



Planning Department
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Director

STAFF REPORT Text Study

Docket No. TXT-1-24
Summary No. 26330
Fairfield Strategic Plan Update

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Study Intent: Update to the Fairfield Strategic Plan (2015)	Council District:	3
Authorization: Ordinance No. 25020 (10/7/15) and Res. No. 139831 (6/15/2022)	PAB Hearing:	6/6/2024
	Last Meeting Date for Council Action:	9/11/2024

OVERVIEW

In October 2015, the Jefferson Parish Council formally adopted the Fairfield Strategic Plan and codified the Fairfield Overlay District. Since then, Jefferson Parish Planning Department undertook the updating of the Comprehensive Plan. The Envision Jefferson 2040 Comprehensive Plan update was completed and adopted in 2019, and the Fairfield Strategic Plan was incorporated as a sub area plan to the Comprehensive Plan. Given the amount of time since the initial Fairfield Strategic Plan was adopted, and in accordance with Section XXIV of Ordinance 25020, an update to the Fairfield Strategic Plan was warranted (Res. No. 139831). Digital Engineering, in collaboration with MSF Global Solutions and Stuart Consulting Group, began working in the Fall of 2022 on an update to the Fairfield Strategic Plan in an effort to provide a bold, fresh, and innovative review of the opportunity to advance development and linkages in the Fairfield Area.

The Fairfield Area encompasses approximately 9,000 acres on the West Bank of Jefferson Parish, bound by U.S. Hwy. 90 to the north, Lake Cataouatche to the south, Bayou Segnette State Park to the east, and the St. Charles Parish Line to the west. The update to the Fairfield Strategic Plan analyzed current land use, transportation and infrastructure needs, socioeconomic trends, and market demand in the Study Area, as well as the existing Strategic Plan and other local comprehensive plans to create alternative development scenarios for the Study Area. Input from local stakeholder interviews and two public open house meetings were used to evaluate the alternative scenarios and create a final preferred development scenario for the Study Area. The final preferred scenario recommends development patterns for the Study Area; recommends updates to the Code of Ordinances to encourage development in the area; and makes recommendations for transportation network improvements, water and wastewater infrastructure improvements, and stormwater management needs to help Jefferson Parish better plan for the build-out of the Fairfield Area.

The Fairfield Strategic Plan Update should be formally adopted, as an amendment to the existing Fairfield Strategic Plan, a subarea plan of the Comprehensive Plan. Thus, triggering an amendment to Chapter 25 - Planning and Development of the Code of

Ordinances and legislative approval from the Parish Council.

STAFF RECOMMENDATION

- Amend Chapter 25 - *Planning and Development*, Article VI.:
 - To adopt the Fairfield Strategic Plan Update, by reference as a stand-alone document, and as an amendment to the Fairfield Strategic Plan, a sub area plan of the Comprehensive Plan.

Propose additional recommendations that may be considered under a separate study in the future:

- Evaluate the U-1S Zoning District of Chapter 33 - Unified Development Code, Article 3, Division 3 to consider the following amendments:
 - Evaluate the conditional use permit (special permitted use) requirements for all proposed uses and consider eliminating them.
 - Consider prohibiting residential uses within three thousand (3,000) feet from the NOLA MotorSports Boundary.
- Consider amending the official Parish Zoning Map to rezone the large tract of land within the Fairfield Area currently zoned Mixed Use Corridor District (MUCD) to U-1S or amend the regulations of the MUCD to allow for more residential uses as most residential use is currently restricted in the MUCD.
- Consider an amendment to Chapter 33 - *Unified Development Code, Article 3, Division 4* to remove the Fairfield Overlay District (FOD), or amend the UDC to remove all regulations or requirements in the FOD that duplicate or mirror those of the underlying zoning districts.

PLANNING ADVISORY BOARD RECOMMENDATION

On June 6, 2024, the PAB recommended approval (see PAB minutes).

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BACKGROUND

Project Overview

In October 2015, the Jefferson Parish Council formally adopted the Fairfield Strategic Plan. The Fairfield Strategic Plan created a set of policies, tasks, and standards required to facilitate the development of the Fairfield Area in a manner consistent with smart growth principles aiming to boost the local economy, protect the environment, and enhance community vitality. In 2015 the Huey P. Long Bridge connecting the West Bank and East Bank of Jefferson Parish had just undergone a \$1.2 billion widening and was anticipated to stimulate substantial development on the West Bank of the Mississippi River. The Fairfield Strategic Plan proposed a development scenario for the Fairfield Area that consisted of recommendations for land use, transportation, utilities, stormwater management, and local policies and regulations, with the intent to provide a vision for how the Fairfield Area may look when fully developed, and what would be required of the Parish and local agencies to facilitate development.

The Fairfield Area encompasses approximately 9,000 acres on the West Bank of Jefferson Parish, and is bound by U.S. Hwy. 90 (future I-49 Corridor) to the north, Lake Cataouatche to the south, Bayou Segnette State Park to the east, and the St. Charles Parish Line to the west. Despite the anticipated growth in 2015, the area is predominantly undeveloped (approximately 90% of the land area) and represents

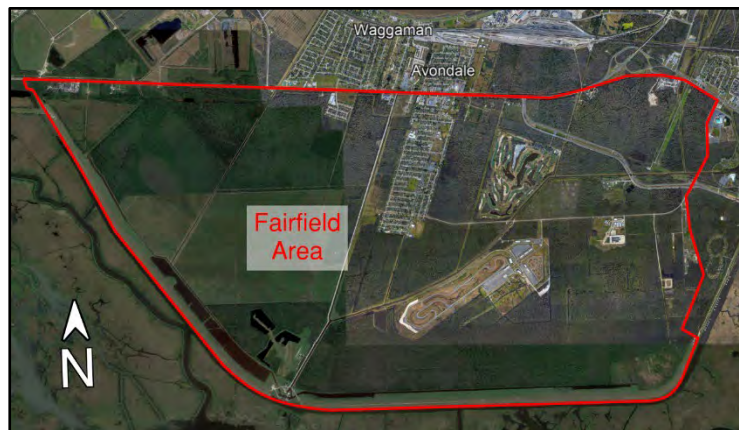


Figure 1. Map of the Fairfield Area

the last large greenfield site within the levee system of Jefferson Parish. However, the availability of undeveloped land still positions the Fairfield Area as a unique opportunity in Jefferson Parish for developers, and presents the Parish with a blank slate to create a bustling economic area with a vibrant and thriving community that is not bound by the constraints of decades of existing development. The purpose of this project is to provide a bold, fresh, and innovative review of the opportunity to advance development and linkages in the Fairfield area, while also updating the strategic plan to be compatible with associated comprehensive plans that have been developed in the nine years since the Fairfield Strategic Plan was adopted.

On May 22, 2024, the Parish Council adopted the Industrial Zoning Districts Study

(Ordinance No. 26792 and Ordinance No 26793). Ordinance No. 26792 replaced the term conditional use/special permitted use with special permitted use. Although, industrial zoning is limited within the Fairfield Area, there is industrial zoning to the north of the Study Area. The text and map amendments associated with the Industrial Zoning Districts Study, will be effective June 1, 2024.

Plan Development

The Fairfield Strategic Plan Update involved planning, community outreach, and preliminary engineering services needed to create the update to the Fairfield Strategic Plan, and also the creation of a preferred development scenario for the Fairfield Area based on consideration of current conditions. A Project Management Committee (PMC) comprised of Jefferson Parish Council District 3, various departments of the Jefferson Parish Government, New Orleans Regional Planning Commission (RPC), Louisiana Department of Transportation and Development (LADOTD), and Jefferson Parish Economic Development Commission (JEDCO) guided and provided feedback to the Consultant team on the content of the Fairfield Strategic Plan Update over the 21-month timeline of the project (September 2022 to June 2024).



Figure 2. Timeline of the Fairfield Strategic Plan Update

The Consultant team organized field visits, and prepared necessary background studies and analytical tools to document the existing conditions of the Fairfield Area. This analysis included a possible expansion of the Study Area, a survey of existing land use, demographic trends and market demand of the area, and a review of various strategic plans developed since 2015 related to the Fairfield Area. The Consultant team used all existing conditions analysis and local stakeholder feedback to create two new development scenarios for the Fairfield Area showing different development patterns for the area based on smart growth principles. The proposed development scenarios were used a basis to assess the implications of varied development patterns for consistency with adopted plan goals, regulatory challenges for development, and demands for public infrastructure, facilities, and services in a fully built-out Fairfield Area.

Using feedback related to the proposed development scenarios from the first public open house meeting, the PMC, and local stakeholders, as well the analysis of the implications caused by the build-out of the proposed scenarios, the Consultant team was able to create a preferred development scenario for the Fairfield Area. Included in this preferred

scenario were recommendations on an arterial roadway network in the Fairfield Area, water and wastewater infrastructure needs, stormwater management requirements, and potential regulatory changes that could promote development in the Study Area. Feedback on the preferred scenario from a second public open house meeting, the PMC, and local stakeholders was used to finalize the preferred scenario included in the Fairfield Strategic Plan Update, finalize plan goals for transportation and infrastructure, ensure compliance with Envision Jefferson 2040 goals, and finalize recommendations for changes to Jefferson Parish regulations included in the final Fairfield Strategic Plan Update.

Stakeholder/Community Engagement

The Consultant team gathered feedback throughout the project timeline by holding interviews with local stakeholders, and hosting public open house meetings for the general public to get involved in the study. Four (4) such instances occurred during the development of the Fairfield Strategic Plan Update:

- The first round of stakeholder interviews were held between May 8 – 10, 2023 to get feedback from property owners in the area related to their vision for their property and the area, as well as difficulties experienced in the development of their property.
- The first public open house meeting was held on December 13, 2023 to promote the project to the general public, and allow attendees to learn more about the Strategic Plan Update while providing feedback on the two initial proposed development scenarios.
- The second round of stakeholder interview were held on January 23 and 24, 2024 to allow the selected stakeholders to provide their input on the proposed preferred development scenario for the area, as well as the proposed transportation and utility improvements.
- The second public open house meeting was held on March 26, 2024 to present the preferred development scenario, as well as the transportation and utility improvement recommendations to the general public, answer any questions the public may have had about the study, and allow them to provide feedback on the final scenario.

ANALYSIS

Selected Preferred Development Scenario

The preferred development scenario included in the Fairfield Strategic Plan Update is not a zoning plan or future land use plan but proposes “development patterns” (a mix and intensity of land uses) throughout the Fairfield Area, as well as strategies to ensure compatible transitions between different development patterns to create a cohesive experience for those in the Fairfield Area. The preferred development scenario was also utilized to determine the most efficient way to promote all modes of transportation throughout the area, project water and wastewater demands created by potential development, and take advantage of the amount of undeveloped land in the area to minimize the impact of stormwater through green infrastructure implementation throughout proposed developments within the Fairfield Area.

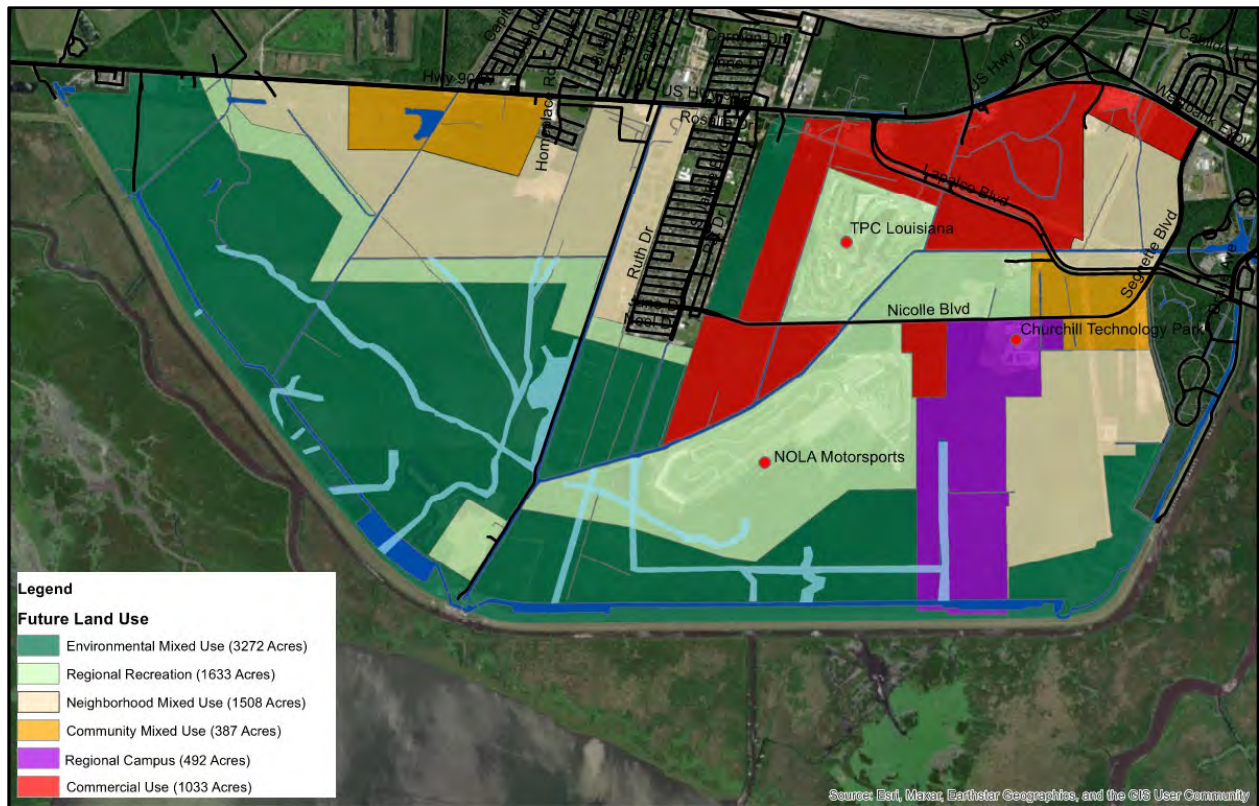


Figure 3. Final Preferred Development Scenario

The final preferred development scenario included in the Fairfield Strategic Plan Update seeks to establish a sustainable mixed-use community that provides the most achievable residential quality of life, wetlands conservation and protection, and a vibrant area where people will want to live, work, learn, and play. The mix of uses through the scenario are based on six different development patterns, with each having its own mix of residential, commercial, and conservation uses. Based on this scenario, at full build-out the Fairfield Area could grow in population by approximately 31,000 people with close to 13,000 new housing units, and provide employment for close to 100,000 people. The location and boundaries of development patterns were carefully planned to ensure that future development could expand upon what is currently in the area and provide the most benefit to those living in the area, while also ensuring that two development patterns do not feel out of place next to each other. Though the exact land use of each property within the Fairfield Area cannot be predicted at this time, the proposed development patterns included in this study reflect a shared vision for the Fairfield Area:

- A community fully embracing smart growth principles to create a sense of place found nowhere else in Jefferson Parish;
- A vibrant economic engine that builds on existing recreational, business, educational, and natural amenities to attract tourists, businesses, and residents;
- A collection of stable mixed-use neighborhoods that accommodate a diverse residential base and build upon the community pride felt by current residents;
- Enhanced mobility through better integration of residential, institutional, recreational, commercial, and other land uses as well as more frequent transit service;

- Connectivity and accessibility to amenities linking uses with the natural environment through pedestrian amenities (i.e., bicycle and walking paths, structured crosswalks, etc.);
- Attracting the investment of a grocery store in the Fairfield area;
- High quality development that is more livable, resilient, and sustainable through the integration of green infrastructure;
- A safe and attractive gateway to the natural resources of Jefferson Parish that lie outside of the hurricane protection levee.

Transportation

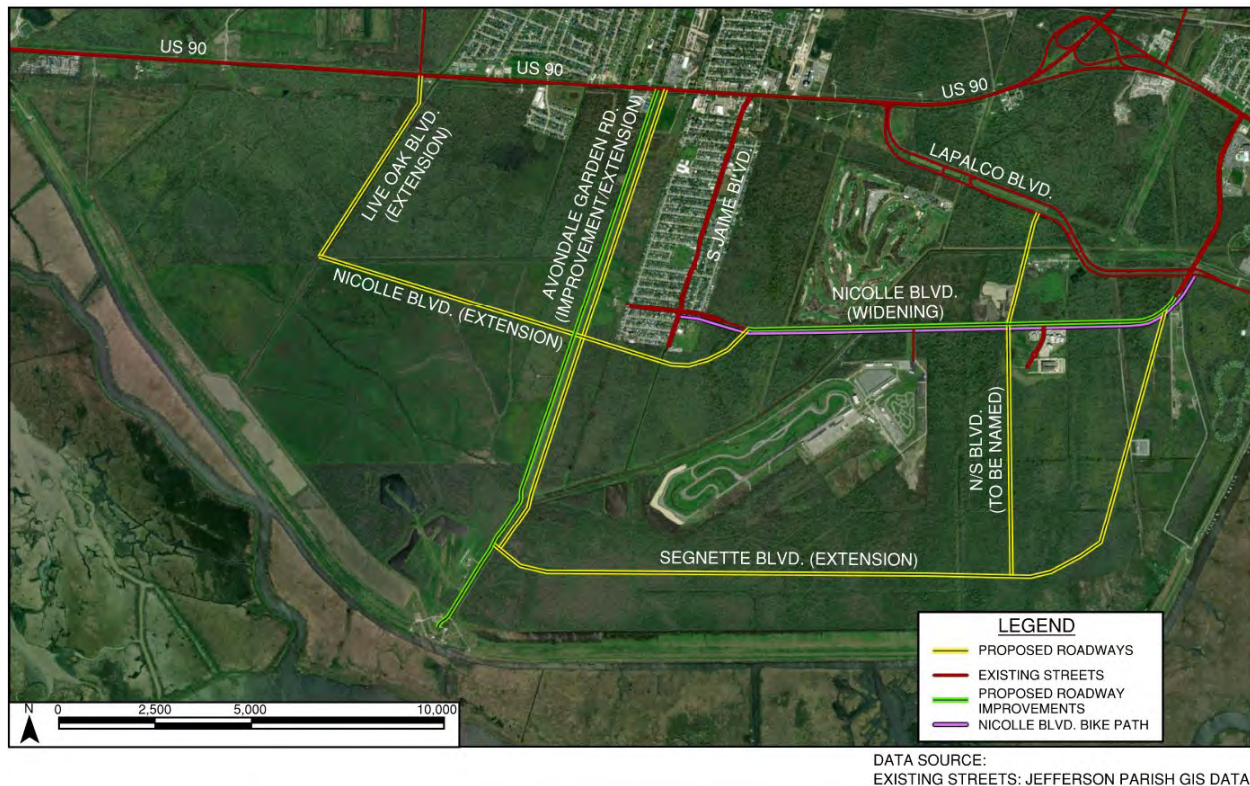


Figure 4. Recommended Roadway Arterial Network

The updated Fairfield Strategic Plan defines locations of different development patterns and their intensity, which will create demands and constraints on the transportation system. The development patterns can be used to determine travel demand generation and ensure that the transportation facilities are designed to accommodate the projected peak hour travel demands. It is anticipated that at full build-out the AM peak for vehicles in the Fairfield Area would be close to 68,000 vehicles, and the PM peak would be almost 73,000 vehicles. The proposed arterial road network included in the Fairfield Strategic Plan Update is designed to accommodate these peaks, while also accounting for the roadway networks effect on community character, cost, and the environment. The goals of the transportation network for the Fairfield Area are as follows:

- Be consistent with the following plans:
 - Envision Jefferson 2040 Comprehensive Plan
 - New Links – Final Recommended Plan

- Jefferson Parish Bicycle Master Plan
- Jefferson Parish Public Transit Strategic Plan
- Enhance mobility for all users through designs that serve all modes of travel (e.g., motorists, bicyclists, pedestrians and transit riders) in the Fairfield Area while providing connectivity with the rest of Jefferson Parish
- Support population and employment growth
- Address environmental, conservation, and restoration goals
- Support the development of high-quality neighborhoods and business areas

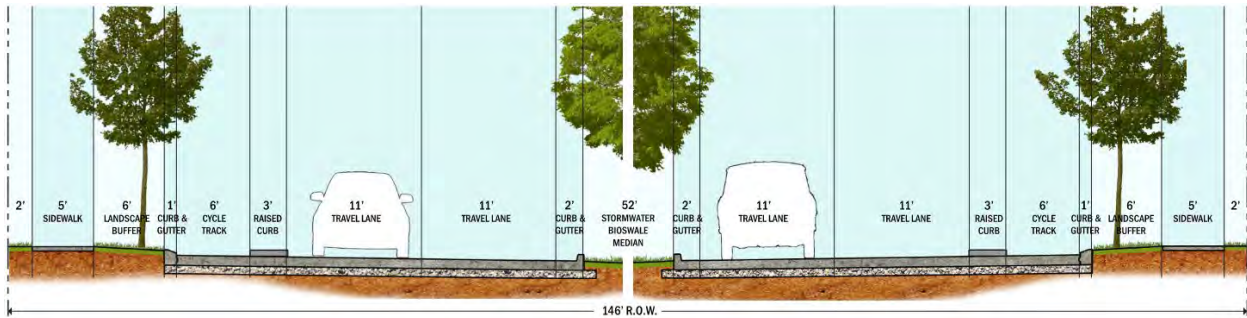


Figure 5. Typical Four-Lane Arterial Roadway Cross Section at Full Build-Out

The Fairfield Strategic Plan Update indicates which roadway improvements could provide the most immediate benefit to the area, while also providing a plan for a phased construction of the roadway network to reduce cost and allow the network to grow as demand increases in the future. The two highest priority improvements indicated in the Strategic Plan are the expansion of Nicolle Blvd to a 4-lane roadway, and the full development of a north/south roadway between Nicolle Blvd. and Lapalco Blvd. that has been partially constructed as a portion of the John Alario Jr. Sports Complex. Included in the cross section for each arterial are sidewalks and separate bike lanes to promote alternative transportation for all users. The plan also calls for the expansion of the public transit network to modify the JeT bus route once more development occurs or create an additional bus route that would allow for more efficient service for JeT users in the Fairfield Area. Putting together a general alignment for the arterial system needed to service the area allows for Jefferson Parish to better plan capital improvement projects and locate potential funding sources that could help offset the cost of right-of-way acquisition and construction costs.

Water and Wastewater

The purpose of the water and wastewater (w/ww) analysis included in this study is to understand the relative implications that the new development scenario would have on the w/ww infrastructure of the Fairfield Area. W/ww infrastructure is critical to provide the study area with clean and safe water and to help ensure the social, environmental, and economic sustainability of the areas that these utilities serve. Ultimately the utility infrastructure improvement needs will have to be individually determined at the time of any proposed future development, but this analysis provides a low-cost way to compare the relative impacts of different growth patterns demands upon Parish infrastructure. The w/ww improvements in the Fairfield Area should meet the following goals:

- Efficiently provide clean and safe water to meet normal demands of the Fairfield

- Area and provide sufficient water to allow JPDFD to fight fires
- Efficiently collect and treat wastewater
- Support planned growth and economic development
- Address environmental and conservation goals and regulations

Assumptions were made about the amount of w/ww that needs to be serviced for each development pattern based on the number of projected dwellings and commercial square footage included in each development pattern. These projections provide a high-level estimate for the w/ww demands of a fully developed Fairfield Area, and provide the Parish with an idea of what is needed to service the area. It is anticipated that at full build-out of the Fairfield Area it would require an additional 5.1 million gallons of fresh water per day and would need to be able to treat an additional 4 million gallons of wastewater per day.

The existing water treatment facility is anticipated to be able to meet the additional fresh water demand created by a fully built-out Fairfield Area as the existing West Bank Water Treatment Facility has a design capacity of 60 million gallons per day (MGD), but only an average daily flow of 40 MGD. However, the existing wastewater treatment facility in Bridge City that services the Fairfield Area may not be able to accommodate the anticipated demand of a fully built-out Fairfield Area. The Bridge City Wastewater Treatment Facility currently has a design capacity of 7.23 MGD and an average daily flow of 1.5 to 2 MGD. While the facility could theoretically service the anticipated demand of the Fairfield Area, it would only leave about 1 MGD of additional capacity for any other future developments in surrounding areas like Waggaman, Avondale, and Bridge City. Additionally, the estimates presented in the Strategic Plan could vary greatly from the actual demands once the Fairfield Area is actually fully developed. If landowners decide to develop more residential uses instead of commercial uses, it would only take about 6,000 more dwellings than the projected 12,500 dwellings included in the Strategic Plan to increase wastewater treatment demand to the Bridge City facility's max capacity.

Jefferson Parish will need to develop a plan to determine the best route forward with regards to how to meet future treatment demands and distribution/collection requirements in the area, as a plan of that scale is not within the scope of this project. Construction of additional water storage facilities and water towers will likely be needed to meet clean water demand and pressure requirements in the Fairfield Area. The Bridge City wastewater treatment facility could potentially be expanded to meet sewerage demands, but Jefferson Parish should determine if the construction of a new wastewater treatment facility located within the Fairfield Area would be more beneficial. The creation of a new wastewater treatment facility would not only benefit the Fairfield Area but could also assume responsibility for the service of surrounding areas, providing a state of the art and efficient service to almost half of the West Bank of Jefferson Parish. Stormwater Management.

At present, the majority of stormwater in the Fairfield Area is managed through natural systems in undeveloped areas. This typically involves rainfall absorbing into the ground to become groundwater, which is then absorbed by vegetation or slowly evaporated back into the atmosphere to begin the cycle again. There are some stormwater drainage pipes throughout the Fairfield Area, but the majority of drainage is through groundwater

absorption or sheet flow into existing drainage canals that lead to the Lake Cataouatche #1 and #2 pump stations. Due to most of the land being undeveloped and existing in its natural state, the Fairfield Area has the chance to implement connected, walkable, mixed-use developments with green infrastructure throughout and regional amenities at the onset of development, helping to avoid costly retrofits in restrictive rights-of-ways as seen elsewhere in Jefferson Parish and the New Orleans metro area. Through the use of green infrastructure, combined with existing grey infrastructure, in the Fairfield Area, Jefferson parish can:

- Minimize tying into the Jefferson Parish drainage system that relies on pumping water out of the levee system by managing stormwater on-site;
- Create a regionally unique sense of place for the Fairfield area;
- Coordinate green infrastructure installation with planning and construction to save time and resources; and
- Connect differing land uses and development patterns with green infrastructure.

The stormwater management included in the final Fairfield Strategic Plan update should meet the following goals:

- Establish a green infrastructure conceptual design and implementation system
- Design system to mitigate 10-year storm
- Improve water quality and reduce localized flooding
- Reduce long-term infrastructure and maintenance costs
- Create desirable spaces for recreation, nature, and public use

The stormwater projections included in the Fairfield Strategic Plan Update are based on estimations of density, land area, and impervious cover for each development pattern. The projected stormwater runoff generated by a 10-year storm for a fully built-out Fairfield Area would be approximately 2,132 acre-feet. An acre-foot is a measurement of volume that equals one acre of surface area at a depth of one foot. If 2,132 acre-feet were to be distributed equally across the entirety of the 9,000 acres of the Fairfield Area it would amount to just under 3 inches of water across the entire Study Area. By effectively designing and planning green infrastructure into each development pattern with the anticipated runoff capacity needs in mind, developments in the Fairfield Area should be able to manage 100% of its stormwater runoff on-site with limited impact to the

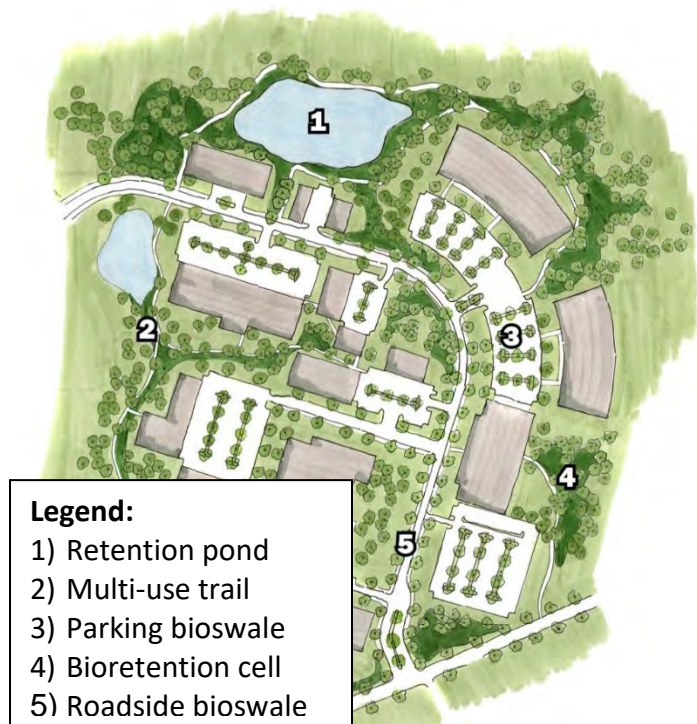


Figure 6. Examples of Green Infrastructure Within Developments

should be able to manage 100% of its stormwater runoff on-site with limited impact to the

existing drainage system. The goal of green infrastructure implementation is to not only take advantage of natural stormwater management methods, but also store the stormwater so that it can be slowly removed by the Parish's pump network after the peak of the rain event has occurred to minimize the system being overrun.

In 2023, Jefferson Parish adopted the Jefferson Parish Green Infrastructure Plan (GIP) as a sub-area plan to Parish's Comprehensive Plan. The GIP provides a guide for how green infrastructure could be implemented within different land uses throughout the Parish, for both new or existing developments. GIP does not require green infrastructure to be included with new developments, but there are now incentives for developers who do elect to include green infrastructure into their property. Denser development patterns such as Community Mixed-Use and Commercial Use, with less open space and room for green infrastructure, can direct their stormwater to other less dense developments that have an abundance of green infrastructure in order to meet overall stormwater capacity. The ability for the green infrastructure to work as a connected system throughout the Fairfield Area and its different development patterns is why it is critical to create an overall plan for the area that can be implemented over time as development occurs, rather than individual pieces that only serve one development at a time.

Regulatory, Code, and Policy Challenges

Most of the study area is zoned U-1S Unrestricted Suburban. Other zoning classifications contained in the Study Area are Single-Family Residential District (R-1A), Multiple-Family Residential (R-3), Mixed-Use Corridor District (MUCD), and General Commercial District (C-2). The Fairfield Overlay District (FOD) was established as a result of the original Fairfield Strategic Plan and encompasses the entire Fairfield Area as outlined in this study.

There are challenges for development with the existing zoning in the study area and the Fairfield Overlay District that were identified through stakeholder feedback, as well as an analysis of the selected preferred development scenario. The challenges are mostly associated with additional approvals and requirements for development in the area, particularly residential development, which is a significant aspect of a mixed-use development. Additional study is required to further investigate potential updates to the Code of Ordinances to effectuate these recommendations.

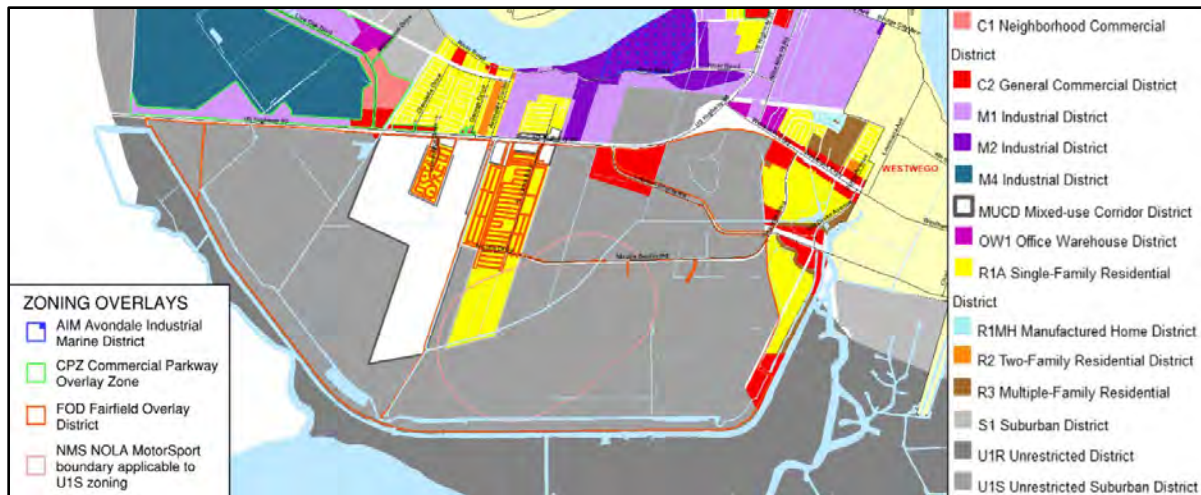


Figure 7. Current Jefferson Parish Zoning Map¹

U-1S Unrestricted Suburban District

The U-1S District permits the development of almost any type of use, including residential, commercial, and industrial uses; however, the regulations of the U-1S are restrictive in that the vast majority of permitted uses require conditional (special permitted use) approval by the Parish Council. The requirement for a developer to seek conditional use (special permitted use) approval for almost any type of development in the area is a burden on potential development in the Study Area. During stakeholder outreach, the requirements for conditional use (special permitted use) approval to develop residential properties were used as an example of the limits placed on developments in the Fairfield Area. For instance, residential uses are authorized as permitted in the U-1S District, but the district's requirements limit the number of single-, two-, three-, and four-family developments to ten (10) lots or two (2) acres before conditional use (special permitted use) approval is required, and limit multi-family residential developments to forty (40) dwelling units or thirty thousand (30,000) square feet. The development of ten (10) lots, two (2) acres, or forty (40) dwelling units is a very small number for a developer, and requiring conditional use/special permitted use approval could discourage the developer from developing. Residential density is important for mixed land use, and increasing the numbers that trigger conditional use (special permitted use) approval or eliminating conditional use (special permitted use) requirements completely in U-1S would promote residential property development. Likewise, the elimination or modification of most conditional use (special permitted use) requirements for all permitted uses within the U-1S District should be investigated as a way to promote development in the Fairfield Area.

Conditional use (special permitted use) approval is also required to develop residential uses within 3,000 feet of the NOLA Motorsports track (NOLA Motorsport Boundary - NMS). Residential developers are also required to include noise mitigation measures into their developments to cut down on the intrusive noise for residents. Prohibiting residential use completely in the NMS Boundary could further protect residents from the intrusive

¹ Map was prepared prior to the completion of the Industrial Zoning Districts Study

noise from the track.

Mixed-Use Corridor District (MUCD)

MUCD provides a means for mixed land use development along Jefferson Parish Thoroughfare Plan's arterial streets through general design, landscape, sign, and buffer regulations, requirements, and standards. The area of Fairfield zoned as MUCD is also covered by mixed-use future land use like most of the Study Area. Mixed-use includes a mix of residential, commercial, and compatible supportive uses on a single site. However, MUCD applies limitations on most residential uses, which is not consistent with Plan goals and mixed-use principles. Consideration should be given to possibly amending the official Parish Zoning Map to rezone most of the MUCD in the Fairfield Area to U-1S like the rest of the Fairfield Area, or re-evaluate the restrictions placed on residential development within the MUCD.

Fairfield Overlay District (FOD)

The FOD was established as a result of the original Fairfield Strategic Plan and encompasses the entire Fairfield Area as outlined in this study. The FOD establishes supplemental regulations and requirements upon land use development that are in addition to the regulations and requirements of the underlying zoning district, which is U-1S for most of the Study Area. The purpose of the FOD was to help ensure that development in the Fairfield Area concurred with the visions, goals, and objectives of the Fairfield Strategic Plan. However, the FOD mirrors or duplicates many of the requirements of the base U-1S Unrestricted Suburban District, especially for residential uses and conditional use (special permitted use) approval requirements for residential use. This means that if a residential development requires conditional use (special permitted use) approval under U-1S zoning regulations, the development will require a second separate conditional use (special permitted use) approval for identical regulations under the FOD. It is recommended that Jefferson Parish evaluate the removal of the FOD. If the FOD is to remain, it is recommended to remove all duplicate regulations included in the FOD that mirror the regulations of the underlying zoning districts.

CONCLUSION AND STAFF RECOMMENDATION

(for Amended Ordinance Text, see page 16 of this report)

Staff Recommendation

The Planning Department recommends the adoption of the Fairfield Strategic Plan Update as an amendment to the Fairfield Strategic Plan, a sub area plan of the Comprehensive Plan. The Fairfield Strategic Plan update was developed over the course of 21 months with input from Council District 3, numerous Jefferson Parish departments, various local stakeholders, and the public. The updated plan addresses issues with land use, zoning, transportation, and infrastructure needs for the Fairfield Area. The Fairfield Strategic Plan Update supports and expands upon goals established by the original plan from 2015, while accounting for the current conditions and needs of the area. Additionally,

the Fairfield Strategic Plan Update now falls in line with the updated goals and objectives of *Envision Jefferson 2040* as well as other related comprehensive plans that have been adopted since 2015. Fairfield is a blank canvas for the Parish and developers with the potential to become a crown jewel for not only the West Bank but the entirety of Jefferson Parish.

This recommendation supports the following *Envision Jefferson 2040* goals and their objectives:

- Land Use Goals 1 through 12
- Housing Goals 1 through 7
- Transportation Goals 1 through 4
- Community Facilities & Open Space Goals 1 through 4
- Natural Hazards & Resources Goals 1 through 5
- Economic Development Goal 1

To achieve this recommendation, the Planning Department recommends the following text amendments:

- Adopt the Fairfield Strategic Plan Update by:
 - Amending the text of Chapter 25 *Planning and Development, Article VI. Comprehensive Plan, Sec. 25-106 Plan specifications, generally* to adopt the Fairfield Strategic Plan Update as an amendment to the existing Fairfield Strategic Plan adopted by the Parish Council on October 7, 2015 by Ordinance No. 25020, recognized as a sub area plan of the Jefferson Parish Comprehensive Plan *Envision Jefferson 2040*.

No changes to the development regulations in Chapter 33 Unified Development Code and 40 Zoning of the Jefferson Parish Code of Ordinances are being proposed in this report. Detailed changes may be addressed in the future. Other recommendations requiring further review include the following:

Consider the amendment of Chapter 33 - *Unified Development Code, Article 3, Division 3 - Mixed-Use Base Zoning Districts, Section 33-3.58. – Unrestricted Suburban (U-1S)*.

- Evaluate the conditional use permit (special permitted use) requirements for all proposed uses and consider eliminating them.
- Consider prohibiting residential uses within three thousand (3,000) feet from the nearest portion of the NOLA Motorsports Park (NOLA MotorSports Boundary – NMS) rather than allowing for the opportunity for conditional use (special permitted use) approval could establish a more effective protective measure for residents against intrusive noise levels caused by events at the track.

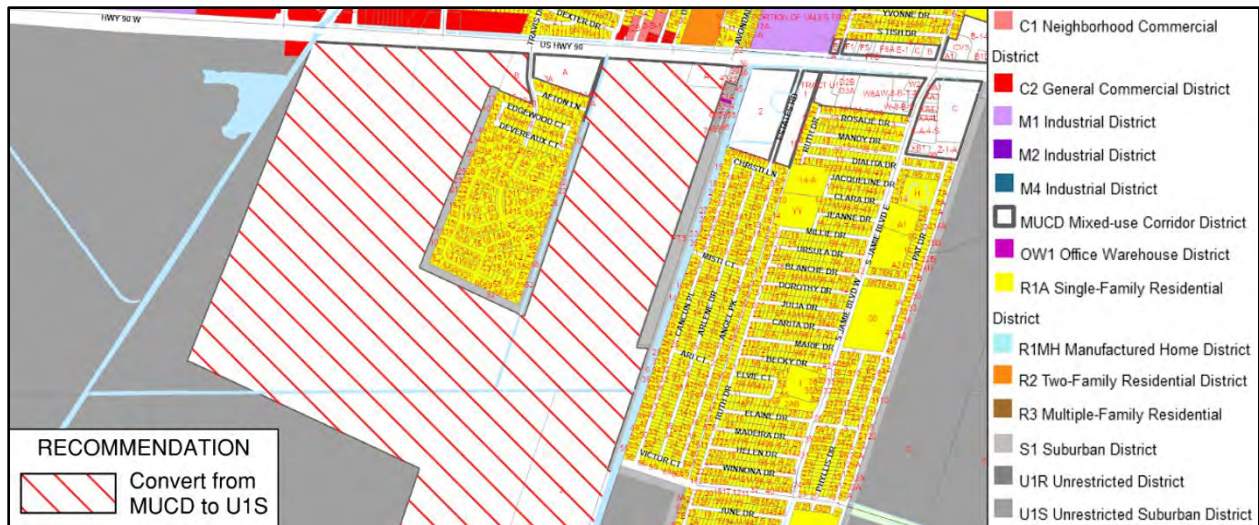


Figure 8. Amending Existing MUCD Zoning to U-1S. May. 10, 2024. ²

- Consider amending the official Parish Zoning Map to rezone the large tract of land within the Fairfield Area currently zoned Mixed Use Corridor District (MUCD) to U-1S, as MUCD prohibits the majority of residential uses which is not consistent with mixed use land development principles.
 - If MUCD is to remain in the Fairfield Area, it is recommended that Jefferson Parish reevaluate the minimum development site area of five acres, and height restrictions for multiple-family residential dwellings requiring Council approval in Chapter 40 - *Comprehensive Zoning Ordinances*, Article XXV - *Mixed Use Corridor District*.
- Consider an amendment to Chapter 33 - *Unified Development Code*, Article 3 - *Zoning*, Division 4 - *Overlay Zoning Districts* to remove the Fairfield Overlay District as most requirements in the overlay district match those of U-1S, requiring multiple conditional use (special permitted use) approvals for the same development.
 - If the Fairfield Overlay District is to remain, it is recommended to amend the UDC to remove all regulations/requirements that duplicate or mirror those of underlying zoning districts.

Approval Criteria for Text Amendments

In determining its recommendation or decision regarding text amendments, the Planning Director, PAB, and Council shall consider the *Approval criteria* of Sec. 33-2.21.4(e)(1). The proposed text amendment meets the criteria:

- *Whether the amendment is consistent with the comprehensive plan in accordance with section 25-108 Consistency of key development actions with the plan of this Code, other adopted plans and policies, or other parish regulations and guidelines;*

This recommendation supports the following Envision Jefferson 2040 goals and objectives:

² Map was prepared prior to the completion of the Industrial Zoning Districts Study.

- **Land Use Goal 1** The development and redevelopment of land, buildings, and structures is orderly and well-planned.
 - **Objective 4** Provide sufficient land for residential, commercial, industrial, and recreational land uses.
 - **Objective 5** Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.
 - **Objective 6** Employ best planning practices and effective regulatory tools.
- *Whether the amendment is consistent with the purpose and intent of this UDC and chapter 40 Zoning; and*

The proposed updates to the Fairfield Strategic Plan promote safe, orderly development and use of land and natural resources and facilitate safe and economical provision of adequate streets, water, wastewater, stormwater, parks and other public facilities.

- *Whether the amendment will benefit the public health, safety, and welfare.*

The proposed amendments promote the public health, safety, comfort, order, and general welfare by guiding development in the Fairfield Area to ensure orderly development.

AMENDED ORDINANCE TEXT

Legend: added text ~~deleted text~~ moved text

Staff recommends the following text amendment:

1. **Amend Chapter 25 Planning and Development, Article VI. Comprehensive Plan, Sec. 25-106 Plan specifications, generally., to adopt the Fairfield Strategic Plan Update as an amendment to the Fairfield Strategic Plan, a sub area plan of the Comprehensive Plan, to read as follows:**

Sec. 25-106. Plan specifications, generally.

In furtherance of the Parish Charter, the Plan shall include the following components:

- (1) *Elements.*

* * *

- (3) *Subarea plans.* The following subarea plans are hereby made a part of this Plan:

- a. *Metairie CBD Land Use and Transportation Plan*, which the Parish Council adopted on September 17, 2003 by Ordinance No. 21987, and as subsequently amended;
- b. *Fat City Redevelopment Strategic Implementation Plan*, which the Parish Council adopted on September 2, 2009 by Ordinance No. 23627, and as subsequently amended;
- c. *Bucktown Neighborhood Plan*, which the Parish Council adopted on February 7, 2007 by Ordinance No. 22984, and as subsequently amended; and
- d. *Fairfield Strategic Plan*, which the Parish Council adopted on October 7, 2015 by Ordinance No. 25020, amended on (INSERT THE ADOPTION DATE OF THIS ORDINANCE) by Ordinance No. (INSERT THIS ORDINANCE NUMBER), and as subsequently amended.

- e. *Lafreniere Sub Area Plan*, which the Parish Council adopted on November 6, 2019 by Ordinance No. 25891, amended on June 30, 2021 by Ordinance No. 26232, and as subsequently amended.
- f. *Terrytown Neighborhood Revitalization Study Strategic Plan*, which the Parish Council adopted on December 18, 2019 by Ordinance No. 25916, and as subsequently amended.

* * *

FAIRFIELD STRATEGIC PLAN UPDATE (2024)

TXT-1-24
Summary No. 26330



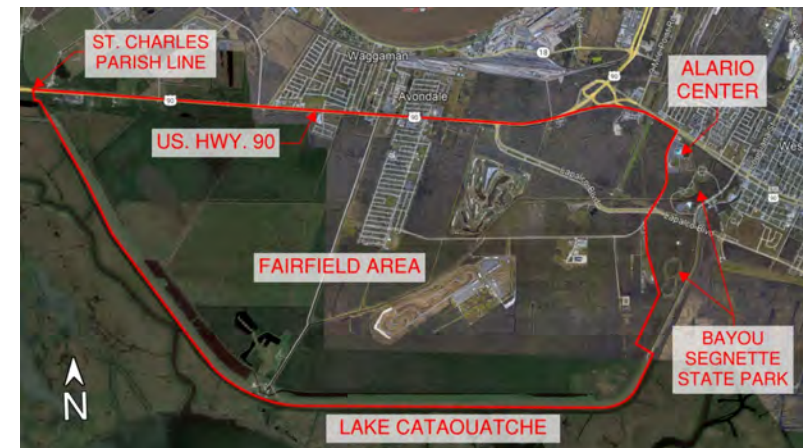
Digital Engineering, MSF Global Solutions, Stuart Consulting Group

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Project Background & Purpose

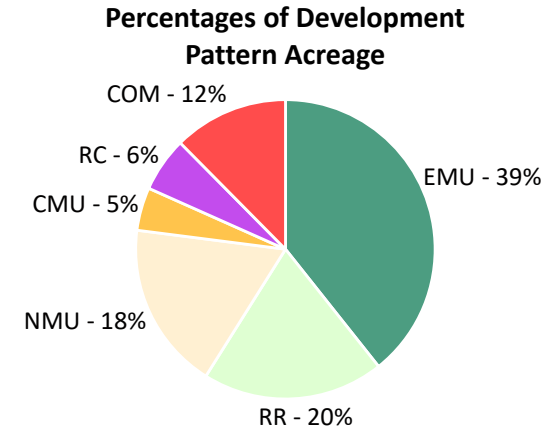
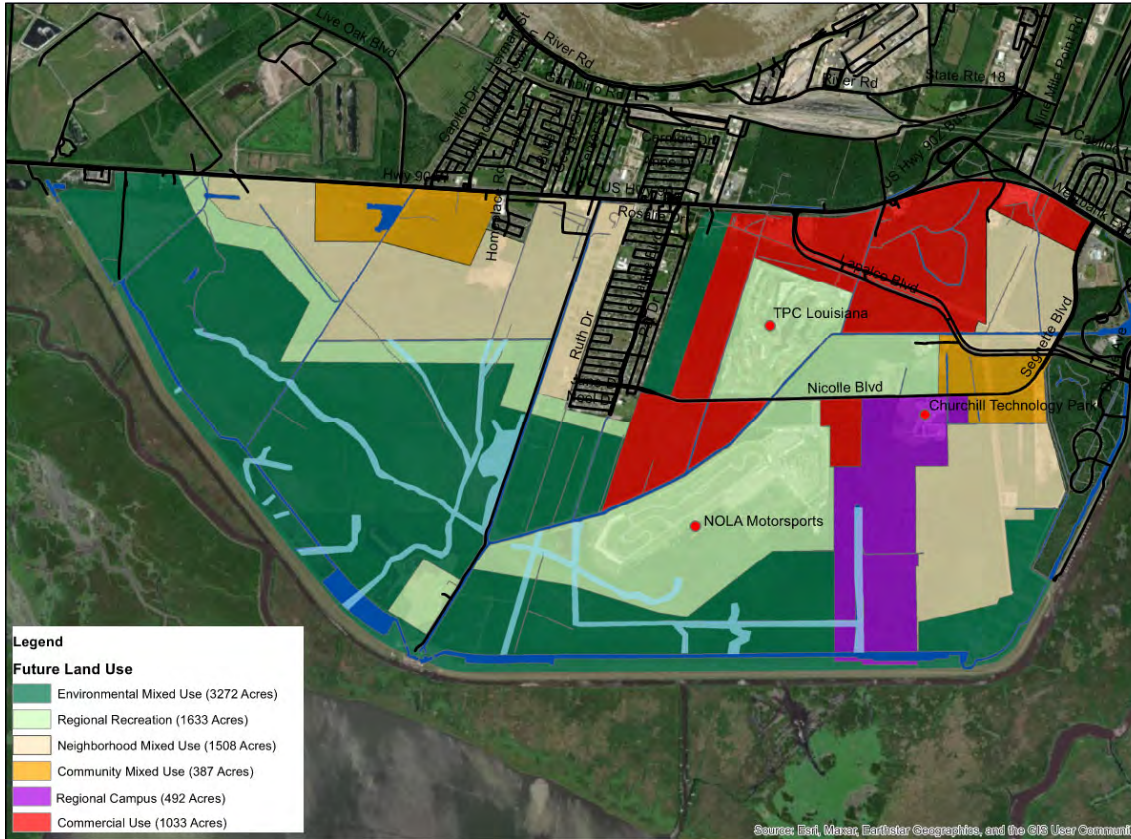
- In 2015, the Jefferson Parish Council formally adopted the Fairfield Strategic Plan (FSP), which outlined possible development patterns in the Fairfield Area and made recommendations for transportation and utility improvements to help guide future growth in the Fairfield Area in accordance with Smart Growth principles. The FSP was a joint venture between the Jefferson Parish Department of Planning and the New Orleans Regional Planning Commission (NORPC).
- The Envision Jefferson 2040 Comprehensive Plan update was completed and adopted in 2019. The Fairfield Strategic Plan was incorporated as a sub area plan to the Comprehensive Plan. Therefore, and in accordance with Section XXIV of Ordinance 25020, a re-evaluation of the FOD is necessary and allowed after one (1) year of the effective date.
- In 2022, Jefferson Parish Council District 3 and the Jefferson Parish Department of Planning selected a Consultant team to begin the process of updating the Fairfield Strategic Plan. The purpose of the project is to provide a bold, fresh, and innovative review of opportunities to advance development and linkages in the Fairfield Area.

MAP OF THE FAIRFIELD AREA



The Fairfield area is bound by U.S. Hwy. 90 to the north, Lake Cataouatche to the south, Bayou Segnette State Park to the east, and the St. Charles Parish Line to the west.

Updates to the Fairfield Strategic Plan – Final Proposed Development Scenario



- A vibrant economic engine built on smart growth principles, taking advantage of existing recreational, business, educational, and natural amenities to attract tourists, businesses, and residents.
- Stable mixed-use neighborhoods that accommodate a diverse residential base and build upon the community pride felt by current residents.
- Connectivity and accessibility to amenities, linking uses with the natural environment through public transit and pedestrian amenities (i.e., bicycle and walking paths, structured crosswalks, etc.)

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Proposed Development Patterns for the Updated Fairfield Strategic Plan

Environmental Mixed-Use



Community Mixed-Use



Regional Recreation



Commercial Use



Neighborhood Mixed-Use



Regional Campus



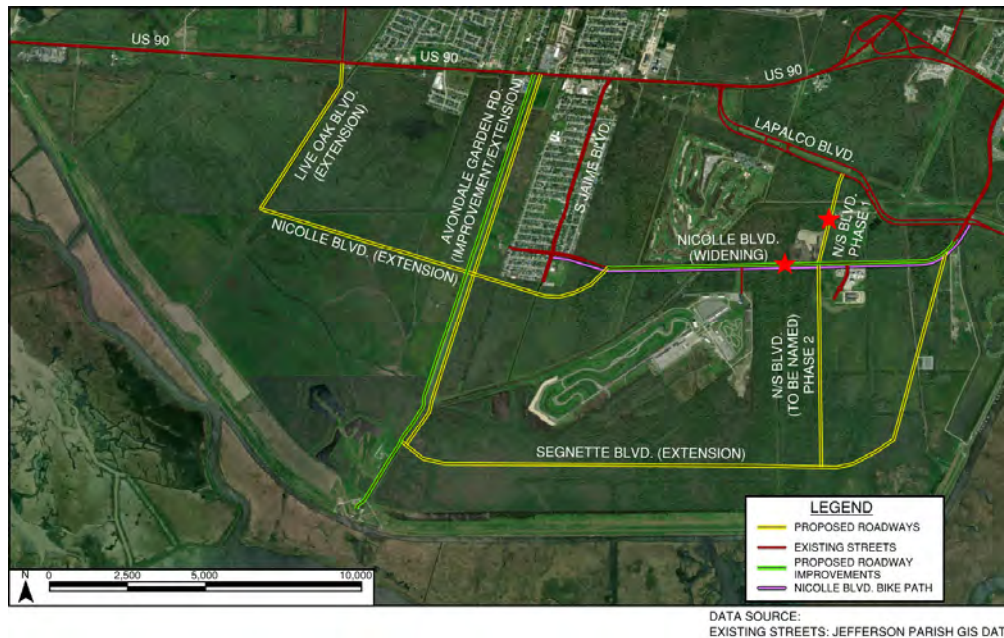
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Transportation Needs & Goals For the Fairfield Area

Proposed Arterial Roadway Network



- Be consistent with the following plans:
 - Envision Jefferson 2040 Comprehensive Plan
 - New Links – Final Recommended Plan
 - Jefferson Parish Bicycle Master Plan
 - Jefferson Parish Public Transit Strategic Plan
- Enhance mobility for all users through designs that serve all modes of travel (e.g., motorists, bicyclists, pedestrians and transit riders) in the Fairfield Area while providing connectivity with the rest of Jefferson Parish
- Support population and employment growth
- Address environmental, conservation, and restoration goals
- Support the development of high-quality neighborhoods and business areas
- Service the expected AM/PM peak volumes of nearly 70,000 vehicles

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Water and Wastewater Needs

The Water and Wastewater Systems Should:

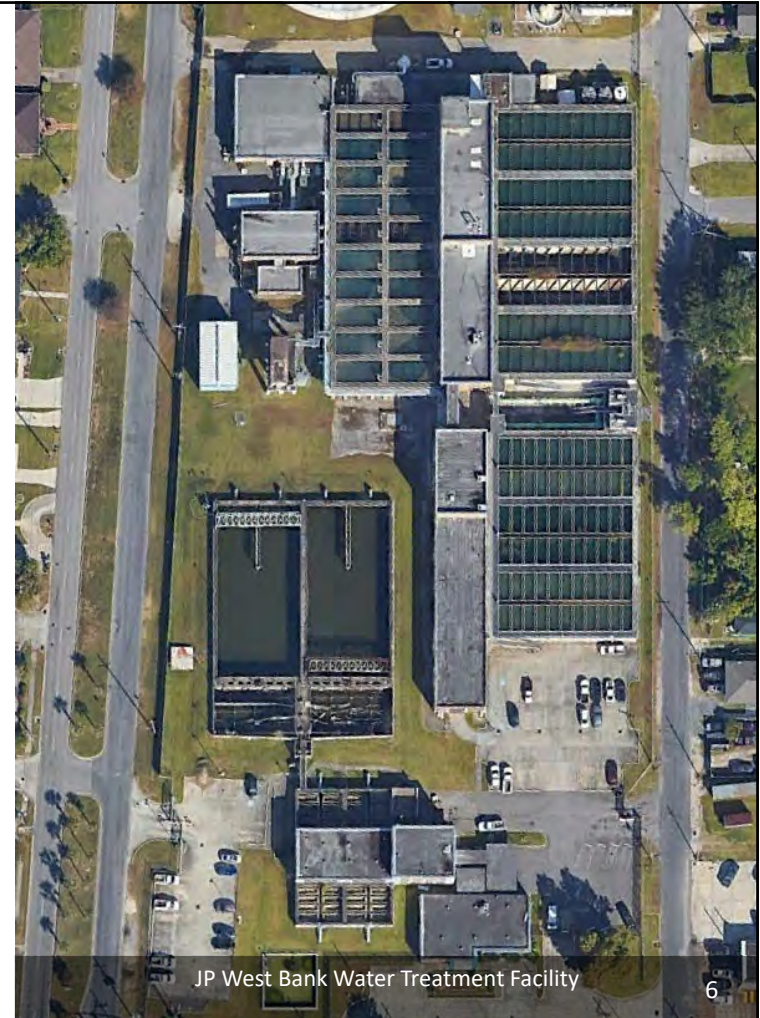
- Efficiently treat and provide clean and safe water to meet normal demands of the Fairfield Area, provide sufficient water to allow JPDF to fight fires, and efficiently collect and treat wastewater, and support the growth and economic development of the Fairfield Area.

Water and Wastewater Assumptions at Full Build-Out:

- The treatment of approx. 5.1 million gallons per day (MGD) of clean water and 4 MGD of wastewater will be required.
- The West Bank Water Treatment Plant – design capacity of 60 MGD, average daily flow of 40 MGD.
- Bridge City Wastewater Treatment Plant – design capacity of 7.23 MGD, average daily flow of 1.5-2 MGD.
- A new elevated water storage tank would likely need to be constructed for water pressure and firefighting purposes.
- Recommended for Parish to investigate if a new wastewater treatment facility or expansion of existing facilities is more feasible. A new wastewater facility located in Fairfield could service most of the West Bank west of the Harvey Canal.

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JP West Bank Water Treatment Facility

Stormwater Management

Opportunities and Goals

The preferred scenario should be designed to accomplish the following stormwater management goals:

- Establish a green infrastructure conceptual design and implementation system
- Design system to mitigate 10-year storm
- Improve water quality and reduce localized flooding
- Reduce long-term infrastructure and maintenance costs
- Create desirable spaces for recreation, nature, and public use

By using green stormwater management techniques, Jefferson Parish can:

- Minimize the amount of stormwater added to the Jefferson Parish drainage system during rain events. The drainage system relies on pumping water out of the levee system into Lake Cataouatche. Green infrastructure would increase storage on site, then slowly release the stored rainwater into the existing drainage canals for removal after the rain event
- Create a regionally unique and progressive sense of place for the Fairfield area
- Coordinate green infrastructure installation with planning and construction to save time and resources
- Connect differing land uses and development patterns with green infrastructure

Example of Stormwater Management for the Community Mixed-Use Development Pattern



Typical Uses:

- Attached residential
- Mixed-Use structures
- Retail
- Restaurants
- Office
- Civic Uses

Legend:

- Roadside bioswale
- Parking bioswale
- Retention/detention pond
- Bioretention cell
- Multi-use trail
- Recreational greenway

Recommendations

- Amend Chapter 25 - Planning and Development, Article VI. to adopt the Fairfield Strategic Plan Update as an amendment to the existing Fairfield Strategic Plan.

Other recommendations requiring further review:

- Evaluate the U-1S Zoning District of Chapter 33 - Unified Development Code, Article 3, Division 3 to consider the following amendments:
 - Evaluate the conditional use permit (special permitted use) requirements for all proposed uses and consider eliminating them.
 - Consider prohibiting residential uses within three thousand (3,000) feet from the NOLA MotorSports Boundary.
- Consider amending the official Parish Zoning Map to rezone the large tract of land within the Fairfield Area currently zoned Mixed Use Corridor District (MUCD) to U-1S, or amend the regulations of the MUCD to allow for more residential uses as most residential use is currently restricted in the MUCD.
- Consider an amendment to Chapter 33 - Unified Development Code, Article 3, Division 4 to delete the Fairfield Overlay District (FOD), or amend the UDC to remove all regulations or requirements in the FOD that duplicate or mirror those of the underlying zoning districts.