



Planning Department

Bessie L. Martin  
Director

STAFF REPORT

Docket No. EZ-3-24

Summary No.

Map Amendment

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:** 2925 Harvard Ave.

**Council District:** 5

**Legal Description:** Lot 1, Square 32, Pontchartrain Gardens Subdivision, Unit 2, Section A; bounded by Sanford St., Lime St., and Trenton St.

**PAB Hearing:** 4/25/24

**Last Meeting Date for Council Action:** 8/28/24

**Owner:** 2925HA1 LLC

**Applicants:** Susan and Guy Baudier

**CURRENT ZONING/FUTURE LAND USE**

BC-2 Business Core District

COM Commercial



**REQUEST**

C-2 General Commercial

**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 C-2 in the area.
- The proposed rezoning to C-2 would directly oppose the 1986 zoning study in which this site was rezoned to BC-2.

**Planning Advisory Board:** tbd

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## CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed zoning change is not consistent with the following objective and goal of the comprehensive plan:

- Land Use
  - Goal 1, Objective 6: Employ best planning practices and effective regulatory tools.
  - Goal 2, Objective 4: Support uses or facilities that promote healthy communities.
  - Goal 4, Objective 6: Facilitate the development or re-use of land and buildings for value-added business activities.

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## FINDINGS

1. Table 1: Zoning history of Subject Lot.

| Change                 | Year | Classification |
|------------------------|------|----------------|
| Initial Parish Zoning  | 1958 | R-1            |
| Parish-wide rezoning   | 1966 | C-2            |
| Zoning Study (E-67-86) | 1986 | BC-2           |
| Current Zoning         | 2024 | BC-2           |

- The petitioned property was originally zoned R-1 Single-Family Residential District when the Parish Council adopted comprehensive zoning in 1958.
  - In 1966, the Parish Council rezoned the property to C-2 General Commercial District as part of the parish-wide rezoning.
  - In 1986, the petitioned property was part of a zoning study that consisted of the areas around the I-10 Causeway and Clearview interchanges (Docket No. E-67-86). The Planning Department recommended rezoning the area around the I-10/Clearview (Area 4) to BC-2 Business Core District, which included the petitioned property. The Planning Advisory Board recommended no change to the existing zoning of the sub area (Area 4) which the petitioned property was in. The following year, Parish Council approved E-67-86 under Ordinance No. 17157, which officially changed the zoning of the petitioned property to BC-2.
2. The petitioned property is currently zoned BC-2 Business Core District. The site is currently developed with a restaurant that has a bar. The applicant is proposing to remove the restaurant component of the business to operate solely as a bar.
  3. The existing BC-2 zoning allows for bars as an accessory use to other uses such

restaurants. The existing zoning does not allow for a standalone bar. The proposed C-2 zoning requires bars to be located a minimum of 200 ft. from any residential district measured along the nearest pedestrian walkway from the entrance to the residential district line. The applicant is proposing to relocate the entrance of the business to the rear of the building to increase the distance of the pedestrian walkway to the maximum extent the site will allow. With the proposed entrance in the rear, the bar would meet the 200 ft. requirement with a walkway of 222 ft. (Figure 2).

4. The uses allowed in the C-2 General Commercial District that are not allowed in the BC-2 District include adult uses, drive-in theaters, funeral homes, dry cleaning, off-track wagering facilities, stables, and trailer parks.
5. The requested C-2 General Commercial District has no minimum lot dimension requirements. The lot meets 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.*
6. The zoning and land use within the vicinity of the petitioned property are as follows (Figure 4):
  - a. To the north, the properties fronting on the east side of Harvard Ave. and fronting on the north side of Sanford St. are all zoned BC-2 Business Core District. The uses are primarily trades, services, and repair. Whereas the properties fronting on the west side of Harvard Ave. are all zoned RR-3 Three- and Four-Family Residential District. And the uses are primarily multiple family residential.
  - b. To the east, all of the properties within the block are zoned BC-2 Business Core District. The uses consist of auto repair shops, general retail, dance schools, a veterinary hospital, and another bar.
  - c. To the south, the properties fronting the east side of Harvard Ave. and fronting on the north side of Trenton St. are all zoned BC-2 Business Core District. The uses consist of auto sales, service, and repair, a lodge, and a bar. Whereas the properties fronting on the west side of Harvard Ave. are all zoned RR-3 Three- and Four-Family Residential District. And the uses are primarily multiple family residential.
  - d. To the west, the properties fronting on Harvard Ave. are zoned RR-3 Three- and Four-Family Residential District with the properties further to the west being zoned R-1A Single-Family Residential. The uses in this area are almost entirely residential.
7. The Future Land Use classification of COM Commercial is compatible with the proposed C-2 zoning.
8. 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 C-2 zoning district does not satisfy the following criteria:

- a. *Whether the map amendment is consistent with the comprehensive plan.*

The proposed zoning is inconsistent with the following land use goals: Goal 1 Objective 6, Goal 2 Objective 4, and Goal 4 Objective 6.

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

This map amendment would not promote public order and general welfare as the rezoning would result in a “spot zone”. Additionally, while the C-2 distance requirement is technically met, the right of way extends approximately 38 ft. past the western curb of Harvard Ave.

- c. *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 C-2 zoning into an area which the Parish Council specifically rezoned from C-2 to the current BC-2.

- 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 proposed C-2 zoning is compatible with the Commercial FLU.

**DEPARTMENT COMMENTS**

| <b>Table 2: Land Use Review Technical Committee (LURTC) Comments</b> |                 |   |
|--|-----------------|---|
| <b>Department</b>  | <b>Position</b> | <b>Comment/Stipulation</b>  |
| Public Works   | Not Opposed     | <p>EZ-3-24 Public Works Department on (3/11/24) 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. If the existing house connection cannot be located or not usable, a new connection will be required at the property owner's expense. Note any future construction or addition, may require additional comments and requirements.</p> <ol style="list-style-type: none"> <li>1. Drainage has no comment.</li> <li>2. Parkways no landscape, no comment.</li> <li>3. Sewer Place has no comment.</li> <li>4. Streets has no objection.</li> <li>5. Traffic has no objections. Sight triangle is not an issue at this time. TIA is not required.</li> <li>6. Utilities has no comment.</li> <li>7. Water has no objections.</li> </ol> |

| <b>Table 2: Land Use Review Technical Committee (LURTC) Comments</b> |                 |  |
|--|-----------------|--|
| <b>Department</b>  | <b>Position</b> | <b>Comment/Stipulation</b>   |
| Building Permits   | Not Opposed     | Building code will be addressed at permitting stage.   |
| Engineering-Site Plan  | Not Opposed     | <ol style="list-style-type: none"> <li>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;</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> |
| Parish Attorney  | Not Opposed     | We will defer to the other departments for comments.   |
| Fire   | Not Opposed     |  |
| Environmental  | Not Opposed     | No comment   |

**TABLES**

| <b>Table 3: Comparison of zoning districts for subject property</b> |                            |                             |
|---|----------------------------|-----------------------------|
| <b>Requirement</b>  | <b>Current Zoning BC-2</b> | <b>Requested Zoning C-2</b> |
| Front Yard Setback  | 20 ft.                     | none                        |

| <b>Table 3: Comparison of zoning districts for subject property</b> |                            |                              |
|---|----------------------------|------------------------------|
| <b>Requirement</b>  | <b>Current Zoning BC-2</b> | <b>Requested Zoning C-2</b>  |
| Rear Yard Setback   | 15 ft.                     | None<br>3 ft. where provided |
| Side Yard Setbacks  | 10 ft./side                | None<br>3 ft. where provided |
| Height  | 65 ft.                     | 65 ft.                       |
| Lot Area  | 5,000 sq. ft.              | none                         |

| <b>Table 4: Approval criteria for Map Amendments<br/>Section 33-2.21.4(e)(1)</b>   |                   |   |
|--|-------------------|---|
| <b>Criteria</b>  | <b>Compliance</b> |   |
|  | <b>Yes   No</b>   | <b>Comments</b>   |
| Is consistent with the comprehensive plan in accordance with section 25-108 Consistency of key development actions with the plan of this Code, other adopted plans and policies, or other parish regulations and guidelines. | <b>No</b>         | The proposed zoning is inconsistent with the following land use goals: Goal 1 Objective 6, Goal 2 Objective 4, and Goal 4 Objective 6.  |
| Is consistent with the purpose and intent of this UDC and chapter 40 Zoning.   | <b>No</b>         | This map amendment would not promote public order and general welfare as the rezoning would result in a "spot zone". Additionally, while the C-2 distance requirement is technically met, the right of way extends approximately 38 ft. past the western curb of Harvard Ave. |
| Will benefit the public health, safety, and welfare.   | <b>No</b>         | The request will not benefit the public health, safety, or welfare because it will bring C-2 zoning into an area which the Parish Council specifically rezoned from C-2 to the current BC-2.  |

**Table 4: Approval criteria for Map Amendments  
Section 33-2.21.4(e)(1)**

| Criteria  | Compliance |  |
|---|------------|--|
|   | Yes   No   | Comments   |
| 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 | Yes        | The proposed C-2 zoning is compatible with the Commercial FLU. |



Planning Department

Aerial

# 2925 Harvard Ave.

Rezoning from  
BC-2 Business Core  
District  
to C-2 General  
Commercial District

Docket No. EZ-3-24

Summary No.

Council District 5

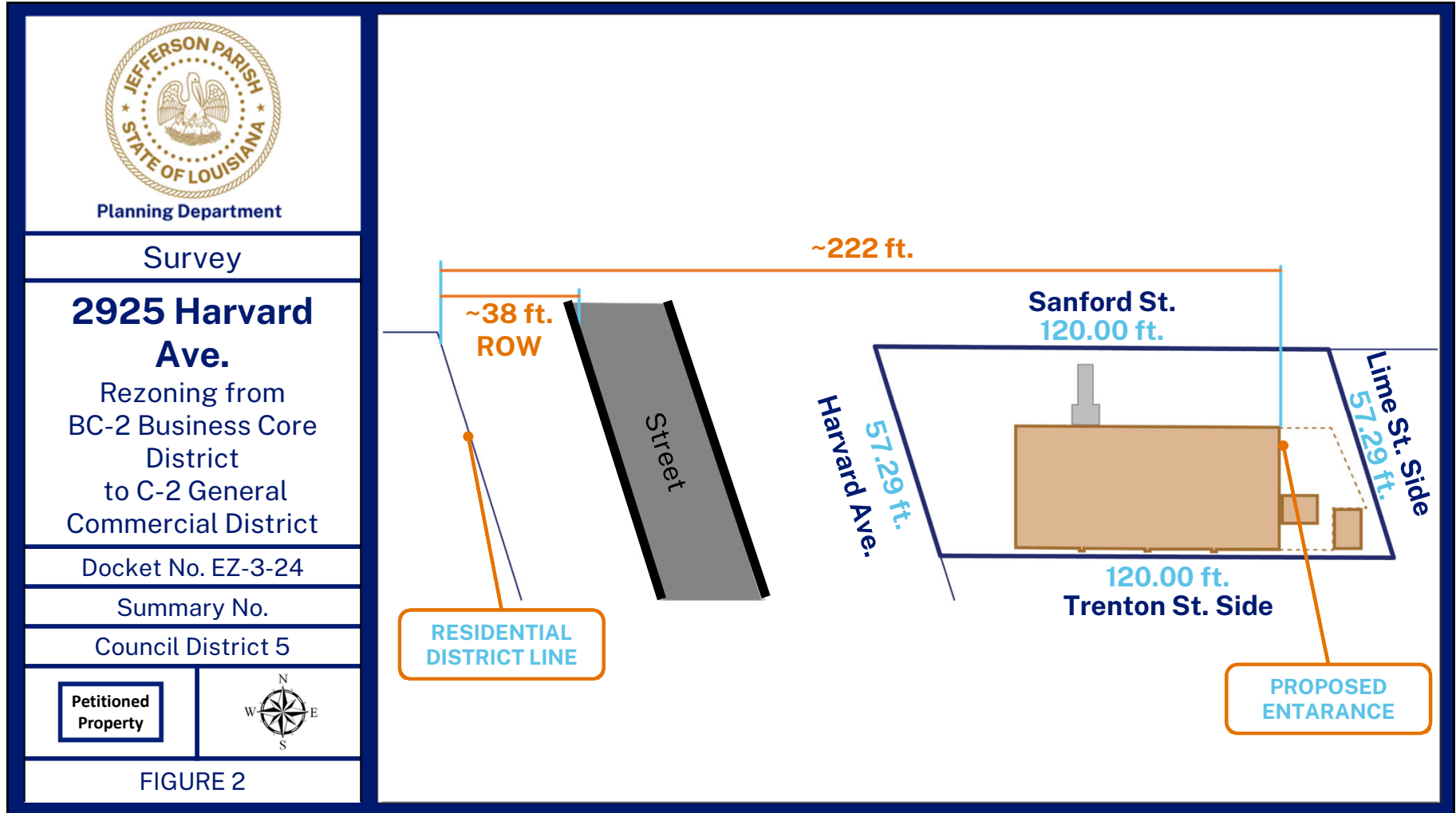


FIGURE 1

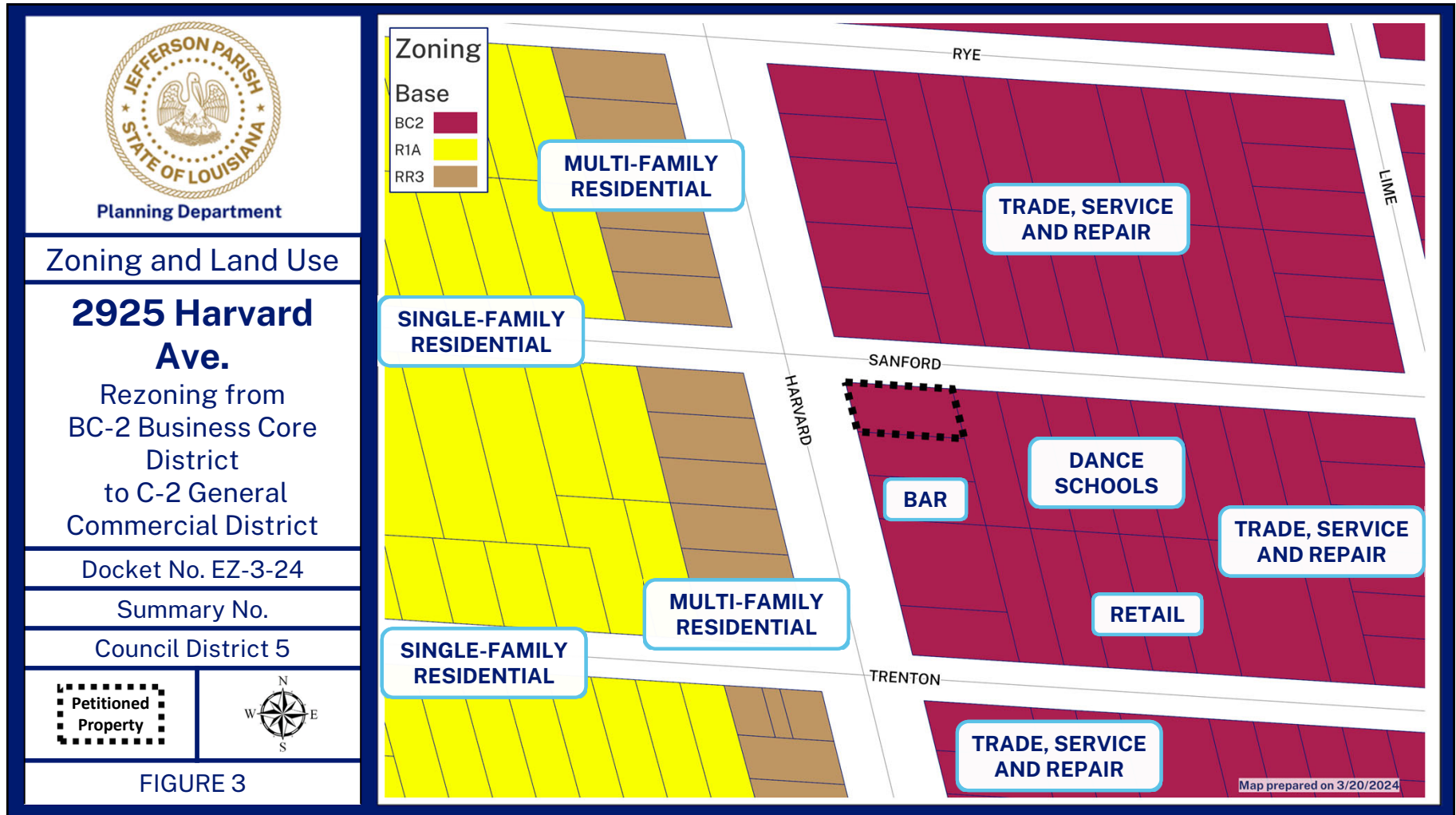


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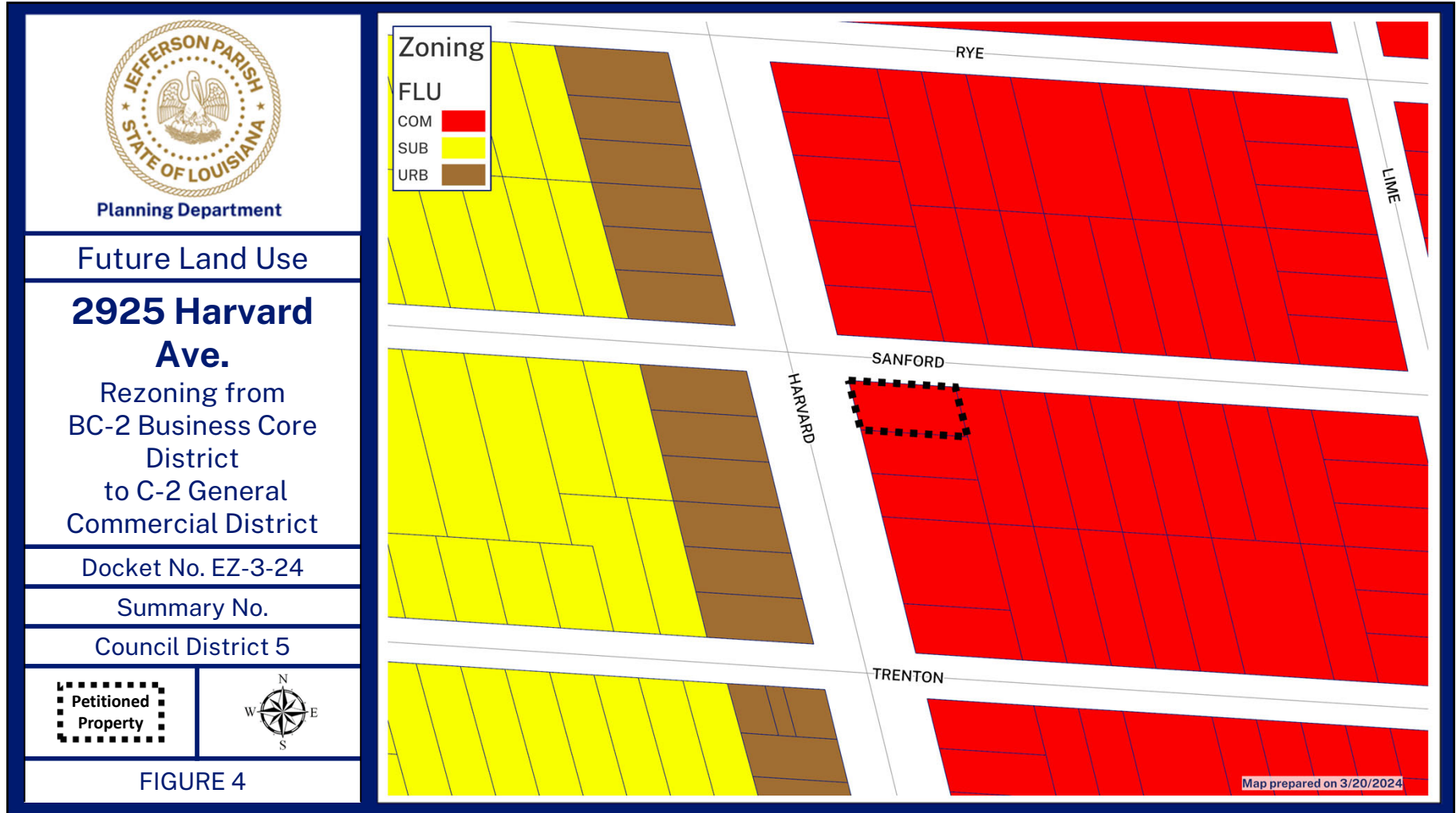




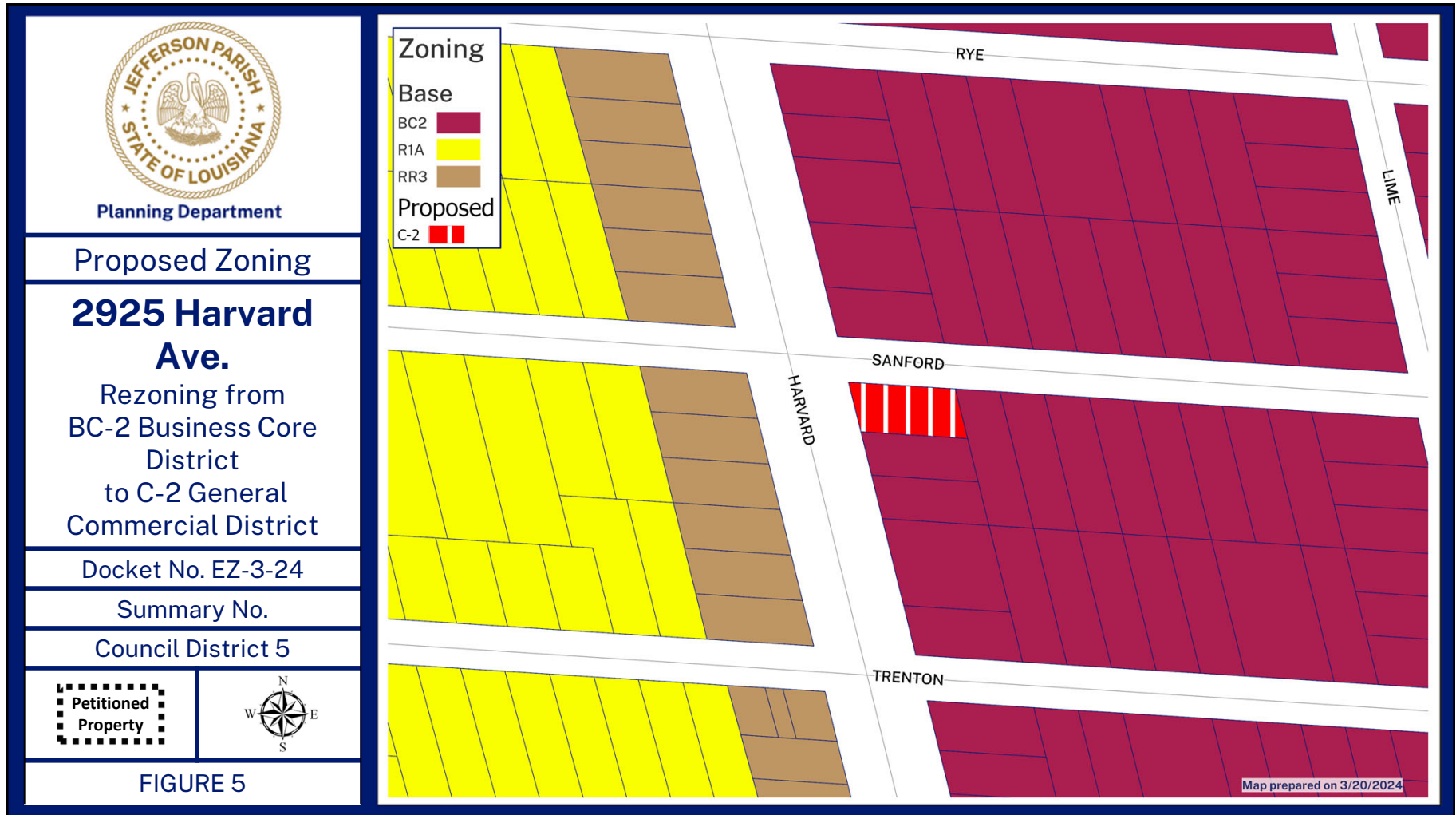
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Planning Department

Miscellaneous

**2925 Harvard Ave.**

Rezoning from  
BC-2 Business Core  
District  
to C-2 General  
Commercial District

Docket No. EZ-3-24

Summary No.

Council District 5

Facing west on  
Sanford St.

FIGURE 6

