



Planning Department  
Bessie L. Martin  
Director

STAFF REPORT  
**Docket No. WS-10-24**  
**Summary No. 26297**  
Major Subdivision  
South Kenner

PARISH COUNCIL  
A: Jennifer Van Vrancken  
B: Scott Walker  
1: Marion F. Edwards  
2: Deano Bonano  
3: Byron Lee  
4: Arita M.L. Bohannon  
5: Hans J. Liljeberg  
  
Cynthia Lee Sheng  
Parish President

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

**LOCATION (FIGURE 1)**

10136 Reynolds Dr.; bounded by South Kenner Ave., Morningside Dr., and Rivet Blvd.

**OWNER:** Estate of Harriet Petrykowski and Donald F. Prusak

**APPLICANT:** Donna Prusak Clemmer

**COUNCIL DISTRICT:** 3

**PAB HEARING:** 4/11/2024

**LAST MEETING DATE FOR COUNCIL ACTION:** 8/7/2024

**ZONING (FIGURE 2)**

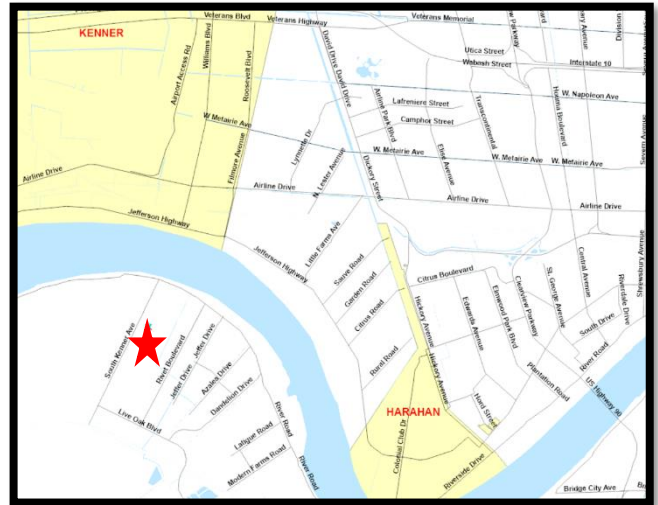
S-1 Suburban District

**FUTURE LAND USE (FIGURE 3)**

RUR Rural

**REQUEST (FIGURE 4)**

Existing Lots A and B into Proposed Lot A1



West Bank Partial Vicinity Map

**RECOMMENDATIONS**

**PLANNING DEPARTMENT:**

Approval for the following reason:

- The proposed subdivision meets the requirements of the Unified Development Code and is consistent with Envision Jefferson 2040.

**PLANNING ADVISORY BOARD:** Approval

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## CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed subdivision is consistent with the following objective and goal of the comprehensive plan:

- Land Use
  - Goal 1, Objective 4: Provide sufficient land for residential, commercial, and industrial facilities and sites.

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## FINDINGS

### BACKGROUND

1. The purpose of this request is to combine two (2) lots into one (1).
2. In July 1966, portions of plots 39, 41, and 43 were subdivided into Lot 41-K. On January 11, 1968, a subdivision was approved by the Parish Council to subdivide Lot 41-K into Lots A, B, C, D, E, F, G, H, I, and K. There have been no changes since then.
3. Sec. 33-2.31.2 *Applicability* of the Unified Development Code requires subdivisions involving greater than two (2) acres of land to be approved by the Jefferson Parish Council.

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### DIMENSIONAL STANDARDS (FIGURE 4)

1. The S-1 Suburban District requires a minimum width of 100 ft., depth 200 ft., and area of 20,000 sq. ft. The proposed lot meets the minimum lot width, depth, and area requirements of the S-1 Suburban District.
2. Public Works notes that sewer is unavailable for this property and that the property owner would be responsible for providing a sewer treatment plant and obtaining permits from the state for the proposed lot at the owners' expense. The property was previously developed with a single-family residence with a private wastewater treatment system. As such, there is an existing private wastewater treatment plant on-site and a waiver is not needed for adequate public facilities.
3. The proposed lot is encumbered by two servitudes. The proposed Lot A1 has a thirty (30) foot servitude for drainage and a ten (10) foot private LP&L servitude.
4. The UDC has established a set of review criteria for preliminary and final plats, which have been applied to the proposed subdivision (Table 3). Additional criteria for "Block and Lot Standards" have also been applied (Table 4). The proposed subdivision complies with the criteria.

**DEPARTMENT COMMENTS**

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

Department	Position	Comment/Stipulation
Public Works	Not Opposed	<p>WS-10-24 Public Works Department on (2/8/24) this statement/letter is strictly based on technical issue(s). It does not address any potential Code of Ordinance violations/regulations. Such regulations shall be addressed by other departments such as Code Enforcement, Planning, etc' prior to the granting of a permit. There is an existing 30' drainage servitude along the inside the westside property line," No, trees or shrubs shall be planted, and no permanent or temporary structures, fences or obstructions of any type will be allowed within Parish Drainage Servitudes." Sewerage is unavailable for this property. If, there is no sewer treatment plant for this property please contact Tamara Morris at (504) 349-0900 for the westbank office or email at <a href="mailto:Tamara.Morris@LA.GOV">Tamara.Morris@LA.GOV</a> for necessary paperwork for a sewerage treatment plant. Note any future construction or addition, may require additional comments and requirements.</p> <ol style="list-style-type: none"> <li>1. Drainage has no comment.</li> <li>2. Parkways has no comment.</li> <li>3. Sewer states there is no public sewer available for this area</li> <li>4. Streets has no comment.</li> <li>5. Traffic has no objections. Sight triangle is not an issue at this time. TIA is not required.</li> <li>6. Utilities has no objection. Note: Public Sewer is not available. Contact Tamara Morris to obtain an onsite Treatment Plant. Assistant Parish Manger, Environmental Health Section, 111 North Causeway Blvd. Suite 212, Metairie, La. 70001 or 1855 Ames Blvd. Marrero, La. 70072 Phone: (540) 838-5140 Eastbank Office. Fax: (540) 838-5334, Phone: (504) 349-0090 Westbank Office, Fax (504) 349-0093 In office Tuesday thru Friday, off on Mondays. Or email <a href="mailto:Tamara.Morris@LA.GOV">Tamara.Morris@LA.GOV</a></li> <li>7. Water has no objections.</li> </ol> <p>Not Opposed.</p>

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

<b>Department</b>	<b>Position</b>	<b>Comment/Stipulation</b>
Building Permits	Not Opposed	No Comment
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. Any existing driveway apron for any new residential construction will not be permitted to remain and must be replaced to comply with those 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>2. <b>Further comments will be made at the permit stage. Contact Site Plan Review at: (504) 349-5174 for more information and a complete list of requirements.</b></p>
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	No Comment
Environmental	Not Opposed	No Comment

**TABLES**

**Table 2: Description of Lots**

	<b>Lot #</b>	<b>Primary Frontage</b>	<b>Avg. Width (ft.)</b>	<b>Avg. Depth (ft.)</b>	<b>Area (sq. ft.)</b>
<b>Existing</b>	A	Reynolds Dr.	107.12	406.92	43,649
<b>Existing</b>	B	Reynolds Dr.	107.0	405.72	43,582
<b>Proposed</b>	A1	Reynolds Dr.	214.15	406.92	87,231

**Table 3: Major subdivision review criteria for preliminary/final plats  
[Section 33-2.32]**

Criteria	Compliance	
	Yes   No	Comments
Consistent with Comprehensive Plan	Yes	The proposal is consistent with Goal 1, Objective 4
Consistent with existing or proposed zoning of property	Yes	The proposed lot meets the S-1 requirements.
Availability of adequate facilities and services	Yes	Sewer has noted that there is no public sewer available in this area. However, there is an existing wastewater treatment system on-site from the previous house.
Suitability of site for proposed development	Yes	The proposed lot provides sufficient area for development.
Compatibility of development with existing and planned land use pattern	Yes	The property is developed with a single-family dwelling.
Compatibility of development with neighborhood norm	N/A	
Consistent with adopted design for lots and blocks	Yes	See Table 4
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	Proposed lot A1 has private and Parish servitudes.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	TIA not required.
Consistent with applicable Concept Plan	N/A	No concept plan for the site.
Consistent with approved Preliminary Plat	N/A	The proposed subdivision is a preliminary-final plat.
LURTC process complete	Yes	

<b>Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]</b>		
<b>Standards</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Adequate Building Sites	Yes	The proposed lot provides sufficient area for development.
No Unusable Remnants Created	Yes	No remnants proposed
Block Depth	N/A	The proposed block depth will remain unchanged
Block Length	N/A	The proposed block length will remain unchanged
Lot Area	Yes	Proposed lot exceeds the general development standards.
Lot Arrangement	Yes	The lot arrangement is consistent with others in the surrounding area.
Lot Frontage	Yes	The lot fronts on a public street improved to Parish standards.
Lot Lines	Yes	Proposed lot has side lot lines. No extreme angles are proposed.
Lot Orientation	Yes	The lot orientation is consistent with others in the surrounding area.





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Aerial

**10136 Reynolds Dr.**

Subdivision of  
Lots A and B into  
Lot A1, South Kenner  
Subdivision

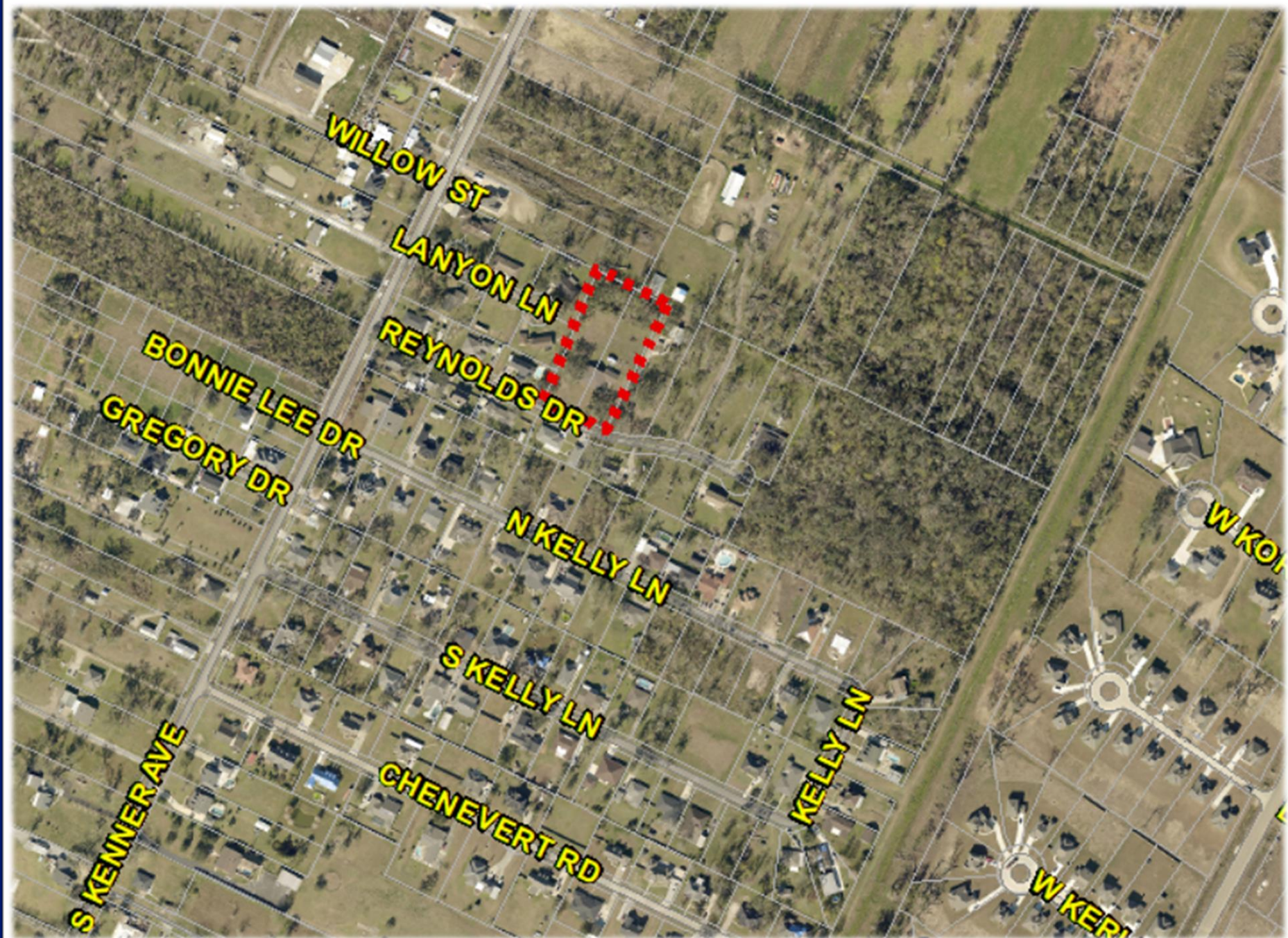
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Council District 3



FIGURE 1







Planning Department

## Zoning

### ***10136 Reynolds Dr.***

Subdivision of  
Lots A and B into  
Lot A1, South Kenner  
Subdivision

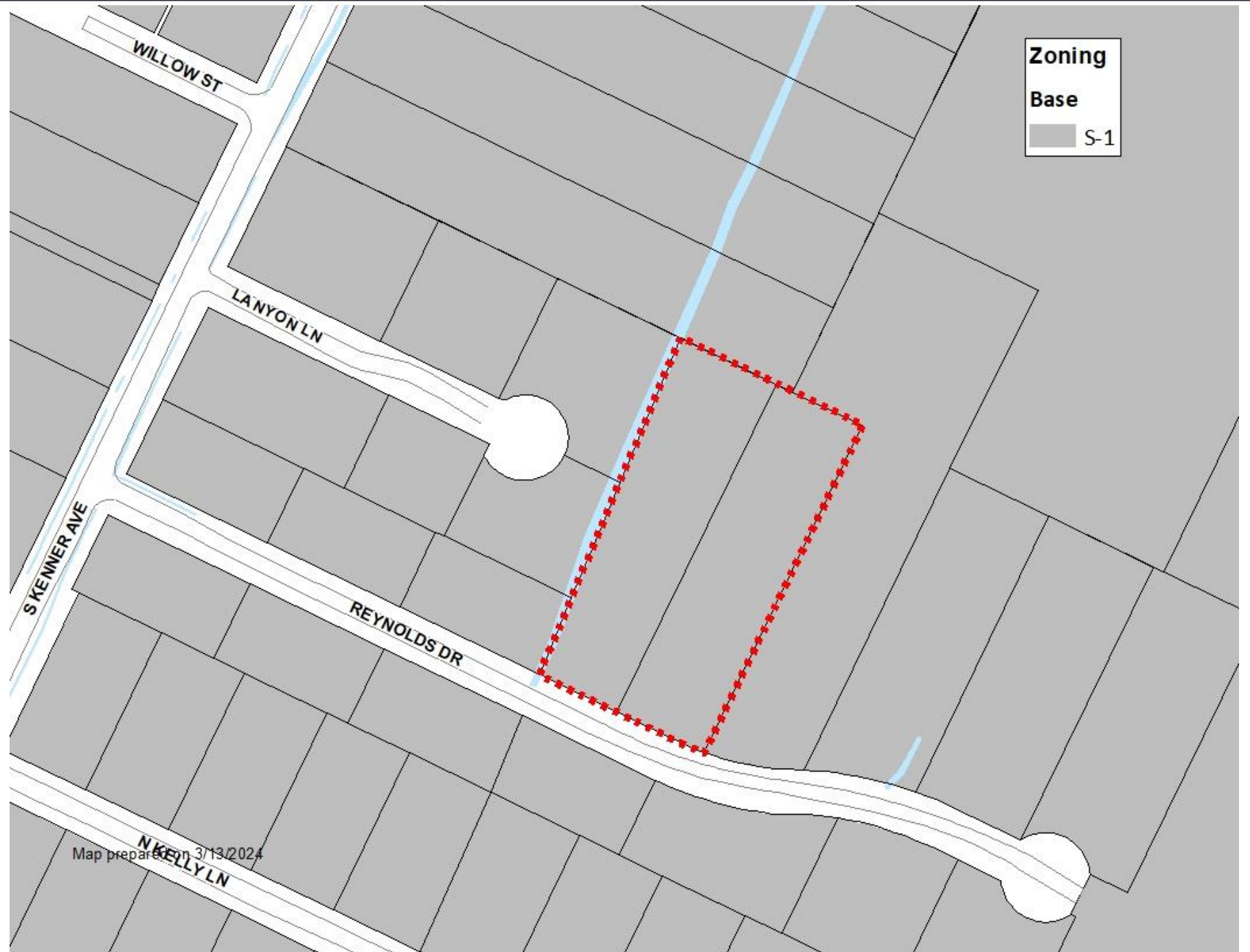
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FIGURE 2







Planning Department

Future Land Use

**10136 Reynolds Dr.**

Subdivision of  
Lots A and B into  
Lot A1, South Kenner  
Subdivision

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Petitioned  
Property



FIGURE 3





Planning Department

Plat

**10136 Reynolds Dr.**

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Lot A1, South Kenner  
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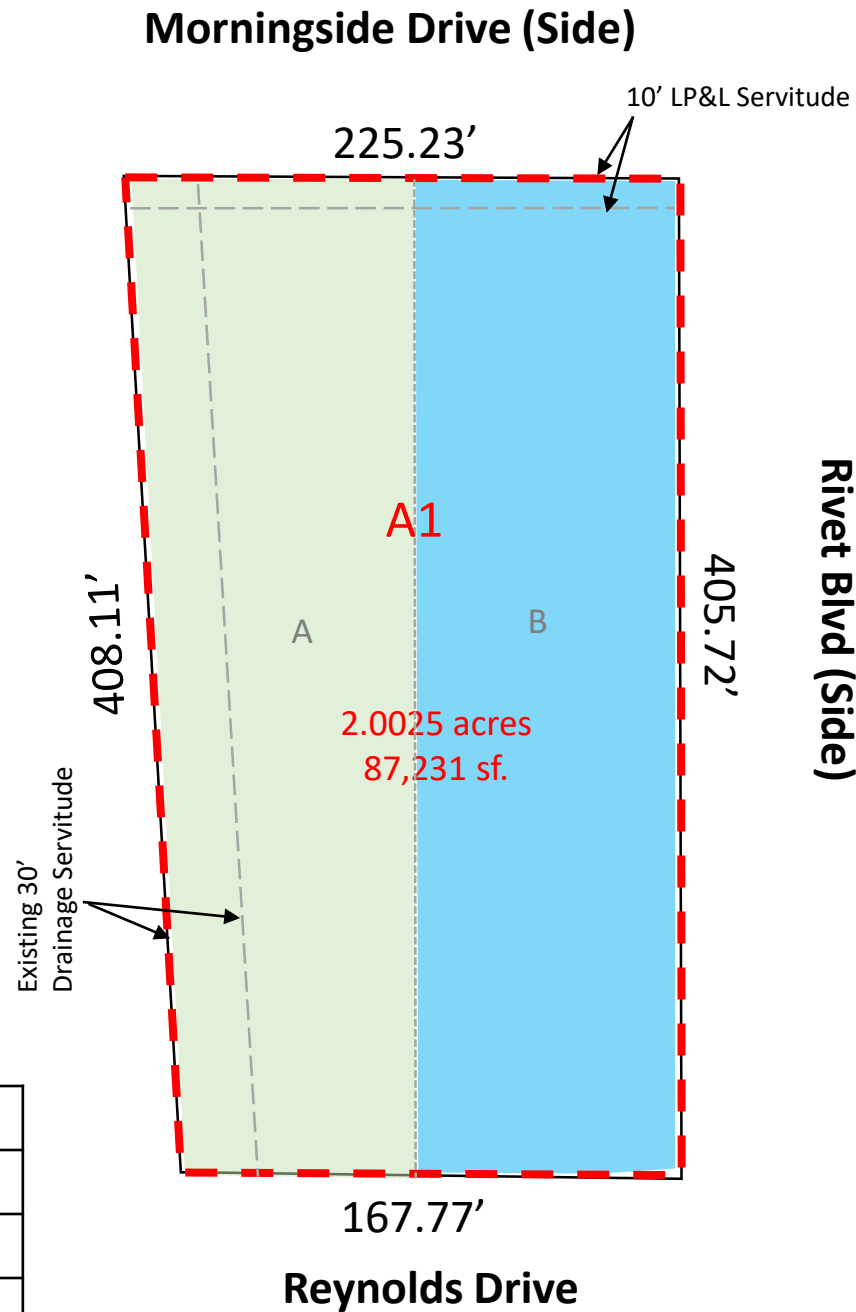
Council District 3



FIGURE 4

Existing		
	Lot	Area (ac.)
	A	1.002
	B	1.001

South Kenner Avenue (Side)



Reynolds Drive