



Planning Department

Bessie L. Martin
Director

STAFF REPORT Docket No. WZ-20-23 Summary No. 26274

Map Amendment

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

Cynthia Lee Sheng
Parish President

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

Location: 7435 4th St.

Council District: 2

Legal Description: Lot 4BX, Ames Homestead Farms; bounded by Berger Rd., Claremont Dr., and Jung Blvd.

PAB Hearing: 2/15/2024

Last Meeting Date for Council Action: 6/12/2024

Owner: Best Cleaners Car Club, LLC

Applicant: Jonathan Segarra

CURRENT ZONING/FUTURE LAND USE (FIGURES 3 AND 4)

C-1 Neighborhood Commercial District

COM Commercial

REQUEST (FIGURE 5)

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: Denial

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 C-1 Neighborhood Commercial District to C-2 General Commercial District for a storage facility for automobiles.
2. The subject property was zoned C-2 in 1958 when zoning was adopted by Jefferson Parish and reaffirmed in the 1966 parish-wide rezoning. There was one significant zoning study between the Gretna city line and the Westwego city line (ASW-4-03, Adopted via Ordinance 21844 on April 30, 2003) that recommended a zoning change from C-2 General Commercial District to C-1 Neighborhood Commercial District for several properties along the south side of 4th Street, including the subject property. (See Table 1)

Table 1: Zoning history of Subject Lot. (See Table 3 for additional information.)

Change	Year	Classification
Initial Parish Zoning	1958	C-2
Parish-wide rezoning	1966	C-2
ASW-4-03	2003	C-1
Current Zoning	2024	C-1

3. ASW-4-03 was called by Resolution No. 97964 which amended Resolution 96527 that authorized the Planning Department and Planning Advisory Board to conduct a study of the south side of 4th St. from the Gretna City Limits to the Westwego City Limits except for those areas zoned M-3 Industrial. The purpose of this study was to consider whether that area should be reclassified from its existing zoning to C-1. Per the staff report, the juxtaposition of single-family residential uses with commercial and industrial uses on the south side of 4th St. created land use conflicts that were threatening the welfare of the residential neighborhood. Bars and lounges were among the commercial uses called out as being especially unsuited to locations in proximity to residential uses because of noise, traffic, odors, and glare. ASW-4-03 was called to propose solutions to these conflicts. The

Planning Department recommended portions of the study area, including the petitioned property, be reclassified from the existing zoning to R-1, R-2, R-3, and C-1 to reduce land use conflicts between the commercial uses on 4th St. and the adjacent residential neighborhoods.

4. In 2017 and 2021, three different applicants submitted requests to rezone properties similar to this subject property. Two of the cases, WLUZ-7-17 and WZ-20-21, requested to rezone their properties from C-1 to C-2.; WLUZ-4-17 requested to change from C-1/R-1A to C-2. In all three cases, the Planning Department recommended denial because the requested zoning changes to C-2 undermined the intent and purpose of the 2003 rezoning of 4th St. which was to ensure that the conflicting land uses along 4th St. that adjoin the residential uses would be minimized and incompatibility reduced. The Parish Council upheld the denial recommendation for WLUZ-7-17 and approved the requested rezoning for WZ-20-21. For WLUZ-4-17, the Council approved a modified recommendation of changing the R-1A zoning to C-1 but retaining the C-1 zoning on the remainder of the property.
5. Zoning and land use of property within 300 ft. (Figure 3)
 - Across 4th Street to the north of the subject property is zoned M-2 Industrial District and is undeveloped.
 - To the east of the subject property is property zoned C-2 and is an auto body and paint shop.
 - To the south of the subject property is property zoned R-2 Two-Family District. There is a mix of single-family and two-family homes.
 - To the west of the subject property is property zoned C-1, C-2, and R-2. There is a barbershop, auto collision center, and a mix of single-family and two-family homes.
6. The requested C-2 General Commercial district has no minimum lot dimension requirements. The lot exceeds 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.* Lot 4BX has a width of 174.85 ft. and 26,638 square feet.
7. 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).
8. While the subject property is along 4th St., a commercialized thoroughfare, and next to property zoned C-2 and across from industrially zoned property, 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. 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. It also undermines the intent and purpose of the 2003 rezoning of 4th St. which was to ensure that the conflicting land uses

in the commercial district that adjoins the residential district would be minimized and incompatibility reduced.

9. The proposed zoning change to C-2 is compatible with the future land use designation COM Commercial which denotes areas of land that are suitable for commercial sites. (Figure 4)
10. 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 R-2 zoning district does not satisfy the criteria.

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

The proposed zoning is not 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 and two-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 and two-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 district is compatible with the future land use designation of COM Commercial.

DEPARTMENT COMMENTS

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not opposed	<p>WZ-20-23 Public Works Department on (12/05/23) 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. Requires the Planning Department to place the general stamp on the plan. If Best cleaners is to be demolished and new building put into place including parking lot and storage lot/facility and if a future fence is upgraded or a sidewalk along Jung Blvd is built, they must be built to Jefferson Parish standards. If the existing house connection cannot be located or not usable, a new connection will be required at the property owner's expense. Note any future construction or addition, may require additional comments and requirements.</p> <ol style="list-style-type: none"> 1. Drainage n/a. 2. Parkways n/a. 3. Sewer n/a. 4. Streets n/a. 5. Traffic n/a. 6. Utilities n/a. 7. Water n/a. <p>Not Opposed</p>
Building Permits	Not opposed	Any change of use require a permit.

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		We will defer to the other departments for comments.
Fire	Not opposed	
Environmental	Not opposed	

TABLES

Table 3: History of subject property and surrounding properties, within past 20-25 yrs				
Date	Location	Request	PD/PAB Recommendation (Docket #)	Council Decision (Ordinance #)
04/30/03	Between Gretna and Westwego, south side of 4 th St.	Existing zoning to R-1A, R-2, R-3, and C-1	Approval/Approval (ASW-4-03)	Approved (21844)
05/03/17	Lots 3 and 4, Sq. 1, Paternostro Subdivision	C-1/R-1A to C-2	Denial (R-1A-zoned portion be reclassified to C-1)/Denial (WLUZ-4-17)	Approved as amended (25348)
05/03/17	Lots 1, 2, and portion of Lot 3, Sq. A, Westwood Subdivision	C-1 to C-2	Denial/Denial (WLUZ-7-17)	Denied
03/23/22	Lots 3 and 4, Sq. 1, Paternostro Subdivision	C-1 to C-2	Denial/Approval (WZ-20-21)	Approved (26386)

Table 4: Comparison of zoning districts for subject property		
Requirement	Current Zoning	Requested Zoning
Front Yard Setback	20 ft.	No front yard required
Rear Yard Setback	20 ft.	5 ft. abutting residential
Side Yard Setbacks	5 ft. abutting residential	15 ft. abutting residential
Height	45 ft.	65 ft.
Lot Area	5,000 sq. ft.	5,000 sq. ft.



Planning Department

Aerial

7435 4th Street

Rezoning from
C-1 Neighborhood
Commercial District to
C-2 General Commercial
District

Docket No. WZ-20-23

Summary No. 26274

Council District 2



FIGURE 1



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

Survey

7435 4th Street

Rezoning from
C-1 Neighborhood
Commercial District to
C-2 General Commercial
District

Docket No. WZ-20-23

Summary No. 26274

Council District 2

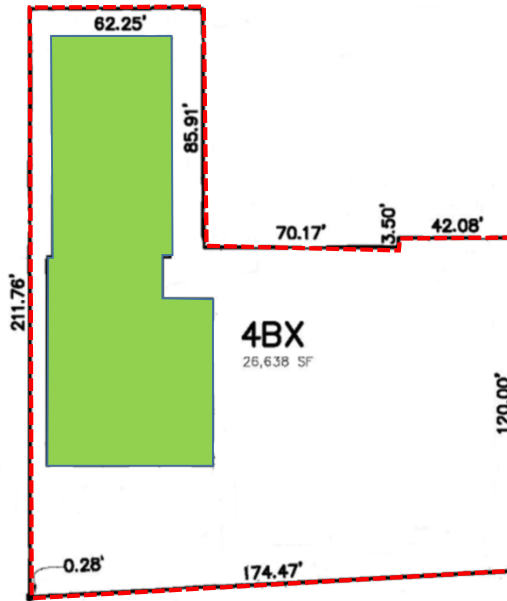


FIGURE 2

CLAREMONT DRIVE (SIDE)

BERGER ROAD (SIDE)

JUNG BOULEVARD



FOURTH STREET

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.

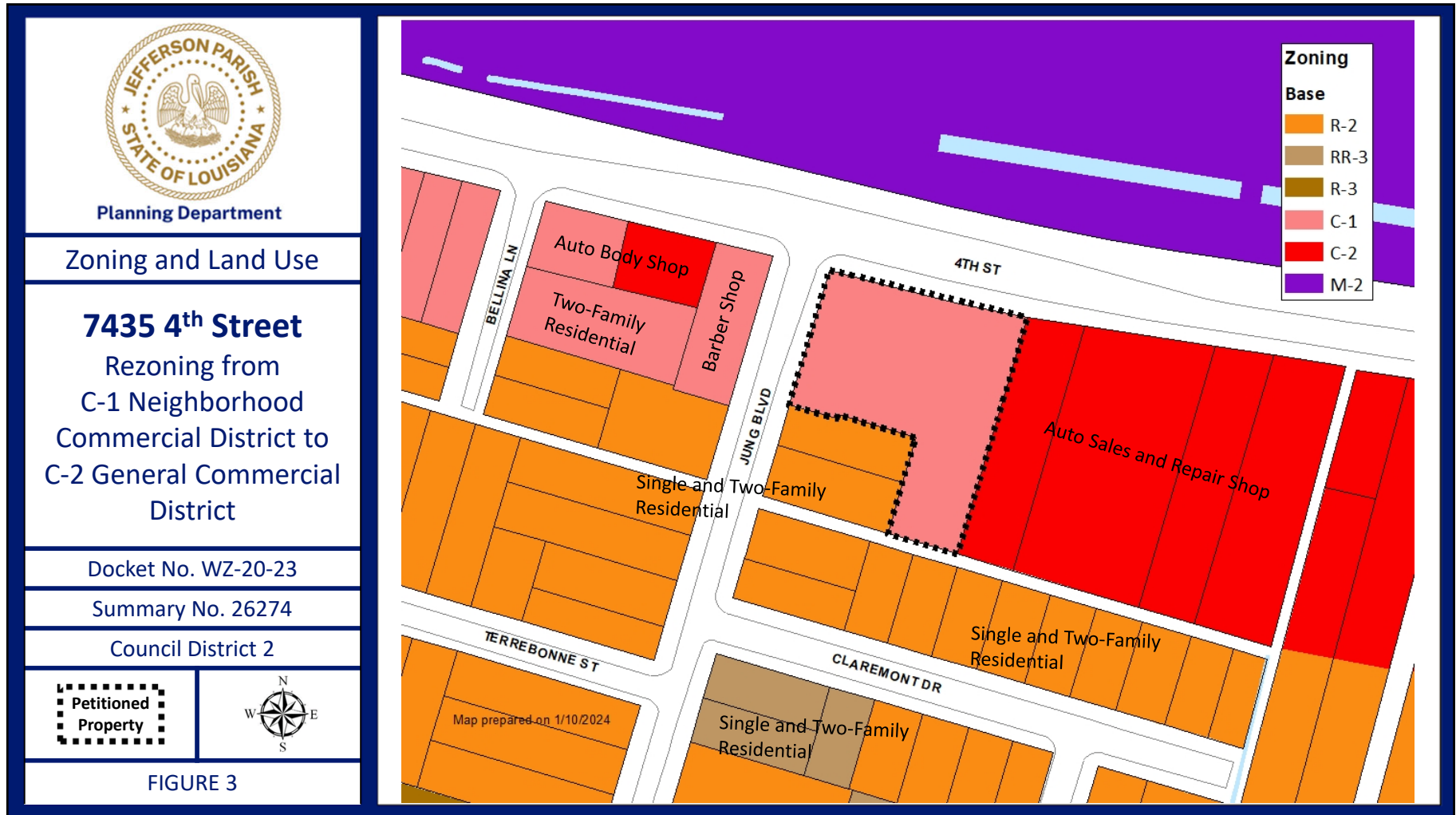


FIGURE 3

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

Future Land Use

7435 4th Street

Rezoning from
C-1 Neighborhood
Commercial District to
C-2 General Commercial
District

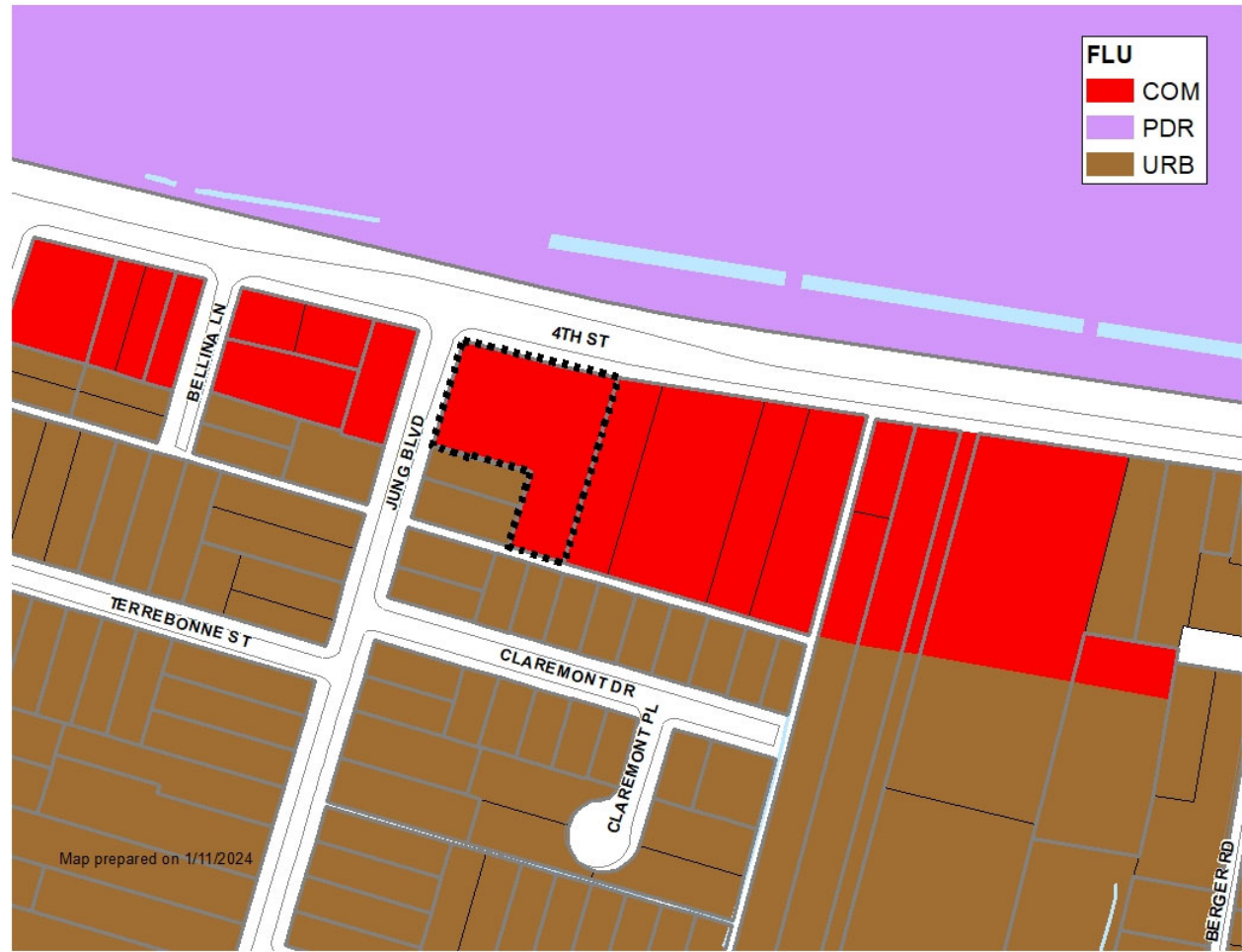
Docket No. WZ-20-23

Summary No. 26274

Council District 2



FIGURE 4



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.

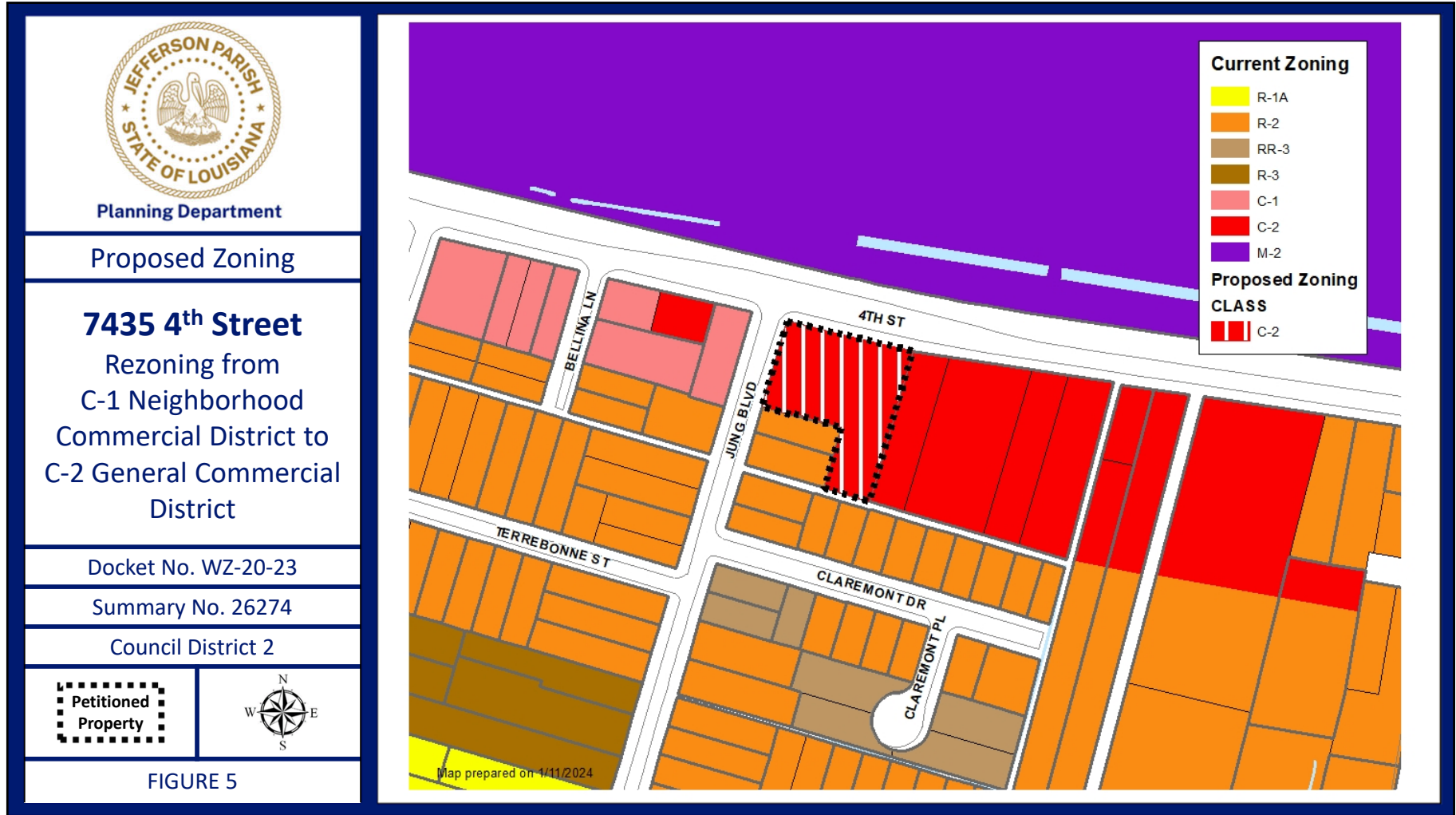


FIGURE 5

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.