



Planning Department
Bessie L. Martin
Director

STAFF REPORT

Docket No. WS-12-24

Summary No. 26295

Major Subdivision
Elmwood Park

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
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LOCATION (FIGURE 1)

600 Block of Holmes Blvd; bounded by Nile St. and Behrman Hwy.

OWNER: Blue Bayou Living Trust

APPLICANT: Nam Vo

COUNCIL DISTRICT: 1

PAB HEARING: 4/11/24

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

ZONING (FIGURE 2)

R-1A Single-Family Residential District

FUTURE LAND USE (FIGURE 3)

SUB Suburban Residential

REQUEST (FIGURE 4)

Existing Lot 5 and a portion of revoked DeSoto St. into proposed Lots 5A and 5B



West Bank Partial Vicinity Map

WAIVERS (FIGURE 4)

Waiver for lot depth

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reason(s):

- The proposed subdivision meets the requirements of the Unified Development Code and is consistent with Envision Jefferson 2040.
- The requested waiver meets the approval criteria for subdivision waivers of Section 33-2.35.

PLANNING ADVISORY BOARD: Approval

CONSISTENCY WITH ENVISION JEFFERSON 2040

The requested lot depth waiver is consistent with the following Housing Goal and Objective of the Comprehensive Plan:

- Objective 1.4, Provide sufficient land for residential, commercial, industrial and recreational land uses.

FINDINGS

BACKGROUND

1. The purpose of this request is to subdivide Lot 5 and a portion of revoked DeSoto Street into Lots 5A and 5B. The proposed Lots 5A and 5B are currently undeveloped vacant land.
2. The subject property was originally subdivided into Lot 5 in April 1931. The lot is an odd-shaped lot facing Holmes Blvd on the corner of the then proposed DeSoto Street. The proposed DeSoto St. was revoked by the Police Jury under Ordinance #2163 in June 1952. Upon revocation, the property designated for the proposed street was transferred to the abutting properties. As a result of the revocation, the owner of Lot 5 acquired a portion of the former DeSoto Street measuring 25 ft. wide by 203 ft. length. There have been no changes to the property since 1952.
3. The revoked portion of DeSoto Street is included in this subdivision request since the plat was not corrected and properly recorded in 1952.
4. Sec. 33-2.31.2 of the Unified Development Code requires that subdivisions involving the creation of lots that do not meet the minimum width, depth, and area requirements to be approved by the Jefferson Parish Council.

DIMENSIONAL STANDARDS (FIGURE 4)

1. The R-1A Single-Family Residential District requires a minimum width of 50 ft., depth of 100 ft., and area of 5,000 sq. ft. Proposed Lot 5A exceeds these requirements with an average width of 79.17 ft., average depth of 170.32 ft., and area of 11,071.94 sq. ft. Proposed Lot 5B has a width of 157.94 ft., and an area of 8,817 sq. ft., which greatly exceeds the minimum lot width and area requirements. However, the average depth for proposed Lot 5B is only 80 ft. due to the triangular shape of the lot and, as such, it does not meet the minimum lot depth. Per Sec. 40-3., lot, depth shall mean the average horizontal distance between the front and rear lot lines. While one side of proposed Lot 5B meets the depth at 136.84 ft., it is only 23.48 ft, in depth at its smallest dimension. Therefore, a waiver for insufficient lot depth from the Jefferson Parish Council is required.
2. The property was originally platted in April 1931 as an odd shaped lot with unequal lot lines.
3. Holmes Blvd was recently extended by the property owner to the end of proposed Lot 5B to include water, drainage and sewerage. The improvements need to be accepted by the Parish Council, which is expected at their April 17th meeting. The

property owner will need to extend the house water and sewerage connections to the proposed lots at the owner's expense.

4. A traffic impact analysis was not required by the Traffic Engineering Division.
5. 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 the lot depth, the proposed subdivision complies with the criteria.

WAIVERS (FIGURE 4)

6. Section 40-94(b) of the Comprehensive Zoning Ordinance for R-1A Single-Family Residential Districts require a minimum lot depth of 100 ft. for single-family dwellings. Proposed Lot 5B has an average depth of 80 feet, and therefore does not meet the required minimum depth for the R-1A district due to the triangular shape of the lot. As such, a waiver to the minimum depth requirement of 20 feet is requested.
7. The UDC has established a set of review criteria for subdivision waivers, which have been applied to the proposed subdivision (Table 5). The proposed subdivision complies with the criteria for subdivision waivers for the following reasons:
 - a. The proposed lot is a long-established tract whose boundaries were defined by shape and dimensions in April 1931. The subject property is an odd-shaped lot with the northern border to the abutting property measuring 23 ft. in length. A waiver is requested for lot depth due to the physical shape of the property and not personal circumstances.
 - b. The requested waiver will not conflict with the purposes of this UDC or the comprehensive plan.
 - c. The property cannot be developed reasonably if the applicant complies strictly with the UDC.
 - d. The proposed waiver will not confer a special privilege that is denied by Code to other similarly situated and configured lands.
 - e. The proposed waiver is not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
 - f. The proposed waiver of 20 ft. is the minimum modification needed to alleviate the hardship.

DEPARTMENT COMMENTS

8. There was no opposition in the LURTC comments.

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Approved	<p>WS-12-24 Public Works Department on (4/3/24). 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. If the existing house connection cannot be located or not usable, a new connection will be required at the property owner's expense. Note any future construction or addition, may require additional comments and requirements.</p> <ol style="list-style-type: none"> 1. Drainage has no comment. 2. Parkways has No comment. 3. Sewer. Public sewer is available in the area. 4. Streets has no objections. 5. Traffic has no objections. Sight triangle is not an issue at this time. TIA is not required. 6. Utilities has no comment. 7. Water has no objections. <p>Not Opposed.</p>
Building Permits	Approved	Structure removed, no existence.
Engineering-Site Plan	Approved	Not Opposed
Parish Attorney	Approved	We will defer to the other departments for comments.
Fire	Approved	No comment
Environmental	Approved	No comment

TABLES

Table 2: Description of Lots					
	Lot #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
Existing	5*	Holmes Blvd.	213.14	113.64	19,889.75
Proposed	5A	Holmes Blvd.	79.17	170.32	11,071.94
Proposed	5B	Holmes Blvd.	133.97	80.16	8,817.81

* Includes Revoked Portion of DeSoto Street

Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Consistent with Comprehensive Plan	Yes	Objective 1.4, Provide sufficient land for residential, commercial, industrial and recreational land uses.
Consistent with existing or proposed zoning of property	No	Lot 5B has an average depth of 80.17 ft. and therefore a variance is requested
Availability of adequate facilities and services	Yes	Holmes Blvd and public water and sewer were extended to the end of Proposed Lot 5B.
Suitability of site for proposed development	Yes	The proposed lots provide sufficient area for future development.
Compatibility of development with existing and planned land use pattern	Yes	The proposed lot configuration is consistent with other lots in the area.
Compatibility of development with neighborhood norm	N/A	
Development is within reasonable distance to public facilities and access	Yes	The development is in reasonable distance to public facilities
Consistent with adopted design for lots and blocks	No	Proposed Lot 5B does not meet R-1A depth standards

Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	N/A	No right-of-way or servitudes proposed as a part of this subdivision.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	TIA not required by Traffic Engineering Division
Consistent with applicable Concept Plan	N/A	
Consistent with approved Preliminary Plat	Yes	Proposed subdivision is a preliminary/final plat.
LURTC process complete	Yes	No opposition

Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Adequate Building Sites	Yes	Proposed lot provides satisfactory building site.
No Unusable Remnants Created	Yes	No unusable remnants are created.
Block Depth	N/A	Block depth remains unchanged.
Block Length	N/A	Block Length remains unchanged.
Lot Area	Yes	Both lots exceed minimum requirements
Lot Arrangement	Yes	Proposed lot provides satisfactory building site.
Lot Frontage	Yes	Lot orientation will not change with approval of the proposed change.
Lot Lines	Yes	Proposed lot lines are at right angles to the street.
Lot Orientation	Yes	Proposed lots front Holmes Blvd.

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 shape of the property is such that strict code compliance is not possible.
Waiver will not conflict with purposes of the Code (Sec. 33-1.4)	Yes	The waiver will not be detrimental to the public health, safety, welfare, or the property values and rights of surrounding area.
Hardship does not apply to other properties in the Parish (i.e., size, shape, topography or other physical conditions)	Yes	The property is an odd shaped property as are other properties in the area
Hardship does not exist because of conditions created by the owner or previous property owner	Yes	A hardship exists due to the property originally platted as an odd shaped lot.
If applicant complies with the Code, will be unable to make reasonable use of property	No	The property is odd shaped and a lot depth waiver will make best use of the subject property.
Waiver will not confer any special privilege that is denied by the Code to other similarly situated and configured lands	Yes	No special privilege will be conferred as the waiver is being requested due to the existing lot shape
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 waiver will not conflict with public health, safety or adversely affect property values.
Waiver is the minimum modification to the Code necessary to alleviate the hardship	Yes	The proposed waiver of 20 ft. is the minimum modification needed to alleviate the hardship.



Planning Department

Aerial

Holmes Blvd.

Subdivision of
Lot 5 and a portion of revoked
DeSoto St. into
Lots 5A and 5B, Elmwood Park
Subdivision.

Waiver for lot depth.

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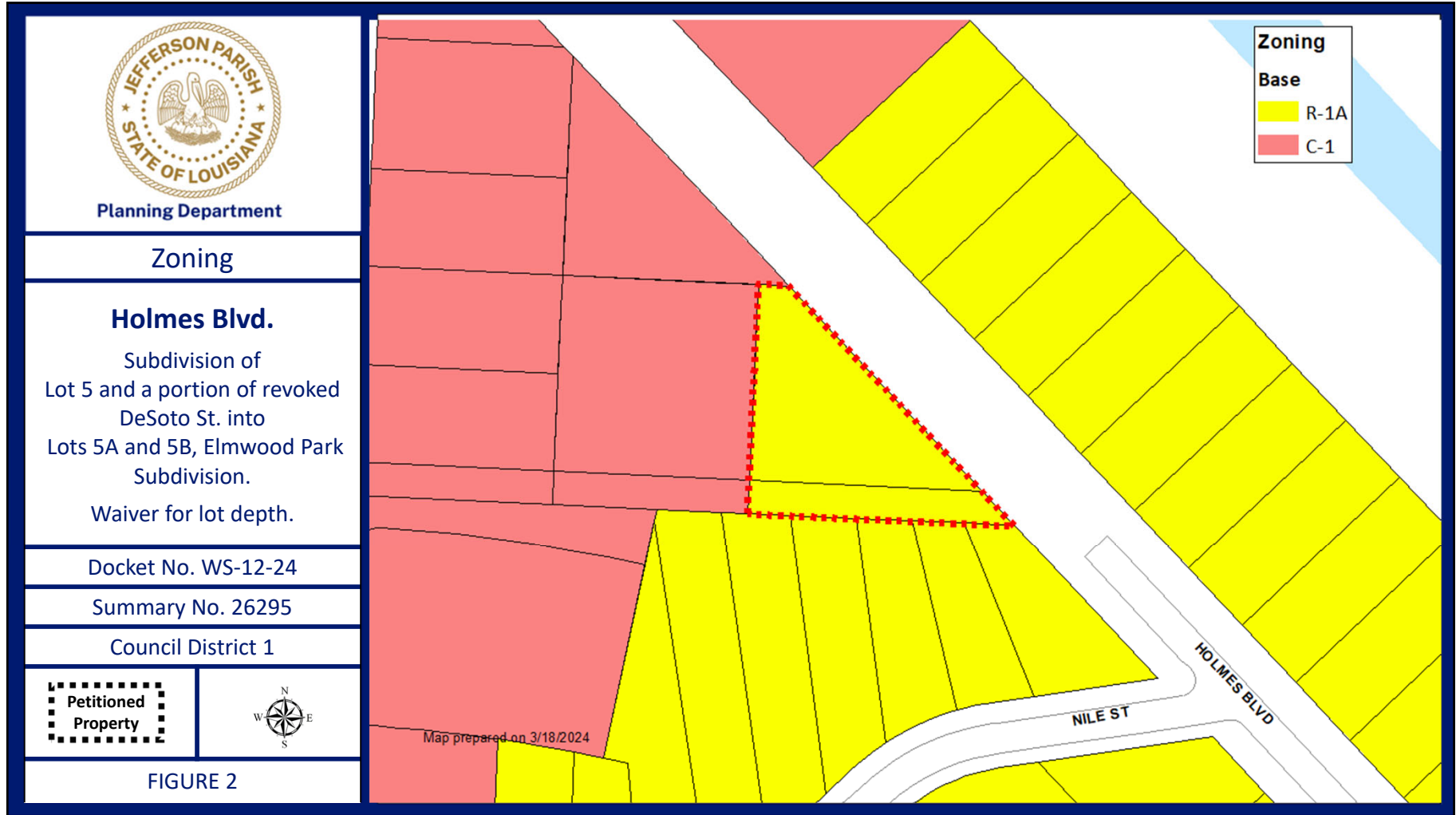
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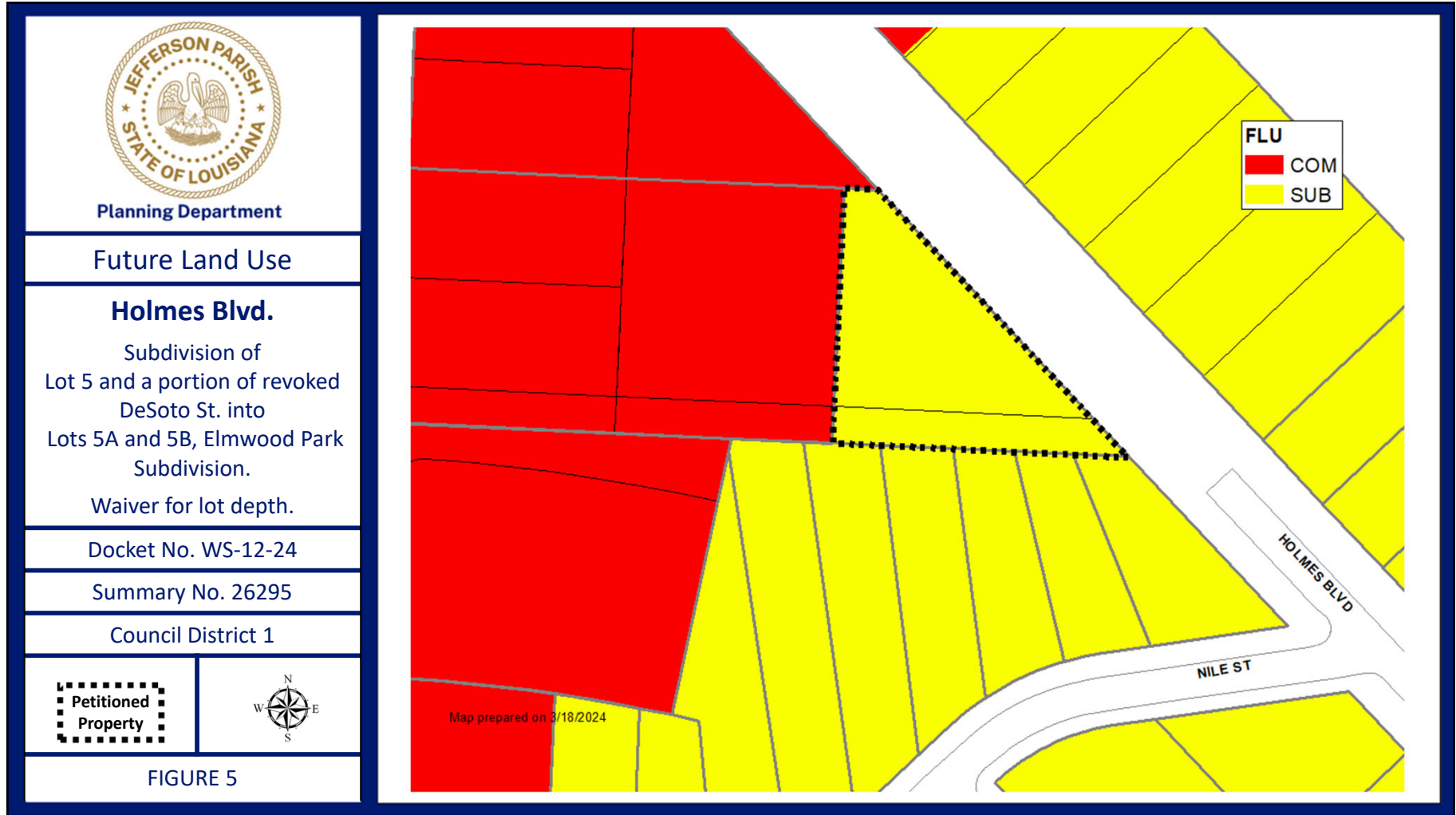


FIGURE 1





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Planning Department

Future Land Use

Holmes Blvd.

Subdivision of
Lot 5 and a portion of revoked
DeSoto St. into
Lots 5A and 5B, Elmwood Park
Subdivision.

Waiver for lot depth.

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Council District 1



FIGURE 5

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Planning Department

Plat

Holmes Blvd.

Subdivision of Lot 5 and a portion of revoked DeSoto St. into Lots 5A and 5B, Elmwood Park Subdivision.

Waiver for lot depth.

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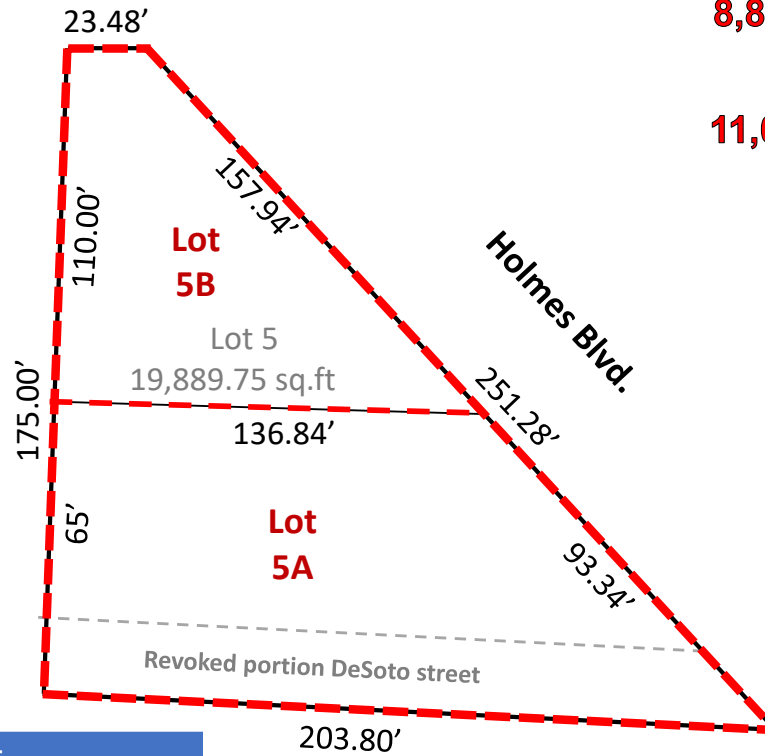
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Council District 1



FIGURE 4

Behrman Hwy.
(side)



Lot 5B
8,817.81 sq. ft.

Lot 5A
11,071,392 sq. ft.

Waiver		
Regulation	Required	Provided
Section 40-94(b) minimum lot depth	100 ft.	80 ft.

Nile St.
(side)

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