

On motion of **Ms. Van Vrancken**, seconded by **Mr. Walker**, the following resolution was offered:

RESOLUTION NO. 143461

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to study the text of Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating parking standards for multi-tenant retail centers, including regional shopping centers; establishing interim development standards during the study; and providing for related matters. (Parishwide)

WHEREAS, retail is currently grouped with general business, commercial, and personal service establishments in the off-street parking requirements in the Jefferson Parish Code of Ordinances; and

WHEREAS, multiple commercial uses may be located within a multi-tenant retail center or regional shopping center, but may not have concurrent parking needs; and

WHEREAS, a customer may go to multiple businesses within a multi-tenant retail center during a single visit, therefore parking spaces can be shared among uses; and

WHEREAS, determining the parking requirement for each individual suite/use is an extremely cumbersome and time-consuming task for applicants and Parish staff; and

WHEREAS, establishing a single parking requirement, that is less restrictive and/or closer to an average of individual parking requirements for typical uses in a multi-tenant retail center, like a regional shopping center or mall, would streamline plan review and Parish processes and eliminate hours of research and data collection that may have to be recollected frequently as tenants change; and

WHEREAS, property owners are retrofitting regional shopping centers and malls to accommodate multiple uses including offices, residential units, hotels, and other uses to reactivate underutilized retail space in communities across the country; and

WHEREAS, given the fact that some of Jefferson Parish's regional shopping centers are more than fifty (50) years old, a comprehensive review of existing buildings, structures, and parking areas within their footprint may be necessary prior to implementing redevelopment strategies for the future; and

WHEREAS, improving pedestrian access, adding landscaping and low impact development, and incorporating other placemaking initiatives, are a few strategies implemented in other communities that have helped revitalize regional shopping centers across the country evolve into multi-use centers; and

WHEREAS, interim development standards are necessary to support the adaptive reuse of commercial sites throughout the Parish as well as protect the public health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson Parish Council of Jefferson Parish, Louisiana, acting as governing authority of said Parish:

SECTION 1. That the Planning Department and the Planning Advisory Board are hereby authorized to study the text of Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating parking standards for multi-tenant retail centers, including regional shopping centers; and providing for related matters.

SECTION 2. That the following interim development standards are hereby established:

(a) *Generally.* Where there is a conflict between the interim standards and Sec. 33-6.35.4. Off-site parking., the interim standards shall govern. Where the interim standards are silent on a standard, Sec. 33-6.35.4. Off-site parking. shall apply.

(b) *Definitions.*

(1) *Multi-tenant retail center* shall mean a group of two (2) or more separate commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential uses, that is planned, owned, and/or managed as a single property. The two (2) main configurations of multi-tenant retail centers are large regional shopping centers and strip centers.

(2) *Regional shopping center* shall mean a group of architecturally unified commercial establishments offering a wide range of retail and service uses, that:

- a. Is built on a site which is planned, constructed, and managed as a total entity with customer and employee parking provided on site;
- b. Occupies a minimum of thirty (30) acres of land;
- c. Has at least one (1) or more anchor stores; and
- d. Contains over four hundred thousand (400,000) square feet of gross leasable space.

(c) *Minimum parking requirements for certain uses.* The following minimum parking standards shall apply:

Use	Vehicle Parking (Minimum)
Office	One (1) space per three hundred fifty (350) square feet of gross floor area
Restaurant, Bar, or Lounge	One (1) space per two hundred fifty (250) square feet of gross area
General Business, Commercial, or Personal Service Establishments, catering to retail trade, including “Supermarkets”	One (1) space per three hundred (300) square feet of gross floor area
Multi-tenant retail centers	One (1) space per four hundred (400) square feet of gross floor area, rather than by the individual uses
Event spaces, places of public assembly, and similar places	One (1) space per one hundred (100) square feet of gross floor area

(d) *Calculation of required parking.*

- (1) Required parking for certain land uses shall be calculated in terms of *Gross Floor Area* as specified within these interim standards and in Sec. 40-662. Off-street parking requirements.
- (2) *Gross Floor Area- Commercial, Business, and Industrial* shall mean the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls, or from the centerline of walls separating two (2) buildings but not including:
 - a. Attic space providing less than seven (7) feet of headroom.
 - b. Ground floor or cellar space not used for retailing.
 - c. Floor space used for mechanical, telephone, electrical and similar types of equipment.
 - d. Elevator shafts and stairwells on each floor.
 - e. Exterior stairs or fire escapes, roof overhangs, and balconies.
 - f. Entrance lobbies and common area(s).
 - g. Accessory water towers or cooling towers.
 - h. Accessory off-street parking spaces.
 - i. Accessory off-street loading areas.
 - j. Washrooms intended for general public use.
- (3) *Additional standards for regional shopping centers.* A property owner may request that the minimum parking requirements of this section be used to calculate the required parking for existing tenant spaces, buildings, or other areas located within a regional shopping center, provided the following criteria are met:
 - a. Site plan review is required in accordance to Sec. 33-2.25 of the Jefferson Parish Code of Ordinances.
 - b. The property owner provides the Planning Department the following information:
 - 1. A site plan, which includes:
 - i. A table of calculations, including total area of the site in square feet and/or acres, total area of vehicular use area and green or landscaped area, and number of required, existing, and proposed parking spaces for the entire site.
 - ii. Location and dimensions of driveways, parking lots and spaces, service bays, loading areas, sidewalks, and barrier curbs/wheel stops; and indications of traffic circulation patterns, type of paving material, and handicapped parking spaces for the entire site.

- iii. Location, dimensions, area, and elevations of structures, including the setbacks of structures from property lines.
2. Elevation drawings that show the height and other dimensions, including gross floor area, of all structures.
3. Floor plan(s) that indicate the use of each room, tenant space, storage and other common areas of the building(s), with all dimensions.
4. Any other information required in the site plan review application or deemed necessary by the Planning Director.
- c. The maximum number of required off-street parking spaces shall not exceed one hundred and fifty (150) percent of the minimum number of required spaces unless:
 1. The development utilizes appropriate pervious paving materials for the excess parking located on private property and within the public right-of-way; or
 2. Alternative methods that use vegetative plantings to capture and filter the first flush of a twenty-five (25) year storm event, such as rain gardens, infiltration trenches, or similar methods approved by the Planning Director, are used.
- d. Parking areas for developments with over fifty (50) parking spaces shall provide distinct and dedicated pedestrian access from the building entrance to parking areas and public sidewalks, according to the following standards:
 1. One (1) walkway can serve as a collector for up to four (4) bays of parked cars.
 2. The walkways should be a minimum of four (4) feet wide, allowing an additional thirty (30) inches on each side for overhanging of automobiles.
 3. Where a pedestrian walkway is parallel and adjacent to an automobile travel lane, it must be raised and separated from the automobile travel lane by a raised curb at least four (4) inches high, bollards, or similar method.



SECTION 3. The interim development standard set forth in this resolution is in accordance with and by the authority of Sec. 33-2.21.5 of the Jefferson Parish Code of Ordinances, providing, in pertinent part, that when the Jefferson Parish Council initiates a study to prepare an amendment to the text or official maps of Chapter 33, Chapter, 40, or the Comprehensive Plan, and pending final disposition of the study, the Jefferson Parish Council may establish interim development standards that provide for reasonable approval conditions for certain types of development applications that would otherwise be affected by the study for one (1) year, which may be extended by the Jefferson Parish Council for not longer than one (1) six (6)-month period.

SECTION 4. The vesting provisions of Sec. 33:4.20, *et seq.*, of the Jefferson Parish Code of Ordinances and the non-conforming regulations in Chapter 40, Sec. 40-696, *et seq.*, of the Jefferson Parish Code of Ordinances apply to the interim development standard set forth in this resolution.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

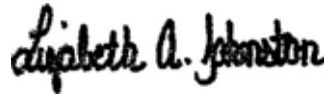
YEAS: 7

NAYS: None

ABSENT: None

The resolution is declared to be adopted on this the **17th day of January, 2024.**

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY



LIZABETH A. JOHNSTON
PARISH CLERK
JEFFERSON PARISH COUNCIL