

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

RESOLUTION NO. 139454

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 the reuse of existing development sites with inherent site constraints; establishing interim development standards during the study; and providing for related matters. (Parishwide)

WHEREAS, the Parish Council established the Storm Water Management Advisory Committee on May 11, 2016 (Resolution No. 127038) and the Committee met three times during its tenure; and

WHEREAS, the Parish Council authorized a text study of Chapter 2 Administration, Chapter 2.5 Administrative Adjudication of Public Health, Housing, Fire Code, Environmental and Historic District Violations, Chapter 8 Buildings and Building Regulations, Chapter 14 Flood Damage Prevention Ordinance, Chapter 19 Nuisances, Chapter 25, Article VI Comprehensive Plan, Chapter 27 Water, Sewerage and Drainage, Chapter 29 Roads and Bridges, Chapter 33 Unified Development Code, Chapter 37 Vegetation, and Chapter 40 Zoning of the Code of Ordinances, as a recommendation of the Committee and with the intent of enhancing and creating standards and regulations that promote low-impact development and integrated stormwater management; continuing the work of the Committee until December 31, 2017 and revising its functions or membership as needed at a later date; and providing for related matters (Resolution No. 128317); and

WHEREAS, the Integrated Green Infrastructure Strategy, which is currently being developed, builds on previous and ongoing efforts related to smart growth initiatives, parking management, landscaping standards, and flood risk mitigation to foster livable, sustainable, and resilient infrastructure within the Parish with a focus on green infrastructure applications appropriate for both a lot and municipal scale to deliver better drainage and water quality; and

WHEREAS, the Planning Department is currently evaluating existing parking standards in an effort to reduce parking lot runoff and the imperviousness of parking areas, streamline and simplify parking regulations, and increase flexibility of parking requirements to address inherent site constraints; and

WHEREAS, flexible parking requirements can help reduce the area of impervious surfaces and new surface parking spaces; and

WHEREAS, historic commercial corridors, such as Metairie Road, developed with compact, small-scale retail services, offices, and restaurants are almost completely built out; and

WHEREAS, in certain circumstances, inherent site constraints prevent the reuse of existing structures due to an inadequate number of parking spaces under current minimum parking regulations;

WHEREAS, allowing flexibility for parking standards for the reuse of an existing building can help bring spaces back into commerce without increasing impervious surfaces; and

WHEREAS, more flexible parking standards may help encourage redevelopment that is more reflective of historic, pedestrian-friendly commercial corridors' development patterns and more compatible in scale and design with surrounding areas; and

WHEREAS, two objectives of the Comprehensive Plan, Envision Jefferson 2040, are to incorporate flexible regulatory measures to encourage traditional site development and to encourage adaptive reuse or redevelopment of aging commercial properties and structures; and

WHEREAS, a key task of the Comprehensive Plan is to add, modify, or map development regulations, including parking requirements and standards that minimize congestion on surrounding streets, reduce excessive parking and the cost of development, promote pedestrian access, and decrease flooding and nonpoint source pollution; and

WHEREAS, interim development standards targeting the reuse of existing buildings with inherent site constraints can increase flexibility in regards to required parking spaces without compromising the character of surrounding properties; 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 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 the reuse of existing sites with inherent site constraints; 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) *Off-site parking.* For reuse of existing nonresidential uses in nonresidential zoning districts, off-site parking is allowed, subject to the following criteria:
 - (1) The off-site parking facility may be separated from the principal use by a public right-of-way, except roads classified on the Jefferson Parish Thoroughfare Plan as interstates, freeways, or major arterials.
 - (2) The maximum distance, frontage, and access requirements of Table 33-6.35.4-1: Proximity and Access- Off-Site Parking. shall apply.
 - (3) The maximum distance between the principal use and the off-site parking facility shall be measured from the nearest main entrance of the building or use to the off-site parking area.
 - (4) A reasonable path system between the principal use and the off-site parking area shall be in place.
 - (5) A cooperative parking agreement is required.
- (c) *Cooperative parking agreements.* Where off-site or shared parking is utilized to meet the minimum parking requirements of this Code, cooperative parking agreements are subject to the following criteria:
 - (1) A cooperative parking agreement shall include:
 - a. A written agreement between the owners and lessees of the properties affected, provided that the written agreement shall include the location of the uses and parking facilities affected and the route between the two; require review and approval by the parish attorney; and be recorded.
 - b. Application requirements. The following shall be submitted:
 1. A stamped copy of the fully executed and recorded cooperative parking agreement in compliance with subsection a above;
 2. An affidavit from each owner or lessee of the properties subject to the cooperative parking agreement testifying that the spaces are not encumbered by other uses or agreements and that the spaces will be retained pursuant to the agreement;
 3. A cross access agreement where parking lots subject to the cooperative parking agreement abut;
 4. The cooperative parking agreement shall be filed during the application process with the proper decision-making entity reviewing the application.
 - (2) Pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking agreement was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan, and all land and structures withdrawn from such plan comply with the regulations of this Section.
 - (3) If any use is operated in violation of a cooperative parking agreement:
 - a. The Director of Inspection and Code Enforcement shall revoke the Certificate of Use or Occupancy.
 - b. Any and all approvals shall be subject to revocation.

- c. Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Section.

(d) *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	One (1) space per two hundred fifty (250) square feet of gross floor area
Retail	One (1) space per three hundred (300) square feet of gross floor area

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: 6 NAYS: None ABSENT: (1) Van Vrancken

The resolution was declared to be adopted on this **6th day of April, 2022.**

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY



**EULA A. LOPEZ
PARISH CLERK
JEFFERSON PARISH COUNCIL**