



Planning
Department
Bessie L. Martin
Director

STAFF REPORT

Docket No. WS-17-24

Summary No.
Major Subdivision
Churchill Farms

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

Cynthia Lee Sheng
Parish President

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

LOCATION (FIGURE 1)

11000 Block of Nicolle Blvd.; bounded by Lake Cataouache Protection Levee and Avondale Garden Road

OWNER: JEDCO

APPLICANT: Lacey Bordelon

COUNCIL DISTRICT: 3

PAB HEARING: 7/11/24

LAST MEETING DATE FOR COUNCIL ACTION: 11/6/24

ZONING (FIGURE 2)

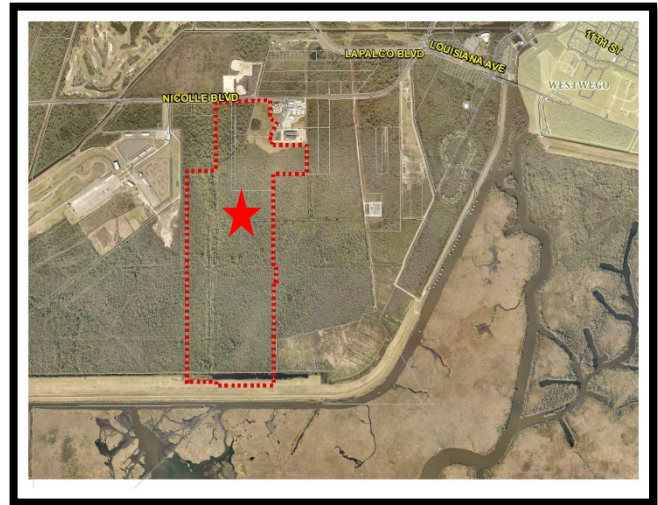
U-1S/FOD/NMS Unrestricted Suburban District/ Fairfield Overlay District/ Nola Motor Sports

FUTURE LAND USE (FIGURE 3)

BP Business Park

REQUEST (FIGURE 4)

Existing Lots 58-A-1A1, CF, CP and EP into Proposed Lots 58-A-1A and 26-A1-C3



West Bank Partial Vicinity Map

WAIVERS (FIGURE 4)

Waiver of adequate public facilities for: Sec. 33-7.3. - Wastewater.

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reason:

- The proposed lots meet the area requirements of U-1S Unrestricted Suburban

District.

- The requested waiver meets the requirements for adequate public facilities waivers.
- The proposed subdivision meets the requirements of the Unified Development Code and is consistent with Envision Jefferson 2040.

PLANNING ADVISORY BOARD: to be determined

CONSISTENCY WITH ENVISION JEFFERSON 2040

The subdivision is consistent with Goal 1, Objective 4 of the Comprehensive Plan:

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

FINDINGS

BACKGROUND

1. The purpose of this request is to subdivide four (4) lots into two (2) lots by shifting internal lot lines, and to revoke a 100'-wide access servitude. The applicant intends to develop proposed Lot 26-A1-C3. Proposed Lot 58-A-1A is currently undeveloped with no plans for development within the next five (5) years.
2. The 100'-wide access servitude extends across existing Lot CF and was dedicated under WS-7-17-PF (Ordinance No. 25389) for the purpose of a planned development of lots and EP and CP. The development was not realized and thus the servitude is no longer needed.
3. The petitioned properties have been subdivided multiple times from 2005 to 2017, resulting in its current configuration (WS-97-05; WS-162-07). The most recent subdivision was WS-7-17-PF (Ordinance No. 25389). There have been no changes to the property since 2017.
4. Sec. 33-2.31.2 of the Unified Development Code requires subdivisions involving more than two acres to be approved by the Jefferson Parish Council. Additionally, Sec. 33-2.32 of the Unified Development Code requires subdivisions involving a waiver for adequate public facilities to be approved by the Jefferson Parish Council.
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). The proposed subdivision does not fully comply with the referenced criteria as proposed Lot 58-A-1A does not have access to sewer. An adequate public facilities waiver for sewer access has been requested as part of this project.

DIMENSIONAL STANDARDS (FIGURE 4)

6. U-1S Unrestricted Suburban District requires a minimum site area of ten thousand (10,000) sq. ft., frontage of seventy-five (75) ft., and depth of one hundred (100) ft. The proposed lots exceed meet the minimum lot area, frontage, and depth requirements.
7. Fairfield Overlay District (FOD) requires compliance with the base zoning district dimensional standards, per *Sec. 33-69.5 Dimensional Standards*. The proposed lots exceed the minimum lot area, frontage, and depth requirements.

WAIVERS (FIGURE 4)

8. The Department of Public Works identified that proposed Lot 58-A-1A lacks public sewer and it is not available within 300 ft. Per Sec. 33-7.3.1. all lots shall be served by an approved means of wastewater collection and treatment. Per Sec. 27-144. if there is no public sewer within three hundred (300) feet of the property line, the owner shall install a private disposal system, which must be approved by the Louisiana Department of Health. Currently, the applicant does not wish to obtain a state permit to operate an on-site wastewater treatment system as there are no plans for development of this property. Therefore, the applicant has requested an adequate public facilities waiver to the requirement for wastewater.
9. Proposed Lot 26-A1-C3 has access to public water and sewer and the requested waiver is only being requested for proposed Lot 58-A-1A. The applicant has stated that the purpose for the waiver request is to allow for development on proposed Lot 26-A1-C3 with no development planned for proposed Lot 58-A-1A for the next five (5) years.
10. According to the Louisiana Department of Health, detailed plans/drawings of all structures and their proposed use and location on the property must be submitted as part of the application for an on-site wastewater treatment system. Since there are no proposed development plans at this time for Lot 58-A-1A, the applicant/owner is not prepared to obtain a permit for an on-site wastewater treatment system. However, if any development is proposed in the future, on-site wastewater treatment will be required to be provided at the building permit stage.
11. Adequate public facilities waivers provide a mechanism for relief for property owners when strict application of the code would result in practical difficulties. Per Sec. 33-7.6.2. (2), adequate public facilities waivers to the provisions of this UDC may be requested when an applicant can demonstrate that the following situation applies:

(2) Provision of adequate public facilities will require unreasonable expenditure, subject to the following conditions:

- *The subdivision is for the purpose of inheritance, sale or similar act without intention of development within five (5) years;*

The purpose of the subdivision is to reallocate land ownership of the petitioned property. Per a letter submitted by the applicant, "Development on Lot 58-A-1A isn't anticipated for many years and certainly no sooner than five years." Thus, there is no clear intention to develop immediately and the purpose of the subdivision is for an act similar to inheritance or sale as ownership is being reallocated.

- *Each lot, parcel or tract of land included in the application is undeveloped, is at least ten (10) acres, and has frontage on a publicly dedicated and constructed street;*

The Proposed Lot 58-A-1A is 383.86 acres and has frontage to Nicolle Blvd., and therefore meets this requirement.

- *If the resubdivision results in any lot, parcel, or tract of land that is less than ten (10) acres, the lot, parcel or tract of land shall meet the adequate public facilities requirements or the applicant shall make provision for adequate public facilities through a development agreement in accordance with the requirements of this UDC;*

Proposed Lot 58-A-1A is 383.86 acres and, therefore, meets this eligibility criterion. The additional proposed Lot 26-A1-C3 has access to public facilities and is not included in this waiver request.

- *The number of lots, parcels, or tracts of land created in one (1) application does not exceed ten (10); and*

There are two (2) proposed lots in this application and, therefore, this condition is met.

- *The subdivision does not involve the creation of any new street, right-of-way in full ownership, or other public improvement but as determined by the public works director may provide for the dedication, acceptance, relocation, or deletion of public utility servitudes granted to Jefferson Parish, other than streets.*

No new streets are proposed.

12. Per Sec. 33-7.6.4., an adequate public facilities waiver may be granted only upon finding that:

- *The requested waiver will not conflict with the purposes of this UDC or the comprehensive plan;*

The requested waiver does not conflict with the stated purpose of Article 7. – Adequate Public Facilities Required, which allows phasing of new development provided that the development can function effectively and independently at the completion of each phase. As stated by the applicant, proposed Lot 58-A-1A is not intended for development within the next 5 years.

- *Granting the requested waiver will not confer on the applicant any special*

privilege that is denied by this UDC to other lands that are similarly situated and configured;

Granting the requested waiver would not confer a special privilege on the applicant that is denied by the UDC to other similarly situated properties as the request meets the criteria for adequate public facilities waiver.

- *The granting of the waiver will 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; and*

Granting a waiver will not adversely impact the public and is in harmony with the purpose of the UDC. The proposed subdivision is designed to promote orderly development and economical provision of adequate facilities by focusing on the initial phases of development. Additionally, provisions of the permitting phase will ensure any structures built in the future will have on-site wastewater treatment.

- *The waiver requested is the minimum modification to this UDC necessary to accommodate the situation;*

The proposed subdivision ensures that proposed Lot 26-A1-C3 will have adequate facilities and that proposed Lot 58-A-1A will retain frontage on Nicolle Blvd. which will provide access to water.

13. The UDC has established a set of review criteria for subdivision waivers, which have been applied to the proposed subdivision. The request for an Adequate Public Facilities Waiver meets the criteria. As such, the waiver should be granted.

DEPARTMENT COMMENTS

14. The request was reviewed through the interdepartmental review process, Land Use Review Technical Committee, (LURTC) with no opposition noted.

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	<p>WS-17-24 the Department of Public Works (on 05/24/2024) "Public Works has no objection to the proposed Waiver to Public Facilities Requirements for Lot 58-A-1A as long as it abides to the criteria detailed per Sec. 33-7.6.2 of the JP Code of Ordinance, Unified Development Code. If at any point the criteria previously mentioned is not met the developer will be required to install public facilities per the Unified Development Code." Sight triangles are not an issue at this time and a TIA is not currently required.</p> <p>Not opposed</p>
Building Permits	Not Opposed	No comment
Engineering-Site Plan	Not Opposed	<p>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.</p> <p>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.</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 #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (acres)
Existing	58-A-1A1	Nicolle Blvd.	1,827.57	9,851.30	356.04
Existing	CF	Nicolle Blvd.	465.39	936.44	30
Existing	CP	Nicolle Blvd.	1,236.42	2,595.68	71.27
Existing	EP	Nicolle Blvd.	100.00	2,552.72	5.8602
Proposed	26-A1-C3	Nicolle Blvd.	1,088.26	1,199.69	60.32
Proposed	58-A-1A	Nicolle Blvd.	1,845.26	8,097.445	383.86

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 subdivision is consistent with Goal 1, Objective 4 of the Comprehensive Plan.
Consistent with existing or proposed zoning of property	Yes	The proposed lots are consistent with the purpose of the U-1S district to “accommodate well-designed development sites that provide transportation access, and make the most efficient use of infrastructure.
Availability of adequate facilities and services	No	Subject property lacks wastewater treatment. The applicant has requested a waiver.

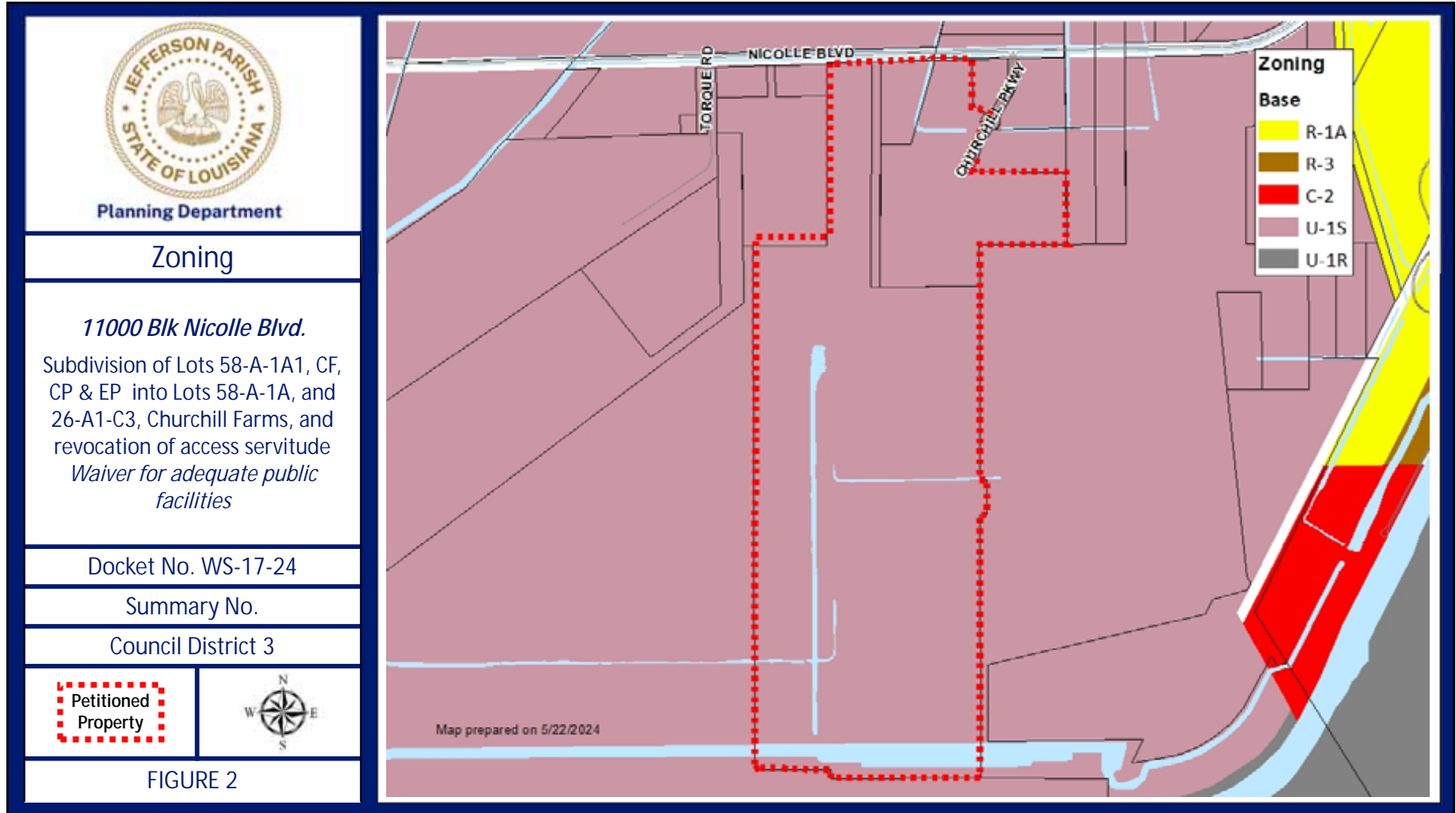
Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Suitability of site for proposed development	Yes	One of the proposed lots is currently developed and the other proposed lot is not being proposed for development currently.
Compatibility of development with existing and planned land use pattern	Yes	The proposed lots are 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	No	Not within 300 ft of public sewer.
Consistent with adopted design for lots and blocks	N/A	No blocks proposed.
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	N/A	No new right of way or servitudes proposed.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	Traffic impact analysis is not required by Traffic Engineering.
Consistent with applicable Concept Plan	N/A	No concept plan.
Consistent with approved Preliminary Plat	N/A	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 lot size meets meet code requirements.
No Unusable Remnants Created	Yes	No unusable remnants result from this subdivision.
Block Depth	N/A	No blocks proposed.
Block Length	N/A	No blocks proposed.

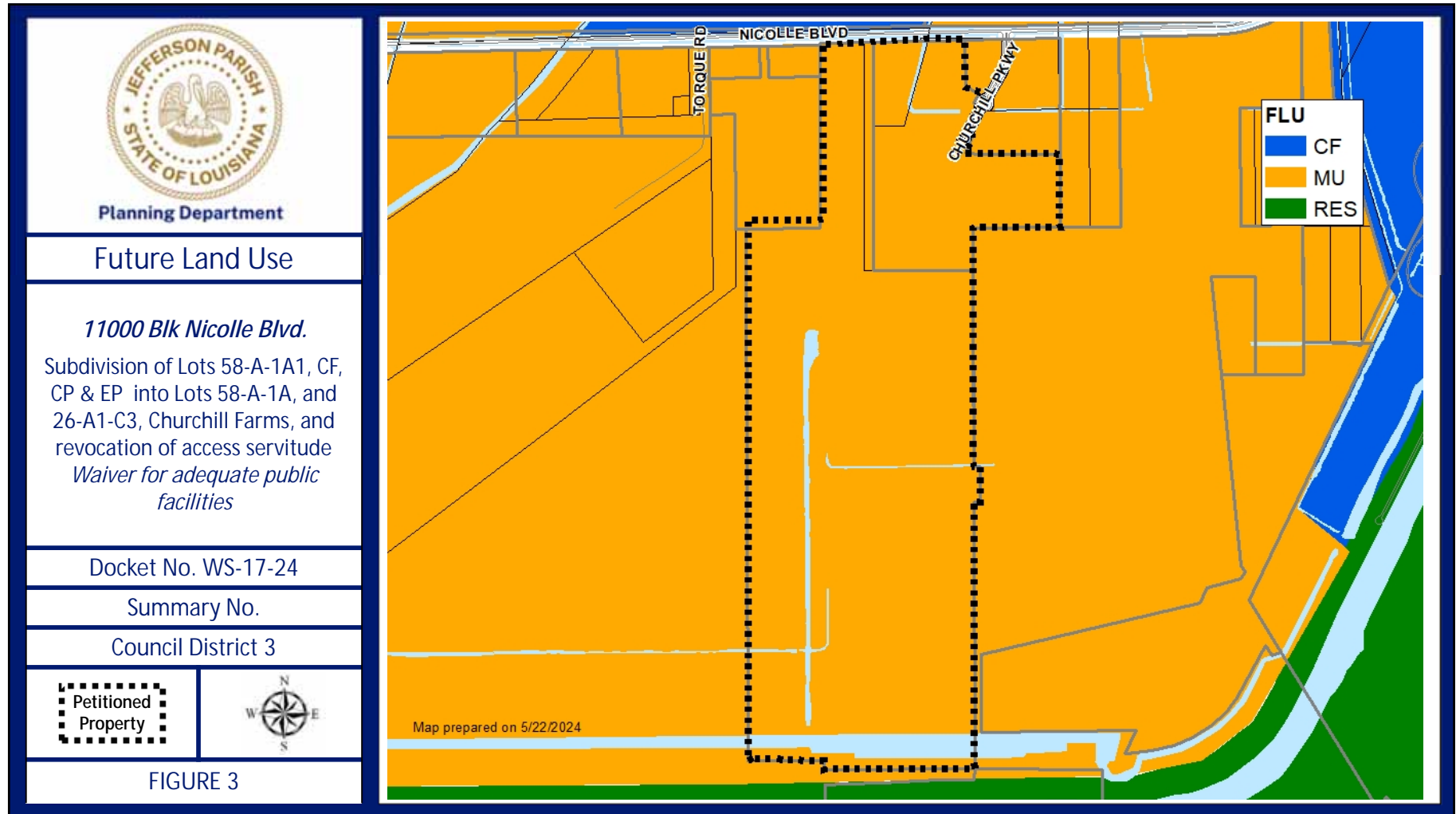
Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Lot Area	Yes	Exceeds requirements.
Lot Arrangement	Yes	Consistent with adjacent lots.
Lot Frontage	Yes	Proposed lots have adequate frontage on streets improved to Parish standards.
Lot Lines	Yes	Lot lines generally at right angles to straight street lines.
Lot Orientation	Yes	Meets lot orientation requirements.



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Planning Department

Plat

11000 Blk Nicolle Blvd.

Subdivision of Lots 58-A-1A1, CF, CP & EP into Lots 58-A-1A, and 26-A1-C3, Churchill Farms, and revocation of access servitude
Waiver for adequate public facilities

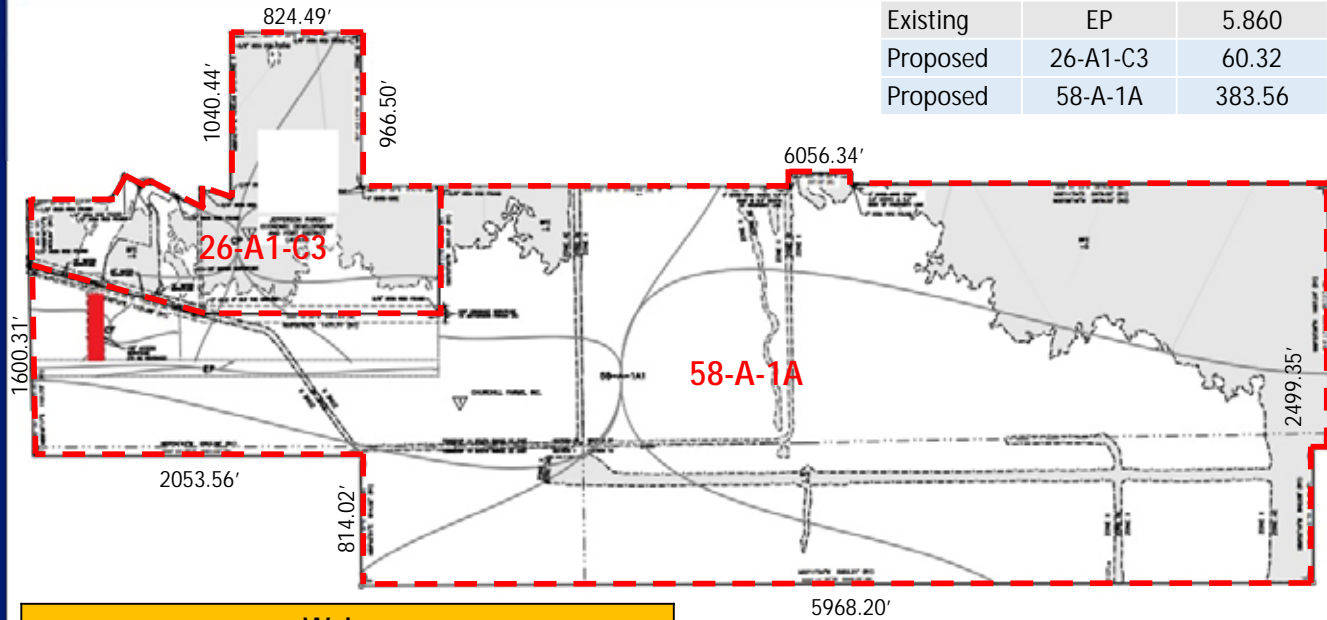
Docket No. WS-17-24

Summary No.

Council District 3



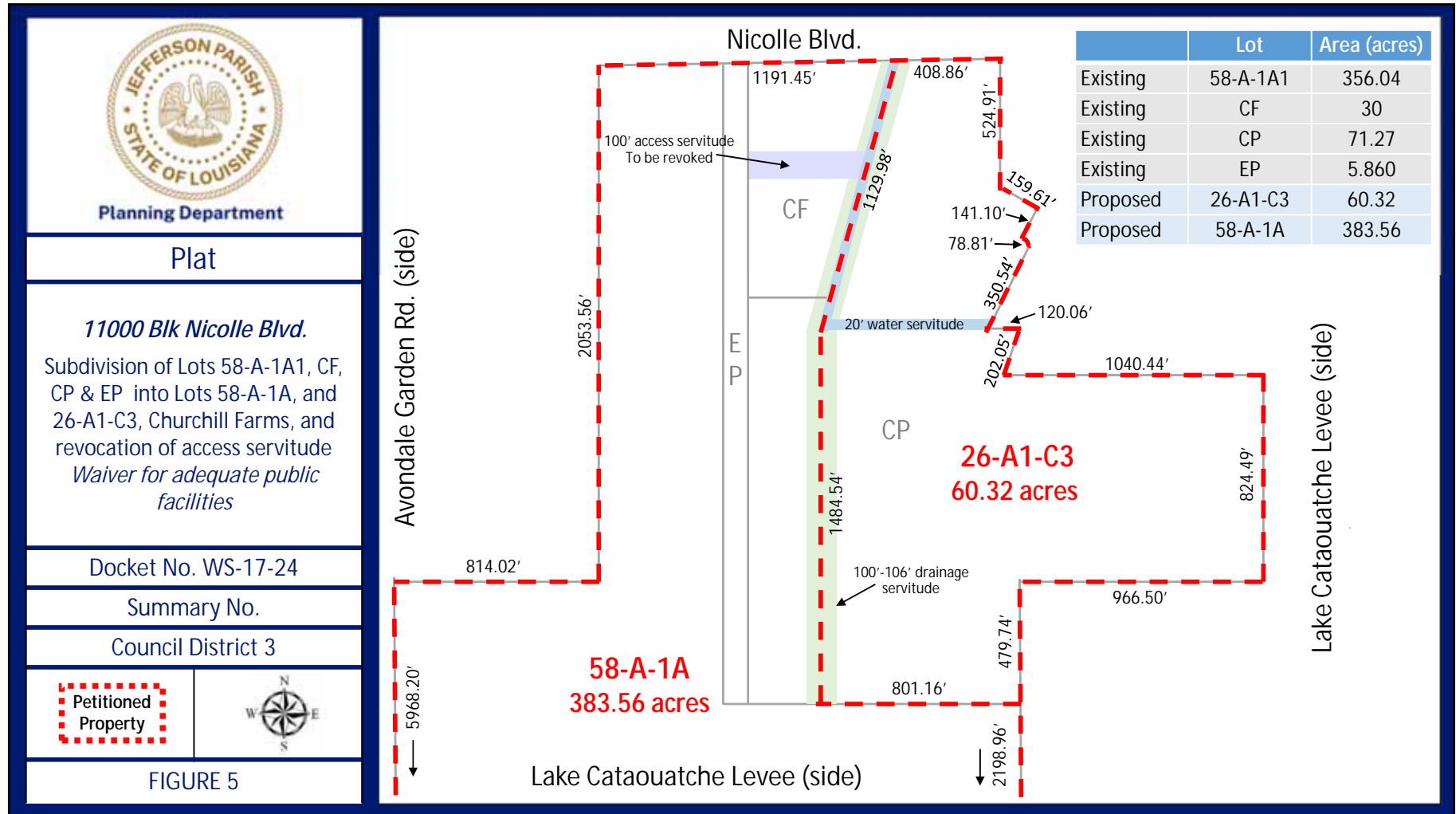
FIGURE 4



	Lot	Area (acres)
Existing	58-A-1A1	356.04
Existing	CF	30
Existing	CP	71.27
Existing	EP	5.860
Proposed	26-A1-C3	60.32
Proposed	58-A-1A	383.56

Waiver		
Regulation	Required	Provided
33-7.6 Adequate Public Facilities Waiver	Water and Wastewater collection and treatment	Water

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