

On motion of Mr. Templet, seconded by Mr. Walker, the following ordinance was offered:

SUMMARY NO. 25703 ORDINANCE NO. 26224

An ordinance to amend Chapter 33 Unified Development Code of the Code of Ordinances of the Parish of Jefferson, to amend off-site parking standards in the CPZ-Ped overlay zone, and provide for related matters; as recommended by a study authorized by Council Resolution No. 137393. (Parishwide)

WHEREAS, the Jefferson Parish Council, through Resolution No. 137393 adopted March 31, 2021, authorized the Planning Department and the Planning Advisory Board to conduct a text study with the intent of evaluating the off-site parking standards in the CPZ-Ped Commercial Parkway Pedestrian Overlay Zone, and providing for related matters; and

WHEREAS, the CPZ-Ped Commercial Parkway Pedestrian Overlay Zone was established in order to provide enhanced development standards that encourage a more traditional pedestrian-oriented landscape; and

WHEREAS, the Fat City zoning districts also encourage a more traditional pedestrian-oriented streetscape; and

WHEREAS, the Fat City zoning districts permit standalone parking lots but are not currently permitted in the CPZ-Ped overlay district; and

WHEREAS, these districts have similar development standards that address unique site constraints; and

WHEREAS, off-site parking can help address inherent site constraints without compromising on the number of parking spaces; and

WHEREAS, stand-alone parking lots can enhance walkability by serving multiple sites with cooperative parking agreements; and

WHEREAS, applying the same off-site parking standards of the Fat City zoning districts in the CPZ-Ped Commercial Parkway Pedestrian Overlay Zone would increase consistency in the Code of Ordinances; and

WHEREAS, these recommendations support the Envision Jefferson 2040 goals and objectives to employ best planning practices and effective regulatory tools and minimize the negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices; and; and

WHEREAS, the Planning Director of this Parish has caused to be duly advertised, as prescribed by law, a public hearing in connection with the text amendment under Docket No. TXT-3-21; and

WHEREAS, a public hearing was held by the Planning Advisory Board, in accordance with law.

NOW, THEREFORE, THE JEFFERSON PARISH COUNCIL HEREBY ORDAINS:

SECTION 1. That Chapter 33 Unified Development Code, Sec. 33-2.25.2. Applicability, is hereby amended to require site plan review for parking lots in the CPZ-Ped overlay district, to read as follows:

Table 33-2.25.2-1: Development Approvals Requiring Site Plan Review, by District

Zoning District	FC-1	FC-2	FC-3	OBM-1	OBM-2	U-1S	CPZ-Ped
		*	*	*			
Parking Lot (LBCS Function Code 2641)	✓	✓	✓			✓	✓
		*	*	*			

SECTION 2. That Chapter 33 Unified Development Code, Sec. 33-3.67.3. Authorized uses, is hereby amended to allow a parking lot as a principal use, to read as follows:

Sec. 33-3.67.3. Authorized uses.

- (a) Authorized uses in this district are those uses authorized in the underlying zoning district.

* * *

SECTION 3. That Chapter 33 Unified Development Code, Sec. 33-6.35.4. Off-site parking, is hereby amended to add CPZ-Ped to right-of-way supplemental regulations and clarify off-site parking requirements for the Fat City districts, to read as follows:

Sec. 33-6.35.4. Off-site parking.

* * *

- (c) Proximity and access.
- (1) Off-site parking facilities shall meet the requirements of Table 33-6.35.4-1. If required by Table 33-6.35.4-1, the following standards shall apply:
- a. Zoning.
 - 1. For non-residential uses in residential districts, the zoning classification of the off-site parking shall be the same as or less restrictive than the zoning classification of the principal use.
 - 2. For other uses and districts, the off-site parking shall be located within a district which would permit the use to which such parking is accessory.
 - b. *Distance.* The maximum distance between the principal use and the off-site parking facility shall be measured along and following a reasonable and safe walking route from the nearest main entrance of the building or use to the off-site parking area.
 - c. *Right-of-way.*
 - 1. For non-residential uses in non-residential districts, the off-site parking shall not be separated from the principal use by a street, utility right-of-way, or public right-of-way.
 - 2. For other uses and districts, including the Fat City districts and the CPZ-Ped overlay district, the off-site parking may be separated from the principal use by a public right-of-way, except roads classified on the Jefferson Parish Thoroughfare Plan as interstates, freeways, or major arterials.

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SECTION 4. That Chapter 33 Unified Development Code, Sec. 33-6.35.4. Off-site parking, is hereby amended to add CPZ-Ped to Table 33-6.35.4-1 Proximity and Access-Off-Site Parking, to read as follows:

Table 33-6.35.4-1: Proximity and Access – Off-Site Parking.

District/Use	Zoning	Distance (feet), maximum	Right-of-Way	Frontage	Access
Residential/ Non-residential	✓	300	✓		
Non-residential/ Non-residential	✓	300	✓	✓	✓
Fat City/All, CPZ-Ped/All	✓	600	✓		

SECTION 5. That the Municipal Code Corporation is hereby authorized and directed to correct any cross-references within the code that are affected by the renumbering of sections or subparagraphs via this ordinance.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: 7 NAYS: None ABSENT: None

This ordinance was declared to be adopted on the 9th day of June 2021, and shall become effective as follows, if signed forthwith by the Parish President, ten (10) days after adoption, thereafter, upon signature by the Parish President or, if not signed by the Parish President, upon expiration of the time of ordinances to be considered finally adopted without the signature of the Parish President, as provided in Section 2.07 of the Charter. If vetoed by the Parish President and subsequently approved by the Council, this ordinance shall become effective on the day of such approval.

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY

A handwritten signature in black ink, appearing to read "Eula A. Lopez", written in a cursive style.

EULA A. LOPEZ
PARISH CLERK

JEFFERSON PARISH COUNCIL