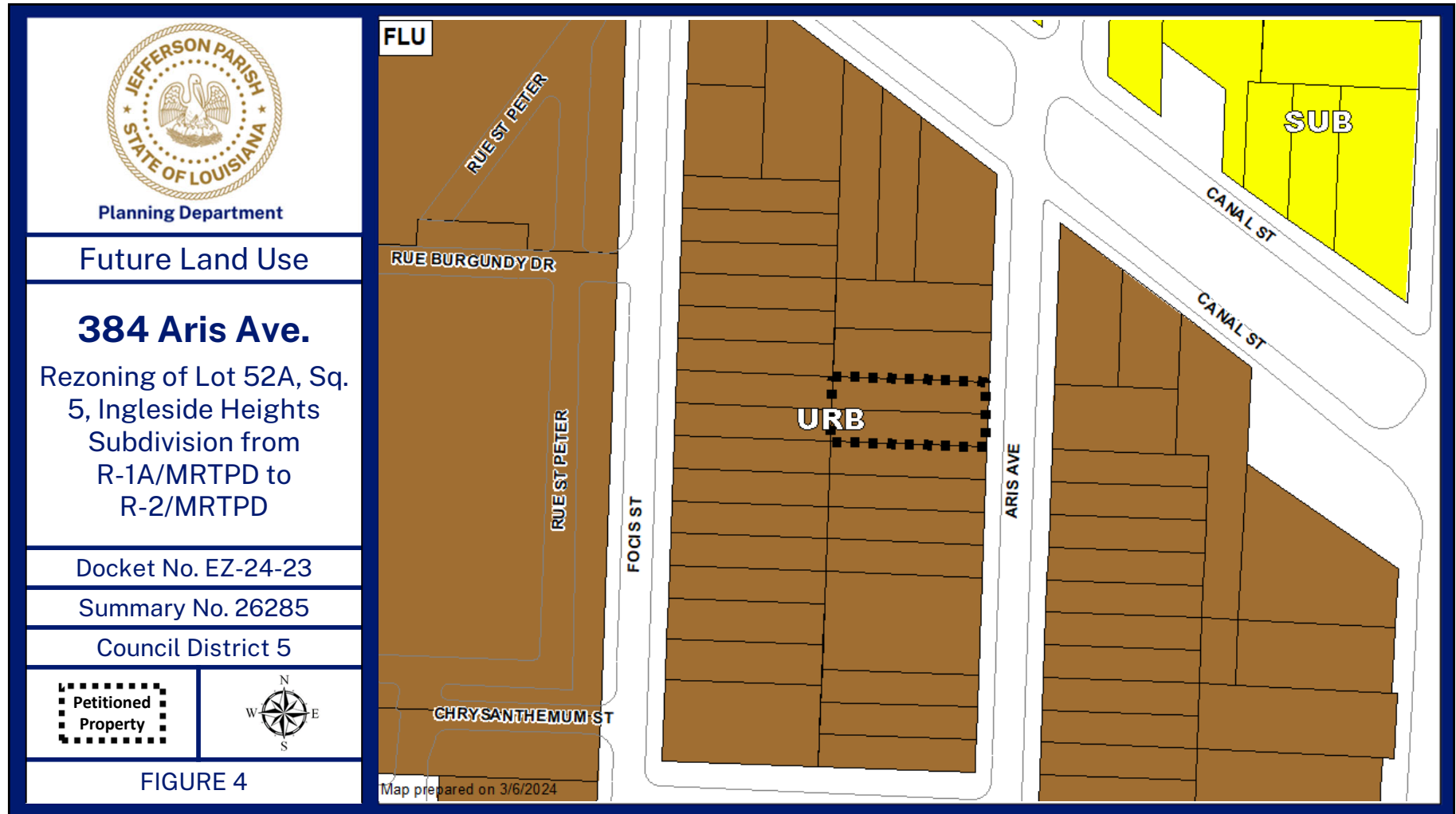


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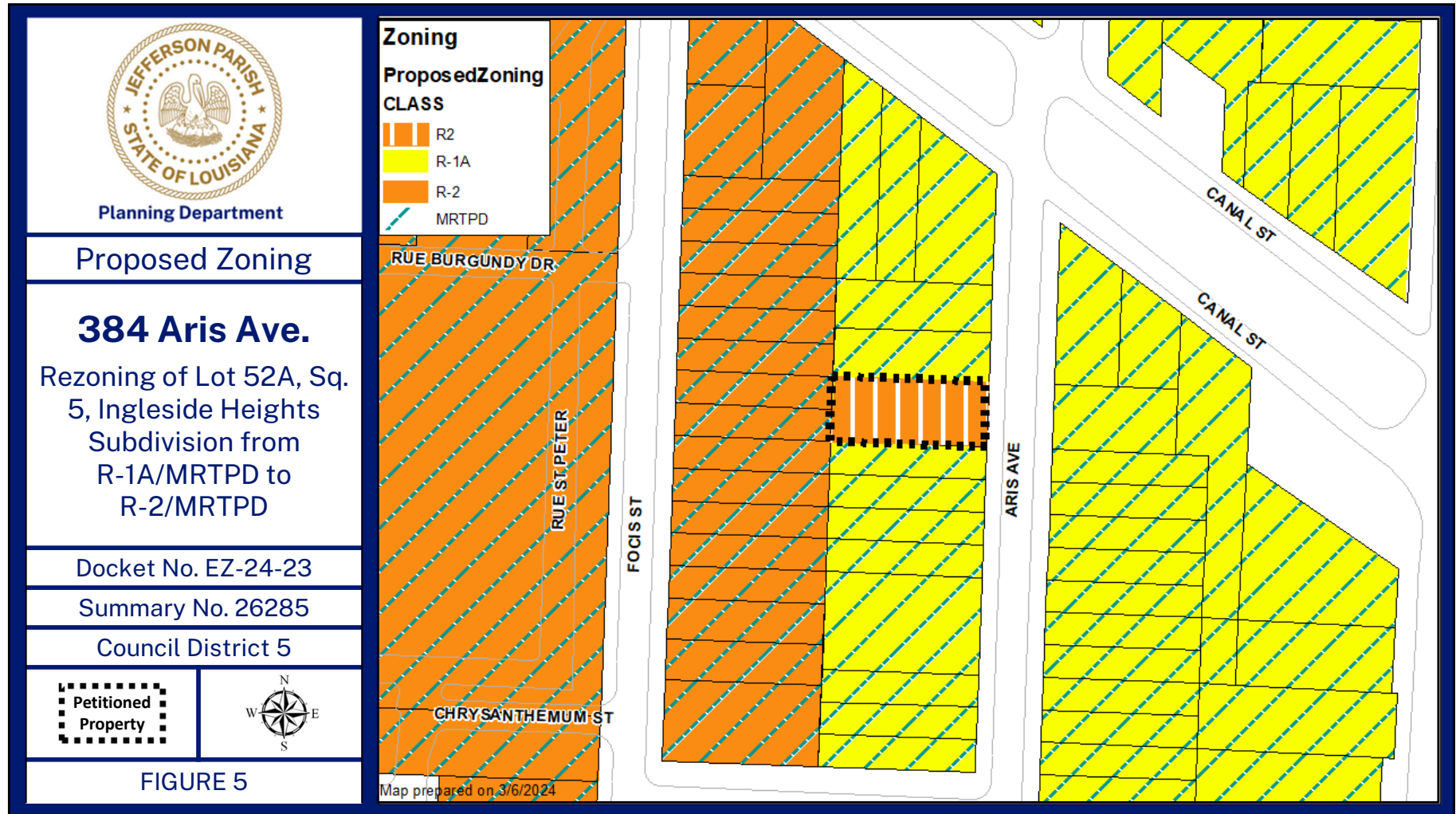


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