

On motion of **Mr. Conley**, seconded by **Ms. Lee-Sheng**, the following resolution was offered:

RESOLUTION NO.133956

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to conduct a study of 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 and amending zoning regulations for self-storage uses in the Commercial Parkway Overlay Zone (CPZ), Commercial Parkway Pedestrian Overlay Zone (CPZ-Ped), and Mixed-Use Corridor District (MUCD); establishing interim development standards during the course of the study; and providing for related matters. (Parish-wide)

WHEREAS, Resolution No. 127457, adopted July 27, 2016, authorized the Planning Department and the Planning Advisory Board to conduct a zoning study of mini-storage structures and self-storage facilities; and

WHEREAS, after completion of the study, the Planning Department recommended development standards for self-storage uses to improve the visual quality of the parish and that these standards be applied to new self-storage uses in the Business Core (BC-2), Fat City Commercial Mixed-Use (FC-3), and Unrestricted Suburban (U-1S) zoning districts to support the purposes of these special districts; and

WHEREAS, the Planning Advisory Board concurred with the Planning Department's recommendation and the Parish Council approved the new standards by Ordinance No. 25562 adopted on April 25, 2018; and

WHEREAS, the Council now desires further evaluation of self-storage uses in the Commercial Parkway Overlay Zone (CPZ), Commercial Parkway Pedestrian Overlay Zone (CPZ-Ped), and Mixed-Use Corridor District (MUCD), which are also zoning districts with special standards; and

WHEREAS, Metairie is a Census Designated Place (CDP) and in the 2010 Census was the largest CDP in Jefferson Parish and the fifth largest in the United States, with a population of 138,481 and a population density of 5,963 people per square mile; and

WHEREAS, the Metairie CDP contains the Metairie Central Business District, numerous car dealerships, big-box, and smaller businesses in the Veterans Blvd. corridor, and Lakeside Mall, a shopping center that contributes five (5) percent of the parish's total sales tax revenues annually; and

WHEREAS, Veterans Blvd. and other arterial streets, collectors, and more traditional pedestrian-oriented streetscapes serve as economic engines and the "community front porch" for the Metairie CDP; and

WHEREAS, as a "community front porch," these arterial streets, collectors, and pedestrian-oriented streetscapes serve as the public face and "welcome mat" of Metairie and operate as a place for neighborly socialization, local business interaction, civic engagement, cultural activity, public relaxation, and other community-interactive uses; and

WHEREAS, most of these arterial streets, collectors, and pedestrian-oriented streetscapes in the Metairie CDP that serve as a community front porch have been overlaid with the CPZ and CPZ-Ped; and

WHEREAS, the CPZ and CPZ-Ped are intended to encourage and enhance the general quality of commercial, office, and other development located on arterial streets or collectors and on more traditional pedestrian-oriented streetscapes; reduce the impacts of commercial development upon neighborhoods; promote the harmonious arrangement of land uses, buildings, landscaping, circulation systems, and infrastructure; enhance air quality; reduce traffic congestion; and promote public health, safety, and the general welfare; and

WHEREAS, self-storage uses commonly are subject to additional or alternative standards to protect surrounding uses and the public health, safety, and general welfare, which the Planning Department determined in its study and the Council concurred with by adopting special use standards; and

WHEREAS, as self-storage uses continue to be developed in the parish, additional zoning districts should be further evaluated to determine if the best planning and development regulatory practices are in place or need to be amended to address the unique development challenges and supportive functions of these uses; and

WHEREAS, self-storage uses primarily serve the Metairie CDP in a supportive capacity and in a manner commonly viewed as inconsistent with a “community front porch” and may be inappropriate for the mix of uses within the CPZ and CPZ-Ped; and

WHEREAS, interim development standards are necessary to ensure CPZ and CPZ-Ped areas in the Metairie CDP and their mix of uses are protected during the study.

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

SECTION 1. That the Planning Department and the Planning Advisory Board are hereby authorized to conduct a study of 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 and amending zoning regulations for self-storage uses in the Commercial Parkway Overlay Zone (CPZ), Commercial Parkway Pedestrian Overlay Zone (CPZ-Ped), and Mixed-Use Corridor District (MUCD); and providing for related matters.

SECTION 2. That the following interim development standards are hereby established for self-storage uses within the Commercial Parkway Overlay Zone (CPZ) and the Commercial Parkway Pedestrian Overlay Zone (CPZ-Ped) in the Metairie Census Designated Place (CDP), as defined by the U.S. Census Bureau:

(a) *Applicability.* These standards shall apply to new self-storage uses or renovations, alterations, or additions for self-storage uses, including interior renovations. Further, the CPZ conditions for compliance shall not apply for the applicability of these standards.

(b) *Standards.* The standards of Sec. 33-5.3.16 *Self-storage (LBCS Function Code 2660)* of Chapter 33 of the Code of Ordinances shall apply, with the following modifications:

(1) *Ground floor general sales or service uses required, minimum area.* The entire ground floor of the building shall be designed for the purpose of and occupied by the required general sales or service use, with the exception of elevator shafts, access ramps, and similar circulation features.

(2) *Ground floor general sales or service uses required, uses defined.* If the required ground floor general sales or service use is associated with the self-storage facility, that use is limited to no more than twenty-five (25) percent of the ground floor.

SECTION 3. The interim development standard set forth in this resolution is in accordance with and by the authority of Sec. 33-2.23 and Sec. 40-880 of the Jefferson Parish Code of Ordinances providing, in pertinent part, that when a zoning or land use study has been initiated by resolution of the Jefferson Parish Council and pending final disposition of said amendment, supplement, change, zoning or land use study, interim development standards may be established that provide for reasonable approval conditions for certain types of development applications that would be otherwise 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.

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

YEAS: 7

NAYS: None

ABSENT: None

The resolution was declared to be adopted on this the **24th day of July, 2019.**

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY



EULA A. LOPEZ
PARISH CLERK

JEFFERSON PARISH COUNCIL