



Planning Department

Bessie L. Martin Director

STAFF REPORT
Docket No. SP-70-23
Summary No. 26301

The Waters at Promenade
Site Plan Review

PARISH COUNCIL
A: Jennifer Van Vrancken
B: Scott Walker
1: Marion F. Edwards
2: Deano Bonano
3: Byron Lee
4: Arita Bohannan
5: Hans Liljeberg

Cynthia Lee Sheng
Parish President

504-736-6320 | Yenni Building, 1221 Elmwood Park Blvd, Ste 601, Jefferson, LA 70123 | jppanning@jeffparish.net

Location: 4900 block of Promenade Blvd. Council District: 2
Legal Description: Proposed Parcel 6-A-4F, Bell Plantation Subdivision, bounded by Lapalco Blvd. and Barataria Blvd. PAB Hearing: 4/11/2024
Last Meeting Date for Council Action: 8/7/2024

Owner: Girod REO, LLC

Applicant: Tildon J. Dufrene

ZONING (FIGURE 2)

MUCD Mixed Use Corridor District

FUTURE LAND USE (FIGURE 3)

COM Commercial

REQUEST (FIGURE 5)

Multi-family residential development consisting of ten (10) residential structures, a clubhouse, parking and related facilities

Concurrent Case: WS-129-23



RECOMMENDATIONS

Planning Department: Approval for the following reasons:

- The proposed development meets the requirements of MUCD for multi-family developments.
The proposed development is supported by the comprehensive plan.

Planning Advisory Board: Approval

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposal is consistent with:

- Goal 1, Objective 4: Provide sufficient land for residential, commercial, industrial and recreational land uses.
Goal 3, Objective 2: Foster mixed-used development that combines residential uses with compatible nonresidential uses in appropriate locations.

FINDINGS

1. The applicant proposes to build a 324-unit multiple-family residential development, which requires approval by the Parish Council in the MUCD zoning district. The subject property is currently undeveloped.
2. The subdivision of Parcels 6-A-4C and 6-A-4D into Parcel 6-A-4F is being reviewed concurrently (WS-129-23). As per Sec.40-444(d) *Site area requirements*, all development sites with multiple-family residential structures shall be a minimum of five (5) acres, with a minimum width of 200 ft. and depth of 500 ft. The proposed parcel has an area of 12.61 acres, average width of 350 ft. and depth of 800 ft. The proposed parcel meets these criteria.
3. The development will include:
 - a. Ten (10) multiple-family residential structures – 24 to 36 units in each
 - b. Clubhouse (for residents only)
 - c. Pool and patio area
 - d. Maintenance building
 - e. Dog park
 - f. Covered parking areas
4. As per Sec. 40-662 *Off-street parking requirements*, 1.5 spaces are required for each multiple-family dwelling unit. As per the site plan, 324 units are proposed. 486 spaces are required, and 522 parking spaces are provided which meets this criterion.
5. Sec. 40-444(b), MUCD Setbacks, requires a 20 ft. front yard setback and 10 ft. setbacks for side and rear yards. All buildings have a minimum setback of 20 ft. from the front, side and rear lot lines. The site exceeds setback requirements.
6. Sec. 40-442(b)(2), MUCD Multi-Family Residential Criteria, requires multiple-family residential development to have a minimum total of fifty (50) dwelling units, with each multiple-family dwelling structure designed with five (5) or more units. The development will have 324 total units. Each proposed building will have either 24 or 36 units; therefore, it meets these criteria.
7. Interior lot landscaping is required when ten (10) or more parking spaces are required, which includes landscape islands and endcaps in the parking areas. In the interior of the lot, the applicant proposes 90 trees. The site requires one (1) class A tree per 50 linear feet of lot frontage. Sixteen (16) class A trees are proposed which meets this requirement. Overall, a minimum of 50% class A trees is required and 54% are provided (Table 5 and Figure 6).
8. According to plans submitted by the applicant, the exterior wall treatment of the principal and support buildings is fiber cement siding. This is an acceptable exterior architectural treatment as outlined in the Code of Ordinances. Additionally, as per Sec. 40-447(i) *Architectural treatment of support buildings*, any

support building shall be designed and constructed with an architectural treatment similar to the principal building(s). The proposal meets these criteria. (Figures 7 & 8)

9. Sec. 40-448 *Sign Regulations-Detached signs* allows one (1) on-premise detached sign with a maximum area of one (1) square foot per linear of street frontage up to 200 sq. ft. The front yard is measured along Promenade Blvd. which has a width of 452 ft. The maximum sign height shall be 20 ft. One (1) 10 ft. high detached sign is proposed in this application. The sign has an area of approximately 41 sq. ft.; therefore, it meets this criterion (Figure 9).
10. The site plan meets the requirements stipulated in Sec. 40-447, MUCD General Design Standards (Table 4).

DEPARTMENT COMMENTS

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	Landscaping will not be permitted within drainage servitudes; During the building permit stage, drainage will request a hold harmless for the drain line within the 37' drainage servitude under the pool decking near the Clubhouse/Amenity Area at the permit stage. Note has been added to the plans regarding the private "loop" roadway from Promenade Blvd. to Promenade Blvd. According to landscape plan all Live Oaks will be protected. See tree protection plan. All Sewer Utilities must be in proper servitudes with no structures within servitudes. All sewer plans must be approved by the Engineering Dept. and the Sewerage Dept. Sight triangle is not an issue at this time. TIA is acceptable. Plans are required to be submitted to the engineering department for approval at the permit stage. Servitudes may need to be dedicated or revoked at the permit stage. Contact Chanen Joseph at CPJoseph@jeffparish.net for more information. No structures allowed in servitudes. Plans are required to be submitted to the Engineering Department for approval. Servitudes may need to be dedicated or revoked. Contact Chanen Joseph at CPJoseph@jeffparish.net for more information.
Building Permits	Not Opposed	Building code will be addressed at permitting stage.

Department	Position	Comment/Stipulation
Engineering-Site Plan	Not Opposed	<p>1. The property owner is responsible for any damage to right of way improvements (including the existing sidewalks or driveways) during or after the construction of any new structure(s) or demolition of any existing structure(s). Any damage must be repaired, or improvements replaced in accordance to the Jefferson Parish Engineering standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction.</p> <p>Further comments will be made at the permit stage. Contact Engineering Site Plan Review at: (504) 349-5174 for more information and a complete list of requirements.</p>
Parish Attorney	Not Opposed	Will defer to other departments.
Fire	Not Opposed	No comment
Environmental	Not Opposed	No comment

Criteria	Required/Permitted	Proposed	Compliant?
Site area	5 acres 200 ft. width 500 ft. depth	12.61 acres 300 ft width 850 ft. depth	Yes
Setback, building, Front yard, min.	20 ft.	250 ft.	Yes
Side yard	10 ft	20 ft. (min.)	Yes
Rear yard	10 ft.	20 ft. (min.)	Yes
Parking Spaces, min.	486	522	Yes
Building Height	65 ft.	44 ft.	Yes
Lighting Height	40 ft.	20 ft.	Yes

**Table 3: MUCD Multi-Family Residential Criteria
[Section 40-442(b)(2)]**

Criteria	Compliance	
	Yes No	Comments
The minimum development site area shall be five (5) acres.	Yes	The proposed lot is 12.61 acres.
The separate multiple-family residential uses shall not comprise over 50% of the development site area.	Yes	The proposed multi-family uses will be a part of a larger development site
The multiple-family residential dwellings shall have a minimum total of fifty (50) dwelling units with each multiple-family dwelling designed for or occupied by five (5) or more families as specified in Sec. 40-3.	Yes	The development will have 324 total units. Each proposed building will have either 24 or 36 units.
The uses shall be oriented on the development site in such a manner that the non-residential use shall not be exclusively accessed through the residential use and the residential use shall not be exclusively accessed through the non-residential use.	Yes	A main drive will connect the development directly to Promenade Blvd. and will direct vehicular traffic through the site
To buffer the separate multiple-family dwellings from other permitted uses, the setback requirements and the landscape and buffer standards of this district shall be applied separately to the residential portion and the non-residential portion of the development site in a similar manner as if the uses are situated on separate lots.	Yes	The proposal provides setbacks and green space buffer between uses.
The mixed-use development comprised of multiple-family residential dwellings that do not exceed the height permitted by right in this district and commercial uses in separate structures shall require approval from Jefferson Parish Council as specified in the Site Plan Review section of this article.	Yes	This site plan review is seeking approval from Jefferson Parish Council.

Table 4: MUCD General Design Standards [Section 40-447]

Standards	Compliance	
	Yes No	Comments
<i>(a) Public service infrastructure and right-of-way</i>		
Adequate public facilities are required in accordance with Chapter 33 Unified Development Code, Article 7, Adequate public facilities required of this Code.	No	Sewer plans are required to be submitted to the engineering department for approval at the permit stage.
Is public right-of-way used to meet landscaping or parking requirements?	N/A	Public right-of-way is not used to meet required parking or landscaping.
<i>(b) Transportation Networks</i>		
Adequate ingress, egress and internal circulation shall be provided to accommodate vehicular and pedestrian traffic, including walks, driveways, service bays and driveways, and off-street loading areas.	Yes	The site has proper vehicular and pedestrian circulation patterns.
All areas subject to vehicular traffic, including accessways, service bays and drives, loading and unloading areas shall be paved with hard, all-weather material.	Yes	All paths intended for vehicles will be paved with hard, all weather materials.
Pedestrian and vehicular traffic shall be separated with landscaped space.	Yes	Pedestrian traffic does not directly abut vehicle traffic on the site.
The linking and coordination of parking areas between developments in the Mixed Use Corridor District shall be encouraged to reduce the number of turns onto and off of surrounding streets and reduce potential traffic conflicts.	Yes	No further developments are proposed at this time.

Table 4: MUCD General Design Standards [Section 40-447]

Standards	Compliance	
	Yes No	Comments
The sharing and coordination of access ways such as driveways and service areas between developments in the Mixed Use Corridor District shall be encouraged to control the number of curb cuts and reduce potential traffic conflicts in the transportation network of the site and enhance the site as it relates to surrounding development.	Yes	The site is connected to an existing commercial development (ALDI) by an access drive.
<i>(c) Service Bays/ Drives</i>		
Service bays, service drives, trash receptacle and dumpster areas, and support structures shall not be oriented on the same side of the Mixed Use Corridor District development as abutting residential property. The purpose of which is to mitigate the negative effect of such service areas, such as noise, odor, refuse, and visual pollution from residential development. In such cases where this is not possible, an additional five (5)-foot landscaping and buffer strip shall be required in addition to that required in section 40-446(a)(2), perimeter of lot adjacent to abutting property.	Yes	None of the abutting property is zoned residential. The proposal has a single trash compactor that, according to the applicant, will service the entire development.
Service bays and drives and trash receptacle and dumpster areas shall be oriented in such a way that in the process of loading and unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.	Yes	The circulation pattern of the site allows for cars to enter and exit multiple ways. Thus, allowing people to move through the site even if trash is being collected.
All service bays, loading and unloading areas, trash receptacles and dumpster areas must be screened on all sides by a wood, brick, or masonry fence with a minimum height of seven (7) feet.	Yes	A 9'-10" brick wall will screen the trash compactor.

Table 4: MUCD General Design Standards [Section 40-447]

Standards	Compliance	
	Yes No	Comments
All dumpster areas shall comply with the requirements of chapter 16 garbage and other solid waste, section 16-4(d) bulk waste containers. In situations where the regulations of that chapter and the regulations of this article are in conflict, the more restrictive shall apply.	Yes	The proposal meets the requirements of Sec. 16-4(d) for bulk waste containers.
<i>(d) Curbs and Curb Cuts</i>		
All curb cuts on street frontage shall be vertical curbs. No roll over curbs shall be permitted in the Mixed Use Corridor District. No curb cut shall be greater than twenty-five (25) feet at the lot line and thirty-five (35) feet at the curb line and/or in accordance with the established parish standards.	Yes	No new curb cuts on a public right-of-way are proposed.
No curb cuts for freight lanes shall be greater than thirty-five (35) feet at the lot line and forty-five (45) feet at the curb line.	Yes	No new curb cuts on a public right-of-way are proposed.
The number of curb cuts for any particular development shall be minimized to the greatest extent possible to provide for controlled ingress and egress within the Mixed Use Corridor District.	Yes	No new curb cuts are being proposed as a part of this site plan.
<i>(e) Lighting</i>		
The maximum height for any light fixture is forty (40) feet, except on the side or sides of a development abutting a residential use or on the side or sides of multiple-family development that exceeds the height permitted by right where abutting a one- to four-family residential district, in which case the maximum height of twenty-five (25) feet shall be allowed. All light structures shall be shaded or hooded and orientated inward so as to prevent intrusion into surrounding areas.	Yes	All proposed lighting is 20 ft. tall.
<i>(f) Play Area</i>		

Table 4: MUCD General Design Standards [Section 40-447]

Standards	Compliance	
	Yes No	Comments
In multiple-family residential developments, safely located play areas shall be provided for small children as required.	Yes	Pool, play area and dog park are provided in the interior of the site.
<i>(g) Screening</i>		
Any part of a support structure that is not a building, other than playground equipment accessory to permitted uses in this district or those structures used for drive-up service, e.g. gas pumps, vacuum stations and ATMs, visible from street right-of-way shall be screened by a wood, brick or masonry fence with a minimum height of seven (7) feet.	Yes	There are not any proposed support structures that are not either a building or playground equipment.
<i>(h) Architectural treatment of metal buildings</i>		
Any building consisting of a metal exterior shall be designed and constructed such that the front building face, the side building face(s) on corner lots with street exposure, and at least five (5) feet of the adjoining side walls are finished with wood, brick, stucco, concrete blocks with architectural treatment, glass or other similar materials.	Yes	No proposed buildings with a metal exterior.
<i>(i) Architectural treatment of support buildings</i>		
Any support building on the lot or development site shall be designed and constructed with an architectural treatment similar to the principal building(s).	Yes	The support buildings will have an architectural treatment similar to the principal buildings.
<i>(j) Minimum size of structures</i>		

Table 4: MUCD General Design Standards [Section 40-447]

Standards	Compliance	
	Yes No	Comments
Any structure, permanent or temporary, having a gross floor area of less than five hundred (500) square feet, is prohibited for use as a commercial structure or for a commercial purpose unless used in conjunction with construction work as permitted in Article XXXIX, section 40-742(d). Exceptions and modifications to use regulation, or is a support structure to the principal building as defined in this chapter.	Yes	There are no proposed commercial structures less than 500 square feet.
<i>(k) Temporary structures</i>		
Notwithstanding any other provisions of the Jefferson Parish Code of Ordinances, temporary structures or trailers shall not be permitted in the MUCD except as follows:(1)Temporary structures or trailers for use as commercial structures or for a commercial purpose are permitted in a MUCD along traditional parade routes during the Mardi Gras season or for other seasonal street parades and for seasonal sales, including, but not limited to, a pumpkin patch, Christmas trees or similar use, lasting not more than ninety (90) days.(2)Commercial developments are allowed temporary structures or trailers that are to be used for special outdoor sales events. The use of the temporary structure or trailer must be associated with the principal use of the commercial development that occupies the petitioned property. The temporary structure or trailer shall not reduce the required off-street parking for the principal use, and additional off-street parking shall be provided for said temporary use.	Yes	No temporary structures or trailers are proposed.

Table 5: Landscape and Buffer Standards

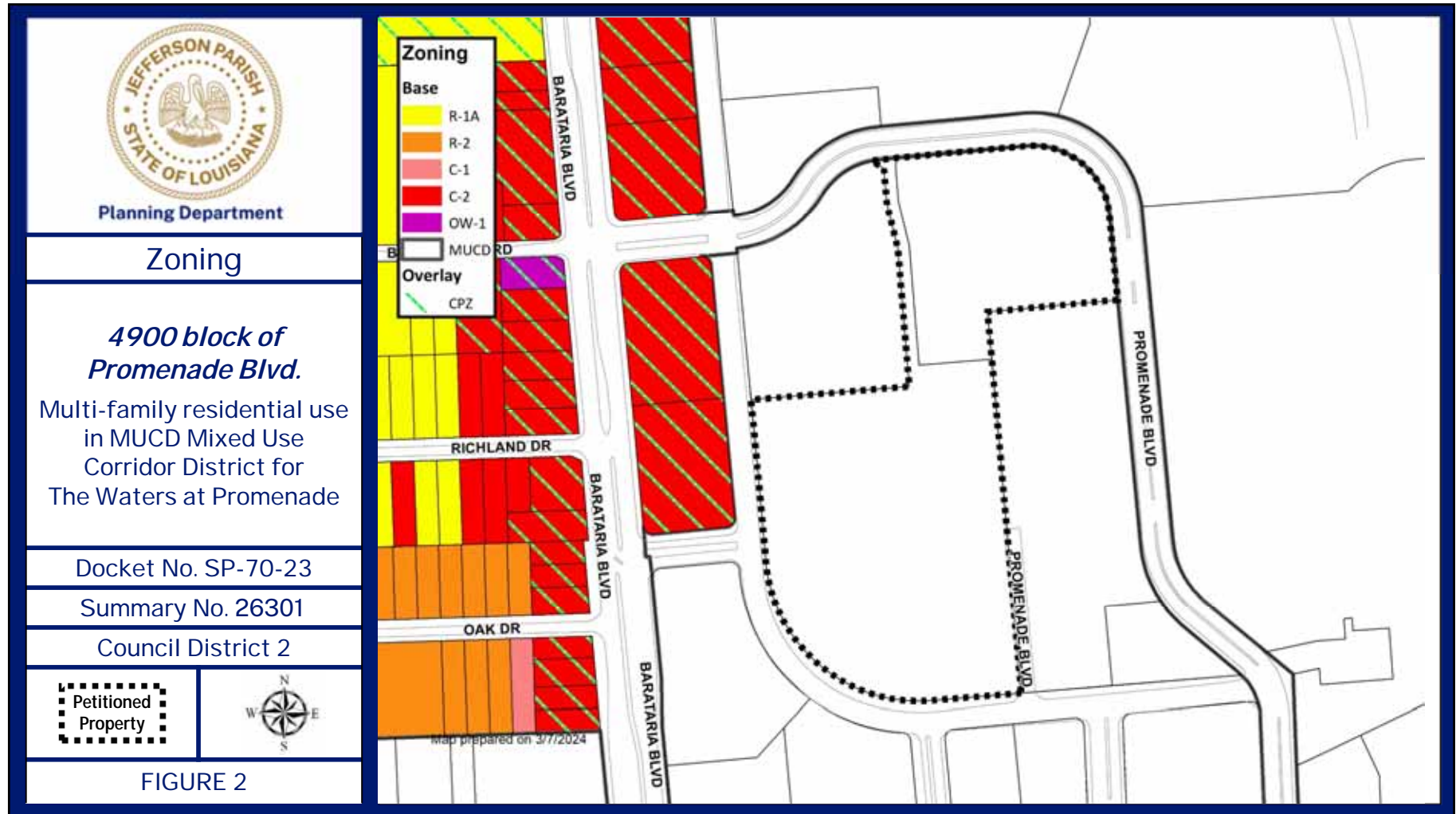
Criteria	Required	Proposed	Compliant?
Streetscape front planting buffer, abutting Promenade Blvd. ROW, min.	20 ft.	20 ft.-30 ft.	Y
Streetscape front landscaping tree, perimeter of lot abutting Promenade Blvd. ROW, 1 tree every 50 ft.	16 trees	16 trees	Y
Streetscape front landscaping shrub, perimeter of lot abutting Promenade Blvd. ROW, 1 shrub every 3 ft., 2 ft. in height	266 Shrubs	341 shrubs	Y
Streetscape front planting buffer, abutting private roadway, min.	20 ft.	20 ft.-30 ft.	Y
Streetscape front landscaping tree, perimeter of lot abutting private roadway, 1 tree every 50 ft.	22 trees	Existing trees preserved 74 tree credits	Y
Streetscape front landscaping shrub, perimeter of lot abutting private roadway, 1 shrub every 3 ft., 2 ft. in height	367 shrubs	457 shrubs	Y
VUA abutting VUA, Landscape buffer, rear, perimeter of lot abutting East property, min.	5 ft.	5 ft-20 ft.	Y
VUA abutting VUA Tree, perimeter of lot abutting East property, 1 tree every 35 ft.	33 trees	33 trees	Y

Table 5: Landscape and Buffer Standards

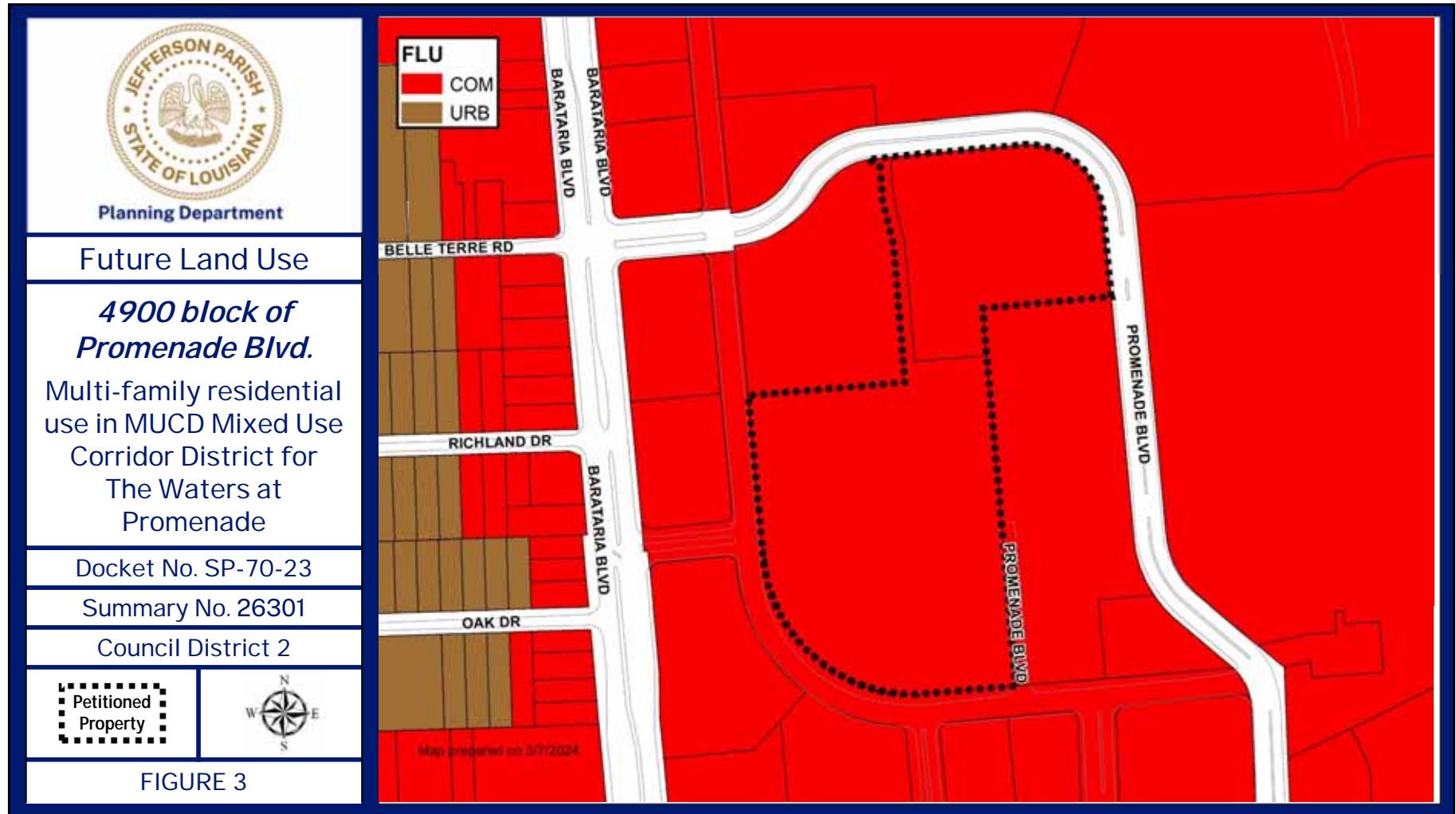
Criteria	Required	Proposed	Compliant?
VUA abutting VUA, Landscape buffer, side perimeter of lot abutting Aldi to NW, min.	5. ft.	5 ft.-20 ft.	Y
VUA abutting VUA, Tree, perimeter of lot abutting Aldi property to the NW, 1 tree every 35 ft.	26 trees	26 trees	Y
Parking, VUA interior landscaping, min.	10%	22%	Y
Parking, 1 landscape island, 100 sf. min. with 1 tree, every 10 contiguous parking spaces	44	47	Y
Parking, endcap 100 sf. min. with 1 tree at end of every row	41	43	Y
Parking, planting strip 5 ft. in width, min. every 2 parking aisles	Two (2) 5 ft. strips	Two (2) 5 ft. strips	Y
Trash compactor	Screened by a wood, brick, or masonry fence a min. of 7 ft. in height	Screened by a 9'-10" brick fence	Y
Vegetation standards	Compatible species, location, and size	Meets requirements	Y
Class A tree, min.	50%	54%	Y
Tree Species diversity, max.	20%	18%	Y
Irrigation Plan	All plant material and grassed areas	Irrigation plan provided	Y



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Planning Department

Plat: WS-129-23

4900 block of Promenade Blvd.

Multi-family residential use in MUCD Mixed Use Corridor District for The Waters at Promenade

Docket No. SP-70-23

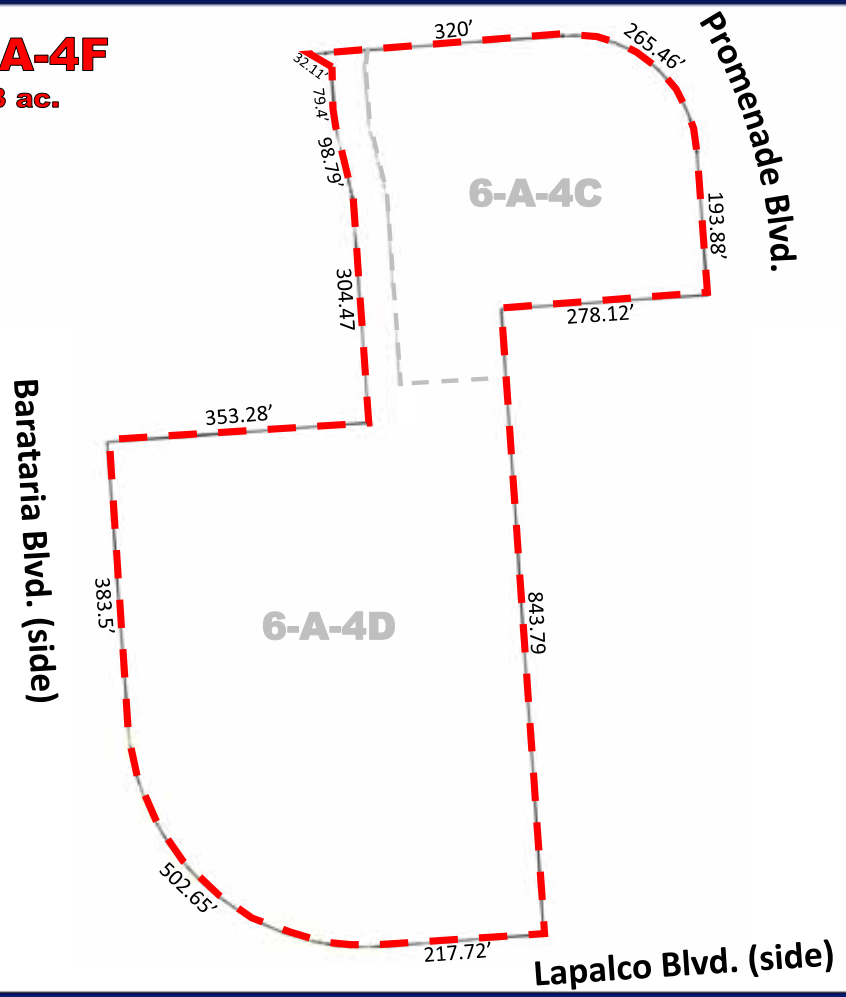
Summary No. 26301

Council District 2

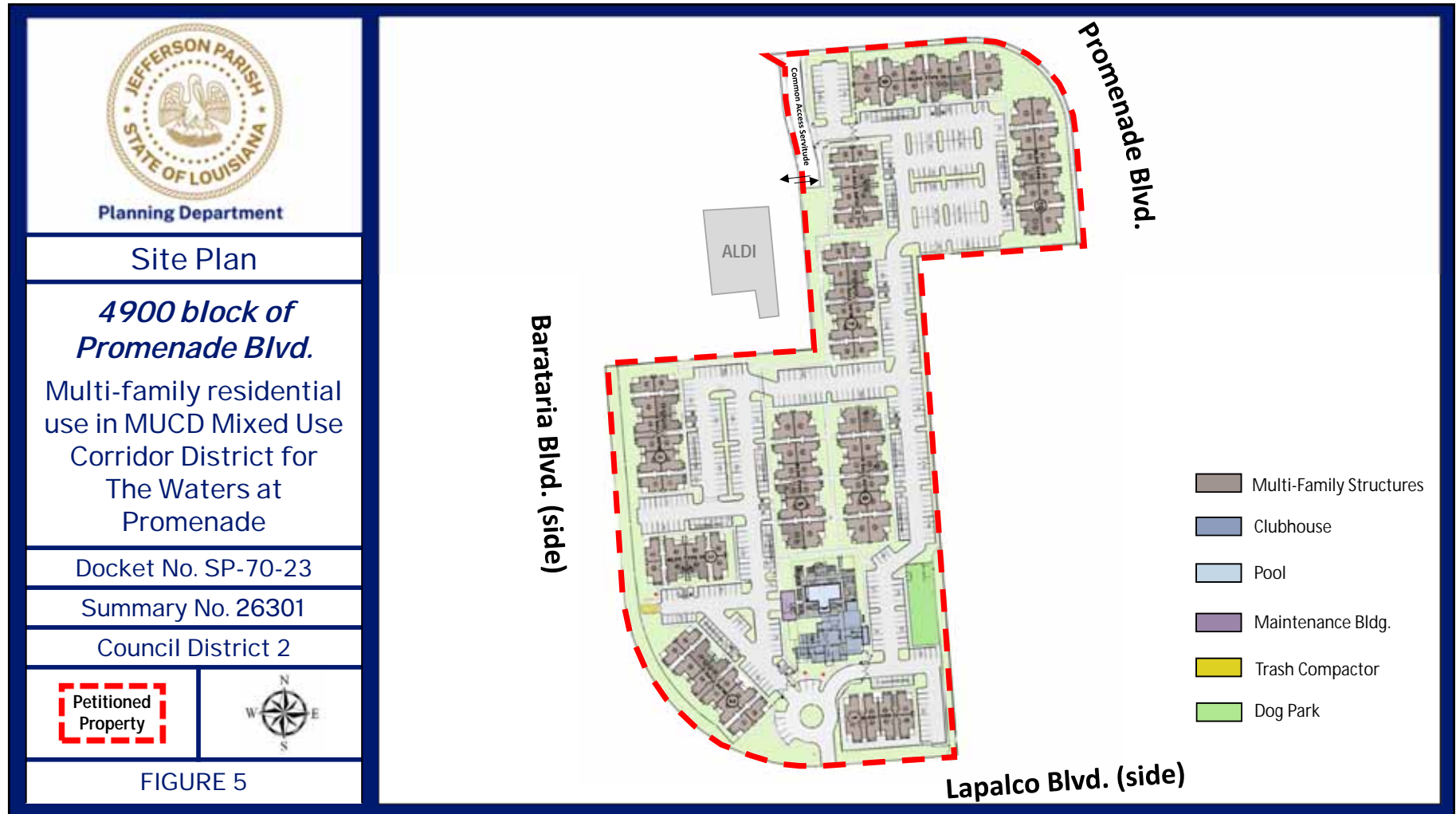
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FIGURE 4

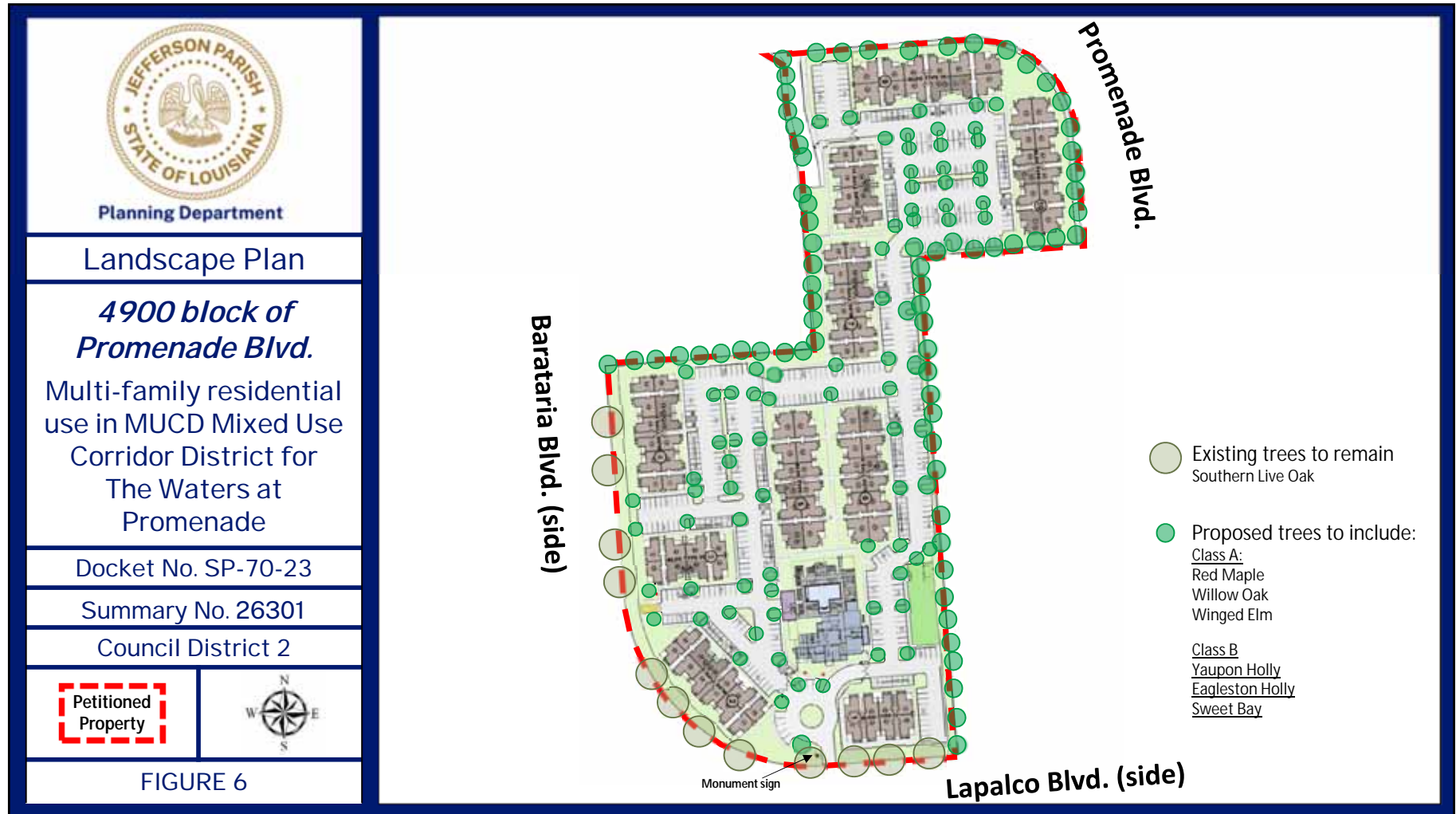
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Planning Department

Elevations

4900 block of Promenade Blvd.

Multi-family residential use in MUCD Mixed Use Corridor District for The Waters at Promenade

Docket No. SP-70-23

Summary No. 26301

Council District 2



FIGURE 7



1 CLUBHOUSE - FRONT ELEVATION



2 CLUBHOUSE - RIGHT ELEVATION



3 CLUBHOUSE - REAR ELEVATION



4 CLUBHOUSE - LEFT ELEVATION

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FIGURE 8



Residential Building (typical)



Maintenance Building

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Planning Department

Monument sign

4900 block of Promenade Blvd.

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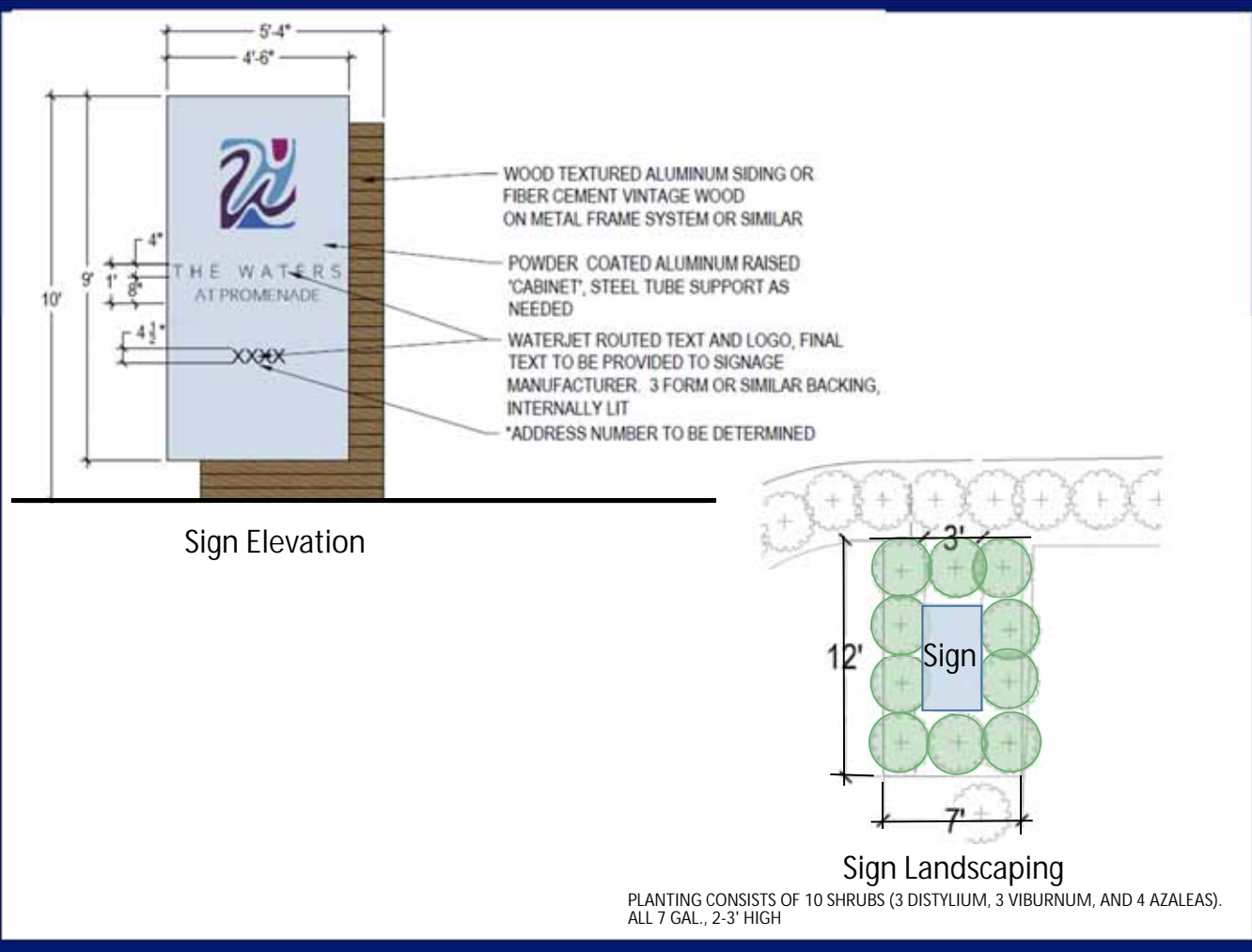
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FIGURE 9



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