



Planning Department

Bessie L. Martin
Director

STAFF REPORT

Docket No. WZ-1-24

Summary No.

Map Amendment

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: 2255 Rochelle St.

Council District: 3

Legal Description: Lot 26A, Square 17, South New Orleans Subdivision; bounded by 10th St., Mathis Ave., and 11th St.

PAB Hearing: 5/9/2024

Last Meeting Date for Council Action: 9/11/2024

Owner: Barbara Liriano, Agustin Camilo A. Liriano

Applicant: Tildon J. Dufrene

CURRENT ZONING/FUTURE LAND USE

R-1A Single-Family Residential

MU Mixed-Use

REQUEST

C-2 General Commercial



RECOMMENDATIONS

Planning Department: Denial for the following reasons:

- The C-2 General Commercial District zoning is not appropriate for this location
- The requested amendment does not meet the approval criteria for map amendments of Sec. 33-2.21.4.(e).

Planning Advisory Board: tbd

CONSISTENCY WITH ENVISION JEFFERSON 2040

The proposed zoning change is not consistent with the following objective and goal of the comprehensive plan:

- Land Use
 - Goal 2, Objective 1: Enhance the attractiveness of residential neighborhoods for existing and new residents.
 - Goal 2, Objective 6: Protect residential neighborhoods from incompatible development or redevelopment.

FINDINGS

1. The request is to rezone the subject property from R-1A Single-Family Residential to C-2 General Commercial District. The property was cited in December 2023 for “operating a business in a residential area – welding and mechanic work” (Complaint # 23-926760)., Per the application, the proposed use of the property is to “store mobile welding equipment to be used off-site.”
2. The subject property was zoned R-1A in 1958 when zoning was adopted by Jefferson Parish and reaffirmed in the 1966 parish-wide rezoning. It is currently zoned R-1A. There have been no other zoning changes for the subject property or those within 300 ft.

Table 1: Zoning history of Subject Lot

Change	Year	Classification
Initial Parish Zoning	1958	R-1A
Parish-wide rezoning	1966	R-1A
Current Zoning	1994	R-1A

3. The requested C-2 General Commercial district has no minimum lot dimension requirements. The lot meets the general development standards of *Sec. 33-6.6.1 Lot Standards (B) Lot area: 50 ft. of width at the front line and 5,000 sq. ft. of lot area.*
4. The property is located in a large R-1A District that covers the majority of the South New Orleans Subdivision. Within 300 feet of the subject property, the land uses are single-family residential dwellings, a church, and undeveloped land zoned R-1A. (Figure 3)
5. The existing R-1A Single-Family Residential District is intended for land and structures having a low density, single-family residential character. The maximum height for the R-1A district is 35 ft. The front yard setback shall not be less than 20 ft., side yard setback shall not be less than 5 ft., and the rear yard setback shall

not be less than 20% of the depth of the lot, provided that it is not less than 15 ft. at minimum.

6. The proposed C-2 General Commercial District is intended for land and structures used to provide for retailing goods and the furnishing of major services intended to serve a greater population and offer a wider range of services (Sec. 40–522). The proposed C-2 zoning will allow a broad variety of permitted uses, which includes, but is not limited to motels, hotels, bars, mechanic shops, automobile sales, and adult uses. The maximum height allowed by right is 65 ft. A side yard of five feet is required when abutting residential and a rear yard of 15 ft. is required. This proposed zoning change to C-2 is a stark change from the current R-1A and would be detrimental to the neighborhood.
7. The subject property is on the corner of 11th St. and Rochelle St. that are both neighborhood collector streets according to the Jefferson Parish Thoroughfare Plan. The property is surrounded by single-family residential dwellings and therefore it is not suitable for heavy commercial use. The requested zoning change poses a potential detriment to the residential neighborhood due to the various incompatible uses that C-2 permits by right.
8. In determining its recommendation or decision, the planning director, PAB, and Council shall consider the *Approval criteria for Map Amendments of Sec. 33-2.21.4(e)(1)*. The proposed C-2 zoning district does not satisfy the criteria.

a. Whether the map amendment is consistent with the comprehensive plan.

The request is not consistent with Goal 2, Objective 1: Enhance the attractiveness of residential neighborhoods for existing and new residents and Goal 2, Objective 6: Protect residential neighborhoods from incompatible development or redevelopment in the land use category.

b. Whether the amendment is consistent with the purpose and intent of the UDC and Chapter 40 Zoning.

The proposed rezoning is not consistent with the purpose and intent of the UDC and Chapter 40 Zoning which is to promote public health, safety, comfort, order, and general welfare. C-2 allows for a wider range of permitted uses which are incompatible with the existing single-family residential uses in the area.

c. Whether the amendment will benefit the public health, safety, and welfare.

The requested C-2 District permits a wide range of uses which are incompatible with the existing single-family residential uses in the area.

- d. *Whether the proposed zoning district and future land use map category are compatible, possibly compatible, or not compatible, in accordance with Table 33-2.21.4-1: Zoning and future land use compatibility matrix*

The proposed zoning change to C-2 is compatible with the future land use designation of MU Mixed-Use which denotes areas of land that are suitable for a mixture of uses. C-2 zoning is also possibly compatible with RUR Rural, which is more aligned with the current R-1A zoning of the surrounding area, if the C-2 zoning serves as a transition between residential and non-residential uses. (Figure 4)

DEPARTMENT COMMENTS

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	<p>WZ-01-24 the Department of Public Works (on 02/20/2024) 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. Requires the sewer H.C. to be located and/or installed before the slab is poured at the property owners’ expense. Call the Engineering Department (736-6800) for location information and/or sewer estimate form.</p> <ol style="list-style-type: none"> 1. Drainage Department has no comment. 2. Parkways has no comment. 3. Sewer Department has no comment. 4. Streets Department has no comment. 5. Traffic Engineering Division finds that the sight triangles are not an issue at this time and a TIA is not currently required. 6. Public Works Utilities has no comment. 7. Water Department has no objection. <p>Not opposed</p>
Building Permits	Not Opposed	No Comment

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Engineering-Site Plan	Not Opposed	<ol style="list-style-type: none"> 1. If a change of use requires additional parking, all required parking must be provided for the new use on this property, or meet the dedication of parking requirements; 2. Any portion of the public right of way used for private purposes, must be leased from Jefferson Parish. Contact the Parish Attorney's Office at (504) 736-6300 for more information. 3. 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. 4. 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
Environmental	Not Opposed	No Comment

TABLES

Table 3: Comparison of zoning districts for subject property		
Requirement	Current Zoning	Requested Zoning
Front Yard Setback	20 ft.	20 ft
Rear Yard Setback	20% of depth (20 ft.)	15 ft. abutting residential

Table 3: Comparison of zoning districts for subject property		
Requirement	Current Zoning	Requested Zoning
Interior Side Yard Setback	minimum 5 ft.	5 ft. abutting residential
Corner Side Yard Setback	minimum 10 ft.	10 ft.
Height	35 ft.	65 ft.
Lot Area	5,000 sq. ft.	5,000 sq. ft



Planning Department

Aerial

2255 Rochelle St.

Rezoning from
R-1A Single-Family
Residential District
to C-2 General
Commercial District

Docket No. WZ-1-24

Summary No.

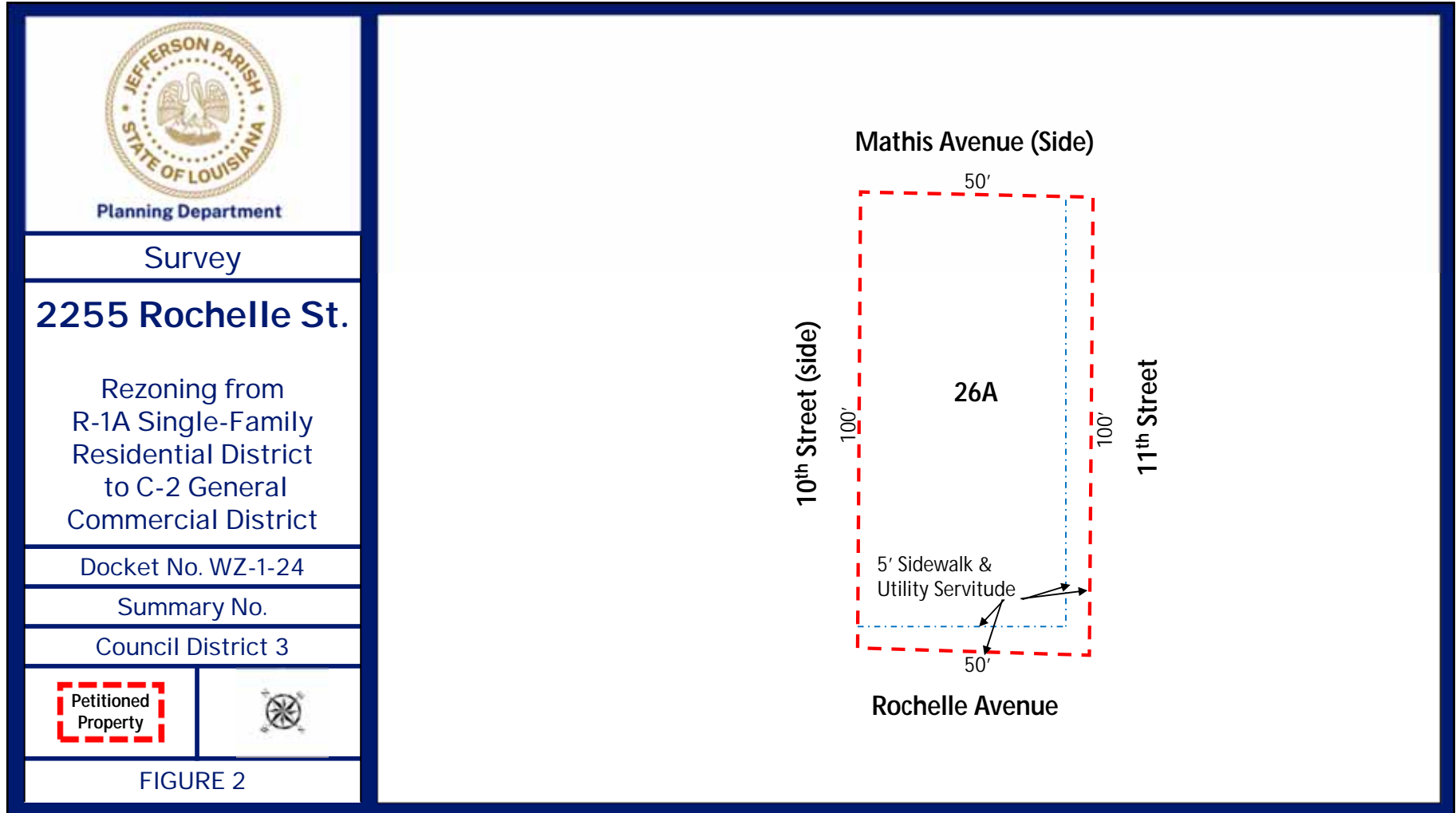
Council District 3



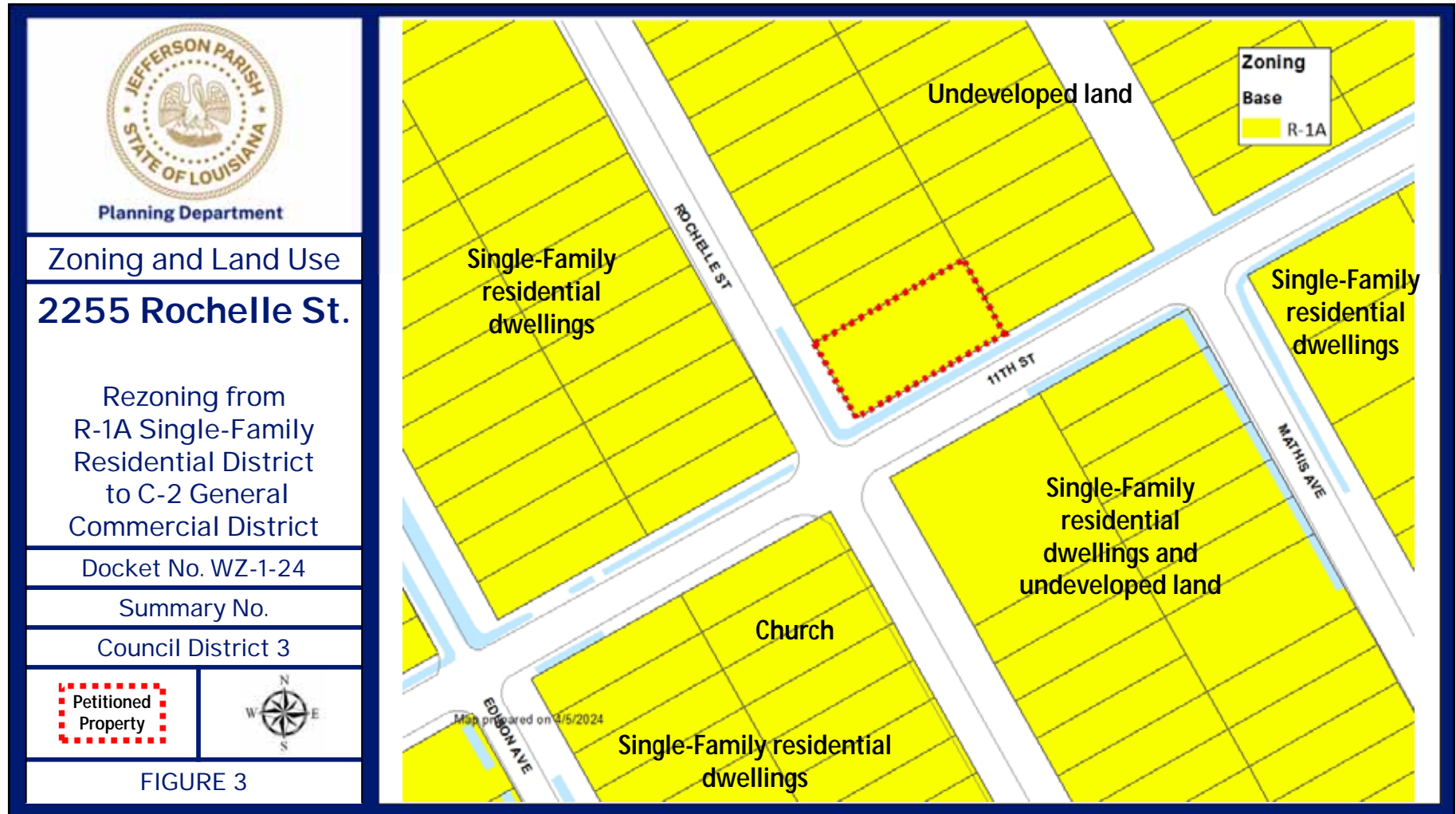
FIGURE 1



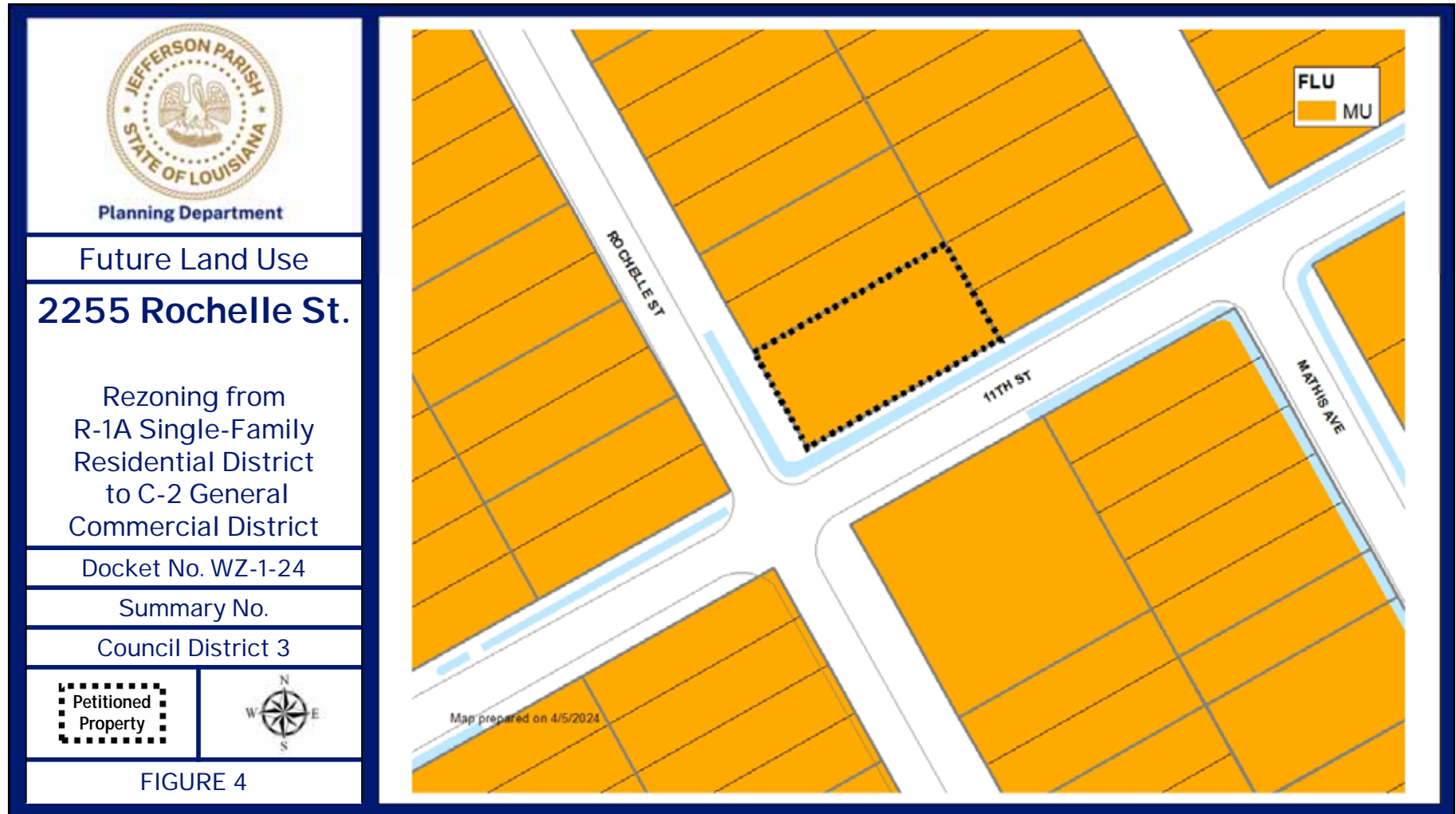
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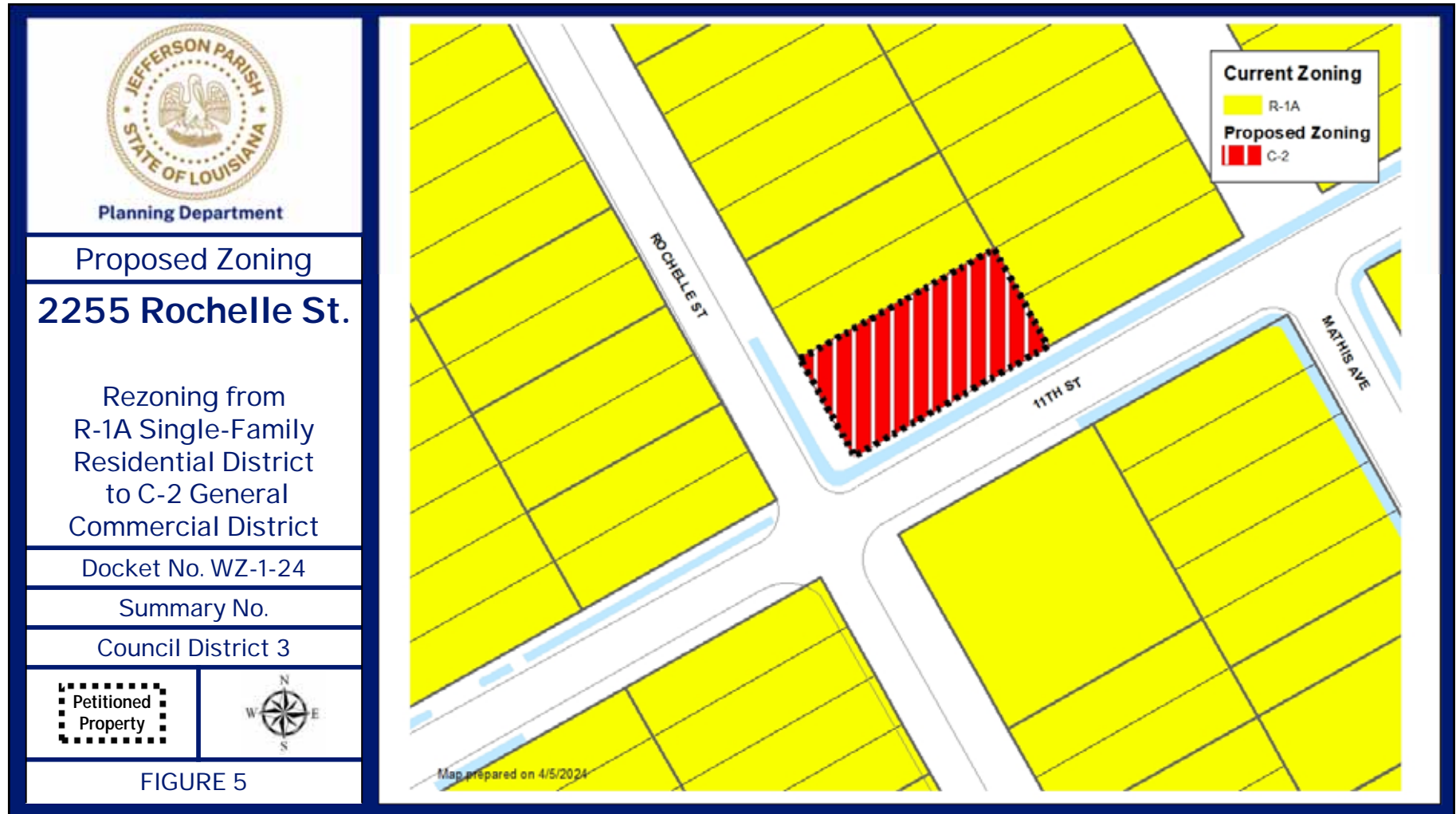
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