

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

**RESOLUTION NO. 136052**

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to study the zoning and future land use of the properties in the area bounded on the west by the rear property lines of those residential lots fronting on Ave Mont Martre and Rue Saint Michael, as extended south to the rear property lines of those properties on the Eton Ct. cul-de-sac, and bounded on the north and east by the Orleans Parish and Plaquemines Parish lines, as shown on a map titled "Place de Concorde/Park Place Study Area" dated 7/22/2020; with the intent of rezoning the area from the existing zoning district to the most appropriate zoning district and changing the Future Land Use category to the most appropriate FLU category; establishing interim development standards during the study; and providing for related matters. (Council District 1)

**WHEREAS**, the only access to the properties zoned C-1/CPZ Neighborhood Commercial/Commercial Parkway Overlay and C-2 General Commercial is Carol Sue Ave. from across the Outfall Canal and through the Place de Concorde and Concorde Estates neighborhoods; and

**WHEREAS**, the undeveloped commercial zoned properties are bounded on the north and east by Orleans Parish which has no roadways to access the properties; and

**WHEREAS**, the undeveloped commercial zoned properties are divided north/south by an unimproved right-of-way; and

**WHEREAS**, until additional access to the site is provided, any development of the commercial zoned property could negatively impact traffic in the surrounding residential neighborhoods; and

**WHEREAS**, the parish should study the zoning and future land use of the area to determine the most appropriate zoning and future land use category given the constraints of access to the area; and

**WHEREAS**, interim development standards are necessary to protect public health, safety, and welfare.

**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 study the zoning and future land use of the area bounded on the west by the rear property lines of those residential lots fronting on Ave Mont Martre and Rue Saint Michael, as extended south to the rear property lines of those properties on the Eton Ct. cul-de-sac, and bounded on the north and east by the Orleans Parish and Plaquemines Parish lines, as shown on a map titled "Place de Concorde/Park Place Study Area" dated 7/22/2020; with the intent of rezoning the area from the existing zoning district to the most appropriate zoning district and changing the Future Land Use category to the most appropriate FLU category; and providing for related matters.

**SECTION 2.** That the following interim development standard is hereby established for the study area: The regulations of the R-1A Single-Family Residential District shall apply.

**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.

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 **22<sup>nd</sup> day of July, 2020.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE & CORRECT COPY



EULA A. LOPEZ  
PARISH CLERK

JEFFERSON PARISH COUNCIL

# Place de Concorde/Park Place Study Area, 7/22/2020

Orleans

	Study Boundary	<b>Current Zoning</b>
	Parish Line	<b>Overlay</b>
		 CPZ
		<b>Base</b>
		 C1
		 C2
		 R1A
		 R1TH
		 R3

