



Planning Department

Bessie L. Martin Director

STAFF REPORT
Docket No. WZ-4-24
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. Bohannon
5: Hans J. Liljeberg

Cynthia Lee Sheng Parish President

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

Location: 417 and 419 Avenue J Council District: 2
Legal Description: Lots 8 and 9, Square G, Fazande Tract Subdivision; bounded by Fourth St., Avenue I, and Eight St. PAB Hearing: 05/09/2024
Last Meeting Date for Council Action: 09/11/2024

Owner: Provenzano Properties, LLC

Applicant: Tildon J Dufrene

CURRENT ZONING/FUTURE LAND USE

R-1A Single-Family Residential District

SUB Suburban Residential

REQUEST

R-2 Two-Family Residential District



RECOMMENDATIONS

Planning Department: Denial for the following reasons:

- The requested amendment does not meet the approval criteria for map amendments of Sec. 33-2.21.4.(e).
The proposed zoning is not compatible with the existing zoning and developing single-family residential character of the neighborhood.
The proposed R-2 zoning is not consistent with the future land use and the goals of the comprehensive plan.

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 objective 2:5 Protect residential neighborhoods from incompatible development or redevelopment

FINDINGS

1. The subject property is developed with a vacant two-family dwelling; which, is not permitted in the R-1A District. The request is to rezone the property from R-1A Single-Family Residential District to R-2 Two-Family District to allow the property to be utilized as a two-family dwelling.
2. The subject property has been zoned R-1A for Single-family Dwellings since the initial parish zoning in 1958.

| Change | Year | Classification |
|-----------------------|------|----------------|
| Initial Parish Zoning | 1958 | R-1A |
| Parish-wide rezoning | 1966 | R-1A |
| Current Zoning | 2024 | R-1A |

3. In 2003, the Planning Department conducted an area study (ASW-4-03) that examined the zoning of properties on the south side of Fourth Street from the Gretna City Limits to the Westwego City limits with the intent of reclassifying the properties to the more appropriate zoning. The results of the study led to the down zoning of commercial properties from C-2 to C-1 or more restrictive Districts based on the less intense nature of the existing land use. (Ordinance No. 21844) (ASW-4-03) (Table 2, Figure 3). Although the subject property was not directly a part of this study it is in the immediate vicinity. The study determined the intensity of the uses on the south side of Fourth needed to be downzoned to protect the existing single-family homes adjacent to the study area. The proposed change to R-2 does not support the intent and purpose of that study to protect the existing single-family homes in the area.
4. The requested R-2 Two-Family Residential district requires a minimum width of 40 ft., depth of 75 ft., and area of 2,500 sq. ft. for lots occupied by single-family dwellings. Lots occupied by two-family dwellings shall contain an area of not less than 2,500 sq. ft. per family. The lots meet minimum lot width, depth, and area requirements. (Table 3, Figure 2).
5. Zoning and land uses in the vicinity are as follows:
 - Properties to the north along 4th Street:

- The southern side of 4th Street is zoned C-1 Neighborhood Commercial District and is developed with a restaurant, a two-family dwelling, a bar, a telephone exchange office, and vacant land. At the corner of 4th Street and Avenue K, there is a small R-2 District that contains several two-family dwellings.
 - On the northern side of 4th Street, property is zoned C-2 General Commercial District, which is vacant and M-2 Industrial District, which is developed with the Magellan bulk storage facility.
 - The remainder of the area is zoned R-1A and is predominantly developed with single-family dwellings with a few two-family dwellings. (Figure 3).
6. The purpose statement of the R-1A district is as follows: “The R-1A district is composed of certain lands and structures having a low density, single-family residential character and additional open area where it is desirable and likely that such similar development will occur.” The R-2 district is “composed of certain areas where it is desirable to recognize a greater density of residential use by provision for the placement of two-family dwelling units, but not permitting multiple dwelling structures.” (Sec. 40-201) The difference between the two districts is the R-2 district allows two-family dwellings and reduced lot width and depth minimums.
7. 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 district does not satisfy the criteria.

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

The requested zoning is contrary to Land use objective 2:5 Protect residential neighborhoods from incompatible development or redevelopment.

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

The requested zoning does not enhance the values of the abutting single family as intended by the UDC.

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

The requested zoning increases density in a predominantly single-family residential area, thus is contrary to the public health, safety, and welfare.

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 Future Land Use map designates the subject property as SUB Suburban. This designation is only compatible with single-family zoning districts, not with the requested R-2 district (Figure 4)

DEPARTMENT COMMENTS

| Table 1: Land Use Review Technical Committee (LURTC) Comments | | |
|--|-----------------|--|
| Department | Position | Comment/Stipulation |
| Public Works | Not Opposed | WZ-04-24 the Department of Public Works (on 03/07/2024) 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. Note any future construction or additions may require additional comments and/or requirements. Not opposed |
| Building Permits | Not Opposed | No Comment |
| 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. |

| Table 1: Land Use Review Technical Committee (LURTC) Comments | | |
|--|-----------------|--|
| Department | Position | Comment/Stipulation |
| 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: History of subject property and surrounding 300 ft. | | | | | |
|---|-------------|--|---|---|---------------------------------------|
| | Date | Location | Request | PD/PAB Recommendation (Docket #) | Council Decision (Ordinance #) |
| | 04/30/03 | The South side of Fourth Street from the Gretna City Limits to the Westwego City limits. | To lower the intensity of the uses in the study area. | Approval/Approval (ASW-4-03) | Approved (21844) |

| Table 3: Comparison of zoning districts for subject property | | |
|---|--|--|
| Requirement | Current Zoning R-1A | Requested Zoning R-2 |
| Front Yard Setback | 20 ft unless average depth is applied, then cannot go below 10 ft. | 20 ft unless average depth is applied, then cannot go below 10 ft. |
| Rear Yard Setback | 20% depth of lot not to exceed 25 ft. | 20% depth of lot not to exceed 25 ft. |
| Side Yard Setbacks | 5 ft. | 5 ft |
| Height | 35 ft. | 35 ft. |
| Lot Width | 50 ft. | 40 ft. |
| Lot Depth | 100 ft. | 75 ft. |
| Lot Area | Single-family 5,000 sq. ft. | Single-family 4,000 sq. ft. Two-family 5,000 sq. ft. |



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

417 & 419 Avenue J

Rezoning from R-1A Single-Family Residential District to R-2 Two-Family Residential District

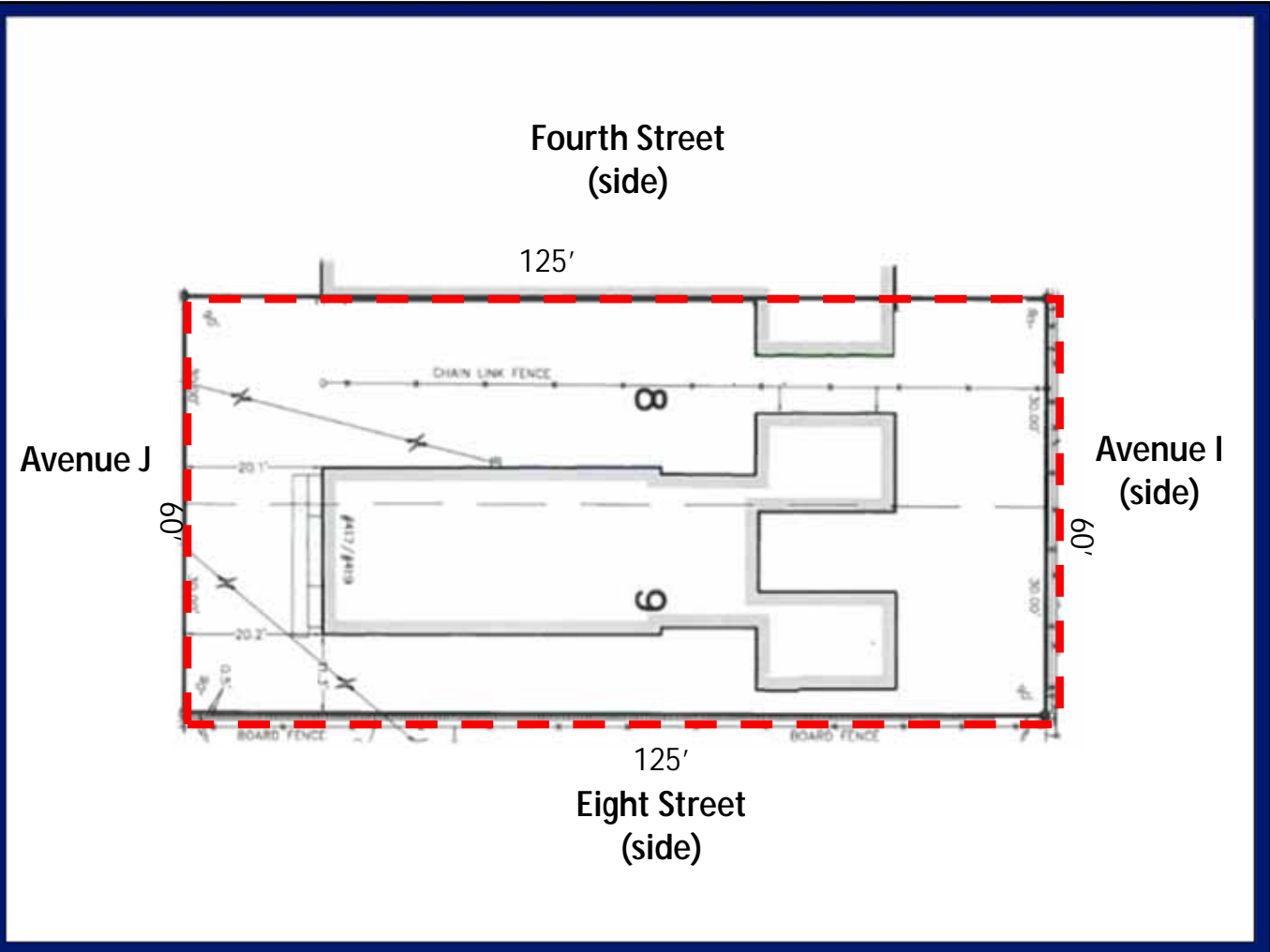
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Council District 2



FIGURE 2



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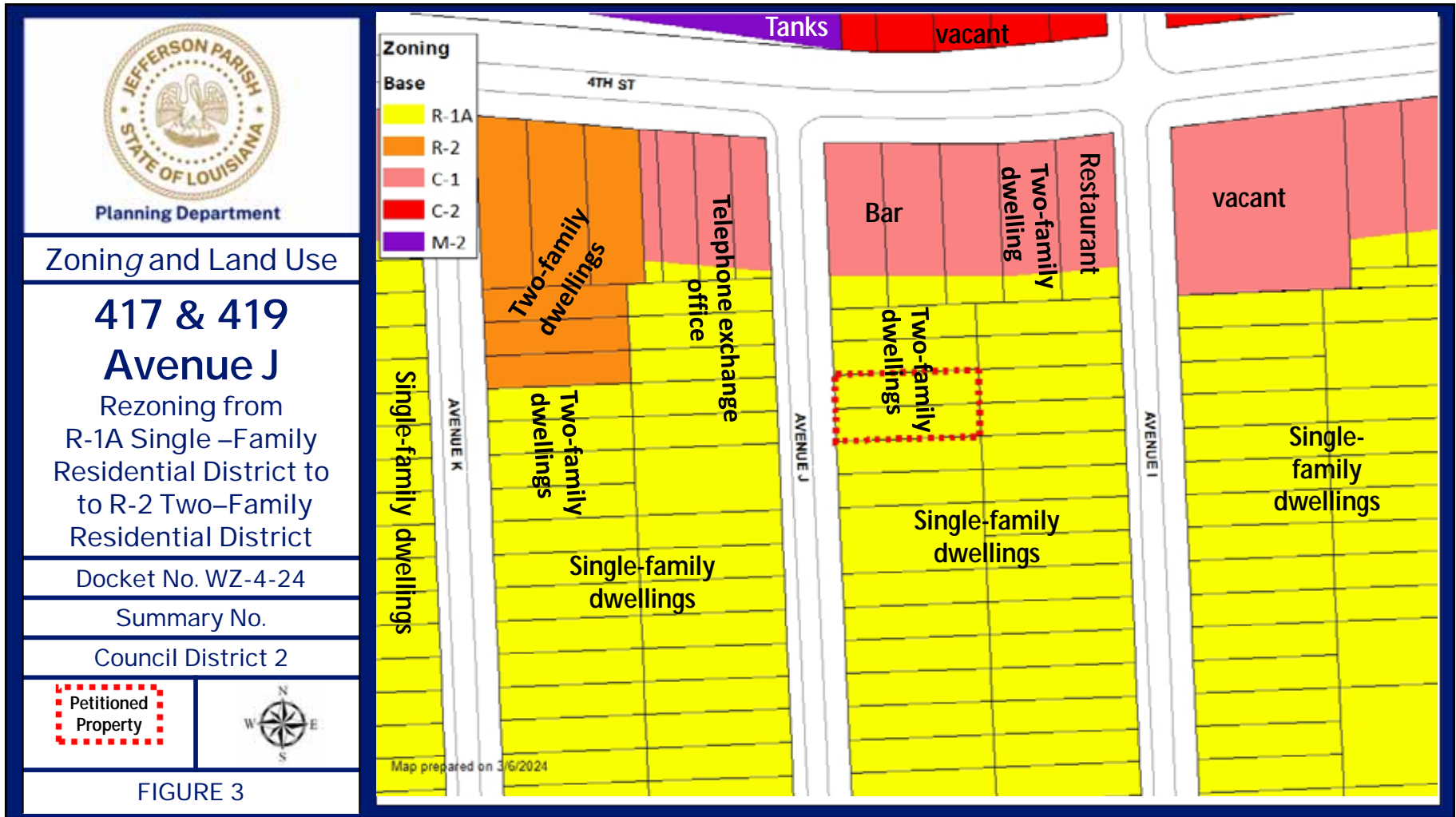
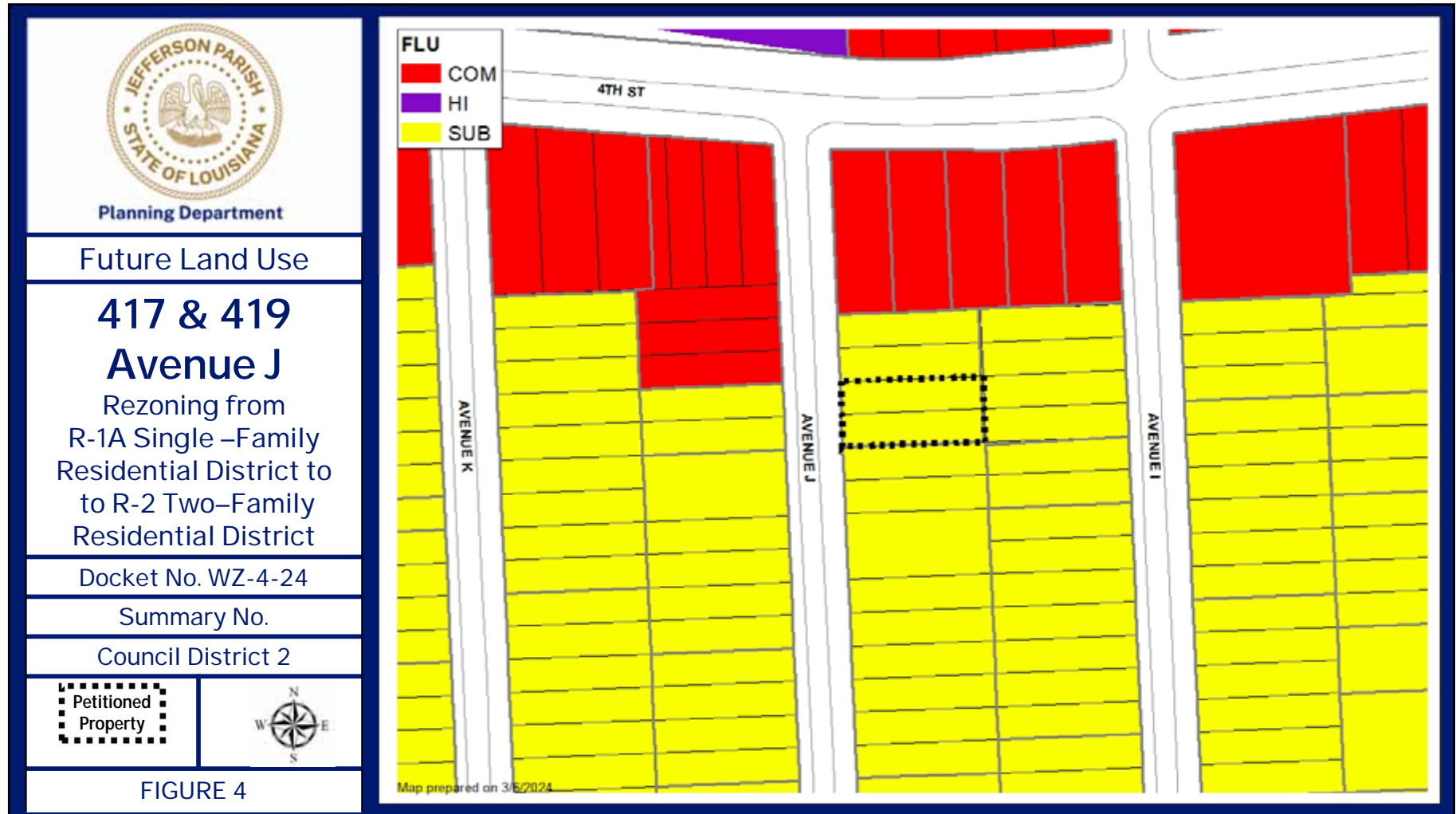


FIGURE 3

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Future Land Use

417 & 419 Avenue J

Rezoning from
R-1A Single –Family
Residential District to
to R-2 Two–Family
Residential District

Docket No. WZ-4-24

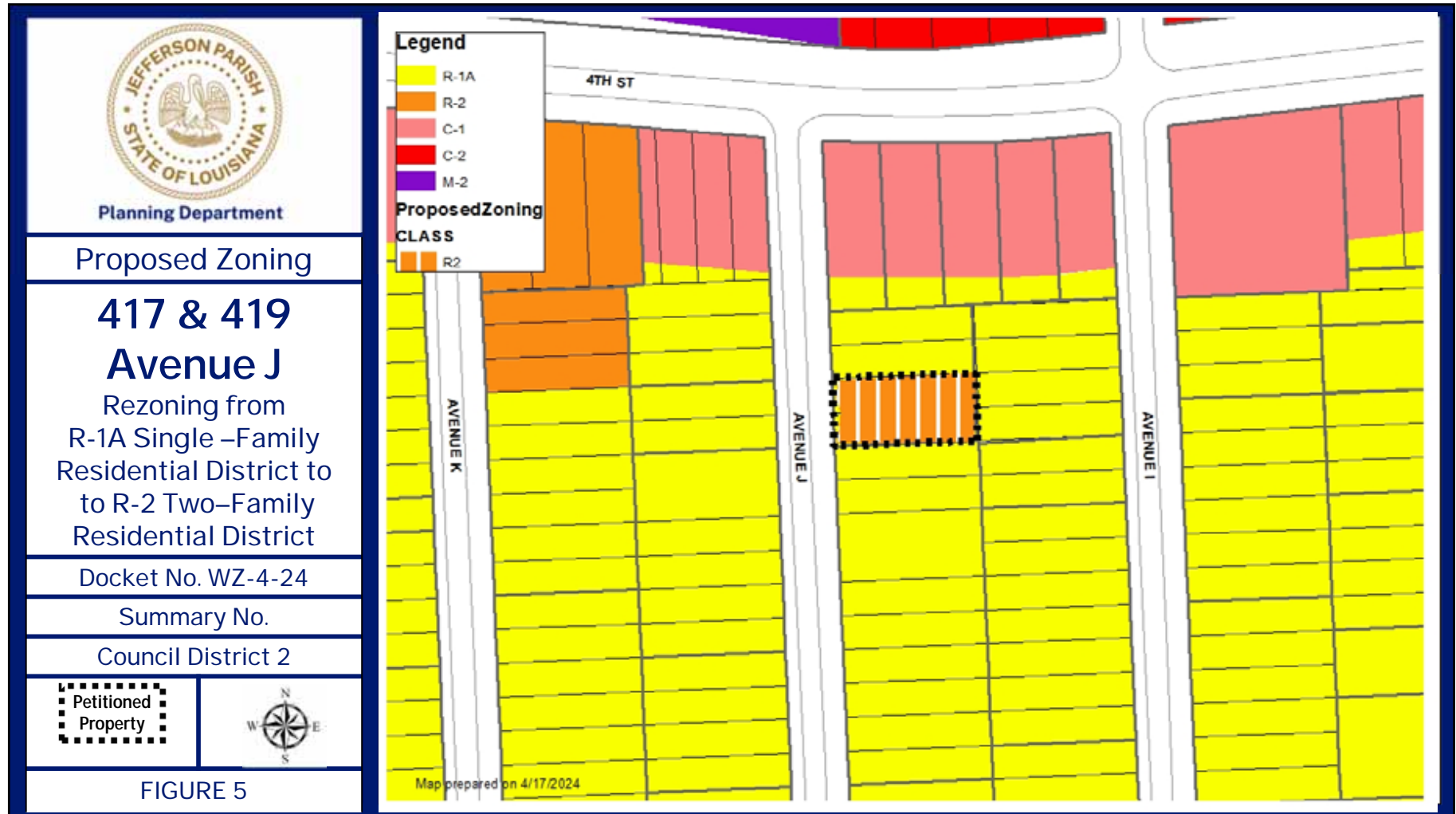
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FIGURE 4

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