



Planning Department  
Bessie L. Martin  
Director

STAFF REPORT  
**Docket No. WS-8-24**  
**Summary No.**  
Major Subdivision  
South New Orleans 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)**

2150 Lapalco Blvd.; bounded by Astoria Blvd., Twelfth St., and Mathis Ave.

**OWNER:** Lapalco 2020, LLC

**APPLICANT:** Kenneth Bryant

**COUNCIL DISTRICT:** 3

**PAB HEARING:** 7/11/2024

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

**ZONING (FIGURE 2)**

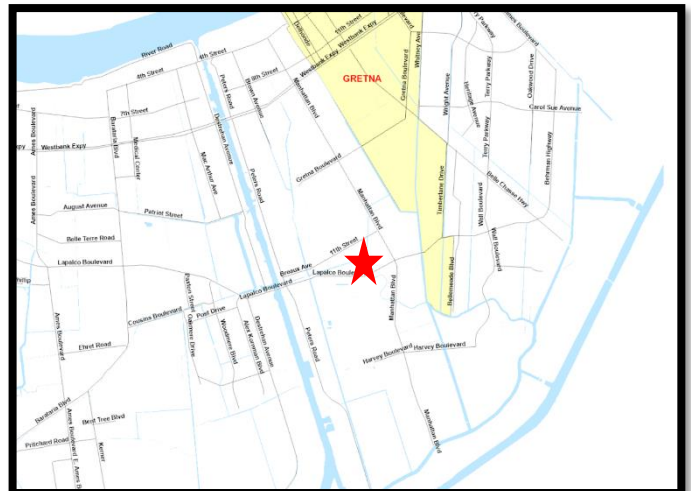
MUCD Mixed-Use Corridor District

**FUTURE LAND USE (FIGURE 3)**

COM Commercial

**REQUEST (FIGURE 4)**

Existing Lots 1-19, 26-28, and a portion of Lot 25 into Proposed Lot 1A



West Bank Partial Vicinity Map

**RECOMMENDATIONS**

**PLANNING DEPARTMENT:**

Approval for the following reasons:

- The proposed subdivision meets the requirements of the Unified Development Code.
- The subdivision is consistent with the comprehensive plan.

**PLANNING ADVISORY BOARD:** to be determined

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## **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.

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## **FINDINGS**

### **BACKGROUND**

1. The proposed subdivision is combining existing Lots 1-19, 26-28, and a portion of Lot 25 into proposed Lot 1A. The proposed subdivision will result in all lots in Square 155 being combined into a single lot of record. Lots 20, 21, 22, 23, 24 and a part of 25 were previously sold to Jefferson Parish by act dated February 19, 2002 for the widening of Lapalco Blvd.
2. Sec. 33-2.31.2 of the Unified Development Code requires subdivisions involving more than ten (10) lots of record to be approved by the Jefferson Parish Council.

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### **DIMENSIONAL STANDARDS (FIGURE 4)**

3. The MUCD Mixed-Use Corridor District requires a minimum width of 75 ft., depth of 100 ft., and area 10,000 sq. ft. The proposed lot meets the minimum lot width, depth, and area requirements of the MUCD district.
4. Public Works states that the area is unsewered. Existing structures located on the property currently have private on-site wastewater treatment but any future development may require an upgrade to the existing on-site wastewater treatment plant.
5. The proposed subdivision creates one large lot compared to neighboring lots adjacent to the east and to the rear that are much smaller in size. However, a large commercial establishment is currently operating on the subject lots and there are several large lots and establishments on this section of Lapalco Blvd. Thus, the proposed subdivision would be in character with the surrounding area.
6. The proposed subdivision is bounded by three undeveloped right of ways.
7. The proposed lot is encumbered by three servitudes. The proposed Lot 1A has a 10' servitude for Jefferson Parish along Lapalco Blvd, a 5' utility and sidewalk servitude along undeveloped Mathis Ave., and a 20' drainage/sidewalk/utility servitude along undeveloped Twelfth St.
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**

<b>Table 1: Land Use Review Technical Committee (LURTC) Comments</b>		
<b>Department</b>	<b>Position</b>	<b>Comment/Stipulation</b>
Public Works	Not Opposed	<p>WS-08-24 Public Works Department on (5/09/24) 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. Sewer states the area is unsewered. Any new construction on proposed Lot 1A, may require upgrades to the existing Sewer treatment plant. Utilities mentions the 10' servitude for Jefferson Parish, the 5' Utility &amp; Sidewalk servitude and the 20' drainage/Sidewalk/Utility servitude," No Permanent/temporary structures, fences and obstructions of any type will be allowed within the Parish Servitudes. Tree with invasive root systems are prohibited from any Public Utility Servitude and must be located 6ft. or further from servitudes." Note any future construction or addition, may require additional comments and requirements.</p> <p>Not Opposed</p>
Building Permits	Not Opposed	No Comment

Table 1: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Engineering-Site Plan	Not Opposed	<ol style="list-style-type: none"> <li>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) 349-5174 prior to beginning any sidewalk / driveway apron construction.</li> <li><b>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.</b></li> </ol>
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	No Comment
Environmental	No Opposed	No Comment

## TABLES

Table 2: Description of Lots					
	Lot #	Primary Frontage	Avg. Width (ft.)	Avg. Depth (ft.)	Area (sq. ft.)
<b>Existing</b>	1	Mathis Ave.	25	100	2,500
<b>Existing</b>	2	Mathis Ave.	25	100	2,500
<b>Existing</b>	3	Mathis Ave.	25	100	2,500
<b>Existing</b>	4	Mathis Ave.	25	100	2,500
<b>Existing</b>	5	Mathis Ave.	25	100	2,500
<b>Existing</b>	6	Mathis Ave.	25	100	2,500
<b>Existing</b>	7	Mathis Ave.	25	100	2,500
<b>Existing</b>	8	Mathis Ave.	25	100	2,500
<b>Existing</b>	9	Mathis Ave.	25	100	2,500

<b>Table 2: Description of Lots</b>					
	<b>Lot #</b>	<b>Primary Frontage</b>	<b>Avg. Width (ft.)</b>	<b>Avg. Depth (ft.)</b>	<b>Area (sq. ft.)</b>
<b>Existing</b>	10	Mathis Ave.	25	100	2,500
<b>Existing</b>	11	Mathis Ave.	50	100	5,000
<b>Existing</b>	12	Mathis Ave.	50	100	5,000
<b>Existing</b>	13	Mathis Ave.	25	100	2,500
<b>Existing</b>	14	Mathis Ave.	25	100	2,500
<b>Existing</b>	15	Mathis Ave.	25	100	2,500
<b>Existing</b>	16	Mathis Ave.	25	100	2,500
<b>Existing</b>	17	Mathis Ave.	25	100	2,500
<b>Existing</b>	18	Mathis Ave.	25	100	2,500
<b>Existing</b>	19	Mathis Ave.	25	100	2,500
<b>Existing</b>	Portion of 25	Astoria Blvd.	25.05	59.61	1,490
<b>Existing</b>	26	Astoria Blvd.	50.15	61.13	3,119
<b>Existing</b>	27	Astoria Blvd.	87.88	55.77	4,879
<b>Existing</b>	28	Astoria Blvd.	362.99	39.01	12,968
<b>Proposed</b>	1A	Lapalco Blvd.	526.06	143.24	74,957

<b>Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]</b>		
<b>Criteria</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
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 MUCD requirements.
Availability of adequate facilities and services	Yes	Public Works has noted that there is no public sewer servicing the proposed lot; however, there is an existing individual wastewater treatment plant on the property.

<b>Table 3: Major subdivision review criteria for preliminary/final plats [Section 33-2.32]</b>		
<b>Criteria</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Suitability of site for proposed development	Yes	The proposed lot provides sufficient area for development.
Compatibility of development with existing and planned land use pattern	Yes	The property is developed with a commercial business.
Compatibility of development with neighborhood norm	N/A	
Development is within reasonable distance to public facilities and access	No	There is an existing on-site individual waste-water treatment plant.
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	Proposed Lot 1A has existing Parish servitudes.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	TIA not required.
Consistent with applicable Concept Plan	N/A	No concept plan for the site.
Consistent with approved Preliminary Plat	N/A	The proposed subdivision is a preliminary-final plat.
LURTC process complete	Yes	

<b>Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]</b>		
<b>Standards</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Adequate Building Sites	Yes	The proposed lot provides sufficient area for development.
No Unusable Remnants Created	Yes	No remnants proposed.
Block Depth	N/A	No new blocks are created.
Block Length	N/A	No new blocks are created.
Lot Area	Yes	Proposed lot exceeds the MUCD requirements.

<b>Table 4: Block and lot standards [Sections 33-6.5 and 33-6.6]</b>		
<b>Standards</b>	<b>Compliance</b>	
	<b>Yes   No</b>	<b>Comments</b>
Lot Arrangement	Yes	The lot arrangement is consistent with others in the surrounding area.
Lot Frontage	Yes	The lot fronts on a public street improved to Parish standards.
Lot Lines	Yes	Lot lines are at roughly right angles. No extreme angles are proposed.
Lot Orientation	Yes	The lot orientation is consistent with others in the surrounding area.





Planning Department

Aerial

### 2150 Lapalco Blvd.

Subdivision of  
Lots 1-19, 26-28, and a  
portion of Lot 25 into  
Lot 1A, South New  
Orleans Subdivision

Docket No. WS-8-24

Summary No.

Council District 3

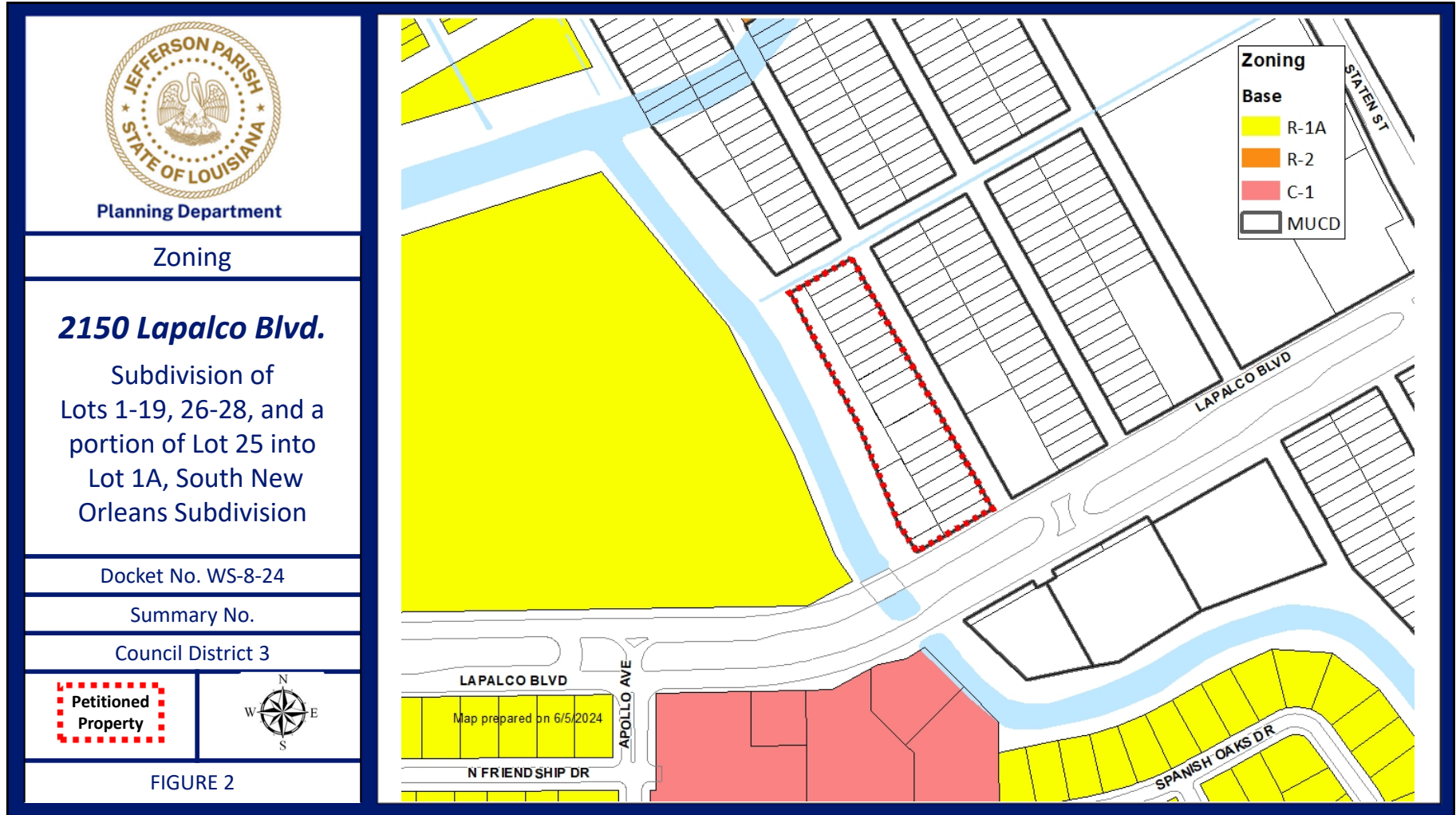


FIGURE 1

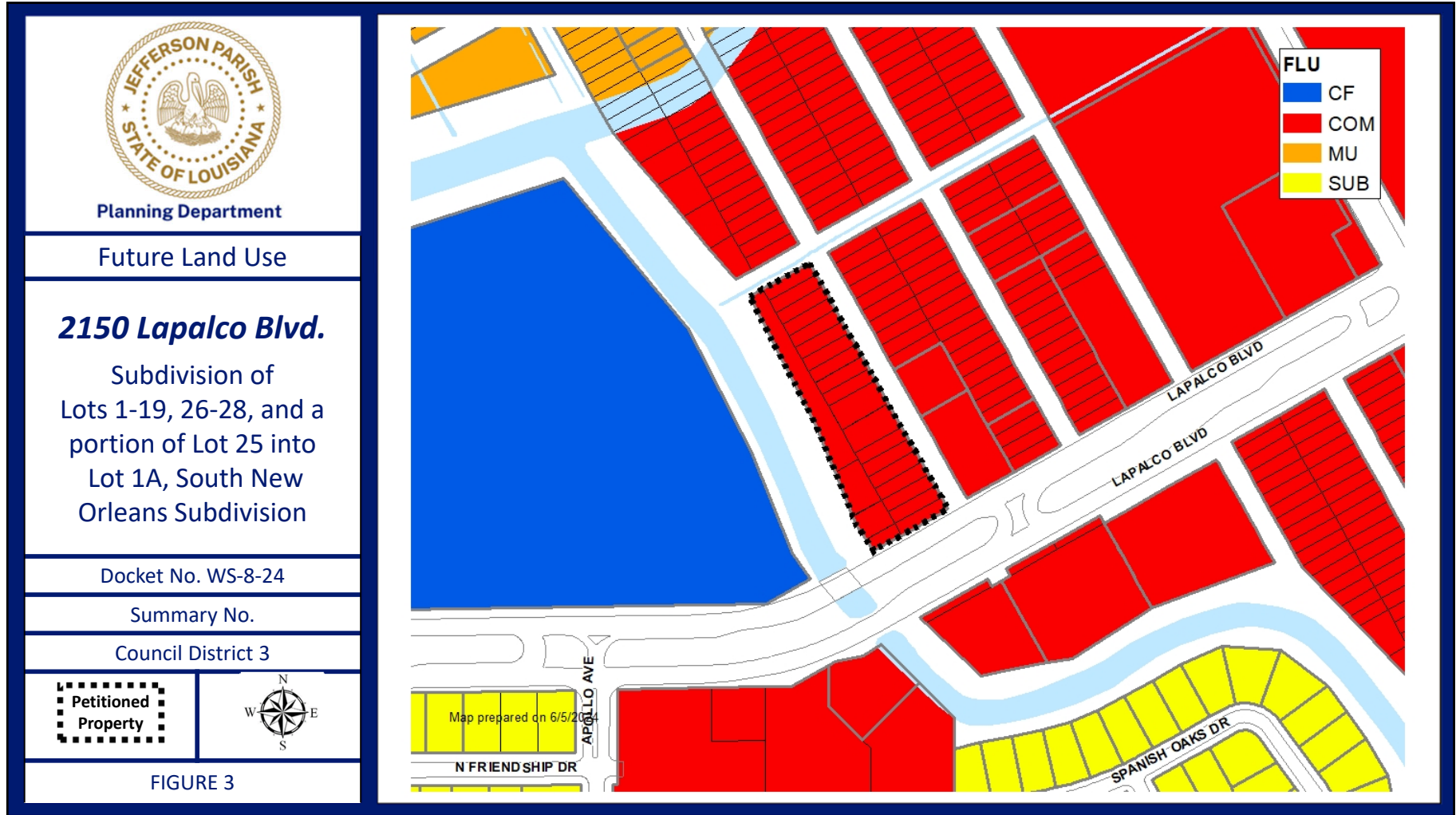


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Planning Department

Plat

**2150 Lapalco Blvd.**

Subdivision of Lots 1-19, 26-28, and a portion of Lot 25 into Lot 1A, South New Orleans Subdivision

Docket No. WS-8-24

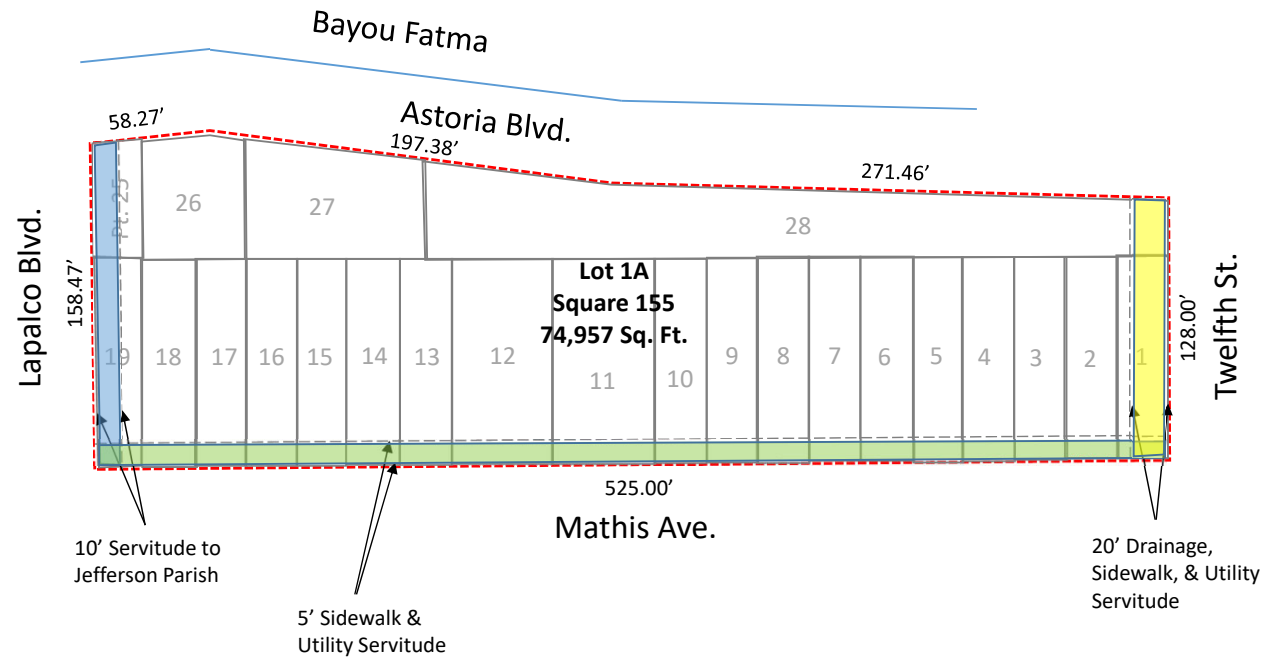
Summary No.

Council District 3



FIGURE 4

Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	2,500	5	2,500	9	2,500	13	2,500	17	2,500	26	3,119
2	2,500	6	2,500	10	2,500	14	2,500	18	2,500	27	4,879
3	2,500	7	2,500	11	5,000	15	2,500	19	2,500	28	12,968
4	2,500	8	2,500	12	5,000	16	2,500	pt. of 25	1,490		



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