



Planning
Department
Bessie L. Martin
Director

STAFF REPORT

Docket No. SP-23-24

Summary No.

Medical Campus Master Plan Review
Ochsner North, South, and West Campuses

PARISH COUNCIL
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LOCATION (FIGURE 1)

ADDRESS: Ochsner North, South, and West Campuses: 1401 – 1609, 1512 – 1516, 1706, and 2614 Jefferson Hwy.; 100 – 216 Betz Ave.; 101 – 241 Deckbar Ave.

LEGAL DESCRIPTION: Lot 1, Sq. 1, and the Morere Tract (also known as part of lots 8 and 9), Ludger Fortier Subdivision; Lots 1 – 4, 4A, and 5-9, Sq. 5, Hyman Subdivision; Lot 52, Sq. 8, Live Oaks Place Subdivision; portion of Betz Avenue (to be revoked); Lots 1 – 16 and 28 – 42, Lot 22-A-1, and Lot WP, Sq. 1 Live Oaks Place Subdivision; Lots OH, 2-A, and WB, Labarre Subdivision; Lot Y2B1, Castay Subdivision; and Lot 10-X-1 and 10-X-2, Jefferson Plaza Subdivision

OWNER: Ochsner Clinic Foundation

APPLICANT: Ashley Ruh and Scott Tabary, Duplantis Design Group

COUNCIL DISTRICT: 2
PAB HEARING: 6/20/24
LAST MEETING DATE FOR COUNCIL ACTION: 10/16/24



East Bank Partial Vicinity Map

ZONING (FIGURE 2)

R-1A Single Family Residential, H-1 Medical, H-2 Medical, C-1 Neighborhood Commercial, and C-2 General Commercial with CPZ Commercial Parkway Overlay Zone

FUTURE LAND USE (FIGURE 3)

MU – Mixed-Use and CF Community facilities

REQUEST (FIGURE 5)

Request to establish a Medical Campus Master Plan and to construct a children’s hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

VARIANCES

- Landscaping and buffer requirements
 - Front yard landscaping on Jefferson Hwy.
 - Corner side yard landscaping on Deckbar Ave.
- Height regulations for the proposed children’s hospital

RECOMMENDATIONS

PLANNING DEPARTMENT:

Deferral for the following reasons:

- The applicant must receive necessary approval from Louisiana Department of Transportation and Development for the driveway connecting to Jefferson Hwy. and the traffic impact analysis before Public Works can approve the proposal. The Parish Council cannot approve the plans without the required approvals from DOTD and Public Works.
- The applicant must also work with the Public Works – Parkways Department to revise their tree removal and replacement plan.

PLANNING ADVISORY BOARD: TBD

CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed site plan is consistent with the following objectives and goals of the Land Use element of the Comprehensive Plan:

- Goal 1: “The development and redevelopment of land, buildings, and structures is orderly and well-planned”
- Goal 3, Objective 6: “Minimize negative impacts of new development or redevelopment through up-to-date regulations and standards based on best

practices.”

- Goal 4, Objective 2: “Promote the viability of health care institutions and enhance their ability to attract and serve patients and employ residents.”

FINDINGS

MEDICAL CAMPUS MASTER PLAN REGULATIONS

1. On November 8th, 2023, the Jefferson Parish Council adopted Resolution No. 143178 which sets forth a definition for what constitutes a “medical campus” and provides standards for establishing a Medical Campus Master Plan. 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
 - 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 neighborhood
2. The establishment of a Medical Campus Master Plan requires Parish Council approval. The Parish Council can approve, approve with modifications, or deny a request for the Medical Campus Master Plan. Additionally, they may simultaneously take action on related applications (ES-177-23 and EZ-23-23) for zoning, subdivision, or other Planning Department applications for the same property.
3. Under a Medical Campus Master Plan, the property designated as the medical campus will receive the following benefits:
 - a. 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
 - b. Permitted on-premises signs may be calculated for the entire campus; on-premises signs shall have a maximum area of 1,000 sq. ft. per 10 acres. Directions signs and emergency room signs do not contribute to this calculation. Signage is not part of the current review.
 - c. The existing height restrictions for hospitals will apply with the following exception: the front, side, and rear facades shall use bulk planes which begin at horizontal lines located directly above the lines created by the building line, at a height of 75 ft. rising over the lot upward at a 45-degree angle equal to a pitch or slope of 1 ft. of vertical distance for each 1 ft. of horizontal distance.

- d. In addition to the uses permitted by the underlying base zoning district, lots dedicated as part of a medical campus have additional permitted uses including: cancer treatment or research laboratory, colleges, energy plants, hotels, heliports (in accordance with applicable State and Federal regulations), parking garages, any uses permitted in the C-1 Neighborhood Commercial District, and any other uses located on the same campus and operated by or under the auspices of a hospital
- e. For properties overlaid with the CPZ, the CPZ regulations shall apply to the entire medical campus. For properties not overlaid with the CPZ, Section 33-6.25, Landscaping, buffering, and screening, shall apply to the medical campus.

BACKGROUND

4. The petitioned property contains 51 lots of record, a portion of the Betz Ave. right of way (to be revoked), and the Morere tract of land. The petitioned property has a total area of approximately 104 acres. The property is developed with the Ochsner North, South, and West Campuses and single-family residential along Betz Ave. The three campuses are all oriented toward Jefferson Hwy. The applicant proposes to combine all of the existing campuses and single-family residential lots (proposed demolition of residential structures and rezoning to H-2 Medical District with the CPZ overlay – EZ-23-23) into a single medical campus via a Medical Campus Master Plan and to construct a new children’s hospital, parking garage, and future hotel on the expanded South Campus footprint.
5. There are two concurrent applications associated with this proposal: ES-177-23 and EZ-23-23. Under ES-177-23, the applicant proposes to subdivide Lot 1, Sq. 1, Ludger Fortier Subdivision; Lot 52, Sq. 8, Live Oaks Place Subdivision; a portion of Betz Avenue between River Rd. and Jefferson Hwy. (to be revoked); Lots 1 – 16 and 28 – 42, and Lot WP, Sq. 1 Live Oaks Place Subdivision into proposed lot OH-1, Sq. 1A, Ludger Fortier Subdivision. Under EZ-23-23, the applicant proposes to amend the zoning of portions of the petitioned property from R-1A Single-Family Residential District and H-1 Medical District with the CPZ Commercial Parkway Overlay Zone to H-2 Medical District with the CPZ overlay. The proposed subdivision and rezoning expand the buildable area for the Ochsner South Campus; the western portion of proposed lot OH-1 is to be the location of the future children’s hospital, garage, and hotel.
6. The North, West, and South campuses are developed as follows:
 - a. The North Campus is comprised of Lot OH, Labarre Subdivision; Lots 1-4, 4A, and 5-9, Sq. 5, Hyman Subdivision, and a portion of the Morere Tract (also known as part of lots 8 and 9) Ludger Fortier Subdivision (Figure 4). The North Campus contains an outpatient diagnostic center, academic center, pediatric center, breast cancer facility, primary care facility, warehouse, pharmacy plant, and is the site of a future neuroscience center

and future parking garage (both approved via SP-85-23). There are 3,317 parking spaces provided on the North Campus (including the future parking garage) with 95 of these parking spaces handicap accessible. No new work is proposed on this campus.

- b. The West Campus is comprised of Lot 10-X-1 and 10-X-2, Jefferson Plaza Subdivision; Lots WB and 2-A, Labarre Subdivision; Lot Y2B1, Castay Subdivision (Figure 5). The West Campus contains a hospital, a Hancock Whitney Bank, Chamberlain University, and a parking garage. There are 863 parking spaces provided on the West Campus with 51 of these parking spaces handicap accessible. No new work is proposed on this campus.
 - c. The South Campus is comprised of proposed lot OH-1, Sq. 1A, Ludger Fortier Subdivision; Lot 22-A-1, Sq. 1, Live Oaks Place Subdivision, and a portion of the Morere Tract (also known as part of lots 8 and 9), Ludger Fortier Subdivision (Figure 6). The South Campus contains the primary Ochsner hospital facility, a cancer research center, Brent House hotel, two parking garages, and is the site of the future children's hospital, parking garage, and hotel. There are 4,059 parking spaces provided on the South Campus with 101 of these parking spaces handicap accessible.
7. The North and South Campuses were previously dedicated as a single campus under Sec. 40-739 (a) – Exceptions to area regulations *Campuses*. These regulations permitted the North and South Campuses to share parking. Lot 2-A, Labarre Subdivision and Lot Y2B1, Castay Subdivision from the West Campus also contributed to the total parking count for the combined North and South Campus per Resolution No. 69410 adopted June 19th, 1991 which dedicated those lots for the use of the other Ochsner facilities. The previous campus plan was approved via Planning Docket CPZ-58-16.

OCHSNER MEDICAL CAMPUS MASTER PLAN PROPOSAL

8. As part of the proposed Medical Campus Master Plan, Ochsner proposes to demolish the existing parking lot between Betz Ave. and Deckbar and the existing single-family homes located on the block bounded by Jefferson Hwy., Betz Ave. (to be revoked), River Rd., and Deckbar Ave. The applicant proposes to construct, a 5-story, 66-bed children's hospital and clinic at the corner of Jefferson Hwy. and Deckbar Ave (Figure 8). The proposed hospital is connected to the western side of the existing Ochsner hospital facility. Parking is proposed on the Jefferson Hwy. side of the hospital and a three-lane ambulance drop-off area is proposed on the Deckbar Ave. side of the proposed hospital. The applicant provided the required documentation so that all features of the proposed hospital may be approved by Council under Docket Sp-23-24. Additionally, the applicant provided a circulation plan as part of their application to show the required continuous path system connecting the medical campus' lots with adequate pedestrian crosswalks and/or bridges crossing all streets that interrupt the campus (Figure 7).

9. The applicant also proposes to construct a 5-story, 1,105-space parking garage. The proposed garage fronts on Deckbar Ave. The current review is only for the location of the proposed parking garage as the applicant did not provide elevation drawings or floorplans for the garage. The applicant will need to amend their Medical Campus Master Plan once they finalize plans for the garage. The applicant also proposes to construct a hotel at the corner of River Rd. and Deckbar Ave. The plans show the general location of the future hotel. Like the garage, the applicant will need to amend their Medical Master Plan once they finalize the design of the hotel. An amendment may be processed ministerially (without Council approval) if the proposal meets all requirements of the interim standards and all other applicable requirements of the base or overlay zoning district. If any feature of an amendment does not meet the aforementioned requirements to the maximum extent practicable, or if there is a petition to expand the area of the Medical Campus Master Plan, the amendment requires Council approval.
10. The applicant has requested variances to the following regulations:
 - a. The petitioned property is subject to the CPZ Commercial Parkway Overlay zone regulations. Per Sec. 40-474 (a)(1), In addition to front yard requirements of the underlying district, the first 20 ft. from the front lot line shall be the minimum front yard and building setback and shall be landscaped in accordance with Section 33-6.25, Landscaping, buffering, and screening. No parking or paving shall be allowed in the required front yard except for sidewalks or approved driveways. Parking is located within the 20 ft. front yard along Jefferson Hwy. Sections of the landscaped setback are 8 ft. wide; thus, a variance for 12 ft. is required.
 - b. Per Sec. 40-474 (a)(2), on corner lots there shall be a yard with a minimum depth of 10 ft. from the lot line abutting the side street, and this yard shall be landscaped in accordance with Section 33-6.25. Drive aisles are located within the required 10 ft. corner side yard on the Deckbar Ave. side. Sections of the landscaped setback are 3 ft. wide; thus, a variance for 7 ft. is required.
 - c. Per Section 3 (b) (3) *Height* of the interim standards, the front, side and rear facades shall use bulk planes which begin at horizontal lines located directly above the lines created by the building line, at a height of 75 ft., rising over the lot upward at a 45-degree angle equal to a pitch or slope of 1 ft. of vertical distance for each 1 ft. of horizontal distance. The roof of the children's hospital is 71.56 ft. tall, but there is an architectural feature (sloped metal cladding) located along the edge of the children's hospital that reaches 84.56 ft (Figure 9). Thus, the architectural feature penetrates the bulk plane at the 75 ft. line and a variance to the bulk plane regulations is required. There is a penthouse that reaches 88.56 ft., but the penthouse does not penetrate the bulk plane.

11. The Planning Department recommends approval for the variance to Medical Campus Master Plan bulk plane regulations for the following reasons:

- a. The penetration of the bulk plane is only an architectural feature and not penetrate a primary feature of the structure. The architectural feature does not dramatically increase the bulk of the building and/or block light from nearby properties. Finally, the architectural feature is a sloped metal cladding that only covers a portion of the structure.
- b. The proposed children's hospital is connected to the primary Ochsner hospital tower. The adjacent tower is over 200 ft. tall. The proposed children's hospital is part of a larger campus where tall buildings are common. The height of the proposed children's hospital is not incompatible with nearby development.
- c. Without the Medical Campus Master Plan regulations, the proposed children's hospital would be subject to the H-2 Medical District height regulations which refer to Sec. 40-737 – Exceptions to height requirements. In this section, there is no limit to the height of hospitals provided the proposal uses bulk planes measured from a horizontal line located 75 ft. above the required setback (not building line). If measured the 20 ft. and 10 ft. CPZ setbacks, the proposal complies with the height regulations for a hospital located in the H-2/CPZ district. The proposal is consistent with the historic development in the area and it complies with the intent of the Code of Ordinances.

12. For the landscaped setback variances, Section 40-480 states that variances to the CPZ requirements may be granted, provided the following criteria are met:

- a. *The proposal complies with CPZ requirements to the maximum extent possible and taking into account space limitations of existing structures.*

The proposed hospital is built in line with the existing Ochsner hospital tower. The applicant proposes to extend the drive aisle in front of the existing hospital to service the new children's hospital. There is excess landscaping and minimal parking in front of the main hospital building to the east. The proposal increases the amount of parking on the Jefferson Hwy. side of the hospital, and the lack of a landscaped setback is offset by the landscaping provided in front of the main building. The Deckbar Ave. side of the hospital contains 5-drive aisles to service the future garage and the emergency room drop-off. Though the landscaping on this side of the property is minimal, the multiple drive aisles are necessary to service the new uses and to mitigate negative effects that may result from the revocation of Betz Ave.

- b. *The proposal enhances the general quality of commercial and office corridors by providing buffers to neighboring residences and other commercial uses; increases public safety by guiding traffic; minimizes the impact of development and structures on drainage; and coordinates with greenspace and signage in the corridor.*

There are no neighboring properties that need to be buffered from the development by landscaping. The proposed work area is located within the Ochsner campus; it does not abut residential properties. There are apartments located on the western side of Deckbar Ave, but they are located on property zoned H-1 Medical District. H-1 properties are meant to serve nearby medical uses and buffer more intense medical uses from residential areas. Potential traffic impacts of the proposal are under review with the Public Works – Traffic subsection and the Louisiana Department of Transportation and Development. Finally, the proposal minimizes the impact of the development on drainage by providing additional landscaping in other areas of the development.

- c. *The proposal does not adversely affect the harmony or compatibility of the surrounding land uses.*

The proposed work area is part of an established medical district and the variances do not negatively affect any nearby properties.

- 13. Per Section 3 (c)(5) of the interim standards, 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:

- a. *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.*

The applicant must provide Louisiana DOTD approvals for the project before Site Plan Engineering or Public Works can approve the proposal.

- b. *Whether or not the Medical Campus Master Plan is consistent with the key development actions with the plan of the Code, other adopted plans and policies, or other parish regulations and guidelines.*

The proposed Medical Campus Master Plan is consistent with the stated goal of the Medical Campus Master Plan regulations; the proposal presents an inventory of existing improvements within an established medical district and it provides for the well-planned development of a large medical campus. Additionally, the proposal supports the “Healthcare Innovation” target industry cluster in the Jefferson EDGE 2025 strategic plan which is focused on the continued growth and diversification of Jefferson Parish’s healthcare industry and expanding its role as the region’s biggest growth engine.

- c. *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.*

The proposal is consistent with the purposes of Chapters 33 and 40. Namely, the proposal promotes the safe, orderly development and use of land and natural resources through the implementation of a well-developed, long-term plan for a group of healthcare facilities that play an important role in the health of Jefferson Parish and the wider region.

- d. *Whether or not the Medical Campus Master Plan will benefit the public health, safety, and welfare.*

Provided the proposal receives all necessary approvals from the Louisiana DOTD, the Medical Campus Master Plan benefits the public health, safety, and welfare by establishing suitable and modern regulations that both protect the wider public and provide flexibility for a well-established group of medical facilities.

DEPARTMENT COMMENTS

14. Site Plan Engineering is opposed to the proposed development because the applicant has not received approval from the Louisiana Department of Transportation and Development for the new driveways connecting to Jefferson Hwy. Site Plan Engineering cannot approve plans on state roads until they receive approval from DOTD. If DOTD does not approve the proposed plans, then the applicant may be forced to redesign the site.
15. The Department of Public Works – Traffic Engineering Department is opposed to the plan because they require a comment from DOTD concerning the provided Traffic Impact Analysis. The TIA includes recommendations for changes to Jefferson Hwy. to mitigate the effects of the increased traffic that is expected in the area. Traffic cannot sign off on the proposal until DOTD accepts the TIA. If DOTD does not accept the TIA, then the applicant may be forced to redesign the site.
16. The Department of Public Works – Parkways Department is opposed due to the removal of a 30 in. live oak located in the Deckbar Ave. ROW. A number of other trees proposed to be removed must be replaced at 2 trees provided for each 1 removed. The applicant must work with the Parkways Department to produce a suitable tree removal and replacement plan.

Table 1: Land Use Review Technical Committee (LURTC) Comments

Department	Position	Comment/Stipulation
Public Works	Opposed	<p>SP-23-24 the Department of Public Works (on 06/03/2024) we will need input from DOTD about the TIA. All roadway and utility improvements at the property owners' expense and shall meet Jefferson Parish requirements. May requires the sewer H.C. to be located and/or installed before the slab is poured at the property owners' expense. Call the Engineering Department (736-6800) for location information and/or sewer estimate form. Requires a revised site plan to show the dedication of any new servitudes or the renunciation of any servitudes with the approval of Jefferson Parish Engineering Department at the permit stage. 1. Page One Tree removal plan- The 61" Live Oak located on corner of Deckbar and Jefferson Highway must be protected at all times. 3. Page One Tree removal plan- The 30" Live Oak tree that is requested for removal is a non-removal and must be protected at all times. More justification is needed for this Live Oak to be removed. 4. Page One Tree removal plan- The 50" Magnolia that will be removed must be replaced on site with two for one. 3. Page One Tree removal plan- The 30" Live Oak tree that is requested for removal is a non-removal and must be protected at all times. More justification is needed for this Live Oak to be removed. 3. Page One Tree removal plan-The 55" Live Oak is shown for removal. Due to location of driveway and roadway. This tree will have to be replaced with a two for one. All other trees will require one for one replacement. Planting Key Plan LP_2 -All ROW Trees shall be min. 7' clear from grade to bottom of canopy. Recommending to-remove two Nuttall Oaks in median due site restriction. Allow those two Nuttall Oaks to be planted in another location. Proposed Landscape plan is approved.</p> <p>Opposed</p>
Building Permits	Not Opposed	Building code will be addressed at permitting stage.

Department	Position	Comment/Stipulation
Engineering-Site Plan	Opposed	The Department of Transportation and Development (D.O.T.D.) must approve driveways on state highways. Please provide a copy of the permit to Site Plan Review. Plans cannot be approved by Site Plan Review without a State permit. Plans will be verified with the State D.O.T.D.
Parish Attorney	Not Opposed	No comment
Environmental	Not Opposed	Make sure the provided SWPPP is implemented and followed throughout the construction process
Fire	Not Opposed	

TABLES

Criteria	Required/Permitted	Proposed	Compliant?
Site area, campus min.	20 acres	~104	Y
Parking, min.	6,443	7,963	Y
Required Zoning	H-2 or less restrictive	Petitioned properties are R-1A, H-1, H-2, C-1, and C-2 with a simultaneous petition to rezone R-1A and H-1 portions to H-2	Y
Setback, children's hospital, Jefferson Hwy. min. (CPZ)	20 ft.	100 ft.	Y
Setback, children's hospital, Deckbar Ave., min. (CPZ)	10 ft.	25 ft.	Y
Setback, garage, Deckbar Ave., min. (CPZ)	10 ft.	20 ft.	Y

Table 2: Medical Campus / CPZ Site Requirements

Criteria	Required/Permitted	Proposed	Compliant?
Building Height, children's hospital, max.	No maximum (bulk plane measured at 75 ft. at the building line)	Bulk plane is penetrated by an architectural feature at 75 ft.	N

TABLE 4: SUBURBAN LANDSCAPE AND BUFFER STANDARDS

Criteria	Required	Proposed	Compliant?
Streetscape front planting buffer, abutting Jefferson Hwy. ROW, min.	20 ft.	8 ft.-20 ft.	N
Streetscape front landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	11 trees	8 trees 11 existing tree credits	Y
Streetscape front landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	shrubs form a living fence	Compliant	Y
Streetscape side planting buffer, abutting Deckbar ROW min.	10 ft.	3 ft.-10 ft.	N
Streetscape side landscaping tree, perimeter of lot abutting ROW, 1 tree every 50 ft.	13 trees	23 trees	Y
Streetscape side landscaping shrub, perimeter of lot abutting ROW, 1 shrub every 3 ft., 2 ft. in height	shrubs form a living fence	Compliant	Y
Parking, VUA interior landscaping, min.	10%	22%	Y

TABLE 4: SUBURBAN LANDSCAPE AND BUFFER STANDARDS

Criteria	Required	Proposed	Compliant?
Parking, 1 landscape island, 100 sf. min. with 1 tree, every 10 contiguous parking spaces	3	3	Y
Parking, endcap 100 sf. min. with 1 tree at end of every row	6	6	Y
Vegetation standards	Compatible species, location, and size	In accordance with regulations	Y
Class A tree, min.	50%	70%	Y
Tree Species diversity, max.	35%	24%	Y
Irrigation Plan	Yes	In accordance with regulations	Y



Planning Department

Aerial – Full Site

Ochsner Master Campus Plan

Ochsner North, South and West Campuses

Request to establish a Medical Campus Plan and to construct a children’s hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

Docket No. SP-23-24

Summary No.

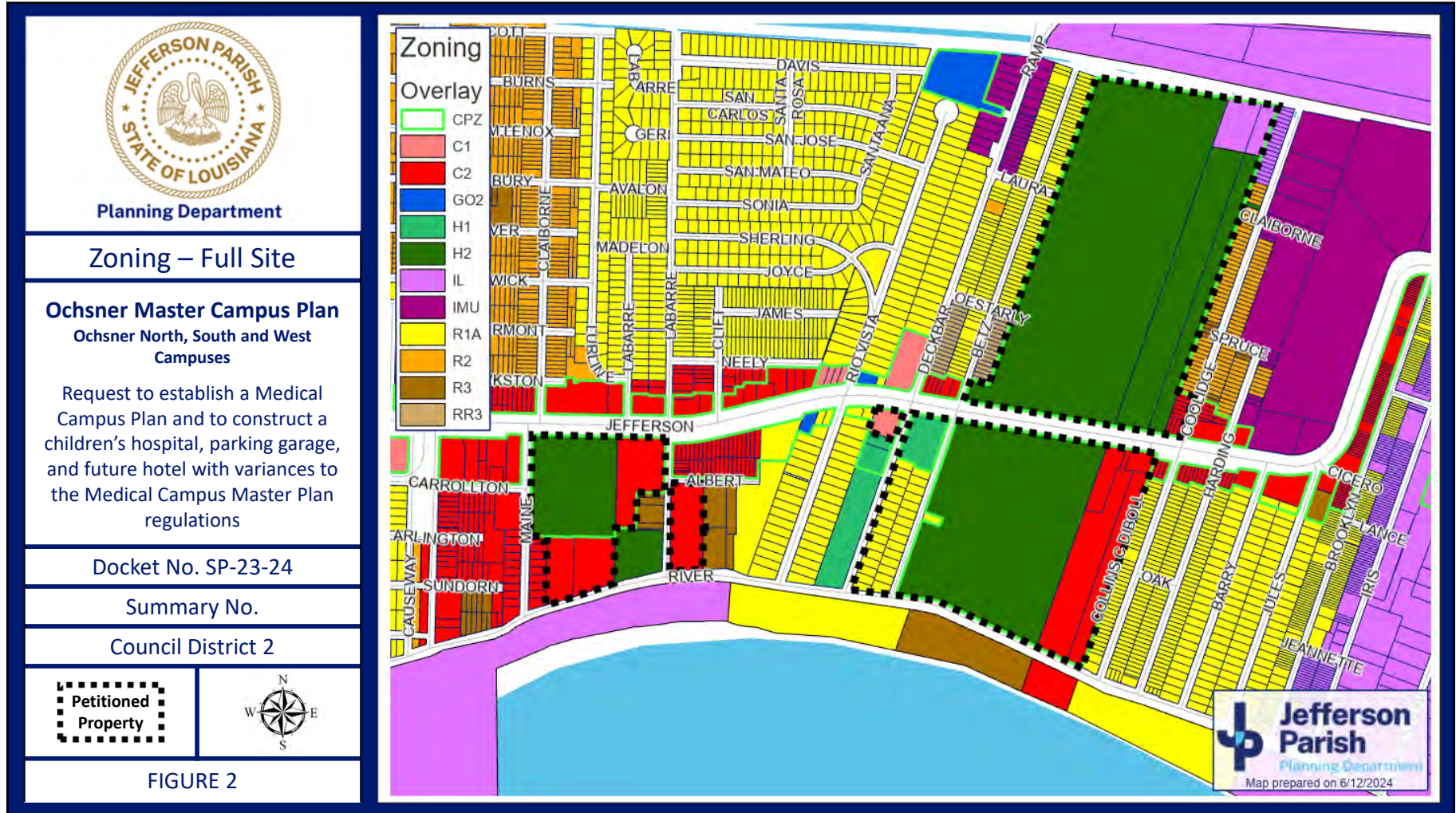
Council District 2



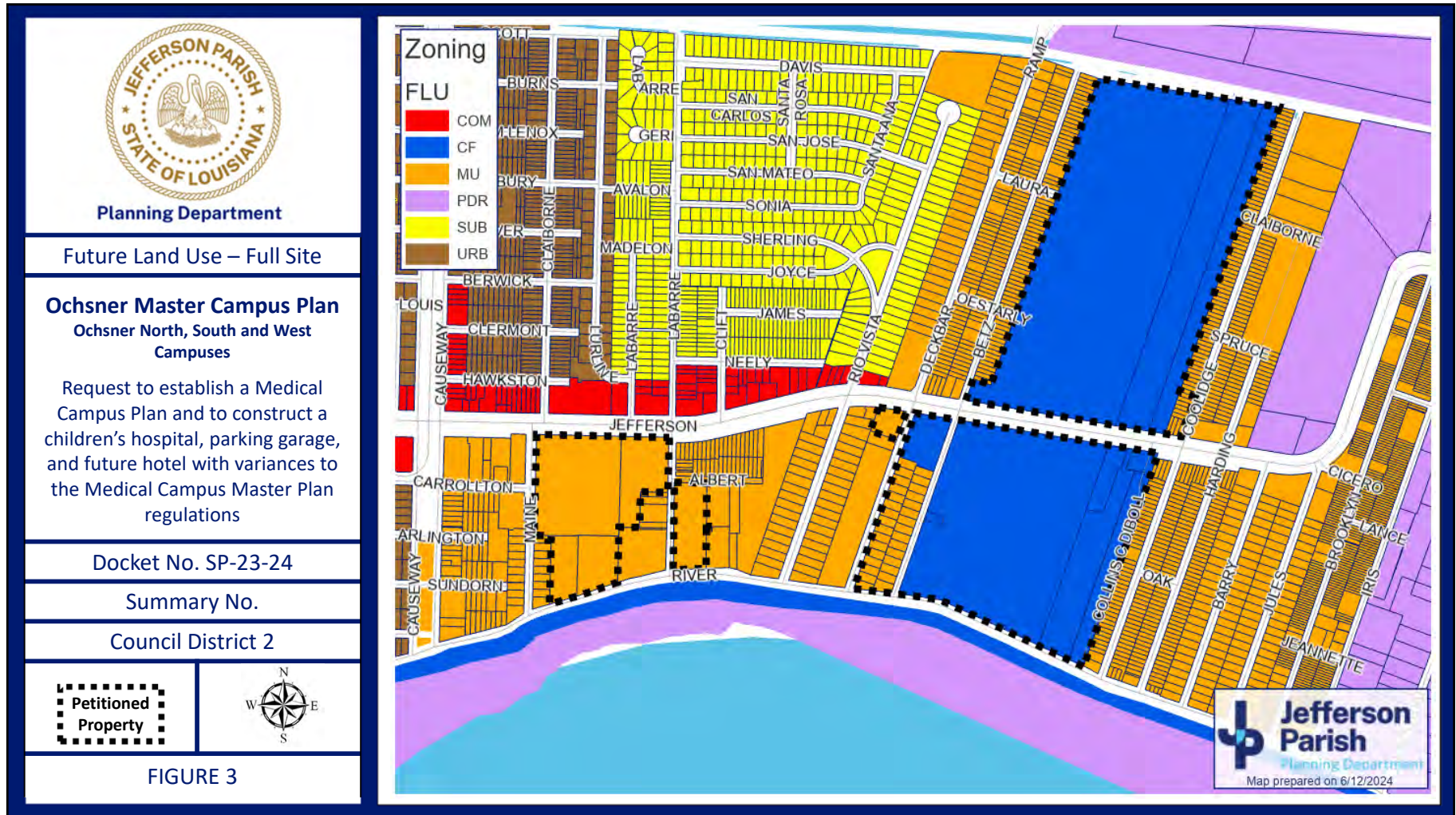
FIGURE 1



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Planning Department

North Campus

Ochsner Medical Campus Master Plan
Ochsner North Campus Description

Contains an outpatient diagnostic center, academic center, pediatric center, breast cancer facility, primary care facility, warehouse, pharmacy plant, future neuroscience center and future parking garage (both approved via SP-85-23)

Total parking provided: 3,317

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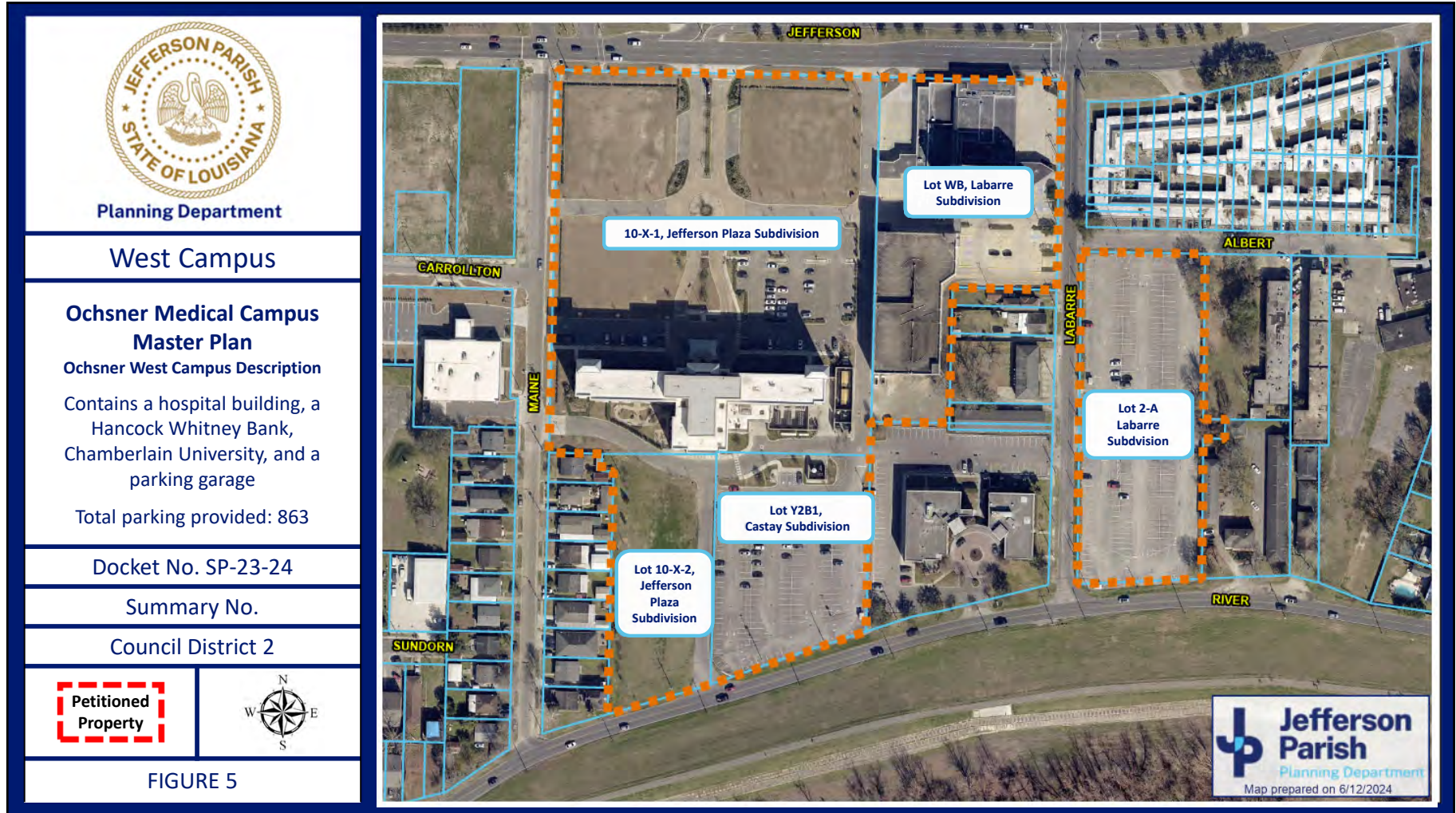
Council District 2



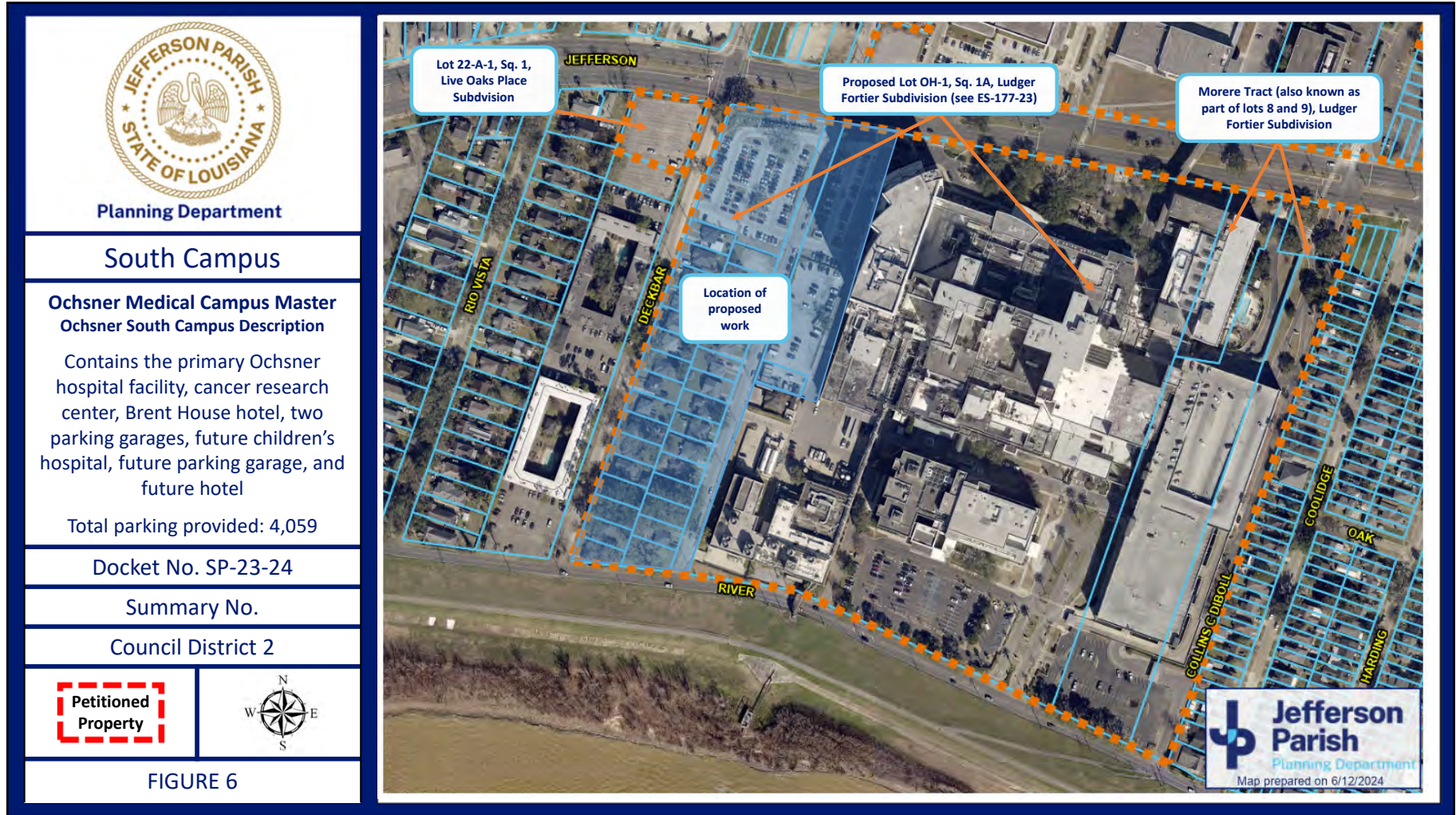
FIGURE 4



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Planning Department

South Campus

**Ochsner Medical Campus Master
Ochsner South Campus Description**

Contains the primary Ochsner hospital facility, cancer research center, Brent House hotel, two parking garages, future children’s hospital, future parking garage, and future hotel

Total parking provided: 4,059

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Summary No.

Council District 2



FIGURE 6



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Circulation Plan

Ochsner Medical Campus Master Plan Ochsner North, South and West Campuses

Request to establish a Medical Campus Plan and to construct a children's hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

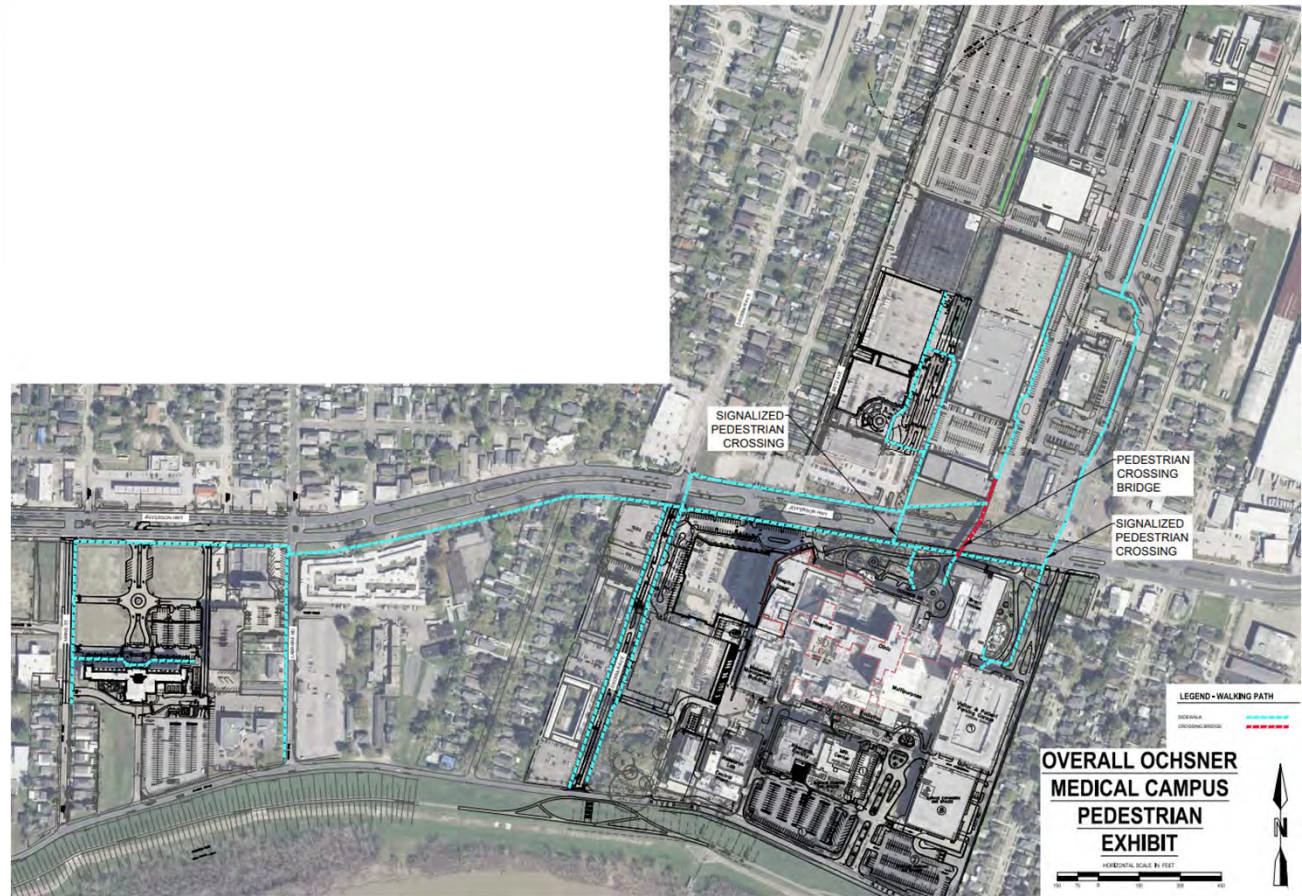
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Council District 2



FIGURE 7



All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Site Plan of Proposed Work

Ochsner Medical Campus Master Plan
Ochsner North, South and West Campuses

Request to establish a Medical Campus Plan and to construct a children's hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

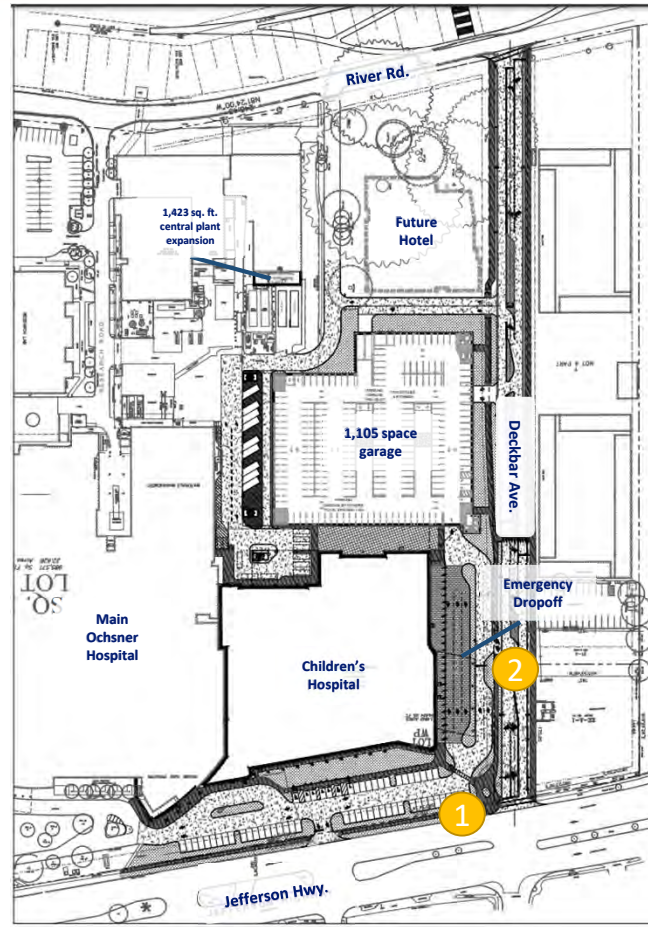
Docket No. SP-23-24

Summary No.

Council District 2



FIGURE 8



Variances			
	Regulation	Required	Provided
1	Front yard landscaped setback, Jefferson Hwy.	20 ft.	8 ft – 20 ft.
2	Corner side yard landscaped setback, Deckbar Ave.	10 ft.	3 ft. – 10 ft.

The proposed driveway in front of the children's hospital must be approved by DOTD. The proposed Traffic Impact Analysis must also be approved by DOTD.

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Planning Department

Elevations - North

Ochsner Medical Campus Master Plan
Ochsner North, South and West Campuses

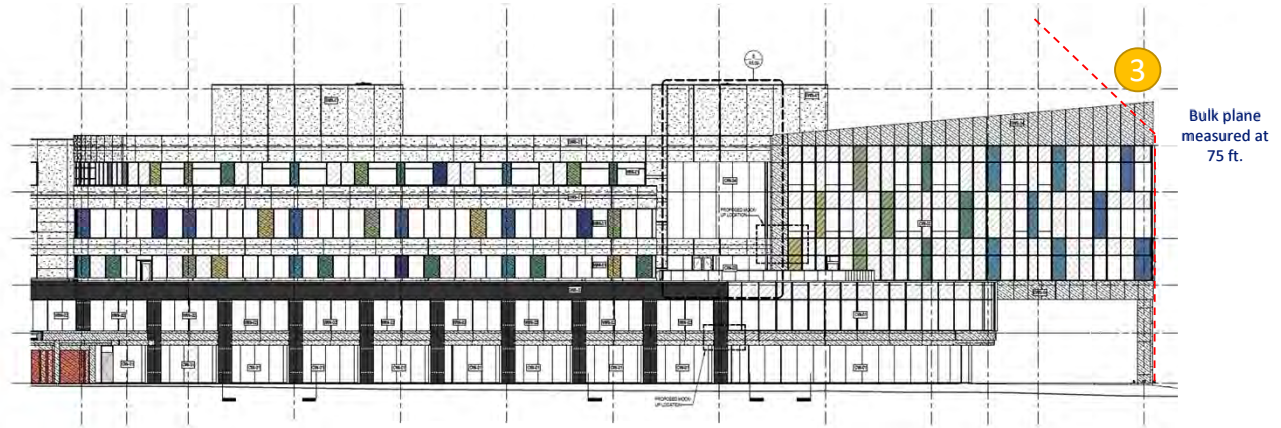
Request to establish a Medical Campus Plan and to construct a children's hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

Docket No. SP-23-24

Summary No.

Council District 2

FIGURE 9



North Elevation – Jefferson Hwy. Side

Variances			
	Regulation	Required	Provided
1	No maximum height	Bulk plane measured at 75 ft. at the building line may not penetrate	Bulk plane penetrates architectural feature at 75 ft.

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Planning Department

Elevations – Side Views

Ochsner Medical Campus Master Plan Ochsner North, South and West Campuses

Request to establish a Medical Campus Plan and to construct a children's hospital, parking garage, and future hotel with variances to the Medical Campus Master Plan regulations

Docket No. SP-23-24

Summary No.

Council District 2

FIGURE 10



West Elevation – Deckbar Ave. Side