



Planning
Department
Bessie L. Martin
Director

STAFF REPORT
Docket No. WS-106-22
Summary No. 26272
Major Subdivision
Solarium Park

PARISH COUNCIL
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B: Scott Walker
1: Marion F. Edwards
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LOCATION (FIGURE 1)

3840 Post Dr.; bounded by Woodmere Blvd., Lapalco Blvd. and Alex Kornman Blvd. (Figure 1)

OWNER: GX2 Property, LLC

APPLICANT: Yi Xia

COUNCIL DISTRICT: 3

PAB HEARING: 12/7/2023

LAST MEETING DATE FOR COUNCIL ACTION: 3/27/2024

ZONING (FIGURE 2)

GO-2/CPZ General Office
District/Commercial Parkway Overlay Zone

FUTURE LAND USE (FIGURE 3)

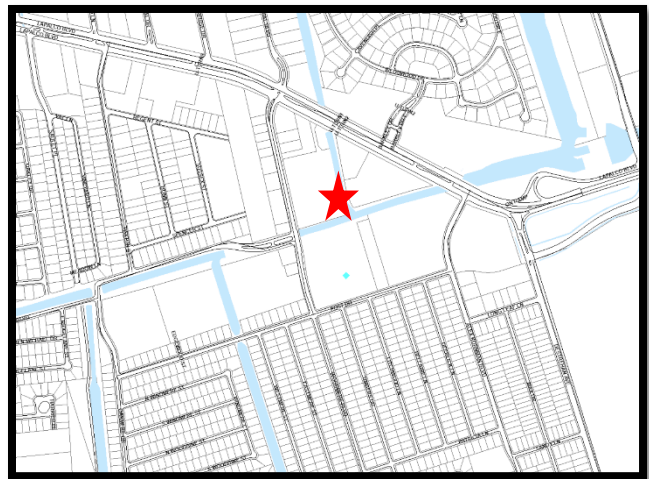
COM Commercial

REQUEST (FIGURE 4)

Preliminary Plat approval of the subdivision of Parcel C-3-B, Harvey Canal Property into

Lots 1 through 27, Square 1, Lots 1 through 18, Square 2 and Parcel A, Solarium Park Subdivision

Dedication of Solarium Loop, a 20 ft. drainage servitude and a 9 ft. drainage servitude



West Bank Partial Vicinity Map

WAIVERS (FIGURE 5)

- Waiver of block depth

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reasons:

- Proposed lots meet the minimum width, depth, and area requirements of the GO-2 district for single- and two-family dwellings.
- The subdivision is consistent with the Comprehensive Plan’s housing goals and objectives.

PLANNING ADVISORY BOARD: Approval

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, industrial and recreational land uses.”

BACKGROUND

1. The subject property consists of one (1) large tract designated as Parcel C-3-B which was created in 1984 (Ordinance No. 16214). The property, which is a total of approximately 9.2 acres, is currently undeveloped.
2. The purpose of the request is to create 45 residential lots and one (1) undevelopable parcel (Parcel A). The subdivision includes the dedication of a new street, Solarium Loop, and drainage servitudes to service the development. The applicant is proposing to develop the subdivision in a single phase. The applicant is seeking preliminary approval of the lots (Figure 4).
3. Parcel A, which has an area of 63,715 sq. ft., is currently encumbered by Cousins Canal. The parcel is configured to accommodate the right-of-way plan for the extension of Cousins Boulevard as part of Parish Project 2017-041-RBP. In fulfillment of the plan, the property will be sold to Jefferson Parish and, as such, no development is allowed on this parcel A note has been added to the survey with this information.
4. Sec. 33-2.31.2 of the Unified Development Code requires subdivisions involving more than two (2) acres of land or ten (10) lots of record to be approved by the Jefferson Parish Council. The applicant is also requesting a waiver for adequate public facilities that must also be approved by the Jefferson Parish Council.
5. As per Sec. 33-2.31.2(3)(f) of *Applicability*, plats may not be processed ministerially if they result in the creation of a through lot if the abutting lots are lots with single frontage when the property to be subdivided is within or abutting a residential zoning district. Although through lots are proposed, the subject property is not located within or abutting a residential zoning district; therefore, a waiver is not required.
6. Approval of the preliminary plat is required prior to final plat approval, which the Council grants at a later date by resolution. Once preliminary plat approval is obtained, the applicant may proceed with the subdivision process, which involves submission and acceptance of construction plans and specifications as well as

installation of improvements. Preliminary approval shall lapse one (1) year after approval by the Parish Council if the applicant fails to complete the process. However, the applicant has the option to request an extension of one (1) year in writing before the lapse of the year.

7. 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). With the exception of proposed Parcel A, which is unusable due to the encumbrance of Cousins Canal, the proposed subdivision complies with the criteria.

DIMENSIONAL STANDARDS (FIGURE 4)

8. The GO-2 district requires a minimum lot width of 40 ft., depth of 75 ft., and area of 4,000 sq. ft. for development of single-family dwellings. Additionally, two-family dwellings require an area of 2,500 sq. ft. per family. The proposed lots, ranging in area between 5,000 and 10,117 sq. ft., meet the minimum lot width, depth, and area requirements of the GO-2 district for single- and two-family dwellings. According to the applicant, the property will be developed with single-family dwellings.
9. Proposed Lots 1 through 11, Square 1, Solarium Park, have frontage on Solarium Loop and Woodmere Blvd. Sec. 33-6.6.1 *Lots generally* states both lot frontages shall be front lines for setback purposes. As per the applicant, these lots will provide the required front yard on both streets. Additionally, lot access to and from Woodmere Blvd. will be prohibited.
10. Although the property is located in a CPZ Commercial Parkway Overlay Zone, as per Sec. 40-472(b) *Permitted Uses*, “all uses except single- and two-family dwellings shall be required to comply with CPZ requirements;” therefore, if developed residentially, the proposed lots will not be subject to the overlay requirements.
11. The development proposes greater than 30 lots which will access Post Dr. from one street, Solarium Loop (Sec. 33-7.5.10(B)). Public Works required the submission of a Traffic Impact Analysis (TIA) which was review by their department and deemed acceptable. The TIA determined that “the proposed development is only expected to generate approximately 68 total trips during the AM and PM peaks, which is less than the typical 100 peak hour trip threshold for a full traffic study. Based on the minimal trips expected to be generated from the site, it is anticipated that this development will result in no significant impact to the surrounding roadway network.”
12. Per Sec. 33-7.1.8, all utilities provided as new installations within a subdivision shall be placed in the right-of-way or in servitudes and shall be provided underground unless a waiver has been granted by the Parish Council. Additionally, as per Sec. 33-7.5.9(a) *Required*, sidewalks or pedestrian paths are required along all parish streets. The applicant has not requested a waiver of these requirements.

WAIVERS (FIGURE 5)

13. As per Sec. 33-6.5 *Block Standards* “the depth of the blocks shall be arranged to allow two (2) tiers of lots with utility servitudes, except where a single row of lots backs up to an interstate or arterial street, canal, river or railroad right-of-way.” The subdivision is designed with two (2) tiers of lots in the center with a single tier on the outer perimeter of the property. Proposed Lots 1 through 11, Square 1, back up to Woodmere Blvd. which categorized as a collector street and proposed Lots 18 through 27, Square 1, back up to abutting parcels; therefore, a waiver is required. With the exception of proposed Parcel A, which generally outlines Cousins Canal, existing Lot C-3-B has a square shape. The relative proportions of the existing lot, coupled with the minimum lot width and depth requirements, limit the potential block and lot pattern. Proposed Solarium Loop has a U-shaped design which incorporates a cross-street. The street has two (2) entrance and exit points allowing more evenly divided traffic flow within the proposed subdivision and onto Post Drive. The proposed block and lot pattern and street layout are consistent with the configuration of the existing lot; therefore, the requested waiver is appropriate. The findings outlined in Table 5 support the requested waiver.

DEPARTMENT COMMENTS

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works		<p>WS-106-22 the Department of Public Works (on 10/06/2023) Drainage accepts the revised servitude width of additional 9 feet indicated on updated survey. All public sewer must be approved by the Engineering Dept. TIA is acceptable.</p> <ol style="list-style-type: none"> 1. Drainage Department states Drainage accepts the revised servitude width of additional 9 feet indicated on updated survey uploaded 08/22/2022. 2. Parkways has no comment, no landscape plan submitted. 3. Sewer Department states all public sewer must be approved by the Engineering Dept. No objections otherwise. 4. Streets Department has no objections. 5. Traffic Engineering Division states No objection. Sight triangle is not an issue at this time. TIA is acceptable. 6. PW Utilities has no comment. 7. Water Department no comment.
Building Permits	Not Opposed	All code requirements will be addressed at the permit stage.

Table 1: Land Use Review Technical Committee (LURTC) Comments		
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. 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. Further comments will be made at the permit stage. Contact Site Plan Review at: (504) 736-6397 for more information and a complete list of requirements.</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						
	Lot #	Square #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
Existing	C-3-B	N/A	Post Dr.	590	700	9.2 acres
Proposed	1	1	Solarium Loop	60	120	7,200
Proposed	2	1	Solarium Loop	50	120	6,000
Proposed	3	1	Solarium Loop	50	119.9	5,997
Proposed	4	1	Solarium Loop	50	119	5,954
Proposed	5	1	Solarium Loop	50	116.8	5,846
Proposed	6	1	Solarium Loop	50	113.3	6,301

Table 2: Description of Lots

	Lot #	Square #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
Proposed	7	1	Solarium Loop	50.2	110.3	5,688
Proposed	8	1	Solarium Loop	50.9	110.6	5,748
Proposed	9	1	Solarium Loop	50	111	5,505
Proposed	10	1	Solarium Loop	50.8	107.8	6,632
Proposed	11	1	Solarium Loop	77	110	8,514
Proposed	12	1	Solarium Loop	54.2	90	5,560
Proposed	13	1	Solarium Loop	51.6	97	5,004
Proposed	14	1	Solarium Loop	52.1	96	5,000
Proposed	15	1	Solarium Loop	52.6	95	5,000
Proposed	16	1	Solarium Loop	73.8	90	6,644
Proposed	17	1	Solarium Loop	45.1	110	10,117
Proposed	18	1	Solarium Loop	47.3	117.3	7,162
Proposed	19	1	Solarium Loop	50	119.7	5,999
Proposed	20-26	1	Solarium Loop	50	120	6,000
Proposed	27	1	Solarium Loop	60	120	7,200
Proposed	1	2	Solarium Loop	60	115	6,901
Proposed	2-5	2	Solarium Loop	50	115	5,751
Proposed	6	2	Solarium Loop	50	114.8	5,748
Proposed	7	2	Solarium Loop	50.2	112.3	5,637
Proposed	8	2	Solarium Loop	50.6	108.6	5,432
Proposed	9	2	Solarium Loop	57.8	101	6,091
Proposed	10	2	Solarium Loop	55.7	102.9	6,214
Proposed	11	2	Solarium Loop	50	107.5	5,375
Proposed	12-17	2	Solarium Loop	50	110	5,500
Proposed	18	2	Solarium Loop	60	110	6,600
Proposed	A		Woodmere Blvd.	103	619	63,715

**Table 3: Major subdivision review criteria for preliminary plats
[Section 33-2.32.2]**

Criteria	Compliance	
	Yes No	Comments
Consistent with Comprehensive Plan	Yes	The proposal is consistent with Goal 1, Objective 4 of the Land Use division.
Consistent with existing or proposed zoning of property	Yes	The proposed lots meet applicable zoning regulations.
Availability of adequate facilities and services	N/A	The proposal is a preliminary plat
Suitability of site for proposed development	Yes	Aside from Parcel A, which is encumbered by a drainage canal, the proposed lots are suitable for residential development.
Compatibility of development with existing and planned land use pattern	Yes	The lots on the south side of Post Dr. are zoned and developed with single-family dwellings; therefore, the proposed residential development is compatible with the land use pattern in the area.
Compatibility of development with neighborhood norm	N/A	A neighborhood norm analysis was not conducted.
Development is within reasonable distance to public facilities	Yes	The development is within 300 ft. of public facilities.
Consistent with adopted design for lots and blocks	Yes	The proposed subdivision is consistent with the lot and block pattern within the surrounding area.
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	All proposed roads have at least a 50 ft. ROW. There is a 5 ft. private utility servitude along all ROWs.

Table 3: Major subdivision review criteria for preliminary plats [Section 33-2.32.2]		
Criteria	Compliance	
	Yes No	Comments
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	The development proposes greater than 30 lots which will access Post Dr. from one street, Solarium Loop (Sec. 33-7.5.10(B)). Public Works required the submission of a TIA. The TIA was reviewed by Public Works and was deemed acceptable.
Consistent with applicable Concept Plan	N/A	The proposed subdivision is not to be developed in multiple phases; therefore, a concept plan is not required.
LURTC process complete	Yes	

Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Adequate Building Sites	Yes	Proposed development sites are adequately sized and configured for residential development.
No Unusable Remnants Created	No	Minimum lot size met for all proposed lots.
Block Depth	No	The proposal does not meet the requirements set forth in Sec. 33-6.5 regarding block depth. The proposed block depth and proposed lot layout is reflective of the square shape of existing Lot C-3-B.
Block Length	Yes	The proposed block lengths are less than 1,000 feet and meet the requirements set forth in Sec. 33-6.5
Lot Area	Yes	Lot areas meet or exceed minimum set forth in Code regulations for development with single- and two-family dwellings.
Lot Arrangement	Yes	Lot arrangement is consistent with other properties in the area.

Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Lot Frontage	Yes	All lots front on a public street or private street improved to standards established in the Jefferson Parish Subdivision Public Improvements Standards Manual.
Lot Lines	Yes	The proposed lots have side lot lines at right angles to straight street lines.
Lot Orientation	Yes	For the proposed through lots, both lot frontages shall be front lines for setback purposes.

Table 5: Subdivision waiver required findings [Section 33-2.35]		
Standards	Compliance	
	Yes No	Comments
Property cannot be developed reasonably under the provisions of the Code	Yes	The waiver for block depth is appropriate due to the shape of existing Lot C-3-B and the proposed U-shaped street pattern.
Waiver will not conflict with purposes of the Code (Sec. 33-1.4)	Yes	The proposed U-shaped street pattern will benefit traffic flow within the proposed subdivision by allowing residents two points of entry and exit onto Post Drive.
Hardship does not apply to other properties in the Parish (i.e., size, shape, topography or other physical conditions)	Yes	The square shape of existing Lot C-3-B dictates the proposed lot and block layout.
Hardship does not exist because of conditions created by the owner or previous property owner	Yes	The square shape of existing Lot C-3-B limits options for lot and block layout.

Table 5: Subdivision waiver required findings [Section 33-2.35]		
Standards	Compliance	
	Yes No	Comments
If applicant complies with the Code, will be unable to make reasonable use of property	Yes	Although Lot C-3-B may be suitable for other uses, the prevalence of single-family lots in the surrounding area make a residential subdivision an appropriate use for the subject property.
Waiver will not confer any special privilege that is denied by the Code to other similarly situated and configured lands	Yes	The existing canal and servitude, coupled with the lot shape, justify the request for a waiver for block depth.
Granting waiver will not be contrary to public interest, adversely affect property values and property within vicinity, and will be in harmony with intent and purpose of the UDC	Yes	The prevalence of single-family lots in the surrounding area make a residential subdivision an appropriate use for the subject property.
Waiver is the minimum modification to the Code necessary to alleviate the hardship	Yes	The existing servitude and lot shape render the requested waiver for block depth the minimum necessary to alleviate the hardship.



Planning Department

Aerial

3840 Post Dr.

Subdivision of
 Lot C-3-B, Harvey Canal
 Property into
 46 lots, Solarium Park
 Subdivision, dedication of
 Solarium Loop and
 drainage servitudes

Docket No. WS-106-22

Summary No. 26272

Council District 3



FIGURE 1



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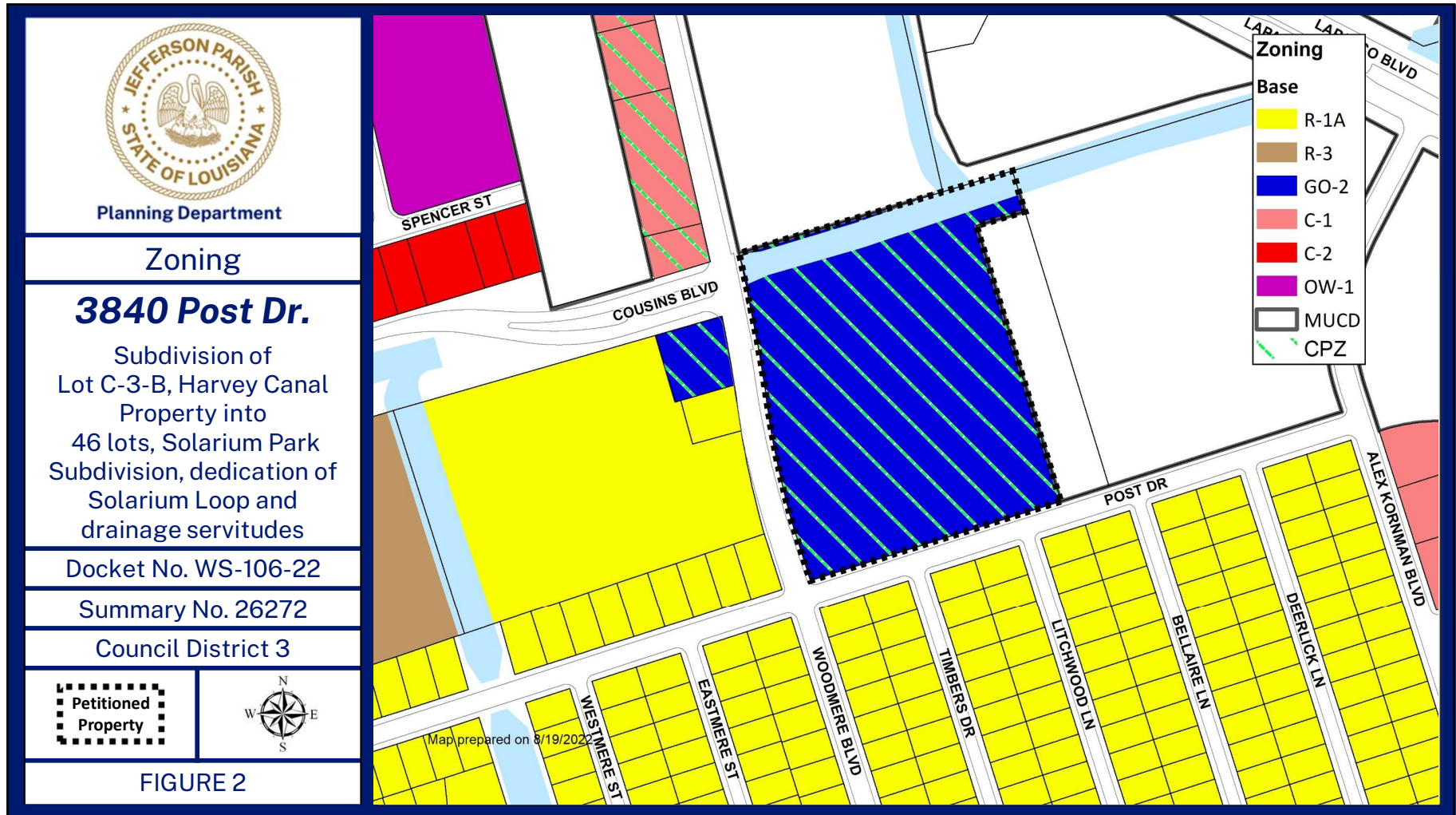
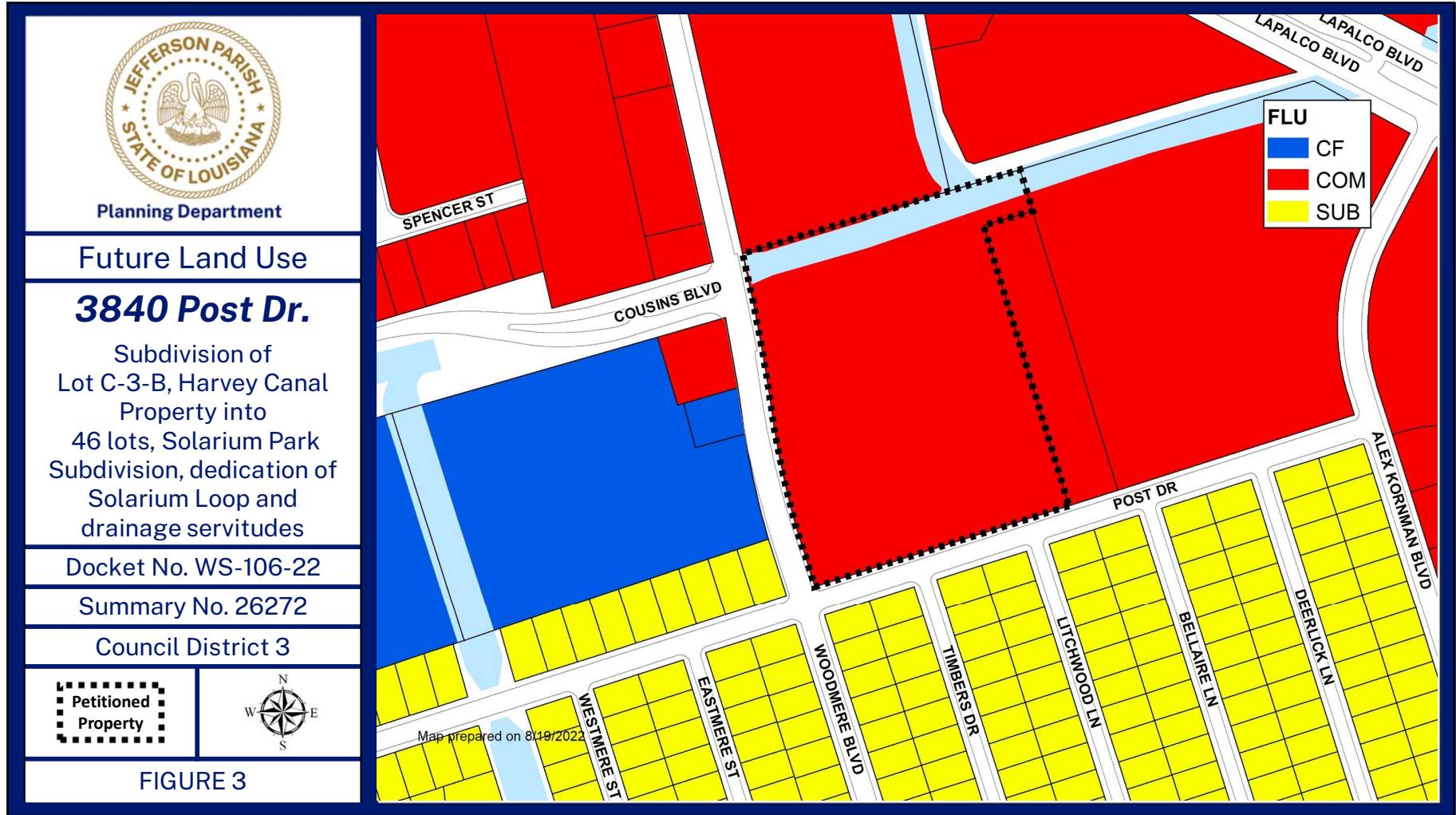


FIGURE 2

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Planning Department

Preliminary Plat

3840 Post Dr.

Subdivision of
Lot C-3-B, Harvey Canal
Property into
46 lots, Solarium Park
Subdivision, dedication of
Solarium Loop and
drainage servitudes

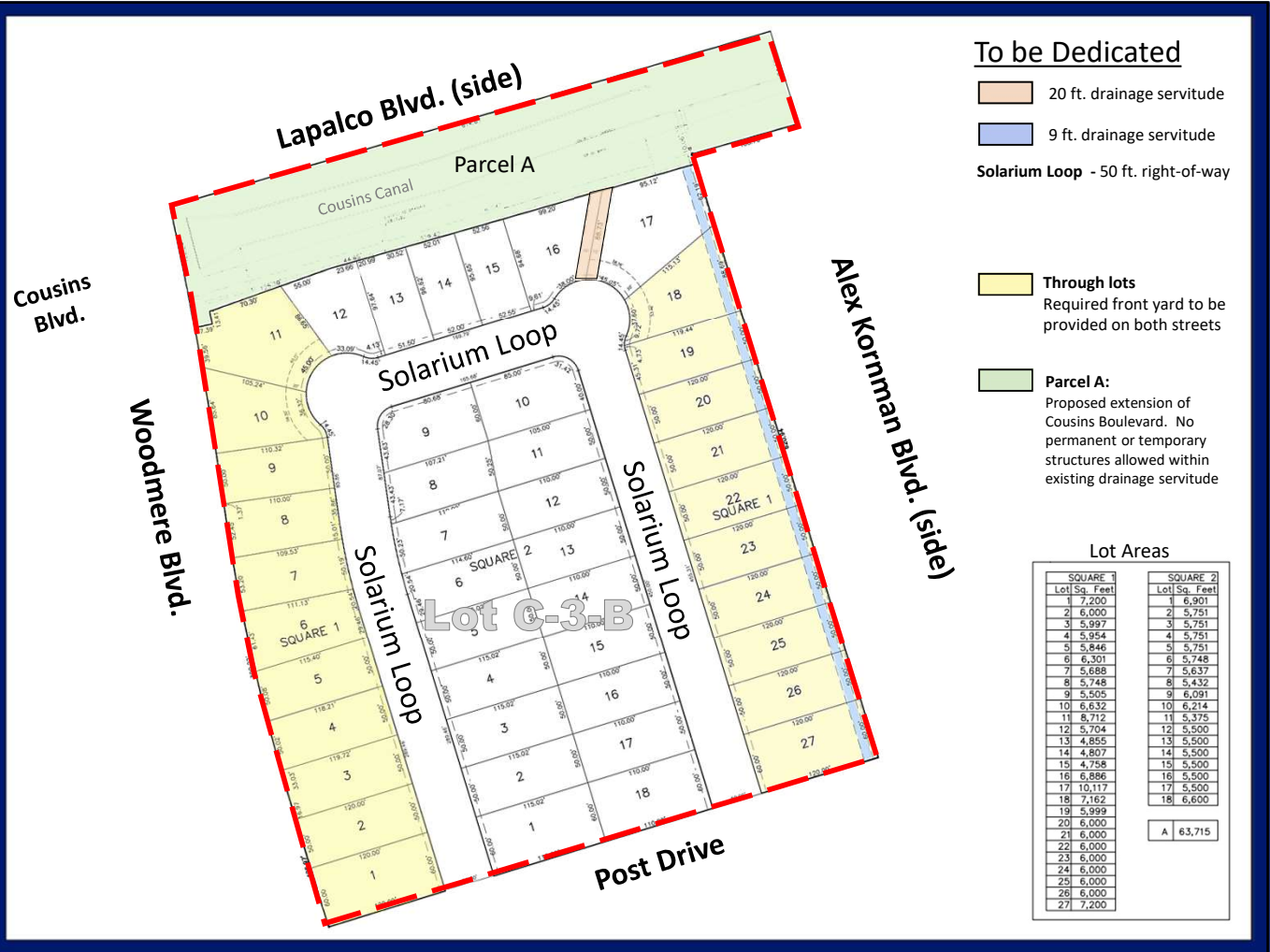
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Council District 3



FIGURE 4



To be Dedicated

- 20 ft. drainage servitude
- 9 ft. drainage servitude
- Solarium Loop - 50 ft. right-of-way

Through lots
Required front yard to be provided on both streets

Parcel A:
Proposed extension of Cousins Boulevard. No permanent or temporary structures allowed within existing drainage servitude

Lot Areas

SQUARE 1		SQUARE 2	
Lot	Sq. Feet	Lot	Sq. Feet
1	7,200	1	6,901
2	6,000	2	5,751
3	5,997	3	5,751
4	5,954	4	5,751
5	5,846	5	5,751
6	6,301	6	5,748
7	5,688	7	5,637
8	5,748	8	5,432
9	5,505	9	6,091
10	6,632	10	6,214
11	8,712	11	5,375
12	5,704	12	5,500
13	4,855	13	5,500
14	4,807	14	5,500
15	4,758	15	5,500
16	6,886	16	5,500
17	10,117	17	5,500
18	7,162	18	6,600
19	5,999		
20	6,000		
21	6,000		
22	6,000	A	63,715
23	6,000		
24	6,000		
25	6,000		
26	6,000		
27	7,200		

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Planning Department

Waiver

3840 Post Dr.

Subdivision of
 Lot C-3-B, Harvey Canal
 Property into
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 Subdivision, dedication of
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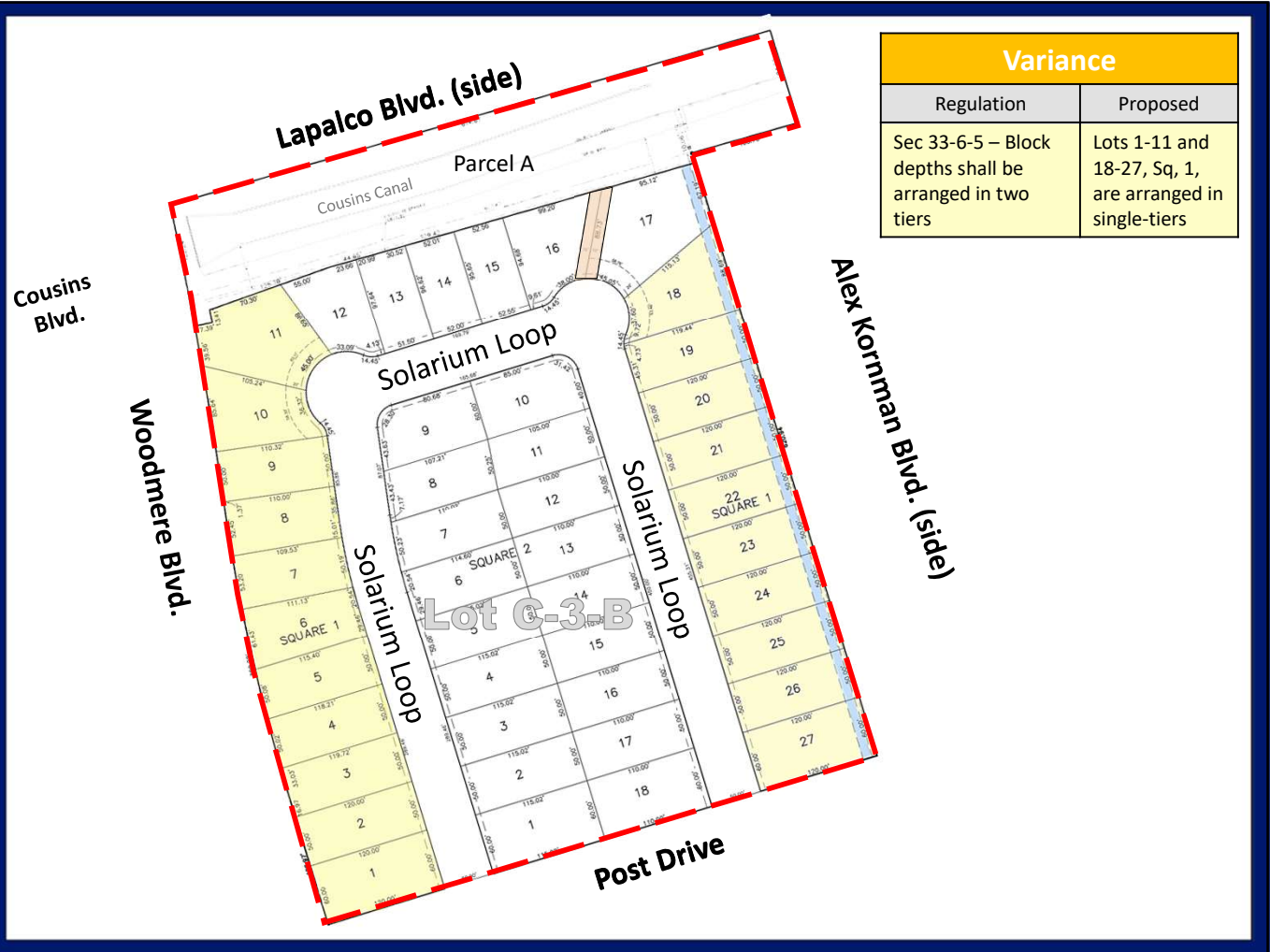
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Council District 3



FIGURE 5



Variance	
Regulation	Proposed
Sec 33-6-5 – Block depths shall be arranged in two tiers	Lots 1-11 and 18-27, Sq, 1, are arranged in single-tiers

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