

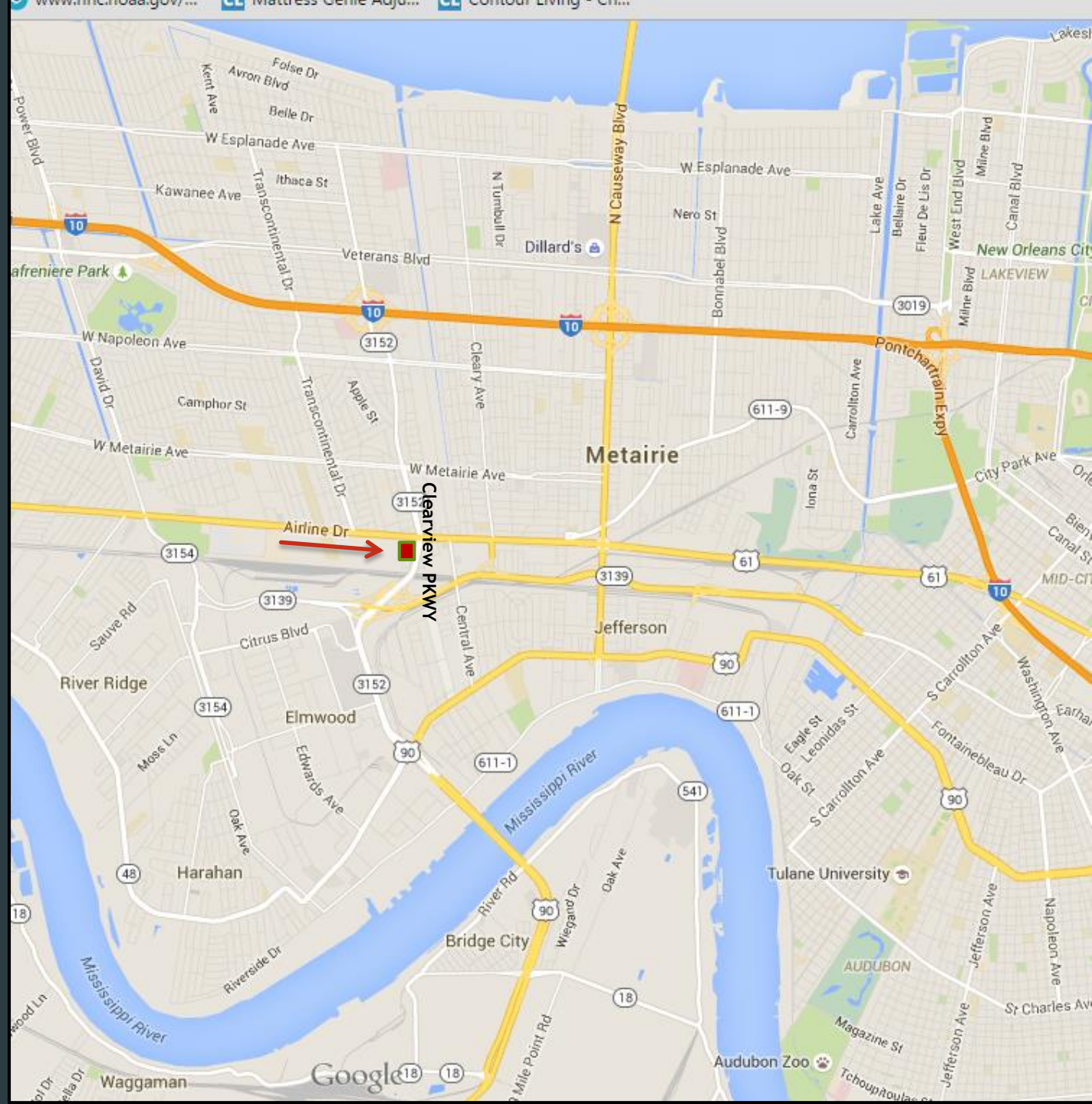


LAW ROUNDTABLE: ZONING CASES OF THE YEAR

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

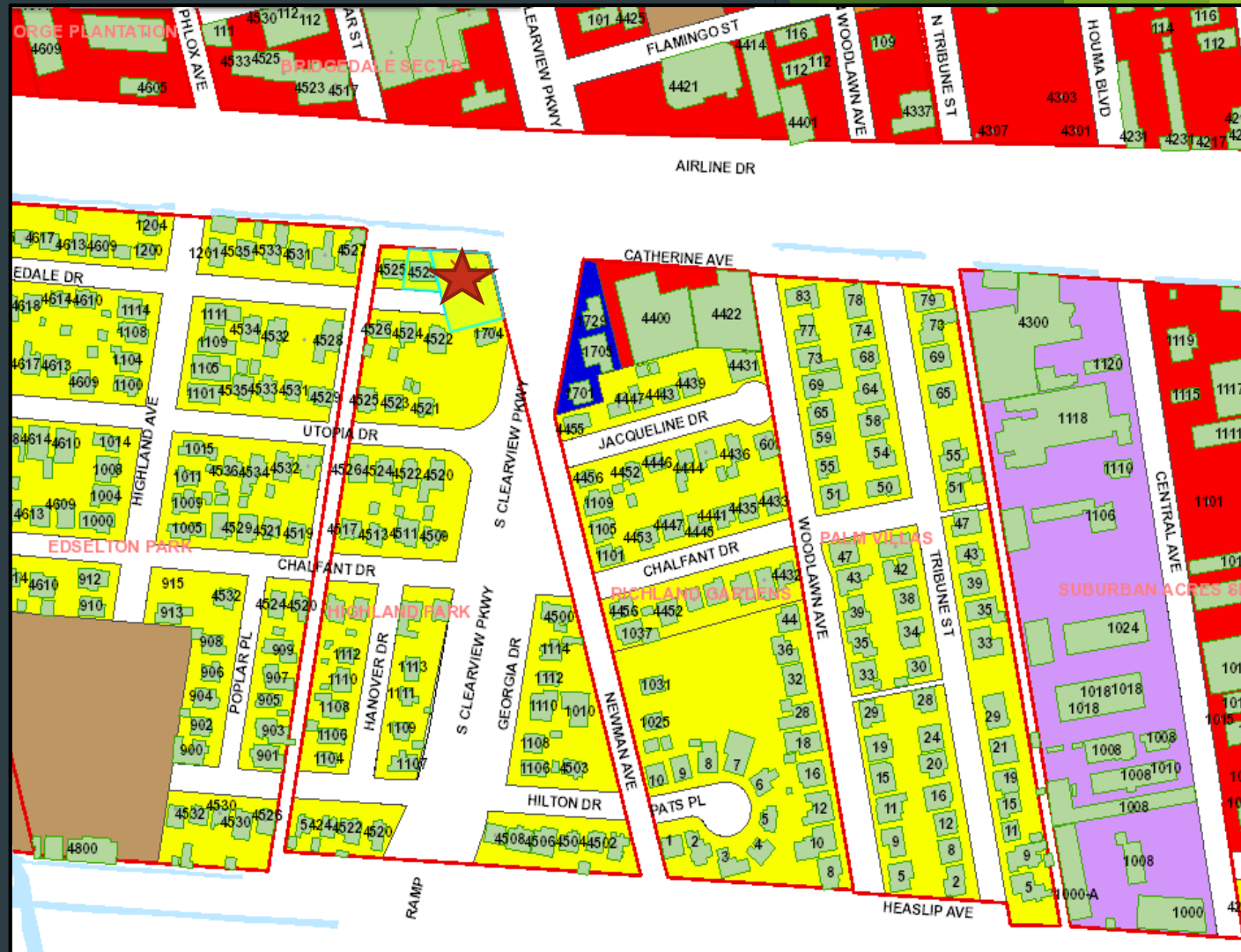
Lot area: 5,000 SF
Uses: Single-family residences, churches,
gov. structures
Height: 35 FT

▶ 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

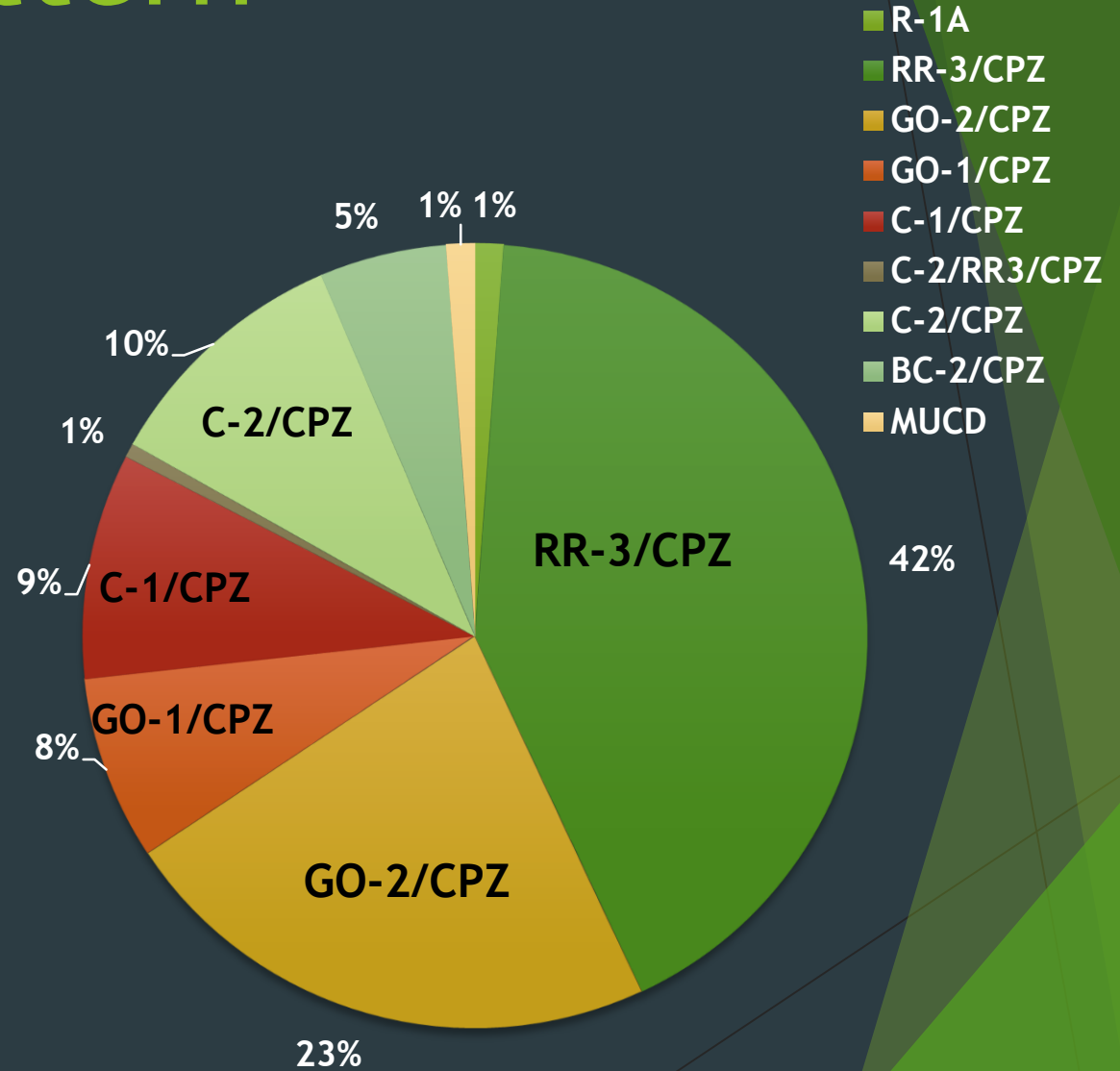
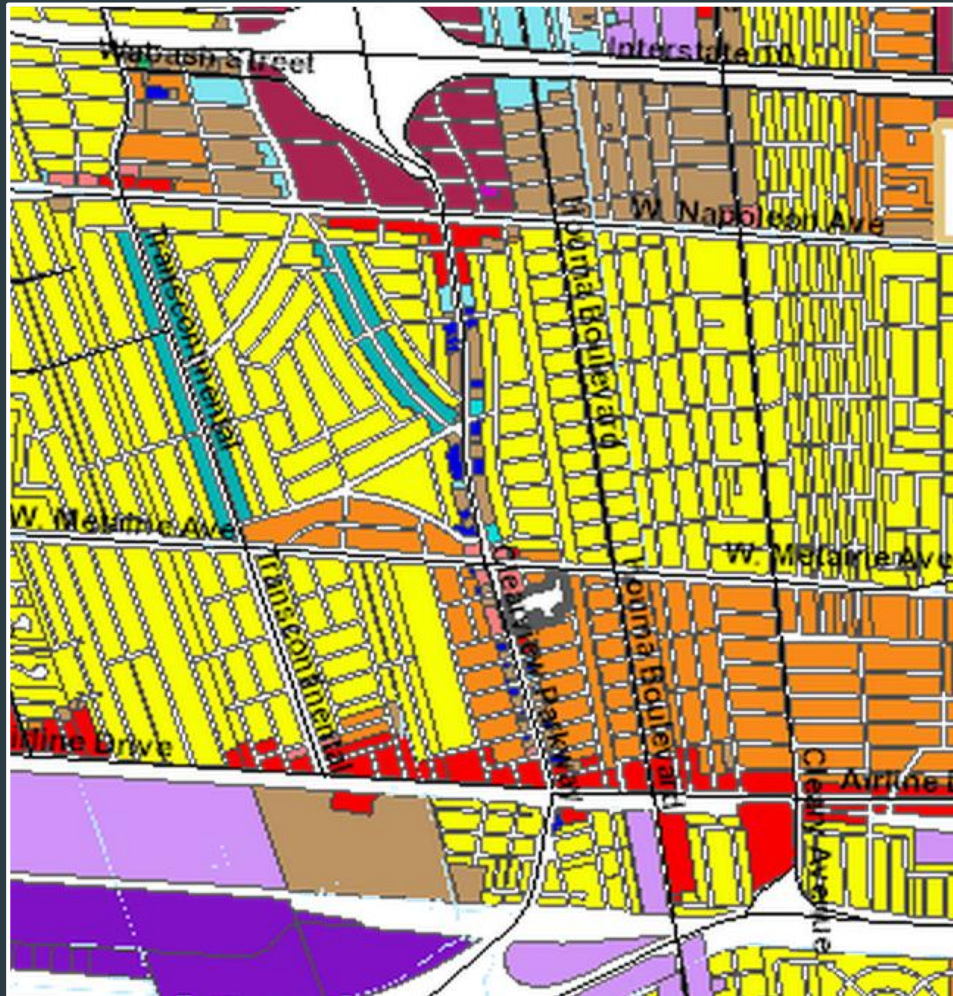


Jefferson Parish Comprehensive Plan



- ▶ 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.

Development Pattern



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

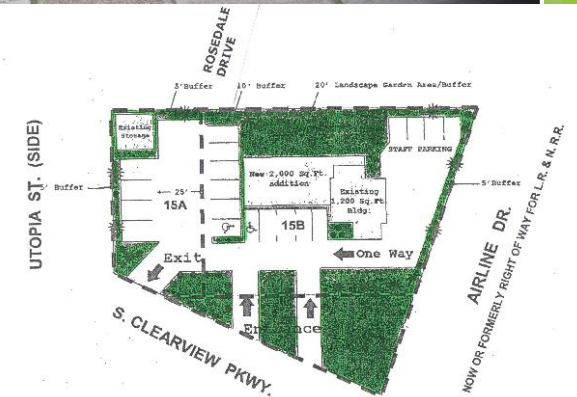
Reverse spot zones deny rights and privileges to a single property owner which are enjoyed by virtually every property owner of other similarly-situated property.

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