

**DEPARTMENT OF PLANNING
JEFFERSON PARISH, LOUISIANA**

SUBDIVISION REPORT

DOCKET NO: ES-153-16-PF	ADVERTISING DATES: 11/30/16 12/07/16
SUMMARY NO.:	12/14/16
COUNCIL DISTRICT: 5: Jennifer Van Vrancken	PAB PUBLIC HEARING: 12/22/16
COUNCIL AT LARGE: A: Christopher L. Roberts B: Cynthia Lee-Sheng	COUNCIL HEARING: LAST MEETING DATE FOR COUNCIL ACTION: 04/05/17

SUBDIVISION: Hessmer Park

LOCATION: 3620 Hessmer Ave.; bounded by Division St., 18th St., and Veterans Memorial Blvd. (Figure 1)

OWNER: Jefferson Parish Law Enforcement District No. 1

ZONING: FC-1, Pedestrian-Core District and FC-3, Commercial Mixed Use District (Figure 2)

FUTURE LAND USE: RMU Regional Mixed Use

REQUEST: Subdivide Lots 25 through 36, Sq. 3, Hessmer Park Subdivision into Lot 30-A, Sq. 3, Hessmer Park Subdivision (Figure 3)

DESCRIPTION OF PROPOSED LOTS:

Table 1: Existing and Proposed Lot Dimensions					
Type	Lot Number(s)	Primary Frontage	Average Width (feet)	Average Depth (feet)	Area (sq. ft.)
Existing	25	Hessmer Ave.	25	156.425*	3,910*
	26			156.975*	3,924*
	27			157.525*	3,938*
	28			158.075*	3,951*
	29			158.625*	3,965*
	30			159.715*	3,992*
	31			159.725*	3,993*
	32			160.275*	4,006*
	33			160.825*	4,020*
	34			161.375*	4,034*
	35			161.975*	4,049*
36	162.525*	4,063*			
Proposed	30-A	Hessmer Ave.	300.035*	159.45*	47,837

*Approximate

FINDINGS:

1. The petitioned property is currently undeveloped and is associated with municipal address 3620 Hessmer Avenue. The purpose of the subdivision request is to create a single lot of record on which to build the Jefferson Parish Sheriff's Office First District Station.

2. Lots 25 – 35 are located within the FC-3 district and Lot 36 is located in the FC-1 district. Both FC-3 and FC-1 require a minimum width of 50 ft., depth of 100 ft., and area of 5,000 sq. ft. The proposed lot exceeds these minimum lot width, depth and area requirements. The proposed subdivision results in a split-zoned lot, as the portion of existing Lot 36 will remain FC-1. Per the applicant, the FC-1 portion of the lot will only contain parking for the site.
3. The UDC has established a set of review criteria for preliminary and final plats, which have been applied to the proposed subdivision (Table 2). Additional criteria for “Block and Lot Standards” have also been applied (Table 3). The proposed subdivision complies with all criteria.
4. This application has been reviewed by the administrative departments without opposition. There are no building code or zoning code violations associated with the petitioned site.

DEPARTMENT COMMENTS:

Public Works is NOT OPPOSED to this Case but has the following Stipulations: ES-153-16-PF The Department of Public Works (on 11/7/16) Requires the Planning Department to place the general stamp on the plan. The Traffic Engineering Division finds that the sight triangles are not an issue at this time and a TIA is not currently required.

ICE - Building is NOT OPPOSED to this Case but has the following Stipulations: This proposed subdivision will create split zoning. FC-1 zoning for lot 36 and FC-3 for lots 25 through 35.

ICE - Site Plan is NOT OPPOSED to this Case.

Eastbank Consolidated Fire is NOT OPPOSED to this Case.

Environmental Department is NOT OPPOSED to this Case.

Parish Attorney is NOT OPPOSED to this Case but has the following Stipulations: 18th Avenue should be 18th Street. We will defer to the other departments for additional comments.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The subdivision is consistent with the Comprehensive Plan because it supports Objective 4.5 which seeks to “Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.”

CONCLUSION:

The proposed lot exceeds all applicable width, depth, and area requirements. As the FC-1 portion of proposed Lot 30-A is to only contain parking, the split-zoning will have no detrimental effects.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends Approval.

PLANNING ADVISORY BOARD:

Table 2 MAJOR SUBDIVISION REVIEW CRITERIA FOR PRELIMINARY/FINAL PLATS [Section 33-2.32]			
CRITERIA	COMPLIANCE		
	YES	NO	COMMENTS
Consistent with Comprehensive Plan	X		
Consistent with existing or proposed zoning of property	X		Exceeds all size requirements.
Availability of adequate facilities and services	X		Adequate facilities and services are available to the proposed lot.
Suitability of site for proposed development	X		Proposed lot suitable and compatible for development.
Compatibility of development with existing and planned land use pattern	X		
Development is within reasonable distance to public facilities and access	X		Public facilities and access are available to both proposed lots.
Consistent with adopted design for lots and blocks	X		See Table 3.

Adequate rights-of-way and servitudes provided, and consistent with adopted plans	X		None required.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	N/A	
Consistent with applicable Concept Plan	N/A	N/A	
Consistent with approved Preliminary Plat	N/A	N/A	
LURTC process complete	X		Complete

Table 3 BLOCK AND LOT STANDARDS [33-6.5 and 33-6.6]			
STANDARDS	COMPLIANCE		
	YES	NO	COMMENTS
Adequate Building Sites	X		Proposed lots exceed all applicable size requirements.
No Unusable Remnants Created	X		No unusable remnants created.
Block Depth	N/A	N/A	
Block Length	N/A	N/A	
Lot Area	X		Proposed lot exceeds the minimum width, depth and area requirements.
Lot Arrangement	X		Proposed lot provides satisfactory and desirable building site.
Lot Frontage	X		Lot 30-A fronts on Hessmer Ave.
Lot Lines	X		Newly created lot lines are at right or near-right angles.
Lot Orientation	X		Lot orientation is not changed.



Subdivision of Lots 25 - 36, into Lot 30-A, Sq. 3, Hessmer Park Subdivision

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**COUNCIL
DISTRICT**
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Aerial Map

**Petitioned
Property**





Subdivision of Lots 25 - 36, into Lot 30-A, Sq. 3, Hessmer Park Subdivision

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DISTRICT**

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Survey

**Petitioned
Property**

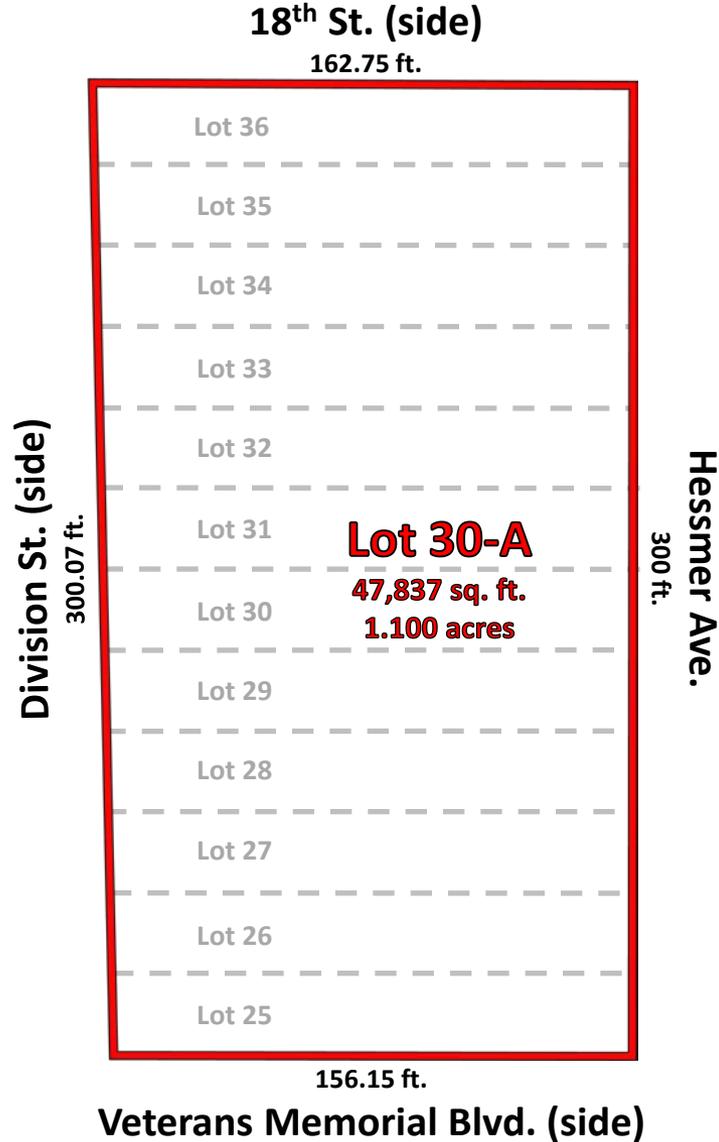


FIGURE 3