



Planning Department
Bessie L. Martin
Director

STAFF REPORT
Docket No. WS-129-23
Summary No. 26296
Major Subdivision
Bell Plantation Subdivision

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)

4900 block of Promenade Blvd.; bounded by Lapalco Blvd. and Barataria Blvd.

OWNER: Girod REO, LLC

APPLICANT: Tildon J. Dufrene

COUNCIL DISTRICT: 2

PAB HEARING: 4/11/2024

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

ZONING (FIGURE 2)

MUCD Mixed Use Corridor District

FUTURE LAND USE (FIGURE 3)

COM Commercial

REQUEST (FIGURE 4)

Existing Parcels 6-A-4C and 6-A-4D into
Proposed Parcel 6-A-4F

Renunciation of a portion of a common drive
Dedication of water servitude
Dedication of sewer servitudes



West Bank Partial Vicinity Map

Concurrent Case: SP-70-23

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

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.

FINDINGS

BACKGROUND

1. The purpose of this request is to subdivide two (2) lots into one (1) lot to accommodate the Waters at Promenade, a multi-family residential development. Concurrently, the Planning Department is conducting site plan review for the proposed development (SP-70-23).
2. The parcels were originally part of a larger property that was developed with Belle Promenade Shopping Mall. When the mall was demolished, it was subdivided into smaller parcels for commercial development. In 2019, it was further subdivided to accommodate the ALDI grocery store which was constructed on Parcel 6-A-4B (Ord. No. 25823).
3. The proposed parcel has frontage on Promenade Blvd., which is a dedicated right-of-way.
4. Sec. 33-2.31.2 requires subdivisions involving more than two (2) acres to be approved by the Jefferson Parish Council. The subject property is 12.61 acres.

DIMENSIONAL STANDARDS (FIGURE 4)

5. The Mixed Use Corridor District requires a minimum width of 75 ft., depth of 100 ft., and area of 10,000 sq. ft. The proposed lot meets the minimum lot width, depth, and area requirements of the MUC district (Table 2).
6. The proposed parcel is encumbered by existing servitudes that are to remain. In order to accommodate future development, two new (2) 20 ft. sewer servitudes and one (1) 20 ft. water servitude are proposed (Fig. 5).
7. Proposed Parcel 6-A-4F is encumbered by a 45 ft. common access servitude in favor of abutting Parcel 6-A-4B. In 2019, the servitude was created to accommodate a future common drive; however, at this time only a portion of the drive has been built. The property owner has determined that the southern end of the servitude is no longer necessary and is proposing to renounce this portion.
8. 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	WS-129-23 Public Works Department on (10/20/23) This 'no objection' 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. All utilities servitudes for revocation and dedication, private and public, sewer, water & drain lines that are to be removed or relocated will be done at the time engineering plans are submitted to the engineering dept. 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. i.e. Pools, playgrounds & landscaping and so on.
Building Permits	Not Opposed	No comment
Engineering-Site Plan	Not Opposed	<ol style="list-style-type: none"> 1. The property owner is responsible for any damage to right of way improvements (including the existing sidewalks or driveways) during or after the construction of any new structure(s) or demolition of any existing structure(s). Any damage must be repaired, or improvements replaced in accordance to the Jefferson Parish Engineering standards. Please contact the department of Engineering at (504) 349-5173 or (504) 736-6793 prior to beginning any sidewalk / driveway apron construction. 2. 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.
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	No comment

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Environmental	Not Opposed	No comment

TABLES

Table 2: Description of Lots					
	Lot #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
Existing	6-A-4C	Promenade Blvd.	397	380	3.73
Existing	6-A-4D	Promenade Blvd.	300	880	8.88
Proposed	6-A-4F	Promenade Blvd.	375	800	12.61

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 requirements of the MUCD.
Availability of adequate facilities and services	Yes	See Public Works comments
Suitability of site for proposed development	Yes	The size and character of the proposed lot is suitable for the proposed residential development.
Compatibility of development with existing and planned land use pattern	Yes	The property is currently vacant.
Compatibility of development with neighborhood norm	N/A	N/A
Development is within reasonable distance to public facilities and access	Yes	See Public Works comments
Consistent with adopted design for lots and blocks	Yes	See Table 4

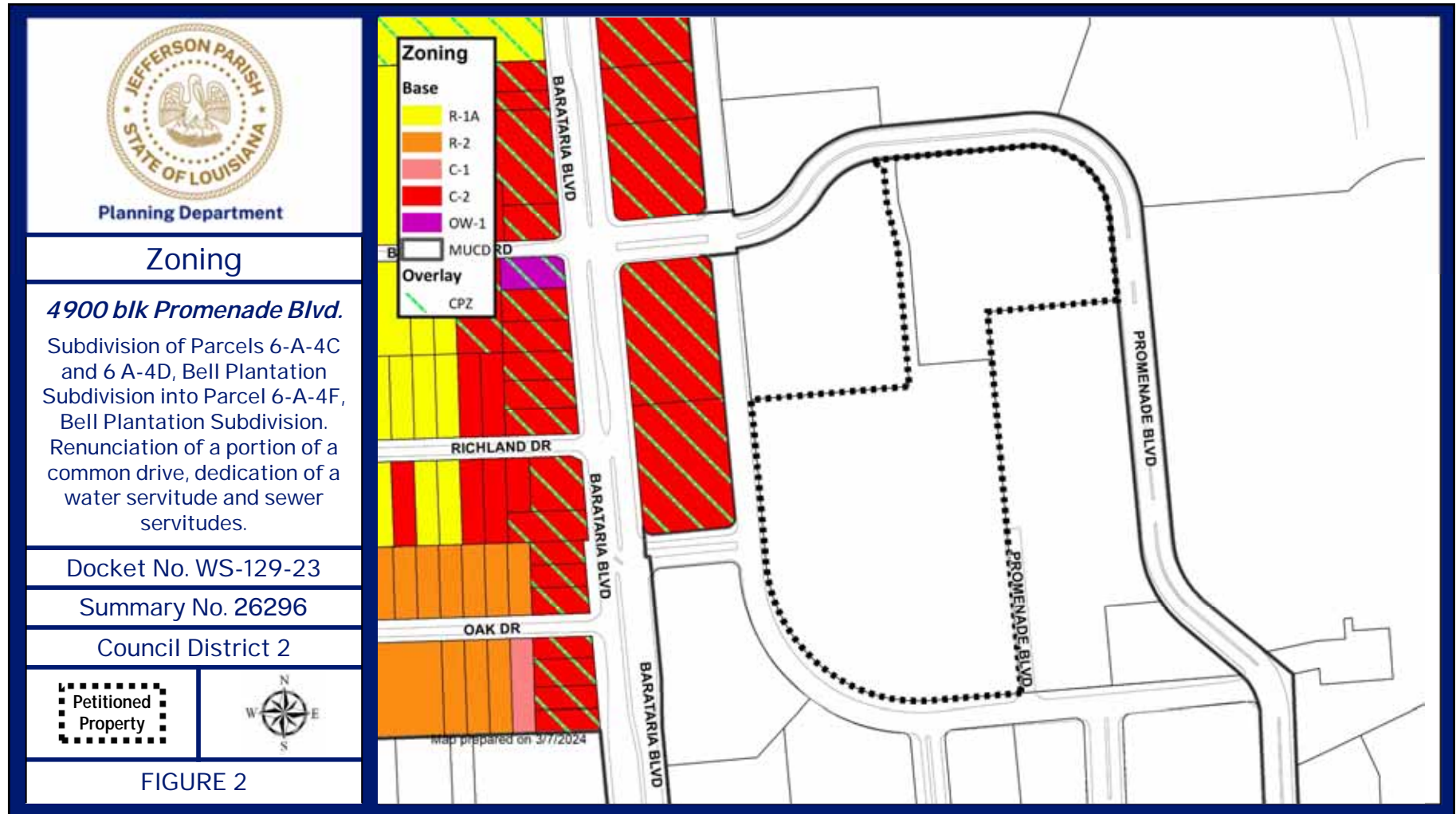
Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	The proposed parcel has existing private and Parish servitudes and proposes dedication of new water and sewer servitudes.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	TIA is not required.
Consistent with applicable Concept Plan	N/A	No concept plan for the subject parcel.
Consistent with approved Preliminary Plat	N/A	The proposed subdivision is a preliminary/final plat.
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	The proposed parcel provides sufficient area for development.
No Unusable Remnants Created	Yes	No remnants are 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	The area of the proposed parcel exceeds the general development standards.
Lot Arrangement	Yes	The lot arrangement is consistent with others in the surrounding area.
Lot Frontage	Yes	The proposed parcel fronts on Promenade Blvd. which is a public street improved to Parish standards.

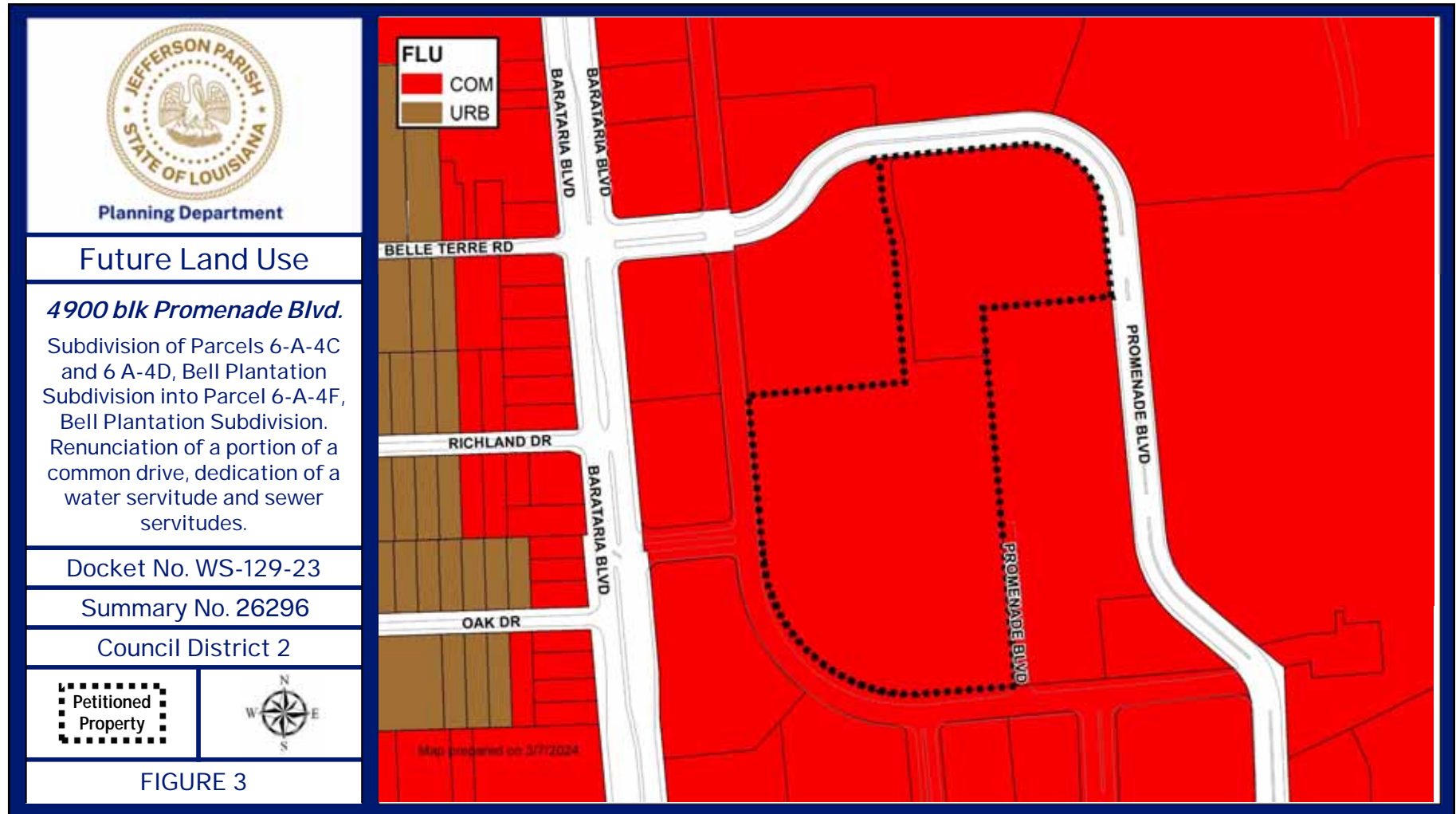
Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Lot Lines	Yes	The proposed parcel has side lot lines generally right angles to street lines. No extreme angles are proposed.
Lot Orientation	Yes	The lot orientation is consistent with others in the surrounding area.



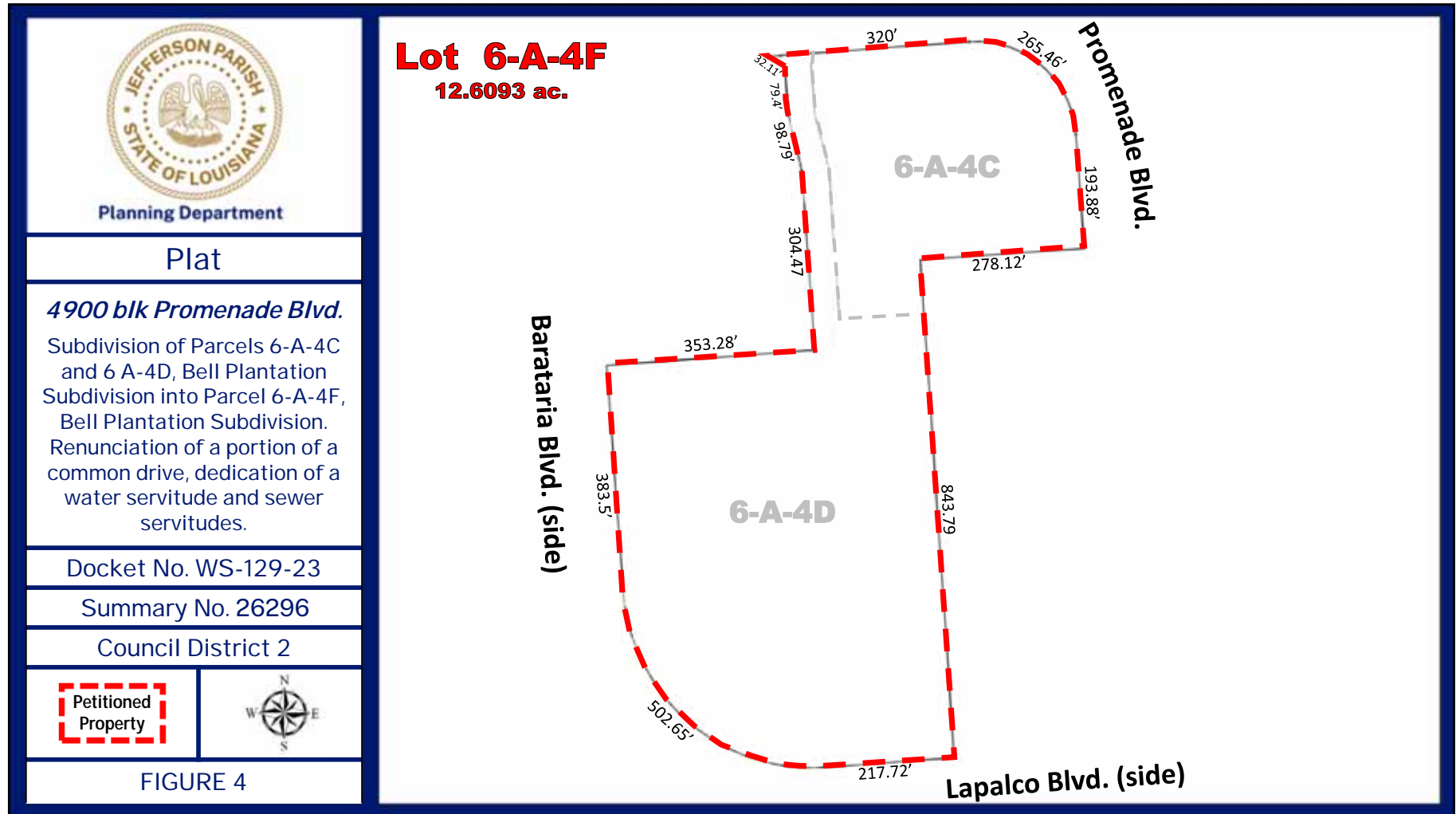
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Planning Department

Servitudes

4900 blk Promenade Blvd.

Subdivision of Parcels 6-A-4C and 6 A-4D, Bell Plantation Subdivision into Parcel 6-A-4F, Bell Plantation Subdivision. Renunciation of a portion of a common drive, dedication of a water servitude and sewer servitudes.

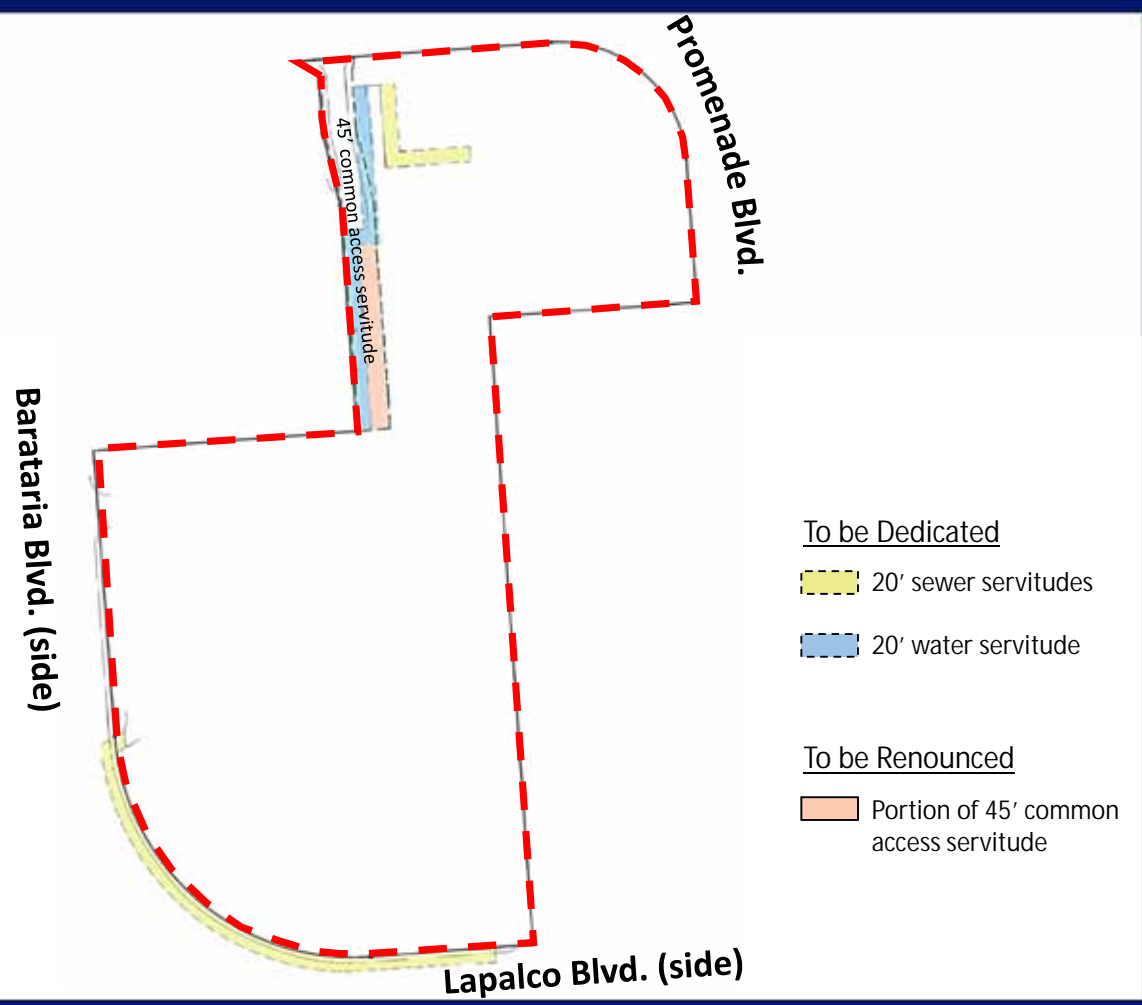
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Council District 2



FIGURE 5



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