



Planning Department

# INSTRUCTIONS Old Metairie (OMNCD)

Before you apply, please schedule a pre-application conference with a Planner and review the regulations at [www.jeffparish.net/planning](http://www.jeffparish.net/planning) under "Code of Ordinances."

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

The following items must be submitted, printed single-sided:

- \*Old Metairie (OMNCD) Application Summary Sheet (signed original)**
- \*Ownership and Authorization Affidavit (signed original)**
- \*Site plan, elevations and floor plans, as applicable**  
One (1) set of 24" x 36" and one (1) set of 11" x 17"; multiple sheets must be bound into sets
- \*Tree protection and landscape plan**; can be included in site plan set
- \*Certified survey of property (showing current conditions and dated within the past 5 years)**  
One (1) copy; can be included in site plan set

**\*Fees**

to be completed by Planner

Property title of ownership  
(or a recorded act of sale)

Site photographs, color

Processing of Applications Policy

Amount Paid	Check # or Payment Method

If your application must be heard by the Old Metairie Commission, the following items are also required:

- \*Campaign Contribution Disclosure Affidavit**
- \*Properties Abutting and Within 300 Feet Affidavit**

The items above in **\*bold** are the minimum needed to submit an application and begin the review process.

NOTE: If your proposal requires variances from the Board of Zoning Adjustments, those must be granted after the OMC makes a recommendation and before the Parish Council acts on your proposal.

**To be completed by Planner, copied and distributed to applicant**

Docket Number: \_\_\_\_\_ Date Assigned: \_\_\_\_\_

Receipt of this signed form signifies that you have met the minimum requirements for beginning the process.

**Required items, in addition to unchecked items above:**

Any item listed above that is not checked as complete (if required), along with any additional items listed at right, must be submitted to complete the application.

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Applications must be complete by ten (10) working days from the date a docket number is assigned. Failure to submit a complete application within this 10 day period shall result in termination of the application.

**Remaining items must be submitted by 4:00pm on**

\_\_\_\_\_  
**or your application will be terminated.**

**If your application is terminated for non-receipt of the above items, all application fees are nonrefundable. You must pay additional application fees when you reapply with a new application.**

\_\_\_\_\_  
Planner's Printed Name

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Planner's Signature

\_\_\_\_\_  
Applicant's Signature

## **For New Construction or Development**

### **The following information must be shown on a Site Plan:**

- Name and address of the development; name of person or company that made the drawing (licensed, registered professional); scale of the drawing (graphic and numerical); date and revision dates of the drawing; north arrow
- Table of calculations, including area of site in square feet and/or acres; square footage of all structures; the percentage of the rear yard covered by the cumulative square footage of all accessory structures; the percentage of the street facing façade comprised of windows and doors; the percentage of impervious surface located in the front and corner side yard; and the percentage of greenspace located in the front or corner side yard
- Location of all proposed structures, swimming pools, mechanical equipment, fences, driveways and sidewalks; greenspace; and type of paving material
- Location of utility servitudes, underground utilities, and power lines
- Front, rear, and side yard setbacks; and setbacks from significant trees
- Roof line plan
- Location of base of tree, size, drip line and name of all trees; all trees on abutting properties within ten (10) feet of the property line (if any); all trees within the public right of way; any trees within the uncontested removal area that are to be removed
- Appropriate Signature Block

### **The following information must be shown on Elevation drawings:**

- Name and address of the development; name of person or company that made the drawing (licensed, registered professional); scale of the drawing (graphic and numerical); date and revision dates of the drawing; north arrow
- Architectural style and materials of all structures
- Location of primary entrance and entrance walkway of principal structure
- Location and dimensions of architectural features; and cumulative square footage of windows located on the façade
- Height of all structures; base flood elevation (BFE); elevation of the top of the floor of the lowest livable area; elevation of the top of the foundation; flood elevation measurement and height exception if utilized; elevation of the centerline of the street; elevation of existing grade; slope of and elevation of proposed driveways; and elevation of proposed lot grade
- Height and materials of fences
- Façade and side-yard massing angles; widths of dormers located on the façade (if applicable)
- Appropriate Signature Block

### **The following information must be shown on Floor Plans:**

- Use of each room and all dimensions

## **For Additions, Alterations or Renovations**

- Same as for New Construction or Development, but in relation to the proposed addition, alteration or renovation

## **For Demolition**

- Survey or fully scaled and dimensioned site plan, indicating the structure(s) proposed for demolition;
- A written statement from the applicant or owner with the following information: year structure was built; proposed plan for maintaining the lot between demolition and redevelopment, including lot/weed maintenance and trash debris removal; reason for removal; if fencing is proposed, type of fencing; timing expectations for planned development; and if no redevelopment is planned, the length of time the lot is expected to remain vacant

## **For All Development**

### **The following information must be shown on a Tree Protection and Landscape Plan:**

- Scaled drawing indicating the DBH/caliper and genus and species name of each tree whose drip line is located on the site; front yard landscaping; tree planting; terraced or elevated planting beds; soil stabilization; written plan of action for tree removal or protection
- Appropriate Signature Block

Note: Any contractor or arborist conducting business in the OMNCD must hold state and parish licenses, and upon receipt of building/demolition permits assumes all responsibility for damage of parish or privately owned trees.

### **The following information must be shown on a Survey:**

- Scale; north arrow; lot lines; dimensions; site area; improvements; setbacks; servitudes; abutting rights-of-way; trees worthy of preservation

### **The following information must be shown in Site Photographs:**

- Properly labeled with the address and perspective, documenting the present condition of the petitioned property, accurately representing the existing materials and scale of the structure(s), and documenting the scale of neighboring on both sides of the subject property of and the street, within the same block and zoning district



Planning Department

APPLICATION SUMMARY SHEET

Old Metairie (OMNCD)

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SITE

Street Address: \_\_\_\_\_

Lot(s): \_\_\_\_\_

Square: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Bounding Streets: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning District:  R-1A  R-1B  R-1C  R-1D  R-2  RR-3

Current Use: \_\_\_\_\_

Property Owner(s):  
(should match Ownership and Authorization Affidavit and Act of Sale)

\_\_\_\_\_

\_\_\_\_\_

APPLICANT & PROJECT CONTACT

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Property Owner  Design Professional

Other \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone # \_\_\_\_\_

Email: \_\_\_\_\_

I have completed this application truthfully and to the best of my knowledge. I have prepared all plans in accordance with all applicable standards and regulations. I have reviewed the instruction sheet and have submitted, or will by the appropriate date, all required information.

Signature of Applicant

Date

PROPOSED DEVELOPMENT

Type of Work Proposed (check all that apply)

New Construction or Development

Addition  Alteration or Renovation

Demolition  Tree Removal

Minor Change to an Approved Plan

Activity that requires an exception or variance

Paving  Landscaping/New Greenspace

Proposed Use: \_\_\_\_\_

Description of Proposed Development:

- For New Construction or Development, describe type of construction and square footages.
- For Addition, Alteration or Renovation, describe the type of construction, square footages, and a general statement of the purpose of the addition, alteration or renovation.
- For Demolition, a written statement including the following:
  - Square footage of structure(s) to be demolished;
  - Year built;
  - Proposed plan for maintaining the lot between demolition and redevelopment, including lot/weed
  - maintenance and trash debris removal;
  - Reason for removal;
  - If fencing is proposed, type of fencing;
  - Timing expectations for planned development; and
  - If no redevelopment is planned, the length of time the lot is expected to remain vacant.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are there any known or anticipated variances?

YES, describe above  No

Does your project need a resubdivision?

YES, Subdivision Application required

No

FOR OFFICE USE ONLY – related cases or permits



Planning Department

AFFIDAVIT

Ownership and Authorization

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

We, the undersigned owners of the property described below and shown on the attached survey, hereby:

- 1. Request the following type of review and approval on our below-described property as described in the subject application: (check all that apply)
[ ] Subdivision [ ] Special Permitted Use (type of use)
[ ] Site Plan Review [ ] Map Amendment (requested zoning and/or FLU)
[ ] Old Metairie (OMNCD) [ ] Nonconforming Use or Structure
2. Agree to indemnify and hold harmless Jefferson Parish, its officials, directors, employees and agents, from any claim whatsoever resulting from title or ownership deficiencies in any part of said property.
3. Grant permission, if our application should so require, to the Parish of Jefferson to erect a sign on said property stating that an application has been filed with the Planning Department. We understand that the sign will be placed on our property at least ten (10) business days before the Public Hearing and remain until after the Public Hearing on the request. THE PARISH WILL BE HELD HARMLESS FROM ANY DAMAGES THAT MAY OCCUR IN CONNECTION WITH THIS SIGN.
4. Authorize the applicant listed below to act on our behalf in the subject application with the Jefferson Parish Planning Department, and acknowledge that we have read and understood the requirements and procedures for such application.

PETITIONED PROPERTY

Address:
Lot(s): Square:
Name of Subdivision:
Bounding Streets:

OWNER(S) OF PETITIONED PROPERTY\* (must be same individuals or entities named in act of sale; all parties must sign, including both spouses if property is jointly owned)

Name: Mailing Address: City, State & Zip: Email: Phone: Signature: Printed Name:

AUTHORIZED APPLICANT(S) if different from owner(s)

Name: Mailing Address: City, State & Zip: Email: Phone: Signature: Printed Name:

STATE OF LOUISIANA, JEFFERSON PARISH

BEFORE ME, the undersigned authority, Notary Public, personally appeared the persons whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners of all that certain lot, piece or parcel of land located as described herein, and that they authorize the applicant(s) listed above to act on their behalf in regards to the herein described application, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and Subscribed Before Me, this day of, 20.

Witness

Witness

NOTARY PUBLIC

\*If the property has multiple owners, a notarized affidavit(s) signed by all of the owners authorizing one owner to sign on their behalf may be submitted. If such an affidavit is not submitted, all owners must sign this Affidavit.



Planning Department

# Fees

Before you apply, please schedule a pre-application conference with a Planner who can advise as to what fees will apply to your application.

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## APPLICATION

Other not listed below as per ordinance \_\_\_\_\_

### Map or Text Amendment

Zoning Map (max. \$5000) \_\_\_\_\_ acres of land x \$200.00 \_\_\_\_\_

Future Land Use Map \$500.00 \_\_\_\_\_

Zoning Text \$200.00 \_\_\_\_\_

Comprehensive Plan Text \$500.00 \_\_\_\_\_

### Special Permitted Use

Special Permitted Use (max. \$5000) \_\_\_\_\_ acres of land x \$200.00 \_\_\_\_\_

The following in a residential area: Beauty shop as home occupation; Daycare center; or Club \$200.00 \_\_\_\_\_

Addition of a second culinary facility to a single-family residence \$200.00 \_\_\_\_\_

Cell tower in residential district \$250.00 \_\_\_\_\_

### Site Plan Review

CPZ \$150.00 \_\_\_\_\_

Fat City \$200.00 \_\_\_\_\_

MUCD, Existing Development or Amendment \$250.00 \_\_\_\_\_

MUCD, New Development, Ministerial \$150.00 \_\_\_\_\_

MUCD, New Development (max. \$5000) \_\_\_\_\_ acres of land x \$250.00 \_\_\_\_\_

Old Bucktown (max. \$5000) \_\_\_\_\_ acres of land x \$200.00 \_\_\_\_\_

Old Metairie Neighborhood Conservation District \$100.00 \_\_\_\_\_

### Subdivision

Minor \$100.00 \_\_\_\_\_

Concept Plan \$300.00 \_\_\_\_\_

Preliminary Plat (max. \$5000) \_\_\_\_\_ acres of land x \$200.00 \_\_\_\_\_

Preliminary/Final Plat (max. \$5000) \$100 + \_\_\_\_\_ acres of land x \$200.00 \_\_\_\_\_

Final Plat or Plat Correction \$300.00 \_\_\_\_\_

## ADVERTISING

Advertising Cost of Ordinance \$48.00 per page of ordinance \_\_\_\_\_

Notification, Abutting Property Owners \_\_\_\_\_ owners x \$7.00 \_\_\_\_\_

Notification, Property Owners Within 300 Feet \_\_\_\_\_ owners x \$0.75 \_\_\_\_\_

## RECORDATION

Document recording\* 1 to 5 pages \$105.00

6 to 25 pages \$205.00

26 to 50 pages \$305.00

51 or more pages \$305.00 + \_\_\_\_\_ pages above 50 x \$5 \_\_\_\_\_

Larger than letter or legal sized paper \_\_\_\_\_ pages x \$20.00 \_\_\_\_\_

More than 10 names \_\_\_\_\_ names above 10 x \$5.00 \_\_\_\_\_

\*Includes: paper sizes up to letter and legal; indexing of up to 10 names; and one certified true copy or e-certification.

**TOTAL** \_\_\_\_\_

Check payable to: Jefferson Parish Pooled Cash



Planning  
Department

POLICY

# Processing of Applications

Supplement to *Chapter 33 Unified Development Code* and *Chapter 40 Zoning* of the  
*Jefferson Parish Code of Ordinances*

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The following is an outline of the steps the Planning Department follows for all applications it reviews, including zoning or land use text or map amendment, site plan review, special permitted use, or subdivision:

- **Application Submittal.** When an application is submitted, a Planner reviews the application to preliminarily determine that it contains the minimum required items for beginning the review process.
  - If it does, the Planner will accept the application and assign it a docket number. Then, within three business days, the Planning Director will make a final determination of completeness. Upon a determination that the application is complete, the Director will forward the application to the Land Use Review Technical Committee (LURTC) for review.
  - If it does not contain the minimum required items, the Planner will advise the applicant of what items are required and return the application to the applicant.
- **LURTC Review.** The LURTC will have 5-10 business days, based on the type of application, to review and provide comments, but more time may be granted at a committee member's request. Once the review period is complete, the Planning Department shall transmit the LURTC comments to the applicant.
- **Advertising for PAB or OMC Public Hearing.** For applications that require a public hearing, the applicant shall have 10 business days from the date that the Planning Department transmits the LURTC comments to respond to the Planning Department in writing about addressing the LURTC comments. The Planning Director shall then, based on the applicant's response, determine whether the application can be advertised for a public hearing. Any delay in addressing comments may delay the processing of the request.
  - For Planning Advisory Board (PAB), the notice must be advertised three times (once per week) prior to the PAB public hearing.
  - For Old Metairie Commission (OMC), the notice must be advertised one time at least five business days before the OMC public hearing.
- **Cancellation of Applications.** From the date that the Planning Department transmits the LURTC comments, the applicant shall have 30 business days to address the findings with revised plans if plans are required or a written response that states how the applicant will address the findings. If the applicant does not respond within 30 business days, then the Planning Department shall issue the applicant a letter of notification that the Planning Department shall cancel the application 30 business days from the date of the letter if the applicant fails to address the LURTC's findings or to withdraw the application by letter submitted to the Planning Director. Reactivation of an application that the Planning Department has cancelled or that the applicant has withdrawn shall occur through submittal of a new application including repayment of all fees.
- **Action by Parish Council.** The PAB and OMC are recommending bodies; final action rests with the Parish Council.
  - For items requiring a recommendation from the PAB, following the PAB public hearing and recommendation, an ordinance stating the request will be placed in summary for action by the Parish Council. Once the ordinance has been placed in summary, it can be heard by the Council at a following hearing (to be determined by required layover time and Council hearing schedule). Please note that an ordinance cannot be placed in summary and acted upon within the same meeting.
  - For items requiring a recommendation from the OMC, following the OMC public hearing and recommendation, and the Board of Zoning Adjustments public hearing if applicable, a resolution stating the request will be placed on the next available Council agenda.  
The Council may approve, deny, or defer the ordinance or resolution. If approved, the appropriate documents (survey, site plan, etc.) will be forwarded to the Council Clerk's office for recordation. If denied, the Planning Department will not take further action on the application.
- **Extensions.** In meeting the timeframes specified above, the applicant may submit a written request to the Planning Director for additional time, and the Planning Director may grant additional time for good cause shown.

*I, the undersigned, have read and understand, and have asked questions if I didn't understand, and hereby acknowledge the policy as stated above.*

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Applicant

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Date

Old Metairie Neighborhood Conservation District  
Ministerial Approval

Docket No. \_\_\_\_\_

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Planning Director

Date

**Any change or alteration to this approved plan must be reviewed and approved by the Planning Director (for minor amendments) or the OMC (major amendments).**