

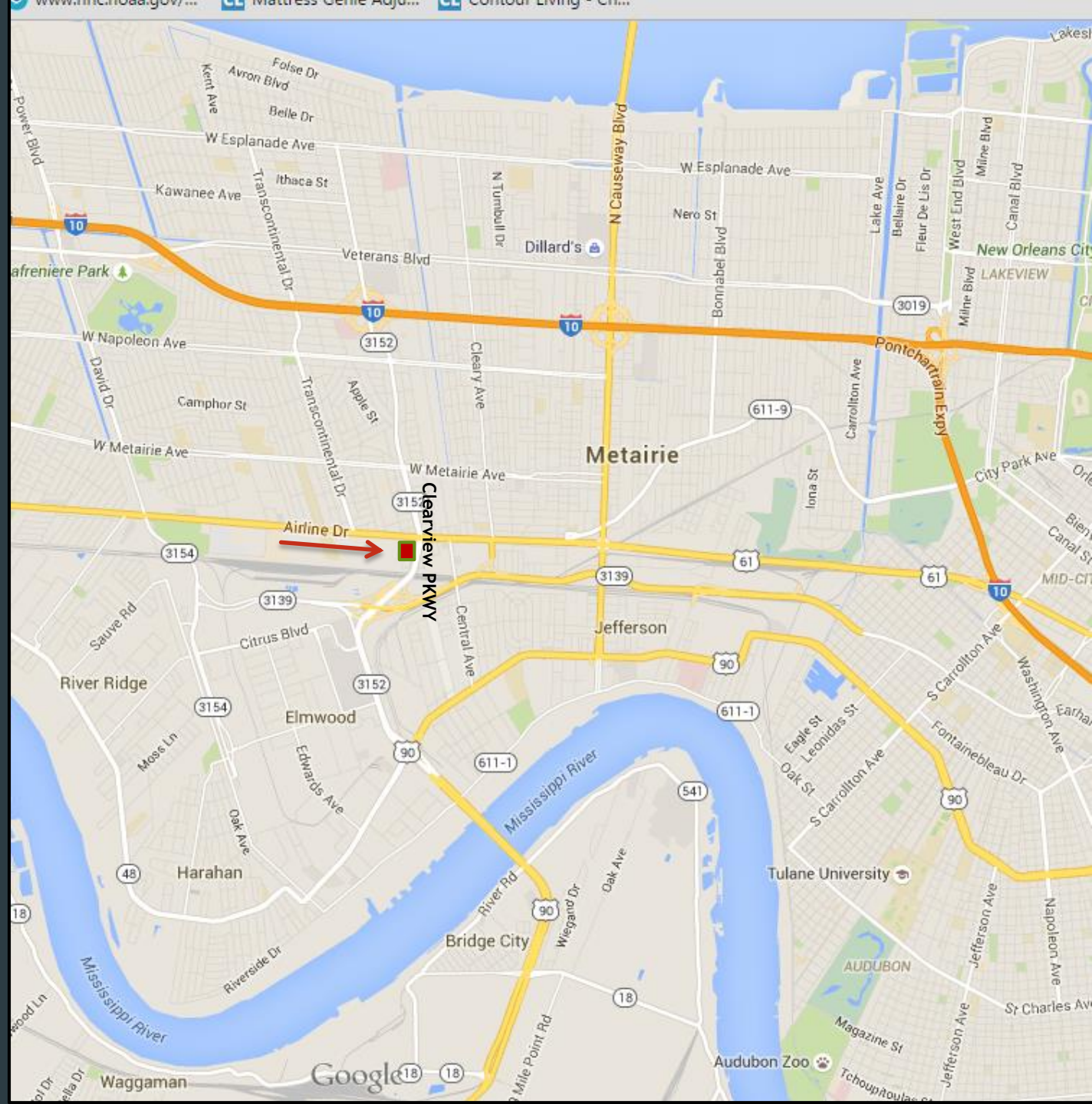


LAW ROUNDTABLE: ZONING CASES OF THE YEAR

Lydia Z. Jemison, AICP, CFM
Jemison & Partners, Inc.

CLEARVIEW PKWY & AIRLINE
DRIVE R1-A TO GO-2/CPZ

The Subject Property



Lot Data

▶ Subject Property

Lot area: 15,120 SF
Frontage: 122 feet - Clearview PKWY
114 feet - ROW on Airline DR side
Depth: 108 feet
Orientation: Clearview PKWY

▶ R-1A Zoning District

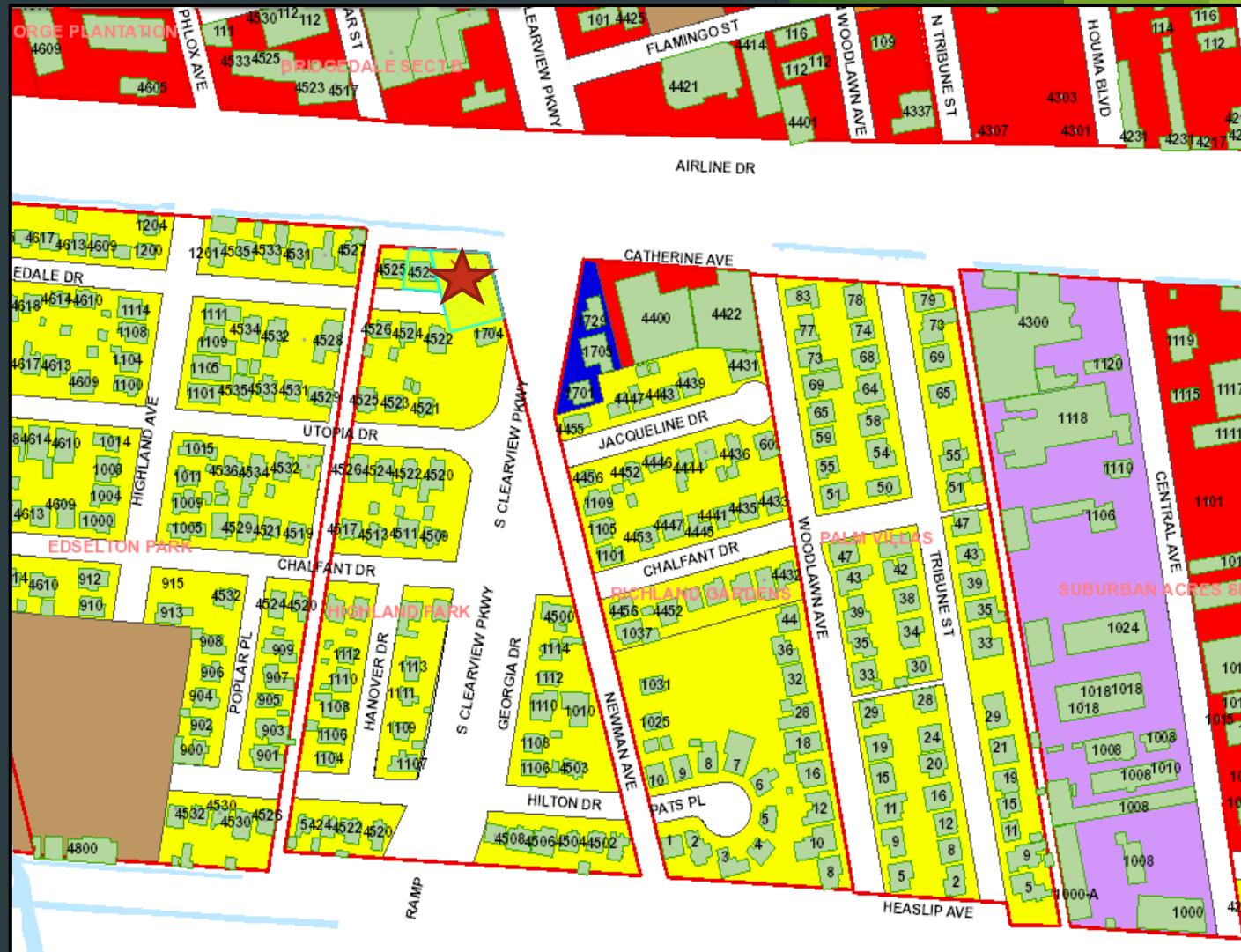
Lot area: 5,000 SF
Uses: Single-family residences, churches,
gov. structures
Height: 35 FT

▶ GO-2 Zoning District

Lot area: Ranges from 700 to 4,000 SF per
family depending on use
Uses: Offices, banks, light retail, single
and two-family residences
Height: 35 FT

▶ CPZ Overlay District

Superimposes landscaping, buffering, design and
sign requirements in addition to the underlying
zoning district.



Traffic

95,693 Average Daily Traffic for
Clearview PKWY & Airline Drive



Jefferson Parish Comprehensive Plan



- ▶ Policy 1.4.5: Promote safe, functional and attractive mixed-use development in **high volume transportation corridors**, such as Airline Drive, and emerging mixed-use centers, such as Elmwood and Metairie CBD.
- ▶ Policy 2.2.2: Enhance landscaping, buffering, and street tree plantings in roadways serving as gateways into Jefferson Parish including Airline Drive, Veterans Boulevard, Highway 90 and Jefferson Highway.
- ▶ Policy 4.3.1: Ensure that there are adequate amounts and types of land available for the development and expansion of businesses in Jefferson Parish.

Spot Zone

Spot zones confer rights and privileges on a single property owner which are not enjoyed by owners of other, similarly-situated property.

Reverse Spot Zone

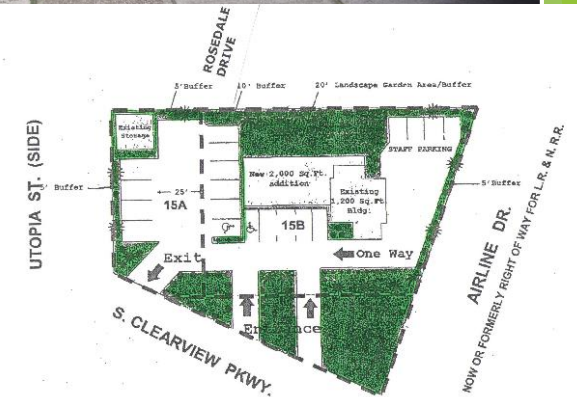
Reverse spot zones deny rights and privileges to a single property owner which are enjoyed by virtually every property owner of other similarly-situated property.

Public Comment: Multi-Family

- ▶ Petitions presented in opposition centered on “multifamily zoning changes”.
- ▶ GO-2 does not permit multiple family residences of any kind.
- ▶ GO-2 does permit single family and two family residences
- ▶ Multiple-family housing frequently provokes public opposition. Some neighborhood groups believe that East Jefferson is oversaturated with low-quality multiple family housing that degrades property values.

Public Comment: Access

- ▶ Public concern was expressed over access from the proposed development to the residential development along the rear property line on Rosedale DR.
- ▶ The owner of the subject property agreed to restrict access to Rosedale DR.
- ▶ CPZ site plan was submitted meeting landscaping and buffering requirements restricting access to Rosedale DR.



| | | |
|---|---|---|
| SUMMARY #: 22180 | CD#: 2 | DOCKET#: ELUZ-2-07 & ELUZ-5-07 |
| TITLE: SURVEY | PUBLIC HEARING JANUARY 25, 2007 | |
| REQUEST: ZONING CHANGE FROM R-1A TO GO-2 | | |

Official Actions

Public Hearings
Feb & Mar
2007

Council Denies
GO-2/CPZ
Apr 2007

Public Hearings
Nov 2011
&
Jan 2012

Council Denies
GO-2/CPZ
Mar 2012

Appeal to
the 24th
JDC
Sept 2015

24th JDC
Reverses
JP Council,
Property
Zoned
GO-2/CPZ
Nov 2015