



Planning Department
Bessie L. Martin
Director

STAFF REPORT
Docket No. WS-45-24
Summary No.
Major Subdivision
Ackbar 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
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Cynthia Lee Sheng
Parish President

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LOCATION (FIGURE 1)

4955 and 4975 Autin St.; bounded by Privateer Blvd., Richard St., Bayou Baratavia and Naomi St.

OWNER: John and Cynthia Navarre; and Bruce Autin

APPLICANT: Bruce Autin

COUNCIL DISTRICT: 1

PAB HEARING: 7/11/2024

LAST MEETING DATE FOR COUNCIL ACTION: 11/6/2024

ZONING (FIGURE 2)

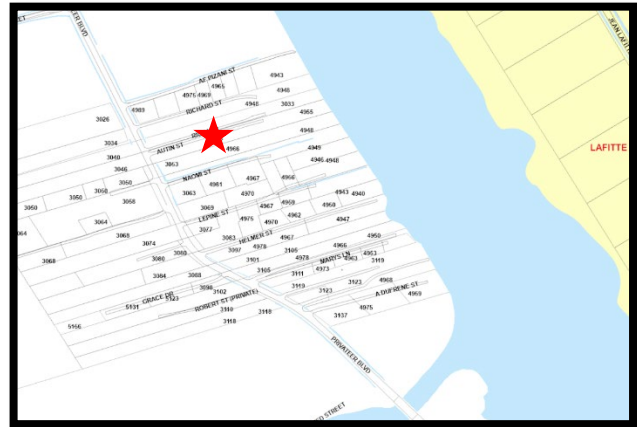
U-1S Unrestricted Residential District

FUTURE LAND USE (FIGURE 3)

RUR Rural

REQUEST (FIGURE 4)

Existing Part of Lot 2 into Proposed Lots 2A and 2B



West Bank Partial Vicinity Map

WAIVERS (FIGURE 4)

Waiver of development standard that lots front on an improved street

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval for the following reasons:

- Except for lot frontage, the proposed subdivision meets the requirements of the Unified Development Code and is consistent with Envision Jefferson 2040.
- The requested waiver of lot frontage meets the required findings for subdivision waivers of Sec. 33-2.35.

PLANNING ADVISORY BOARD:

CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposal is consistent with Goal 1, Objective 4: Provide sufficient land for residential, commercial, and industrial facilities and sites.

FINDINGS

BACKGROUND

1. The site is comprised of a Part of Lot 2. There are currently two (2) houses (4955 and 4975 Autin St.) on the property. As per Sec. 40-46 *Required lot and occupancy* “every building or structure hereafter erected shall be located on a single lot of record.” The purpose of the subdivision is to provide an individual lot of record for each house.
2. Proposed Lot 2B has access to Privateer Blvd. via Autin St. which is a private street that does not meet the standards of the Jefferson Parish Subdivision Public Improvements Standards Manual. Per Sec. 33-6.6.1(d), all lots are required to front on a public street or private street improved to Parish standards. The applicant is requesting a waiver of this standard.
3. The property is encumbered with an existing 14 ft. servitude for ingress and egress in accordance with Act of Sale dated May 10, 1944 (COB 202 Folio 125). This servitude will remain unchanged by the proposal.
4. As per Public Works, sewer is unavailable for this property. The existing residences at 4955 and 4975 Autin Sr. have private wastewater treatment plants. Thus, the property has access to private sewer in place of public sewer and a waiver for adequate public facilities is not required.
5. Sec. 33-2.31.2 and Sec. 33-2.35 of the Unified Development Code (UDC) require subdivisions involving the creation of lots that do not meet the provisions of the UDC and necessitate subdivision waivers to be approved by the Jefferson Parish Council.

DIMENSIONAL STANDARDS (FIGURE 4)

6. For property developed with single-family dwellings, the U-1R District requires a minimum width of 40 ft., depth of 75 ft., and area of 4,000 sq. ft. The proposed lots meet the minimum lot width, depth, and area requirements for single-family development in the U-1R district. The proposed interior lot line also complies with yard regulations of the U-1R district and the 33-5.3 *Specific Use Standards* for accessory structures.
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). The proposed subdivision does not comply with all criteria; therefore, a waiver is required.

WAIVERS (FIGURE 4)

8. Sec. 33-6.6.1(d) *Lots Generally* requires that all lots front on a public street or private street improved to Parish standards. Proposed Lot 2B does not have frontage on a public right-of-way; it can only be accessed via Autin St, a private street which is not improved to Parish standards. Therefore, the applicant requests a waiver of this requirement (Figure 4).
9. The UDC has established a set of review criteria for subdivision waivers, which has been applied to the proposed subdivision. The requested waiver complies with the criteria for subdivision waivers for the following reasons (Table 5):
 - a. As per the Code, only one residential dwelling may be constructed on a lot. The proposal will bring the development site into compliance with this regulation.
 - b. The narrow, linear shape of the original tract restricts the proposed lot configuration.
 - c. The waiver will not confer any special privilege that is denied by the Code to similar properties in the surrounding area as this is a prevalent development pattern for this area.
 - d. 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.

DEPARTMENT COMMENTS

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	WS-45-24 Public Works Department on (5/31/24) We received the revised survey showing egress & ingress plus the water servitude. Lots 2A & 2B are not within 300 ft. of Parish maintained sanitary sewerage and a permit from the State, for a sewerage treatment plant will be required at the permit stage; Note, that this location has a 2” water line, which may cause low pressure. The property owner will be responsible, if they want to upgrade to a larger line. Streets Dept notes that Austin St is a private roadway on private property. Note any future construction or addition, may require additional comments and requirements.
Building Permits	Not Opposed	No comment

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Engineering-Site Plan	Not Opposed	No comment
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 (sq. ft.)
Existing	Part of Lot 2	Privateer Blvd.	59.5	683	40,428
Proposed	Lot 2A	Privateer Blvd.	59.5	345	20,383
Proposed	Lot 2B	Autin St. (private)	59.1	338	20,045

Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Consistent with Comprehensive Plan	Yes	Meets Goal 1, Objective 4 of the Land Use Section: "Provide sufficient land for residential, commercial, industrial and recreational land uses."
Consistent with existing or proposed zoning of property	Yes	The proposed lots meet the minimum lot size requirements for residential development.
Availability of adequate facilities and services	Yes	Although the property is not within 300 ft. of a parish sewer system, proposed Lots 2A and 2B are currently developed with houses with private wastewater treatment plants.

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	The size and orientation of the lots is suitable for residential development.
Compatibility of development with existing and planned land use pattern	Yes	The proposed lot configuration is compatible with other development in the area.
Compatibility of development with neighborhood norm	N/A	
Consistent with adopted design for lots and blocks	Yes	The proposed subdivision creates adequately configured building sites suitable for residential development.
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	Proposed Lot 2A has frontage on Privateer Blvd., which is a public right-of-way. Proposed Lot 2B is accessible to Autin St., which is a private street.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	Not applicable
Consistent with applicable Concept Plan	N/A	Not applicable
Consistent with approved Preliminary Plat	N/A	Not applicable
LURTC process complete	Yes	No objections from the Parish departments

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 lot area and orientation result in adequate building sites.
No Unusable Remnants Created	Yes	No unusable remnants are proposed.
Block Depth	Yes	No change in block depth is proposed.

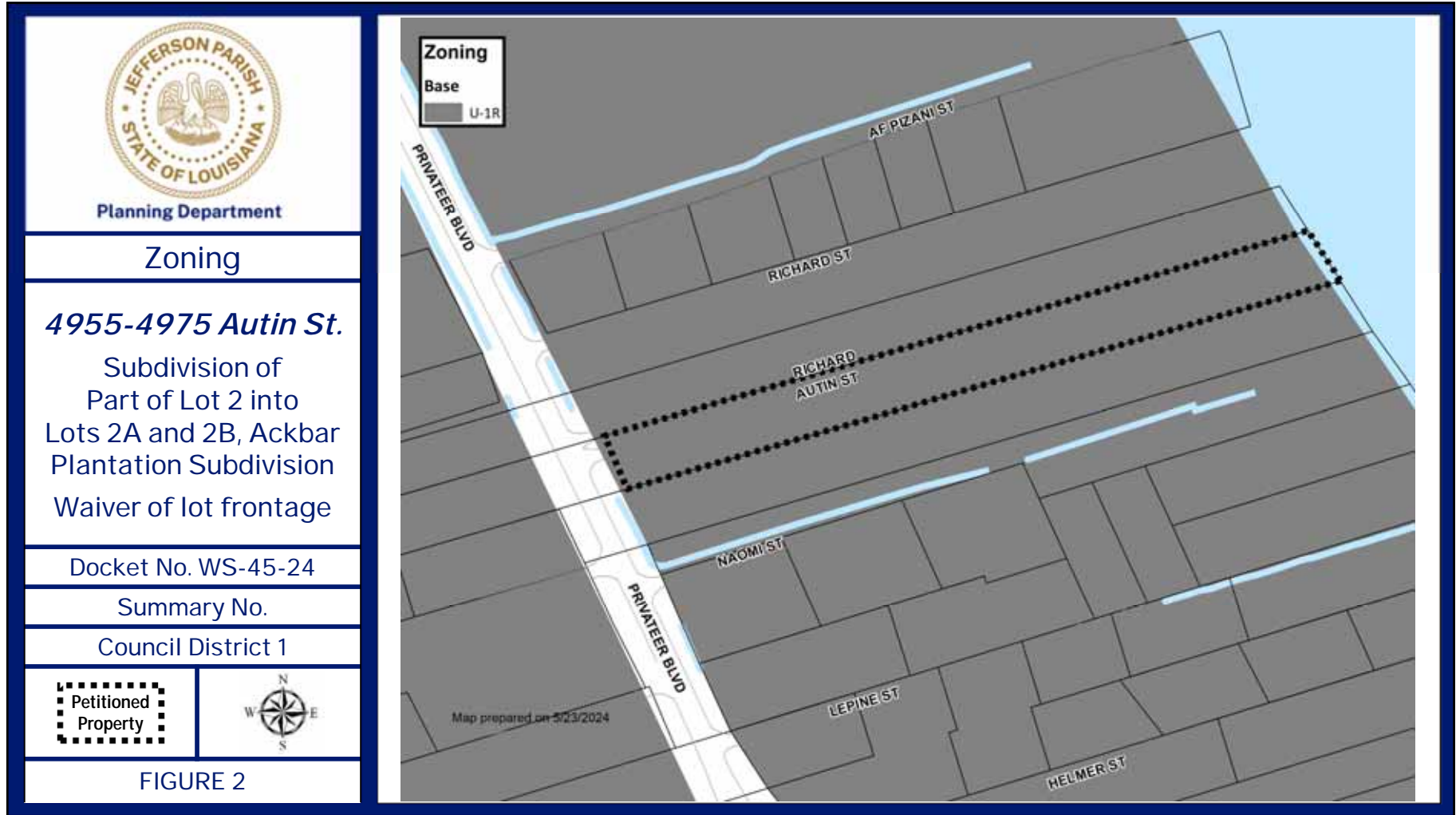
Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]		
Standards	Compliance	
	Yes No	Comments
Block Length	Yes	No change in block length is proposed.
Lot Area	Yes	The proposed lot areas meet requirements for lots in U-1R.
Lot Arrangement	Yes	The linear lot arrangement is consistent with others in the area.
Lot Frontage	No	Proposed Lot 2B does not have frontage on a public street or a private street developed to Parish standards.
Lot Lines	Yes	The proposed lots have side lot lines at right angles to straight street lines.
Lot Orientation	No	Proposed Lot 2B has a front line abutting a private street, not a public right-of-way.

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	Although the property is currently developed with two (2) houses, addition, enlargements or replacement of either of the houses is not permissible without the subdivision.
Waiver will not conflict with purposes of the Code (Sec. 33-1.4)	Yes	The proposal protects property values and rights by allowing reasonable development of the land.
Hardship does not apply to other properties in the Parish (i.e., size, shape, topography or other physical conditions)	Yes	The narrow, linear shape of the original tract restricts the proposed lot configuration.
Hardship does not exist because of conditions created by the owner or previous property owner	Yes	The original tract is narrow in depth due to physical constraints.

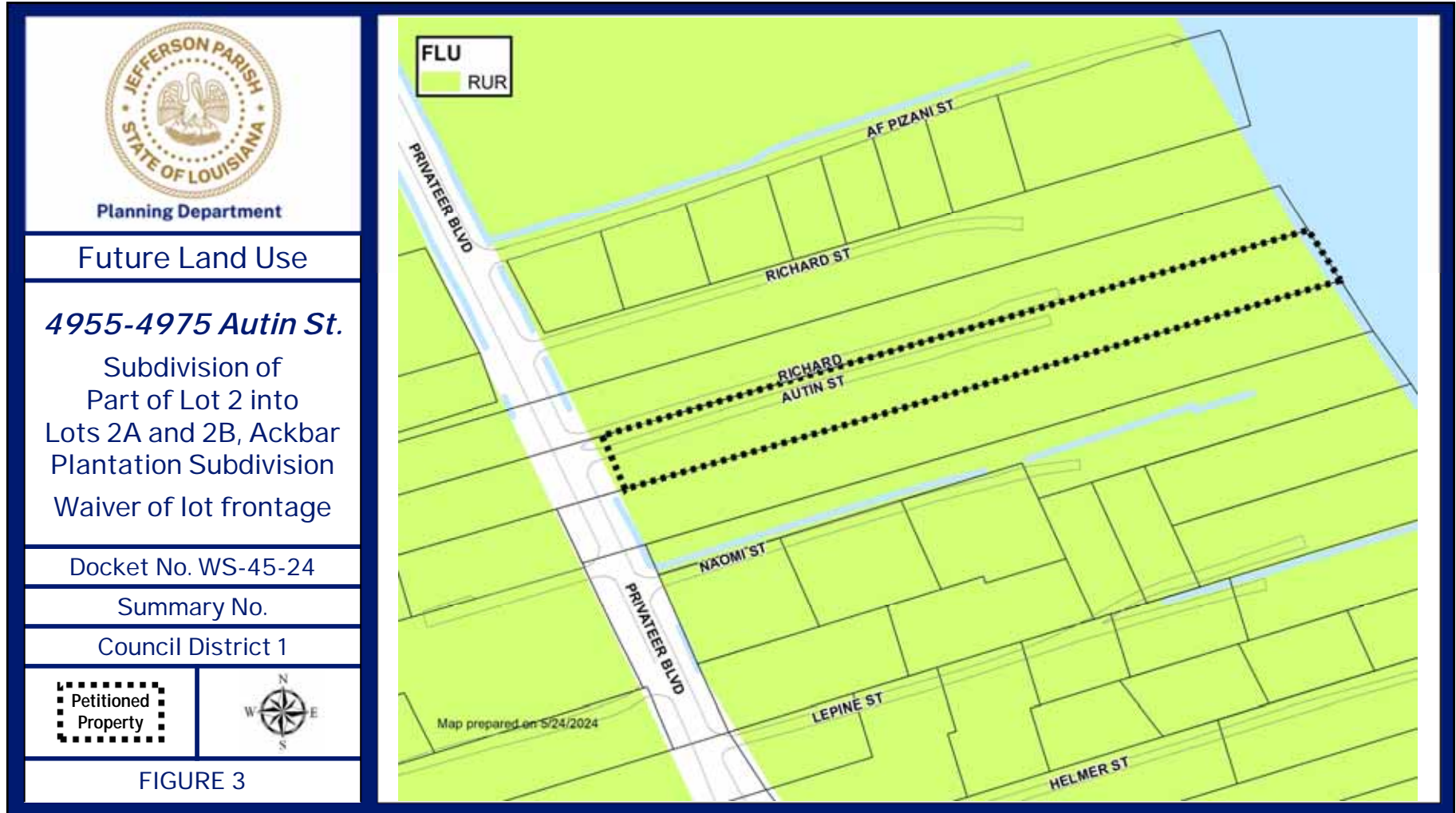
Table 5: Subdivision waiver required findings [Section 33-2.35]		
Standards	Compliance	
	Yes No	Comments
If applicant complies with the Code, will be unable to make reasonable use of property	Yes	As per the Code, only one (1) residential dwelling may be constructed on a lot. The addition, enlargements or replacement of either of the houses is not permissible without the subdivision.
Waiver will not confer any special privilege that is denied by the Code to other similarly situated and configured lands	Yes	Other similarly configured properties in the area are developed residentially, which is the current use of the lots.
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 waiver will allow the property to comply with Sec. 40-46 <i>Required lot and occupancy</i> of the Code.



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Planning Department

Future Land Use

4955-4975 Autin St.

Subdivision of
Part of Lot 2 into
Lots 2A and 2B, Ackbar
Plantation Subdivision
Waiver of lot frontage

Docket No. WS-45-24

Summary No.

Council District 1



FIGURE 3

All users acknowledge that the content of these graphics were submitted and/or created specifically as demonstrative aides for the related land use matter being presented by the Jefferson Parish Planning Department identified with the appropriate docket number provided above. As such, Jefferson Parish makes no warranty as to the reliability or accuracy of the maps, their associated data tables and/or any graphics included in this presentation. Furthermore, Jefferson Parish is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. All users of these graphics produced in connection with the related land use matter identified above specifically acknowledge, agree and accept that any zoning and/or land uses identified in said graphics are solely intended to be a demonstrative aide in the related land use matter and, as such, should not be relied upon outside of said related land use matter. User assumes all responsibility for verifying accuracy of data for any intended use.



Planning Department

Plat

4955-4975 Autin St.

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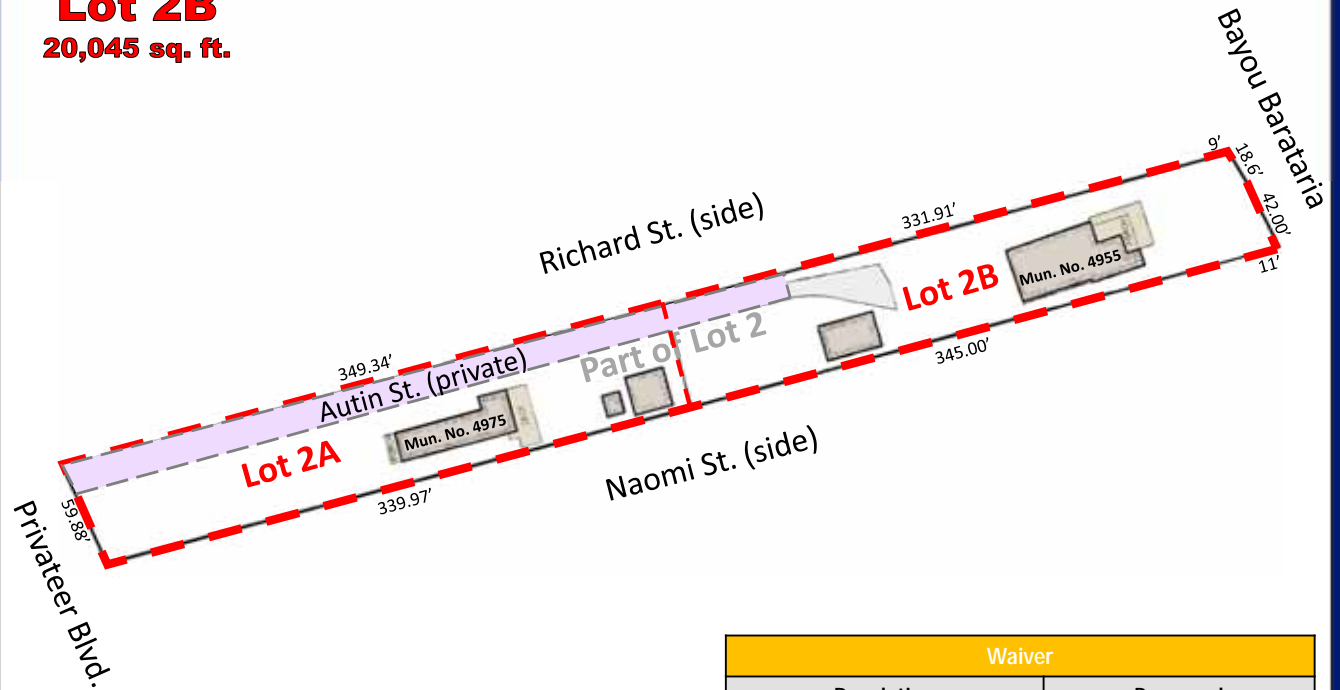
FIGURE 4

Lot 2A

20,383 sq. ft.

Lot 2B

20,045 sq. ft.



Existing 14 ft. servitude for ingress and egress

Waiver	
Regulation	Proposed
Sec. 33-6.6.1(d) Lot Standards requires that all lots front on a public street or private street improved to Parish standards	Proposed Lot 2B fronts on Autin St., which is private and is not improved to Parish standards

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