

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

**RESOLUTION NO. 143178**

A resolution cancelling Resolution No. 122464, adopted on February 19, 2014; and 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 creating definitions, standards, and regulations for medical campuses and associated uses, hospitals, clinics, ambulatory surgery centers, urgent care centers, and other related health care facilities, consolidating the Medical Services zoning districts into a single Medical Innovation District, conducting a zoning and future land use study with the intent of amending the official maps, as appropriate; establishing interim development standards during the study; and providing for related matters. (Parishwide)

**WHEREAS**, the Parish Council adopted Resolution No. 122464 on February 19, 2014, which authorized the Planning Department and the Planning Advisory Board to conduct a text study of Chapter 25 Planning and Development, Article VI Comprehensive Plan, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Jefferson Parish Code of Ordinances, with the intent of creating definitions, standards, and regulations for health care facilities, including but not limited to clinics, ambulatory surgery centers, and urgent care centers and amending zoning districts as appropriate; to conduct a zoning and future land use study with the intent of amending the official maps as appropriate to maintain consistency between zoning and land use; and to provide for related matters; and

**WHEREAS**, the Medical Services Zoning Districts (H-1 and H-2) were established via Ordinance Number 5284 in 1961 and are described as being composed of certain lands and structures used primarily in relation to hospitals; and

**WHEREAS**, the H-1 and H-2 regulations are outdated and do not account for hospital campuses and other newer, innovative, and supportive uses often found on or near larger hospital campuses; and

**WHEREAS**, the Jefferson EDGE 2025 strategic plan is centered on three major goals: Talent and Workforce, Innovation and Industry, and Quality of Place and Real Estate, and each goal is supported by initiatives designed to develop and attract talent, attract new investment and job growth in target industries, and develop quality places and amenities; and

**WHEREAS**, “Healthcare Innovation” is a target industry cluster in Jefferson EDGE 2025 to support the continued growth and diversification of Jefferson Parish’s healthcare industry, expanding its role as the region’s biggest growth engine and source of innovation; and

**WHEREAS**, the attraction of new contemporary and innovative healthcare services and uses can help spur interest and redevelopment projects; and

**WHEREAS**, key objectives for the Economic Development Element of Envision Jefferson 2040 include: promote sustainability, job growth, and investment in Jefferson Parish, target the needs of industry clusters with the greatest opportunity for growth, and focus on other industries and businesses that drive the Parish’s success; and

**WHEREAS**, a key task of Envision Jefferson 2040 is a planned medical district for regional medical centers; and

**WHEREAS**, a medical campus is typically comprised of grounds, buildings, and structures operated as an integrated facility and owned, occupied, or managed by a hospital, medical center, or other institution, including any use of such land, buildings, and structures as legally may be carried on, by, or under the auspices of such institutions; and

**WHEREAS**, these centers are anchor institutions and significant regional healthcare destinations with potential for new investment and job creation; and

**WHEREAS**, master plans, which are synonymous with site plans, can be used by institutions, large commercial facilities, and other complex sites like medical campuses, to guide and inform long term development; and

**WHEREAS**, Jefferson Parish already reviews master plans for certain institutions, like schools; and

**WHEREAS**, establishing a master plan review process with some flexibility in terms of development standards for large medical campuses in Jefferson Parish is appropriate, given the unique site constraints and building development pattern associated with these complex facilities; and

**WHEREAS**, similar medical innovation districts are underway in Austin, TX, Fort Worth, TX, and Tampa, FL; and

**WHEREAS**, consolidating and updating the Medical Services districts into a single medical innovation district will make redevelopment clear, help promote well-designed, innovative medical campuses, and guide the physical development of these campuses to be complementary to the surrounding areas; and

**WHEREAS**, smaller-scaled health care facilities may be appropriate in commercial and mixed-use zoning districts; and

**WHEREAS**, Resolution No. 125691, adopted on September 23, 2015, amended Resolution No. 122464 by establishing interim development standards to clarify permitted uses associated with hospitals in the Medical Service Zoning District (H-2); and

**WHEREAS**, Resolution No. 127645, adopted on August 10, 2016, extended the interim development standards for an additional six (6) months; and

**WHEREAS**, no changes were made to the Code as a result of the study call and therefore, can be cancelled; 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 Resolution No. 122464, adopted on February 19, 2014, Resolution No. 125691 adopted on September 23, 2015, and Resolution No. 127645, adopted on August 10, 2016 be and are hereby cancelled.

**SECTION 2.** 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 creating definitions, standards, and regulations for medical campuses and associated uses, hospitals, clinics, ambulatory surgery centers, urgent care centers, and other related health care facilities, consolidating the Medical Services zoning districts into a single Medical Innovation District, conducting a zoning and future land use study with the intent of amending the official maps, as appropriate; establishing interim development standards during the study; and providing for related matters.

**SECTION 3.** That the following interim development standards are hereby established and shall apply to medical campuses:

(a) *Generally.*

(1) A *medical campus* shall be defined as land comprised of grounds, buildings, and structures operated as an integrated facility and owned, occupied, or managed by a hospital, medical center, or other institution, including any use of such land, buildings, and structures as legally may be carried on, by, or under the auspices of such institutions. A medical campus shall be a minimum of twenty (20) acres and may be separated by public rights-of-way or by individual parcels not owned by the institution.

(2) Where there is a conflict with the district regulations and the interim standards, the interim standards shall apply. Where the interim standards are silent, the zoning district requirements, or other applicable regulations shall apply.

(b) *Applicability.* For the interim standards of this resolution to apply, the following criteria shall be met:

(1) *Medical Campus Master Plan Application Required.* A Medical Campus Master Plan application is required and shall be available from the Planning Department. A completed Medical Campus Master Plan application shall be submitted to the Planning Department for review and shall require legislative approval from the Parish Council.

(2) *Medical Campus Size.* The medical campus shall be a minimum of twenty (20) acres and currently used as, or proposed to be used as a medical campus, as defined in this resolution.

- (3) *Boundaries.* The boundaries of the proposed medical campus shall be clearly defined in the Medical Campus Master Plan. Additional property(ies) may be added to the medical campus and incorporated within the boundaries with the Medical Campus Master Plan at a later date through the same process required to establish the Medical Campus Master Plan.
  - (4) *H-2 Zoning and Zoning Amendment.*
    - a. H-2 zoning or a zoning map amendment to H-2 zoning is required for any property proposed to be used as a medical campus.
  - (5) *Simultaneous Applications.* The Planning Director and Planning Advisory Board (PAB) may simultaneously process and review the Medical Campus Master Plan, zoning, subdivision, or other Planning Department application(s) for the same property.
- (c) *Medical Campus Master Plan.*
- (1) *Purpose.* The purpose of a Medical Campus Master Plan is to:
    - a. Define the boundaries of a medical campus, create an inventory of existing improvements, including but not limited to buildings, accessory structures, designated parking or common areas, and identify area(s) for potential expansion; and
    - b. Provide for the well-planned development of large medical campuses in Jefferson Parish and establish a process that is flexible enough to accommodate evolving changes and expansion in medical campus plans, and create the proper transitions between hospital activities and adjacent neighborhoods.
  - (2) *Triggers for Medical Campus Master Plan Review:* Any proposed new development listed below shall be shown on Medical Campus Master Plan and subject to review:
    - a. *New construction.*
    - b. *Existing development.*
    - c. *Additions.* Any additions to developments or structures, including construction of parking lots, which add fifty (50) percent or more to the size of the original development or parking lot(s) shall comply with the requirements of the interim standards to the maximum extent practicable.
    - d. *Support buildings and structures.* New support buildings or structures or the relocation on the same development site of existing support buildings or structures shall comply with all requirements to the maximum extent practicable.
  - (3) *Medical Campus Master Plan Requirements.* The Master plan shall also include:
    - a. 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.
    - b. 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.
    - c. Location, dimensions, area, and elevations of structures, including the setbacks of structures from property lines.
  - (4) *Application, additional required documentation, and fees.* The following information shall be submitted to the Planning Department as a part of the application for a Medical Campus Master Plan:
    - a. Completed application with all required information and signed by owner or authorized agent.
    - b. Property title of ownership or a recorded act of sale.
    - c. Certified Survey of the property (showing general layout and dated within the last 5 years):
      - 1. The current or proposed medical campus boundary;
      - 2. Lot(s) showing property lines;
      - 3. All buildings or structures, with distance from property line indicated;

4. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces (dimensioned); and
5. Total acreage of the campus.
- d. Depending on the development activity, a landscaping plan, sign plans, building elevations, or floor plans may be required as a part of the Medical Campus Master Plan application.
- e. Any other information that the Parish concludes is necessary to review the Medical Campus Master Plan.
- f. Fees: One hundred fifty-dollar (\$150.00) application fee and all required notification and advertising fees.

(5) *Review Process.*

- a. The Planning Department shall submit the application to the Land Use Review Technical Committee (LURTC) for review.
- b. The written recommendation to grant, grant with modifications or conditions, or deny a request for the Medical Campus Master Plan shall consider the following factors:
  1. Whether or not the Medical Campus Master Plan includes all the information required by the Parish deemed necessary to evaluate the Medical Campus Master Plan;
  2. Whether or not the Medical Campus Master Plan is consistent with the Comprehensive Plan in accordance with Section 25-108 Consistency of key development actions with the plan of the Code, other adopted plans and policies, or other parish regulations and guidelines;
  3. Whether or not the Medical Campus Master Plan is consistent with the purpose and intent of Chapter 33 Unified Development Code and Chapter 40 Zoning; and
  4. Whether or not the Medical Campus Master Plan will benefit the public health, safety, and welfare.

(6) *Approval.*

- a. The Parish Council shall approve, approve with modifications or conditions, or deny a request for the Medical Campus Master Plan.
- b. The Council shall make the final decision regarding approval of the Medical Campus Master plan and may simultaneously take action on related applications for zoning, subdivision, or other Planning Department application(s) for the same property.

(7) *Validity.* Once approved, the Medical Campus Master Plan is not required to be renewed in order for the site plan to remain valid. However, any changes or amendments to the Medical Campus Master Plan shall be submitted to the Planning Department in accordance to the provisions below.

(8) *Amendments.*

- a. *Major amendments.* Major amendments to any Medical Campus Master Plan shall require the applicant to submit a revised site plan to the Planning Department and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original Master Plan approval. Major amendments include the following changes:
  1. *Expansion of a medical campus.* The addition of property not included on the approved Medical Campus Master Plan.
  2. Any feature of a plan that fails to meet to the maximum extent practicable, or any new structure or improvement that fails to fully meet the requirements of the interim standards or other applicable requirements of the base or overlay zoning district.
- b. *Minor amendments.* Minor amendments shall be construed as all other changes not considered major amendments. Minor amendment changes shall be submitted for review and approval by the Planning Director.

(d) *Zoning.* H-2 zoning shall apply, with the following exceptions:

- (1) *Permitted uses.* In addition to what is permitted in the H-2 district, the following uses shall also be permitted:
  - a. cancer treatment or research laboratory;

- b. college, university, and other vocational training in medical, dental, pharmacy, or nursing assisting;
- c. energy plant;
- d. hotel;
- e. heliport, helistop, or helipad, in accordance with any applicable State and Federal regulations;
- f. parking garage;
- g. retail or service uses, including a gift or coffee shop;
- h. any use permitted in the C-1 Neighborhood Commercial District;
- i. bars as accessory uses to other uses, such as hotels and restaurants, or when located in a main structure containing two (2) or more of the following uses:
  - 1. offices, retail, hotels, and theaters; and
  - 2. further provided that such bar does not exceed twenty-five (25) percent of the total floor area of the main structure; and
- j. any other uses located on the same campus and operated by or under the auspices of a hospital.

(2) *Area Requirements.*

- a. *Front yard.* The minimum depth shall be twenty (20) feet.
- b. *Side yard.* There shall be two (2) side yards, one (1) on each side of the structure. The minimum width per side yard shall be seven and one-half (7.5) feet.
- c. *Rear yard.* The minimum depth shall be twenty (20) feet.
- d. The lot area per family for multi-family dwellings and mixed-use buildings shall be four hundred seventy-five (475) square feet per family.

(3) *Height.*

- a. *Hospitals.* There shall be no restrictions on the height of such buildings, provided the front, side, and rear façades shall use bulk planes which begin at horizontal lines located directly above the lines created by the building line, at a height of seventy-five (75) feet, rising over the lot upward at a 45-degree angle equal to a pitch or slope of one (1) foot of vertical distance for each one (1) foot horizontal distance.
- b. *All other uses.* The maximum height allowed by right is seventy-five (75) feet for all other uses, however buildings may exceed the maximum height, provided the following criteria are met:
  - 1. *Bulk plane.* A building exceeding the maximum height allowed by right shall use bulk plane(s) if the lot abuts or is located across a right-of-way, with a width of fifty (50) feet or less, from the following zoning districts: Suburban District (S1), Single-Family Residential District (R1A), Suburban Residential District (R1B), Rural Residential District (R1C), Rural Residential District (R1D), Manufactured Home District (R1MH), Two-Family Residential District (R2), Three- and Four-Family Residential District (RR3), Townhouses (R1TH). The bulk plane shall be applied to any façade(s) abutting or located across a right-of-way, with a width of fifty (50) feet or less, from any of the residential zoning districts referenced above.
  - 2. The bulk plane(s) shall begin at a horizontal line located directly above the line(s) created by the building line at a height of seventy-five (75) feet, rising over the lot upward at a 45-degree angle equal to a pitch or slope of one (1) foot of vertical distance for each one (1) foot of horizontal distance (Figure 1).

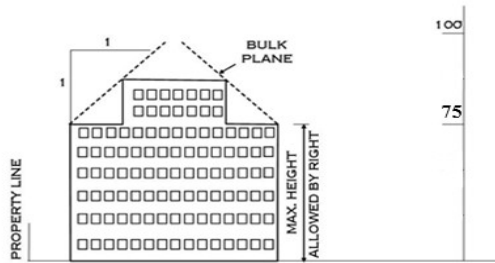


Figure 1. Bulk plane (1:1) illustration

ILLUSTRATION  
NOT TO SCALE

3. The maximum height shall not exceed one hundred (100) feet for all other uses, except as provided for in Sec. 40-737.
4. *Variances.* Neither the Parish Council, nor any Parish board, commission, department or administrative agency shall grant a variance to the bulk plane requirement for any façade that abut(s) or is located across a right-of-way, with a width of fifty (50) feet or less, from any residential zoning district referenced above, or the maximum height requirement of one hundred (100) feet for all other uses, except as provided for in Sec. 40-737.
- (4) Adequate public facilities are required in accordance with Chapter 33 Unified Development Code, Article 7. *Adequate Public Facilities Required.*
- (5) *Landscaping.*
  - a. For properties overlaid with CPZ Commercial Parkway Overlay Zone, the CPZ shall apply to the entire medical campus.
  - b. For properties not overlaid with the CPZ, Section 33-6.25, Landscaping, buffering, and screening, shall apply.
  - c. Where there is a conflict between the landscaping standards of this section, the more restrictive provisions shall apply.
- (6) *Parking.* All lots comprising a medical campus may be used to meet the minimum parking requirements provided a continuous sidewalk or path system shall connect the medical campus' lots and include at least one (1) pedestrian crosswalk across any street that interrupts the campus subject to State or Parish approval, as applicable.
- (7) *Signs.*
  - a. *Directional signs.*
    1. Directional signs shall be excluded from the sign area calculation for both permitted attached and detached signs.
    2. Directional signs shall not include a recognizable logo.
    3. There shall be no limit to the number of directional signs on a medical campus.
    4. Each directional sign shall have a maximum area of twelve (12) square feet.
    5. Detached directional signs shall have a maximum height of eight (8) feet above grade.
    6. Directional signs may be illuminated but shall not flash, blink or fluctuate.
    7. A directional sign shall not be an animated sign.
  - b. *Sign area.*
    1. On-premise signs shall have a maximum area of one thousand (1,000) square feet per ten (10) acres.
    2. Sign area shall be cumulative for the entire medical campus.
  - c. Wall signs identifying an emergency room and located above or next to an emergency room entrance shall not count towards the overall wall sign size requirements.

**SECTION 4.** 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 **8<sup>th</sup> day of November, 2023.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE & CORRECT COPY

A handwritten signature in black ink, appearing to read "Eula A. Lopez", is written over a faint rectangular stamp.

EULA A. LOPEZ  
PARISH CLERK

JEFFERSON PARISH COUNCIL