

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

RESOLUTION NO. 138453

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to study the zoning and future land use of the Bunch Village neighborhood, bounded by Airline Drive, Little Farms Avenue, Canadian National Railway (CN Rail), and Filmore Street, as shown on a map titled "Bunche Village Study Area" dated 10/14/2021, which map is attached hereto; 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 3)

WHEREAS, there is a mix of existing land uses in this area, including single- to multiple-family residential, commercial, and industrial, and a large amount of vacant land; and

WHEREAS, there is a mix of zoning districts in this area, including R-1A Single-Family Residential, R-1MH Manufactured Home, R-2 Two-Family Residential, R-3 Multiple-Family Residential, C-1 Neighborhood Commercial, C-2 General Commercial, with certain properties overlaid with the CPZ Commercial Parkway Overlay; and

WHEREAS, there is a substantial amount of land developed with single-family residential uses in study area; and

WHEREAS, because of the inconsistencies between zoning and land use, and evaluation of the study area is necessary to determine the zoning classification or classifications most appropriate for 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 by Airline Drive, Little Farms Avenue, Canadian National Railway (CN Rail), and Filmore Street, as shown on a map titled "Bunche Village Study Area" dated 10/14/2021, which map is attached hereto; 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: R-1A Single-Family Residential shall apply to existing R-1MH Manufactured Home District zoned properties.

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 the **27th day of October, 2021.**

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY


EULA A. LOPEZ
PARISH CLERK
JEFFERSON PARISH COUNCIL

Bunche Village Study Area

October 14, 2021



- Study Area Boundary
- Interim Standards
- Parcels
- Rail

Current Zoning		Base	
Overlay	CPZ		
		C1	R1A
		C2	R1B
		M1	R1C
		OW1	R1D
			R1MH
			R2
			R3
			RR3



Prepared by the Jefferson Parish Planning Department