



Planning Department
Bessie L. Martin
Director

STAFF REPORT
Docket No. WS-6-24
Summary No.

Rephasing and Extension
Water Oaks Subdivision

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 | jppanning@jeffparish.net

LOCATION (FIGURE 1)

8740 Live Oak Blvd.; bounded by Live Oak Blvd., Rivet Blvd., Iris Ln. and Lake Joseph Ln.

OWNER: Lakewood Development, LLC and Water Oaks, Inc.

APPLICANT: Lawrence Kornman

COUNCIL DISTRICT: 3

PAB HEARING: 5/9/2024

LAST MEETING DATE FOR COUNCIL ACTION: 9/11/2024

ZONING (FIGURE 2)

R-1A Single Family Residential District, R-2 Two-Family Residential District, C-2 General Commercial District

FUTURE LAND USE (FIGURE 3)

RUR Rural

REQUEST (FIGURE 4)

Amendment to Preliminary Plat and Concept Plan approved in WS-96-22 to extend the Preliminary Plat and modify phasing plan by changing phasing boundaries and timeline.



West Bank Partial Vicinity Map

RECOMMENDATIONS

PLANNING DEPARTMENT:

Approval of the modifications to the phasing boundaries for the following reasons:

- The Preliminary Plat, including lot and street layout, approved in WS-96-22 will remain unchanged by the proposal.

Denial of the extension of time for the following reasons:

- The requested extension of the preliminary plat is excessive and not in keeping with the purpose of the preliminary and final plat processes to ensure that subdivisions of land are consistent with adopted plans, policies, and regulations for land use, public facilities, and public services.

PLANNING ADVISORY BOARD: to be determined

CONSISTENCY WITH ENVISION JEFFERSON 2040

The revision to the phasing boundaries supports the land use goal and objective of Envision Jefferson 2040 by supporting:

- Objective 1, Goal 4: Provide sufficient land for residential, commercial, industrial and recreational land uses.

The proposed extension does not support the following land use goal and objective:

- Objective 1, Goal 6: Employ best planning practices and effective regulatory tool.

FINDINGS

BACKGROUND

1. Water Oaks Subdivision, which has a total area of 55.8 acres (including streets, commercial and residential lots), was approved in 2007 (Ord. No. 23017, WS-26-07). Construction on Dandelion Dr. started in 2008; however, the remainder of the subdivision was never developed. This undeveloped property, which comprises a 33.7-acre portion of Water Oaks Subdivision, includes Lots 35-38, Square A; Lot 1A, and Lots 5A-60A, Square C; Lots 14A-26A, Square D; Lots 1-41, Square E; Lots 1-45, Square F; Parcel A, Parcel B and Parcel C.
2. In 2022, a Preliminary Plat and Concept Plan, revising the lot and street configuration and proposing a phasing schedule, was approved by the Parish Council (Ord. No. 26593, WS-96-22). The plan outlined the boundaries of Phases 2A, 2B and 2C and included the time of completion for each phase: 12 months, 18 months, and 29 months respectively. The applicant is requesting an adjustment to the boundaries of Phases 2A, 2B and 2C, set forth in the Preliminary Plat and Concept Plan last revised December 20, 2023 and an extension of the timelines associated with the phases to 15 months, 48 months, and 77 months respectively. (Figure 4).
3. As per WS-96-22, phasing for completion of the subdivision is as follows:
 - a. Phase 2A: Lots 35-38, Sq. A; Lot 1A, Lots 5A-27A, Sq. C; Lots 11-25, Sq. E; Lots 12-22, Sq. F; Parcels A and B within 12 months of approval.

- b. Phase 2B: Lots 14A-26A, Sq. D; Lots 1-10 and Lots 26-41, Sq. E; Lots 1-11, Sq. F; Parcel C within 18 months of approval.
 - c. Phase 2C: Lots 28A-60A, Sq. C; Lots 23-45, Sq. F within 29 months of approval.
4. In this proposal, the applicant requests to modify the phases as follows:
- a. Phase 2A previously involved lots on Water Oaks Drive and Pin Oaks Place but now would consist of lots on Laurel Oaks Drive, Nuttall Oaks Drive and Parcel C. The proposed Phase 2A lots are Lots 35-38, Sq. A; Lot 1A, Lots 5A-10A, Lot 60A, Sq. C; Lots 14A-26A, Sq. D; Lots 1-10, Lots 35-41, Sq. E; Lot 45, Sq. F; Parcels A, B and C for development within 15 months of approval.
 - b. Phase 2B previously involved lots on Laurel Oaks Drive, Nuttall Oaks Drive, and Parcel C but now would consist of lots on Water Oaks Drive, Pin Oaks Place, and Post Oaks Drive. The proposed Phase 2B lots are Lots 11A-27A, Sq. C; Lots 11-34, Sq. E; Lots 2-22, Sq. F for development within 48 months of approval.
 - c. Phase 2C is unchanged and consists of Lots 28A-60A, Sq. C; Lots 23-45, Sq. F for development within 77 months of approval.
5. Per Sec. 33-2.32.2.(a), a preliminary plat is intended to ensure that proposed subdivisions of land are “consistent with adopted plans, policies, and regulations for land use, public facilities, and public services.” Once the applicant or property owner constructs adequate public facilities needed for the subdivision, they may submit for final plat approval. Sec. 33-2.32.2(d)(2) of Subdivision Regulations states “unless specifically stated in the ordinance of the Parish Council or a previous action on a phasing plan, the preliminary plat approval shall lapse (1) year after approval by the Parish Council. This time limit ensures that subdivisions are developed in a timely manner that is consistent with the most up to date Parish codes and regulations.
6. The requested extension of the preliminary plat is excessive and not in keeping with the purpose of the preliminary and final plat processes to ensure that subdivisions of land are consistent with adopted plans, policies, and regulations for land use, public facilities, and public services. While the extension request of 15 months for Phase 2A could be accommodated, the request to extend Phase 2B from 18 months to 4 years and Phase 2C from 29 months to 6 years opens up the possibility of approved plans becoming obsolete due to advances in technology or changes in materials requirements undertaken by Engineering.
7. This is also not in keeping with the purpose of the Unified Development Code to promote safe, orderly development and use of land and natural resources and to facilitate safe and economical provision of adequate streets, water, wastewater, stormwater, and other public facilities.

8. The UDC has established a set of review criteria for concept plans and preliminary plats, which has been applied to the proposed subdivision (Table 2). The proposed modification of the phasing boundaries meets the criteria; however, the time extension request does not meet the criteria.

DEPARTMENT COMMENTS

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	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. requires engineering plans to be submitted for approval, construction of proposed improvements, and acceptance by the Parish for maintenance of said improvements; or engineering plans and a construction cost estimate to be submitted for approval, and the execution of a development agreement for the construction of proposed improvements.
Building Permits	Not Opposed	No comment
Engineering-Site Plan	Not Opposed	Not Opposed
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	No comment
Environmental	Not Opposed	No comment

Table 2: Major subdivision review criteria for Concept Plans & Preliminary Plats [Section 33-2.32]		
Criteria	Compliance	
	Yes No	Comments
Consistent with Comprehensive Plan	No	The request for a shift in phasing boundaries is consistent with Goal 1, Objective 4; however, the extension request is not consistent with Goal 1, Objective 6

**Table 2: Major subdivision review criteria for Concept Plans & Preliminary Plats
[Section 33-2.32]**

Criteria	Compliance	
	Yes No	Comments
Consistent with existing or proposed zoning of property	Yes	The proposed lots meet the requirements of the current zoning district or were previously approved under WS-96-22.
Availability of adequate facilities and services	No	Preliminary Plat
Suitability of site for proposed development	Yes	The size and character of the proposed lots are suitable for the proposed residential development.
Compatibility of development with existing and planned land use pattern	Yes	The property is currently undeveloped.
Compatibility of development with neighborhood norm	N/A	N/A
Development is within reasonable distance to public facilities and access	No	Preliminary Plat
Consistent with adopted design for lots and blocks	Yes	See Table 4
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	Yes	Existing and proposed rights-of-way meet the Parish standards.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	TIA is not required as a part of this request.
Consistent with applicable Concept Plan	No	The proposed extension is not consistent with the approved Concept Plan.
Consistent with approved Preliminary Plat	Yes	The Preliminary Plat, including lot and street layout, will remain unchanged.
LURTC process complete	Yes	



Planning Department

Aerial

8740 Live Oak Blvd.

Amendment to WS-96-22
Preliminary Plat and
Concept Plan.
Modification of phasing
plan and extension of
approval.

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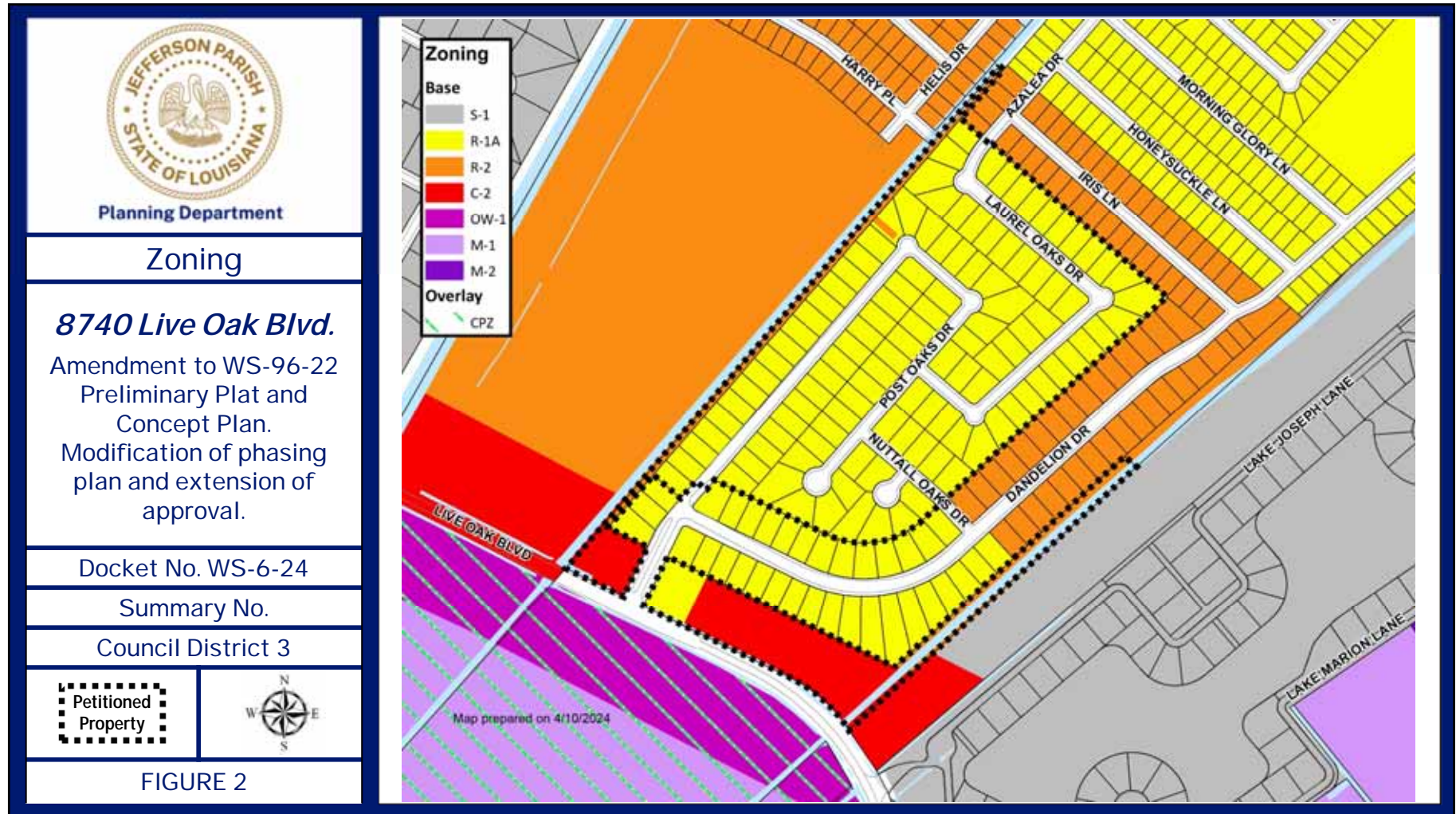
Council District 3



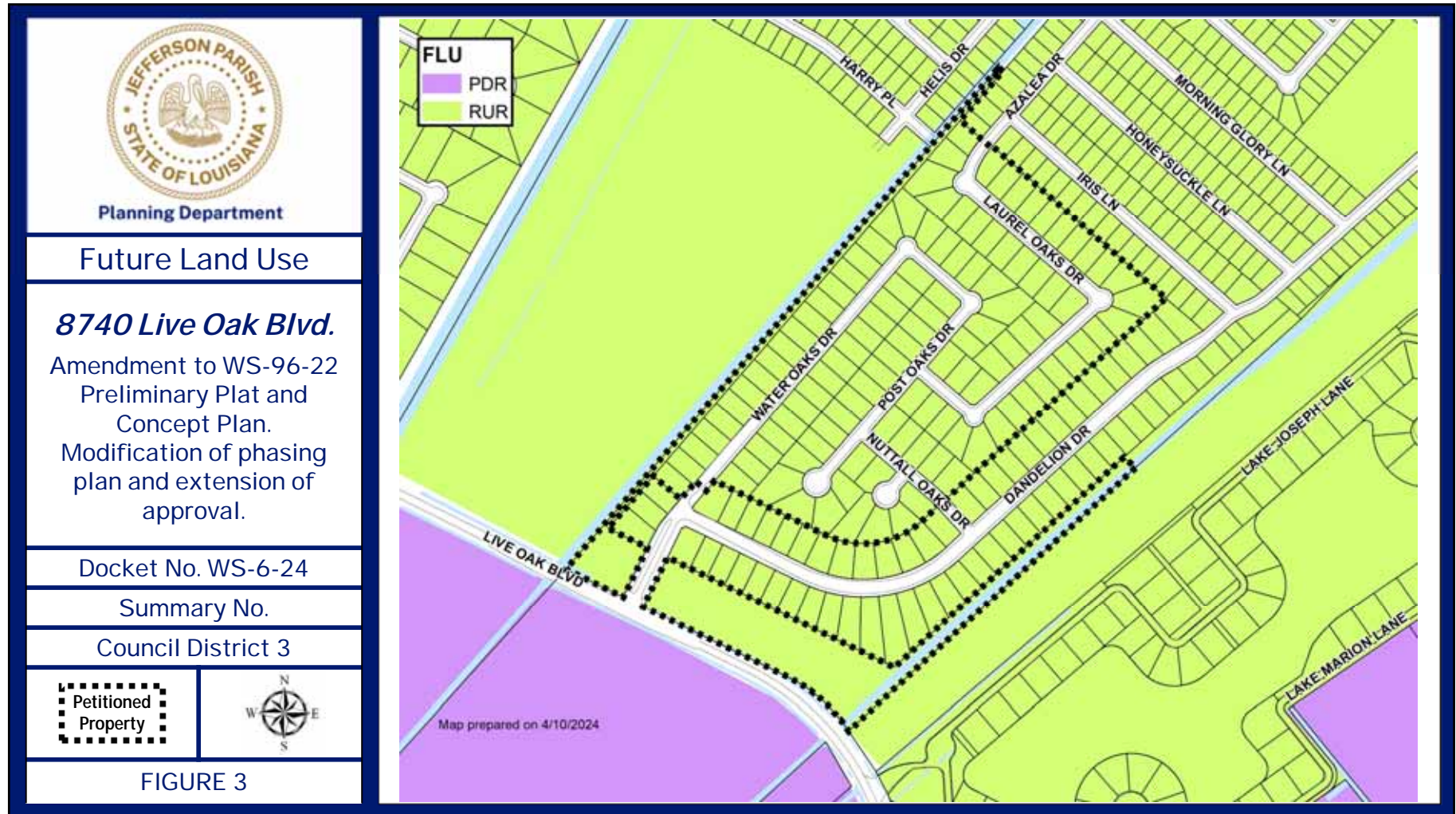
FIGURE 1



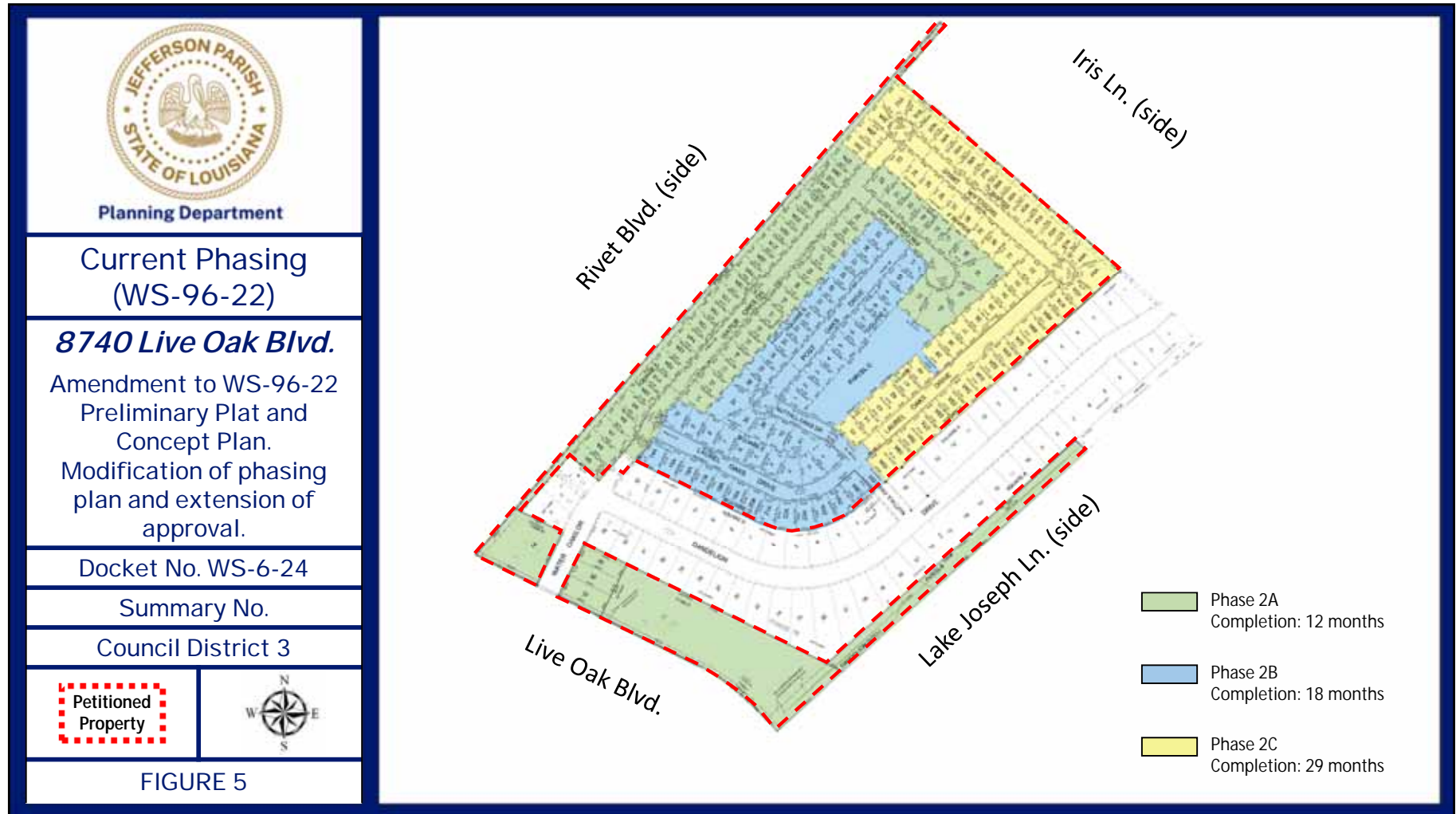
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Planning Department

Proposed Phasing

8740 Live Oak Blvd.

Amendment to WS-96-22
Preliminary Plat and
Concept Plan.
Modification of phasing
plan and extension of
approval.

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Council District 3



FIGURE 4



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