



Planning
Department

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Director

STAFF REPORT

Area Study

Docket No. Z-17-23
Summary No. tbd
Industrial Zoning Districts

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Study Intent: Rezone properties zoned OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, M-4 Industrial District, and AIM Avondale Industrial Marine District to the most appropriate zoning district in order to implement the industrial districts established as a result of the Jefferson Parish Industrial Zoning Districts Study undertaken by Camiros, Ltd., established via Resolution No. 137617, as applicable; and provide for related matters.

Authorization: Res. No. 138807 (1/12/2022); and Planning Director (4/27/2023)

Companion Cases: TXT-3-23 & TXT-4-23

Council District: Parish-wide
PAB Hearing: 4/11/2024
Last Meeting Date for Council Action: 8/7/2024

OVERVIEW

Jefferson Parish, with the assistance of Camiros Ltd., a planning and zoning consulting firm, has undertaken a study of the Parish's industrial zoning districts (OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District). This project comprehensively evaluates the current industrial districts' structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.¹ The purpose of this area study is to evaluate the mapped industrial districts and map the new industrial districts, established with the Industrial Districts Text Study (TXT-3-23), as appropriate.

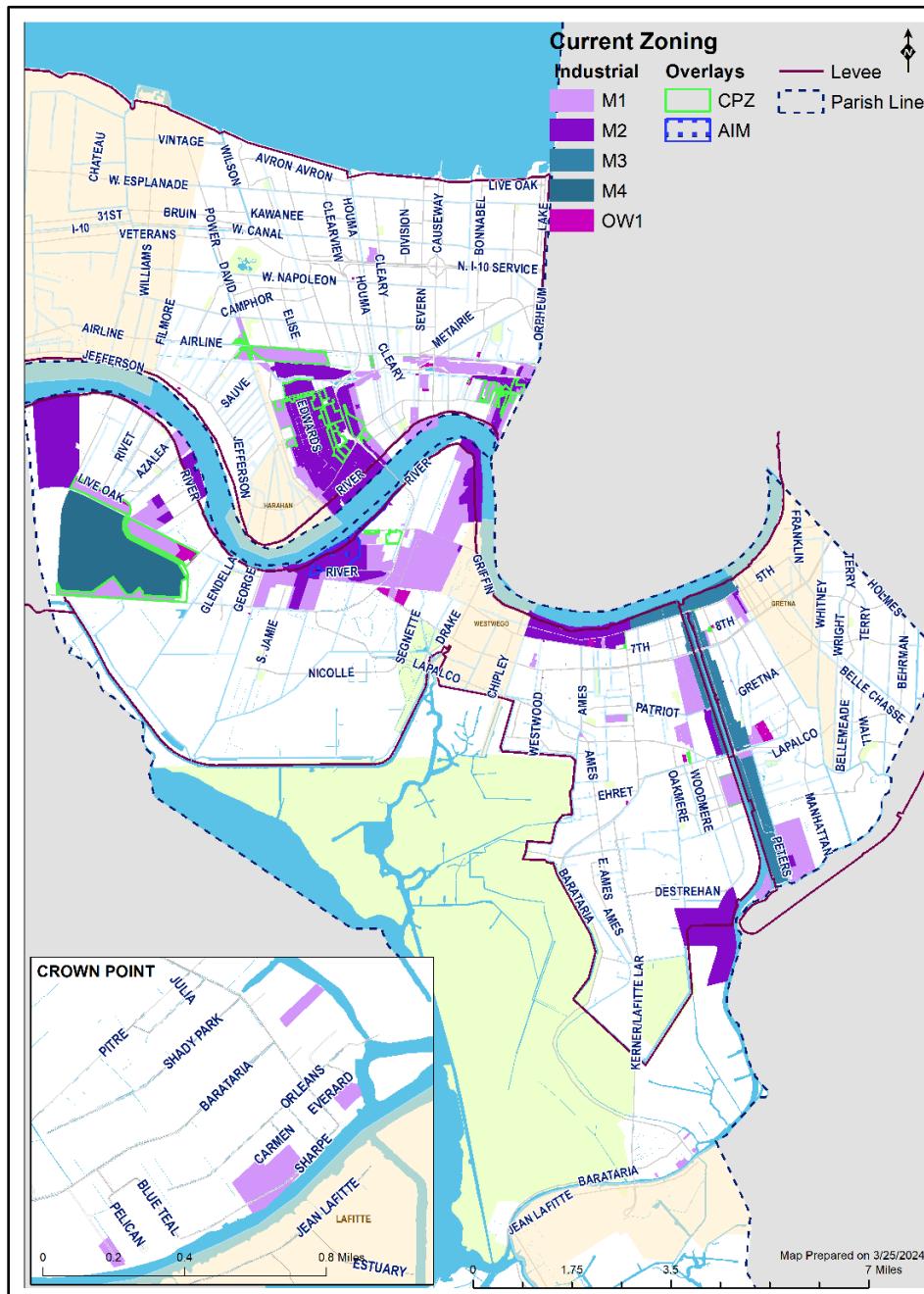
The Jefferson Parish Planning Department is also working on a study (TXT-4-23) of the zoning and future land use of the area encompassing property currently mapped with the AIM Avondale Industrial Marine Overlay District and Lot AV-7, Fairfield Plantation Subdivision, bounded by the Mississippi River and River Road; more specifically evaluating the appropriateness of expanding the AIM Avondale Industrial Marine Overlay District on Lot AV-7, Fairfield Plantation Subdivision. This study also includes a concurrent text study of Chapter 33 Unified Development Code and Chapter 40 Zoning

¹ Resolution No. 137089, adopted on February 24, 2021. Resolution No. 137617, adopted on May 19, 2021.

of the Code of Ordinances of Jefferson Parish, with the intent of evaluating and clarifying the regulations of the AIM Avondale Industrial Marine Overlay District.²

The Planning Department evaluated the current zoning, future land use, and current land uses by development site of properties currently zoned industrial (OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District) (Figure 1) in order to map the new industrial zoning districts, as appropriate.

Figure 1. Current Industrial Zoning Districts



² Resolution No. 138807, adopted on January 12, 2022.

STAFF RECOMMENDATION

- Rezone industrial-zoned properties to the most appropriate new industrial zoning district or existing non-industrial district, as appropriate.
- In general,
 - The I-MU Industrial Mixed-Use District is mapped on properties along the periphery in Elmwood, on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line, and on sites that as a buffer between heavy industrial land and non-industrial land.
 - The I-L Light Industrial District is mapped on site throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway. It is also mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
 - The I-H Heavy Industrial District is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
 - The I-LF Industrial Landfill District is mapped on the existing footprint of the landfill.
 - The HM-O overlay district is mapped on existing approved special permitted uses for the bulk storage of flammable and combustible liquids.
- Planning recommends mapping the AIM Avondale Industrial District as a base district on the existing footprint of the AIM overlay district and lot AV-7, which is part of the development site of Avondale.

PLANNING ADVISORY BOARD RECOMMENDATION

To be determined (tbd).

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BACKGROUND

Current Industrial Zoning Districts

The Jefferson Parish zoning code currently has five (5) base industrial zoning districts and one geographically specific industrial overlay district (Table 1).

Table 1: Ch. 33 UDC and Ch. 40 Zoning: Existing Six Industrial Districts	
District	Uses Permitted
OW-1 Office-Warehouse	Office, wholesale, warehouse Compatible with nearby residential areas
M-1 Industrial	Light industrial Generally limited outside impacts to surrounding uses
M-2 Industrial	General industrial Some standards to mitigate off-site impacts
M-3 Industrial	Heaviest industrial, includes the Harvey Canal
M-4 Industrial	Reserved for landfills
AIM Avondale Industrial Marine Overlay <small>*Located in Article 3 of Ch. 33</small>	Recognizes historic "Avondale Shipyard" Logistics hub- production, distribution, and repair Takes advantage of the existing multi-modal infrastructure

- **OW-1 Office Warehouse:** The purpose of this district is to provide sufficient space in appropriate locations for certain types of business and wholesaling relatively free from offense, in modern landscaped buildings, to make available more attractive locations for these businesses and industries, and to provide opportunities for employment closer to places of residence with corresponding reduction of travel time from home to work. Certain commercial uses are permitted, primarily for service to employees in the district. Typical development in the district would be that which is commonly known as an Office-Warehouse Park. The OW-1 permits any use permitted in the C-2 General Commercial District (except residential uses, elderly housing, and assisted living facilities) and office/warehouse type uses.³
- **M-1 Industrial:** This district is composed of lands so situated as to be adapted to industrial development but where proximity to commercial and residential districts make it desirable to regulate and control the extent of industrial operations. The purpose of this district is to permit normal operations of industrial uses under such conditions as will protect adjacent industrial, commercial and residential uses. Intense industrial uses are not permitted due to proximity to residential and commercial

³ Ch. 40 Zoning, Article XXIX. Office-Warehouse District OW-1. of the Jefferson Parish Code of Ordinances.

districts. For example, M-1 does not allow asphalt refining, processing flammable liquids, and fertilizer manufacture.⁴

- **M-2 Industrial:** This district is composed of lands so situated as to be adapted to industrial development. The purpose of this district is to permit normal operations of industrial uses under such conditions as will protect adjacent industrial, commercial and residential uses. The M-2 District permits more intense industrial uses (e.g., asphalt refining, processing flammable liquids, fertilizer production).⁵
- **M-3 Industrial:** This district is intended solely for industrial and related activities which, by the nature of their operation, create conditions unsuitable for residential, retail and typical office uses. Whenever practical, this district should be buffered from nearby residential areas by more restrictive zoning districts. Permitted uses include manufacturing textile, fabricated metal and food products.⁶
- **M-4 Industrial:** This district is intended solely for industrial activities relating to or involving waste collection, handling and disposal facilities. The purpose of this district is to allow the normal operation of state permitted landfills and other waste handling, recycling and disposal establishments under such conditions as will protect adjacent land uses. Whenever practical, this district should be buffered from nearby residential areas by more restrictive zoning.⁷

The Jefferson Parish zoning code has one industrial overlay district- **AIM Avondale Industrial Marine**. The AIM District is a geographically specific overlay is mapped on the historic Avondale Shipyard, about 276 acres. The AIM overlay district was created in 2019 to preserve the historic industrial nature of the former Shipyard. This overlay modifies the underlying M-2 District with a series of use permissions to facilitate redevelopment of the area into a logistics hub, utilizing the prime assets of port and rail facilities⁸. This includes limited commercial uses to support employees.

The industrial base zoning districts make up about five percent (4.65%; 11,511 acres) of the Parish's zoned land. Each of the industrial districts individually make up less than five percent of zoned land on the East Bank and West Bank, with two exceptions- M-1 (6.88% of East Bank zoned land) and M-2 (10.73% of East Bank zoned land). Further, each industrial district is under two percent of the Parish's zoned land (Table 2).

Table 2. Acreage of Industrial Zoning in the Parish

District	East Bank Acreage (% EB)	West Bank Acreage (% WB)	Total Acreage (% Total)
OW-1 Office-Warehouse	17 (0.11%)	179 (0.08%)	196 (0.08%)
M-1 Industrial	1,065 (6.88%)	3,025 (1.30%)	4,091 (1.65%)

⁴ Ch. 40 Zoning, Article XXX. Industrial District M-1. of the Jefferson Parish Code of Ordinances.

⁵ Ch. 40 Zoning, Article XXXI. Industrial District M-2. of the Jefferson Parish Code of Ordinances.

⁶ Ch. 40 Zoning, Article XXXII. Industrial District M-3. of the Jefferson Parish Code of Ordinances.

⁷ Ch. 40 Zoning, Article XXXII.5. Industrial District M-4. of the Jefferson Parish Code of Ordinances.

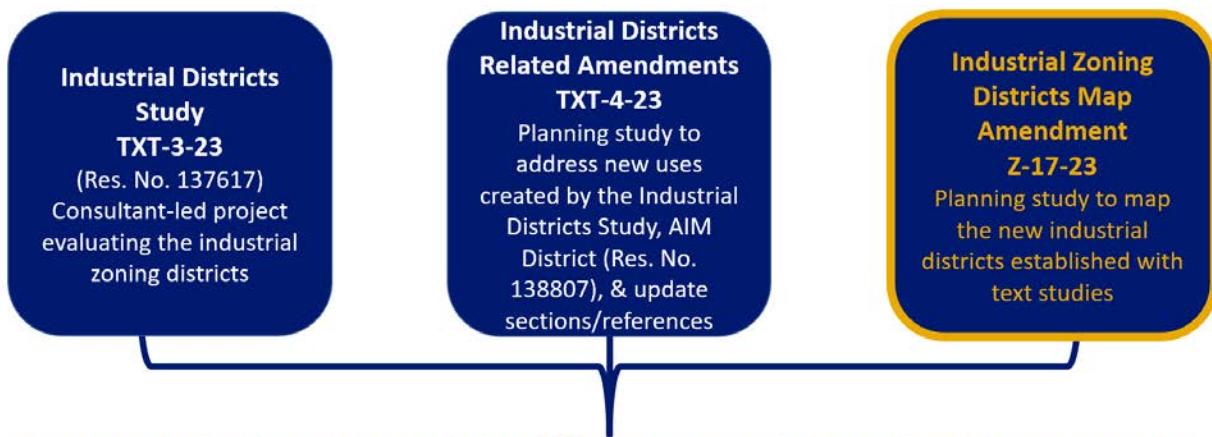
⁸ Ordinance No. 25794, adopted June 19, 2019, created the AIM District. Ordinance No. 25793, adopted June 19, 2019, mapped the AIM District.

Table 2. Acreage of Industrial Zoning in the Parish

District	East Bank Acreage (% EB)	West Bank Acreage (% WB)	Total Acreage (% Total)
M-2 Industrial	1,661 (10.73%)	2,780 (1.20%)	4,442 (1.79%)
M-3 Industrial	0 (0.0%)	1,164 (0.50%)	1,164 (0.47%)
M-4 Industrial	0 (0.0%)	1,619 (0.70%)	1,619 (0.65%)
All Zoned Land: 247,669 Acres			
Acreage calculated by the Parish's Geographic Information System (GIS) on March 21, 2024.			

Concurrent Studies

This map study is one of three studies which comprehensively evaluate the current industrial zoning districts (Figure 2).



Comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.

Figure 2. Concurrent Industrial Studies

The first text study, TXT-3-23 Industrial Districts Study is a consultant-led project, which evaluates the current industrial zoning districts and establishes an updated and modernized industrial zoning district structure which addresses the range of industrial development within the Parish, as well as desired types of development not currently allowed. Recommendations include:

- Restructure the zoning district structure to be clearer and more predictable in the type of development and address the range of industrial types. These districts as proposed are:
 - I-MU Industrial Mixed-Use District
 - I-L Light Industrial District
 - I-H Heavy Industrial District
 - I-LF Landfill Industrial District
- Update the uses allowed within the districts to align with the use approach used in the UDC – the Land Based Classification System (LBCS).
- Define and allow for new types of industrial uses desired by the Parish, such as those related to “clean and green” industries, logistics, and food production.
- Include clear dimensional and development standards within the districts.
- Include standards in the district that increase compatibility between uses, such as

buffer yards and landscape yards.

- Create an overlay district to specifically address the bulk storage of hazardous materials, the H-MO Hazardous Materials Overlay District.
- Clearly define bulk storage of hazardous materials as a use and create standards for such that mitigate potential negative impacts.

The second study, TXT-4-23 Industrial Districts Related Amendments is focused on the AIM Avondale Industrial Marine Overlay District and related amendments to the Industrial Districts. This study focuses on:

- Make Avondale Industrial Marine Overlay District a base zoning district and clarify standards related to bulk storage of hazardous materials within the zoning district;
- Consolidate conditional use and special permitted use (SPU) provisions into a single section in Ch. 33, replace references to conditional use with special permitted use, and update section references, as appropriate;
- Replace the references to the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O);
- Incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix;
- Permit new uses established with Industrial Districts Study in specific non-industrial zoning districts, as appropriate;
- Add definitions and parking requirements for new uses in Ch. 40;
- Restructure Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards by development type instead of alphabetical order and add use standards previously located in the industrial base zoning districts;
- Add building design standards for the I-MU district; and
- Move regulations for the U-1R to Chapter 33 and update regulations, as necessary

Current Mapping of Industrial Zoning Districts.

In general, the East Bank area is characterized by a mix of different types of light and medium industrial uses, organized in a somewhat typical clustered development pattern in the Elmwood Business Park and along corridors like Airline Drive, Earhart Expressway, and Jefferson Highway. The West Bank, in contrast, has two primary industrial areas oriented in a linear pattern along the Mississippi River and then along the Harvey Canal. Many of the industrial uses on the West Bank fall within the heavy industrial category, ranging from ship repair to bulk storage. It is also important to note that, within the West Bank, there are significant industrial facilities located within larger residential areas, such as Waggaman and Avondale.

Future Land Use Designations and Compatibility

The Future Land Use Map (FLUM), illustrates a place-based vision for what Jefferson Parish will look like in twenty years. It assigns all land in the unincorporated parish to one of nine future land use categories, which describe a general development pattern and types of uses that could be expected in a particular area. Unlike the official zoning map, the FLUM is not regulatory; rather, it provides guidance for land use decisions. It is the

zoning district, not the FLUM category, which specifies the types of uses that are allowed and the standards that apply to the uses, structures, or sites within the district.

The nine future land use (FLU) designations consist of Rural (RUR); Suburban Residential (SUB); Urban Residential (URB); Commercial (COM); Mixed-Use (MU); Production, Distribution, and Repair (PDR); Heavy Industrial (HI); Community Facilities (CF); and Resource Land and Water (RES) (Figure 3).

The first seven FLU categories generally correspond to levels of intensity or density, ranging from the lowest density rural and residential areas to commercial and the heaviest intensity industrial uses. The last two FLU categories – CF and RES – do not refer to intensity, but rather recognize the areas of the Parish that serve vital functions as community facilities or resource lands and water. Generally, a FLU category should cover a contiguous area of at least two acres to avoid a “spot” of FLU.⁹

The two industrial-specific FLU categories are Production, Distribution, and Repair (PDR) and HI.

- The **PDR** category includes areas that provide a range of light industrial uses which are at an intensity that is generally compatible with adjacent or nearby land uses. PDR uses involve the on-site production, distribution, repair, assembly, processing, or sale of materials, products, technology, or goods intended for a wholesale, manufacturing, or industrial application, and include uses such as light manufacturing, warehousing, storage, and research and development. These

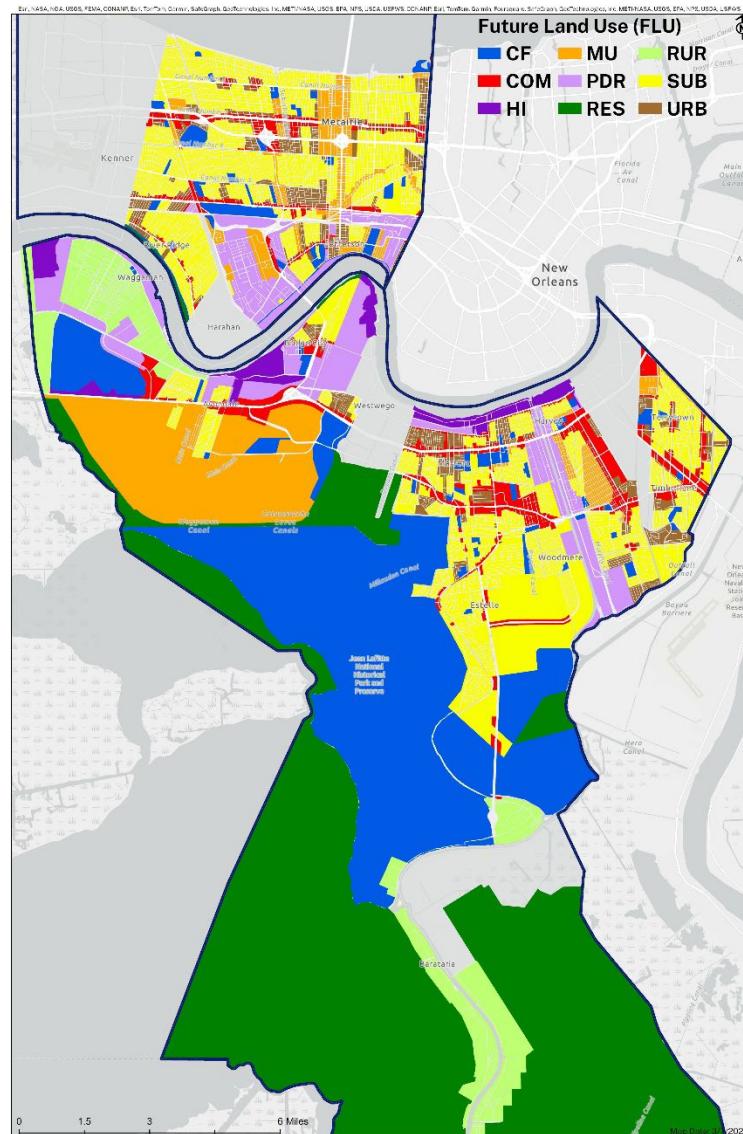


Figure 3. Future Land Use (FLU) Categories

⁹ Envision Jefferson 2040: The Jefferson Parish Comprehensive Plan, adopted on November 6, 2019. <https://jefferson-parish-government.azureedge.net/documents/departments/planning/envision-2040/EnvisionJefferson2040.pdf>

areas do not include heavy industrial uses. Community facilities, such as religious institutions, parks and playgrounds, and certain types of schools, may be appropriate in these areas. Commercial uses may be located in these areas at strategic locations.

- The **HI** category includes areas mostly devoted to heavy industrial activities, such as: processing, refining, or bulk storage of flammable and combustible liquids; chemical manufacturing; and other uses which, by the nature of their operation, generally are not compatible with adjacent or nearby residential, retail, or office uses or community facilities.

ANALYSIS

The Proposed Districts

The proposed industrial zoning districts addressed in TXT-3-23 consist of four (4) base districts: I-MU Industrial Mixed Use; I-L Light Industrial; I-H Heavy Industrial; and I-LF Landfill Industrial and one (1) overlay district: HM-O Hazardous Materials Overlay (Table 3).

The **I-MU Industrial Mixed-Use District** is intended to accommodate those areas that have originally developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and even moderate density residential uses. As such, the broader mix of allowed uses in the I-MU district encourages and accommodates the adaptive reuse of existing structures.

The **I-L Light Industrial District** is intended to accommodate a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses, as well as, limited commercial, recreational, and agricultural uses. Light industrial processes are conducted within enclosed buildings, may include some limited outdoor storage, and do not create nuisances, hazards, or other outside impacts.

The **I-H Heavy Industrial District** is intended to accommodate general manufacturing, fabricating, processing, distributing, and warehousing uses, including those uses that may be hazardous or noxious. Such uses typically have significant external impacts and may include large areas of outdoor storage or operation. Therefore, screening and buffering requirements ensure adequate separation and mitigation of potential impacts on surrounding areas.

The **I-LF Landfill Industrial District** is a specialized zoning district for industrial activities that involve waste collection, handling, and disposal facilities. The I-LF District is intended to allow for the normal operation of state permitted landfills and other waste handling, recycling, and disposal establishments.

Lastly, the **HM-O Hazardous Materials Overlay District** is intended to protect the public health, safety, and environment by controlling uses that store hazardous materials in bulk. This overlay district imposes additional requirements to what is already required in the base zoning district with additional specific use standards applied to the bulk storage of hazardous materials within the district.

Table 3. Comparison of Existing and Proposed Industrial Zoning Districts

Current Industrial Zoning			Proposed Industrial Zoning		
District	Summary	Current Dimensional + Use Standards	District	Summary	Proposed Dimensional + Use Standards
OW-1 Office-Warehouse	<ul style="list-style-type: none"> Business & wholesaling that do not create outside nuisances Modern landscaped buildings & attractive locations Located to provide opportunities for employment closer to places of residence Certain commercial uses are permitted, primarily for service to employees 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> 65' max. building height No yards required unless abutting residential <p>Uses Generally</p> <ul style="list-style-type: none"> Primarily office & warehouse uses Limited trade & repair - no more than 25 employees Allows C-2 uses with the exception of residential C-2 uses include retail, personal services such as beauty salons, restaurants & bars 	I-MU Industrial Mixed- Use	<ul style="list-style-type: none"> Accommodate areas that have originally developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, & even moderate density residential uses. Broader mix of allowed uses encourages & accommodates the adaptive reuse of existing structures. 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No height limit unless abutting residential 10' setbacks Separate standards for townhouses & multi-family General building & site design standards required Additional landscaping & screening Site plan review required <p>Uses Generally</p> <ul style="list-style-type: none"> Allows multi-family, townhomes, hotels Allows 99 commercial uses & 21 light/artisan manufacturing uses Allows arts/ entertainment/recreation & institutional uses
M-1 Industrial	<ul style="list-style-type: none"> Industrial development that is compatible with nearby commercial & residential development District standards will control the impacts of industrial operations but still permit normal operations of industrial uses 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No height limit unless abutting residential No yards required unless abutting residential <p>Uses Generally:</p> <ul style="list-style-type: none"> Has an open-ended use structure that allows light industrial uses that are not listed in higher intensity districts like the M-2 District Specific standards for certain uses (marine-related uses, truck stops, gaming establishments, off-track wagering, self-storage, etc.) 	I-L Light Industrial	<ul style="list-style-type: none"> Accommodate a variety of light manufacturing, fabricating, processing, distributing, & warehousing uses, as well as, limited commercial, recreational, & agricultural uses. Light industrial processes are conducted within enclosed buildings, may include some limited outdoor storage, & do not create nuisances, hazards, or other outside impacts. 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No height limit unless abutting residential 10' setbacks, 20' abutting residential Min. lot area of 5,000 sf Additional landscaping & screening when abutting non-industrial <p>Uses Generally</p> <ul style="list-style-type: none"> Allows 66 commercial uses & 28 manufacturing uses Allows limited entertainment, recreation, institutional uses Allows agriculture/ forestry/ fishing/ hunting Does not allow for bulk storage of culinary & medicinal products
M-2 Industrial	<ul style="list-style-type: none"> Accommodates general industrial development District standards will control the impacts of industrial operations but still permit normal operations of industrial uses District standards intended to protect adjacent industrial, commercial and residential uses. 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No height limit unless abutting residential No yards required unless abutting residential <p>Uses Generally</p> <ul style="list-style-type: none"> Primarily heavy industrial uses Specific standards for processing, refining, or bulk storage of flammable & combustible liquids, & recycling facilities 	I-H Heavy Industrial	<ul style="list-style-type: none"> Accommodate general manufacturing, fabricating, processing, distributing, and warehousing uses, including those uses that may be hazardous or noxious. Such uses typically have significant external 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No height limit unless abutting residential 25' setbacks, 50' abutting residential Min. lot area of 5,000 sf Additional dual-zone landscaping & screening when abutting non-industrial <p>Uses Generally</p> <ul style="list-style-type: none"> Allows 38 commercial uses & 43 industrial uses

Table 3. Comparison of Existing and Proposed Industrial Zoning Districts

Current Industrial Zoning			Proposed Industrial Zoning		
District	Summary	Current Dimensional + Use Standards	District	Summary	Proposed Dimensional + Use Standards
M-3 Industrial	<ul style="list-style-type: none"> Accommodates heavy industrial development Such uses, by the nature of their operation, create conditions unsuitable for residential, retail, & typical office uses Where practical, district should be buffered from nearby residential by more restrictive zoning 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> No building height limit Lots min. 10,000 sf in area & a min. lot depth of 100' <p>Uses Generally</p> <ul style="list-style-type: none"> Heavy industrial uses 		<p>impacts & may include large areas of outdoor storage or operation.</p> <ul style="list-style-type: none"> Screening & buffering requirements ensure adequate separation & mitigation of potential impacts on surrounding areas. 	<ul style="list-style-type: none"> Allows 47 transportation, communication, information, & utilities uses Allows recycling facilities, junk/salvage yards (SPUs) Allows bulk storage of culinary & medicinal products Only allows bulk storage of hazardous materials with HM-O overlay
M-4 Industrial	<ul style="list-style-type: none"> Intended solely for industrial activities relating to or involving waste collection, handling, & disposal facilities Allows the normal operation of state permitted landfills & other waste handling, recycling, & disposal establishments Conditions should protect adjacent land uses Where practical, district should be buffered from nearby residential by more restrictive zoning 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> Height & setbacks per state/federal law (related to waste collection, handling, disposal facilities) Min. lot area of 30 acres Landscape & screening required Distancing requirement from residential <p>Uses</p> <ul style="list-style-type: none"> Waste collection, handling, disposal facilities 	I-LF Landfill Industrial	<ul style="list-style-type: none"> Specialized zoning district for industrial activities that involve waste collection, handling, and disposal facilities. I-LF District is intended to allow for the normal operation of state permitted landfills & other waste handling, recycling, disposal establishments. 	<p>Dimensional Standards</p> <ul style="list-style-type: none"> Height & setbacks per state and federal law (related to waste collection, handling, and disposal facilities) Min. lot area of 30 acres Landscape & screening required Distancing requirement from residential <p>Uses</p> <ul style="list-style-type: none"> Waste collection, handling, and disposal facilities

AIM Avondale Industrial Marine Overlay District

On June 19, 2019, the Parish Council approved the creation and mapping of a new overlay zoning district, the AIM Avondale Industrial Marine District (Ordinance Nos. 25793 and Ordinance No. 25794).

The district is geographically specific and mapped on the footprint of the “old Avondale Shipyard” bounded by the Mississippi River and River Rd. (LA-18 and LA-541) near the foot of the Huey P. Long Bridge on the Westbank of Jefferson Parish. It was determined in 2019, that the “old Avondale Shipyard” site was prime site for a value-added logistics hub and exhibits the typical characteristics of one. Further, its size, location and access to the Mississippi River, active rail lines, and major roadways, is unique and continues to facilitate its revitalization as a multi-modal logistics hub of the future (Figure 4).

The AIM District was addressed in Camiros' Framework Report, and it suggested that making the AIM a base zoning district will make application and understanding of the district, especially use permissions, easier and clearer for Code users. This conversion would consolidate the applicable standards of the I-H and the additional standards of the AIM

Overlay District into one district. Planning is proposing to make the AIM district a base district, with its own purpose, list of permitted uses, and unique development standards (TXT-4-23).

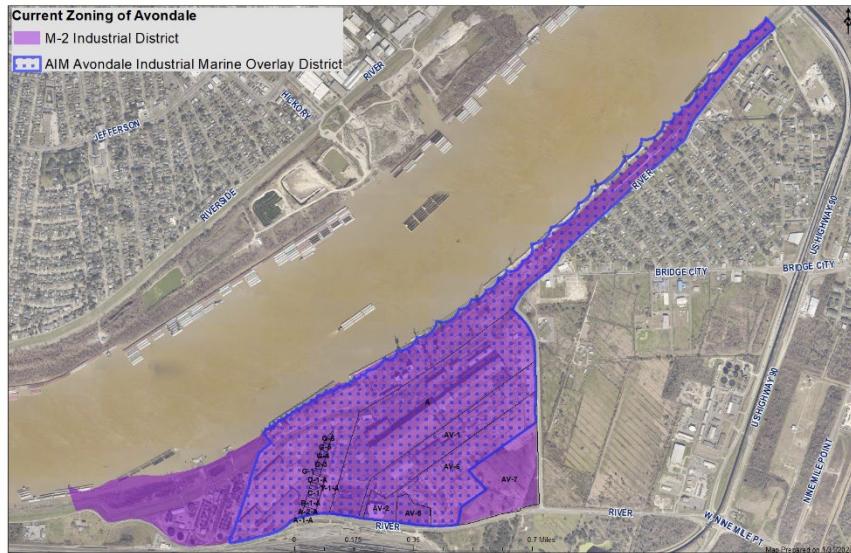


Figure 4. Current AIM Zoning

Future Land Use Compatibility

As mentioned previously, the Future Land Use Map (FLUM) provides guidance for land use decisions. The proposed industrial districts are compatible with the following FLU designations:

Base Zoning District	RUR	SUB	URB	COM	MU	PDR	HI
I-MU	◎	—	—	●	◎	●	—
I-L	◎	—	—	◎	◎	●	◎
I-H	—	—	—	◎	◎	●	●
AIM	—	—	—	—	—	●	●

● Compatible ◎ Possibly compatible - Not compatible

The **I-MU** and **I-L** zoning districts may be consistent with the Rural FLU category in the following circumstances, provided that adequate public facilities are available:

- The site has frontage on a major or minor arterial;
- The site is located at a strategic intersection of different modes of transportation, particularly rail and water;
- The site is contiguous with an existing C-1 or C-2 area; or
- The site would serve as a transition or buffer between residential and non-residential uses.

* * *

The **I-L** and **I-H** zoning districts may be consistent with the Commercial FLU category in the following circumstances:

- i. The surrounding commercial area is characterized by heavy, non-retail commercial activity;
- ii. The site is readily accessible from a major or minor arterial on streets that do not pass through residential areas; or
- iii. The site is adjacent to conforming industrial uses.

* * *

The **I-MU**, **I-L**, and **I-H** zoning districts may be consistent with the Mixed-Use FLU category in the following circumstances:

- i. The site would serve as a transition or buffer between the mixed-use area and higher intensity zoning districts;
- ii. The site is adjacent to conforming industrial uses; or
- iii. The site is located in a defined area that is characterized by a mix of uses and zoning districts and would contribute to the mixed-use character of the area.

* * *

The **I-L** zoning district may be consistent with the Heavy Industrial FLU category in the following circumstances:

- i. The site is contiguous with an existing **I-L** area; or
- ii. The site would serve as a transition or buffer between the heavy industrial and less intense uses.

Because the proposed **I-LF** district is site-specific and tied to the landfill, it is compatible with the Community Facilities (CF) future land use designation. CF includes large-scale public or quasi-public facilities that serve the community, including institutions, parks and other recreational uses, transportation facilities, and utilities. These facilities generally occupy at least ten acres or may be regional destinations that are distinct from surrounding land uses and may include adjacent related land uses.

The proposed **AIM** base district is compatible with the Production, Distribution, and Repair and the Heavy Industrial FLU categories.

Because the HM-O is an overlay district, future land use compatibility does not apply.

Methodology

ArcGIS StoryMap

ArcGIS StoryMaps are interactive, easily-digestible and shareable websites. The Jefferson Parish Planning Department released a StoryMap illustrating preliminary draft maps of the new industrial districts in conjunction with the second draft of the Industrial Districts Regulations in June 2023. The purpose of the StoryMap was to provide more context to the remapping process and provide a website that was easy for the public to use, even on mobile devices (Figure 5). The StoryMap illustrated the proposed districts' locations and boundaries while summarizing why each new district was appropriate for that particular focus area. The Planning Department presented the StoryMap at the public meetings in June 2023.

The JP Industrial Districts StoryMap has been updated with the revised zoning maps with more detail, presented with this report. The website can be found here: <https://arcg.is/0Ka0bf0>

Land Use Survey

The Planning Department surveyed industrial zoned properties and updated land use information in the Parish's geographic information system software, ArcGIS. Site visits and surveys were conducted during the summer of 2021 and again during the 2022-2023 winter.

The land use data is based off of a function code of the Land Based Classification Standards (LBCS). LBCS provide a consistent model for classifying land uses based on their characteristics. The function code refers to the economic function or type of establishment. Every land use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to enterprises.

Figure 5. Screenshot from the JP Industrial Zoning Map StoryMap

For example, if a development site consists of a restaurant or a retail store, it would be classified as LBCS Function Code 2000- General Sales or Services (Figure 6).

Proposed Zoning

The Planning Department evaluated the following while mapping the proposed industrial districts:

- Current base zoning;
- Current overlay zoning, if applicable;
- Type and size of land uses by development site;
- Type and size of land uses with proposed zoning;
- Surrounding zoning;
- Proximity to incompatible uses; and
- Future land use (FLU) designation.

Focus Areas

Each industrially-zoned site in Jefferson Parish has been put in a "focus area" for ease of analysis. Focus areas are organized based on whether they are located on the East Bank (EB) or West Bank (WB) of the Parish.

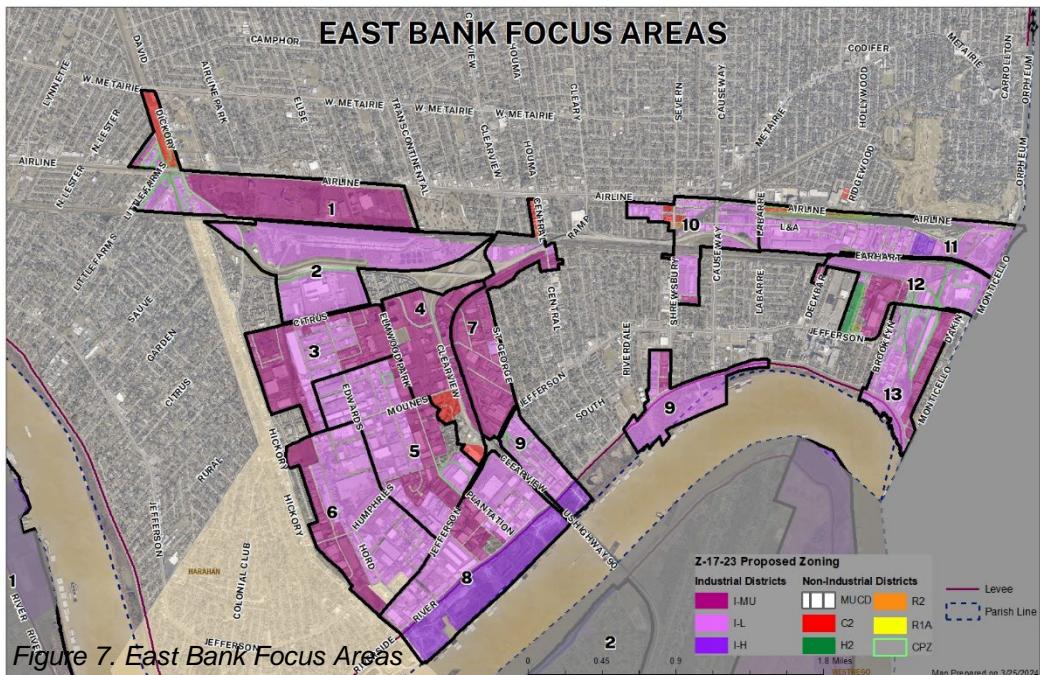
Each focus area contains a summary of the focus area, the proposed zoning and rationale, and five (5) maps- the current industrial zoning, current industrial zoning and surrounding non-industrial zoning, current future land use designations development sites with industrial zoning, and proposed zoning.

The East Bank of Jefferson Parish is divided into thirteen (13) focus areas (Figure 7).

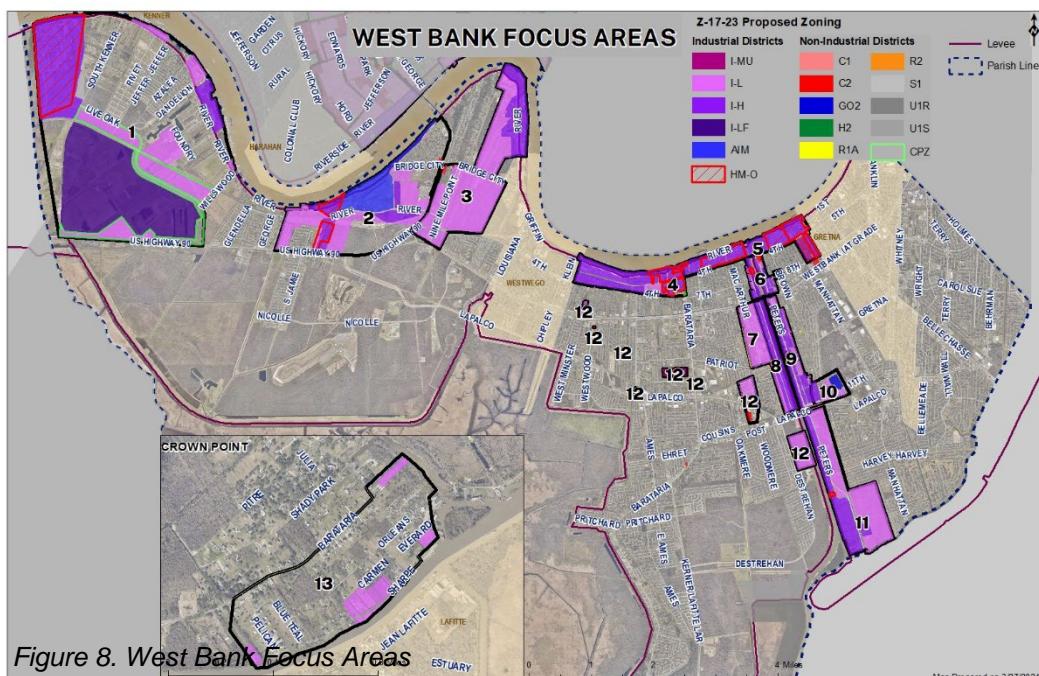
Land-Based Classification Standards (LBCS)		
1000	Residence or Accommodations	
2000	General Sales or Services	
3000	Manufacturing & Wholesale Trade	
4000	Transportation, Communication, Information, & Utilities	
5000	Arts, Entertainment, & Recreation	
6000	Education, Public Administration, Healthcare, & Other Institutions	
7000	Construction-Related Businesses	
8000	Mining & Extraction	
9000	Agriculture, Forestry, Fishing, & Hunting	

Figure 6: LBCS Function Codes

Generally, industrial zoning on the East Bank falls (1) along Airline Drive, (2) in the Elmwood area, and (3) along the eastern Parish line with Orleans Parish near the Mississippi River.



The West Bank of Jefferson Parish is divided into thirteen (13) focus areas (Figure 8).

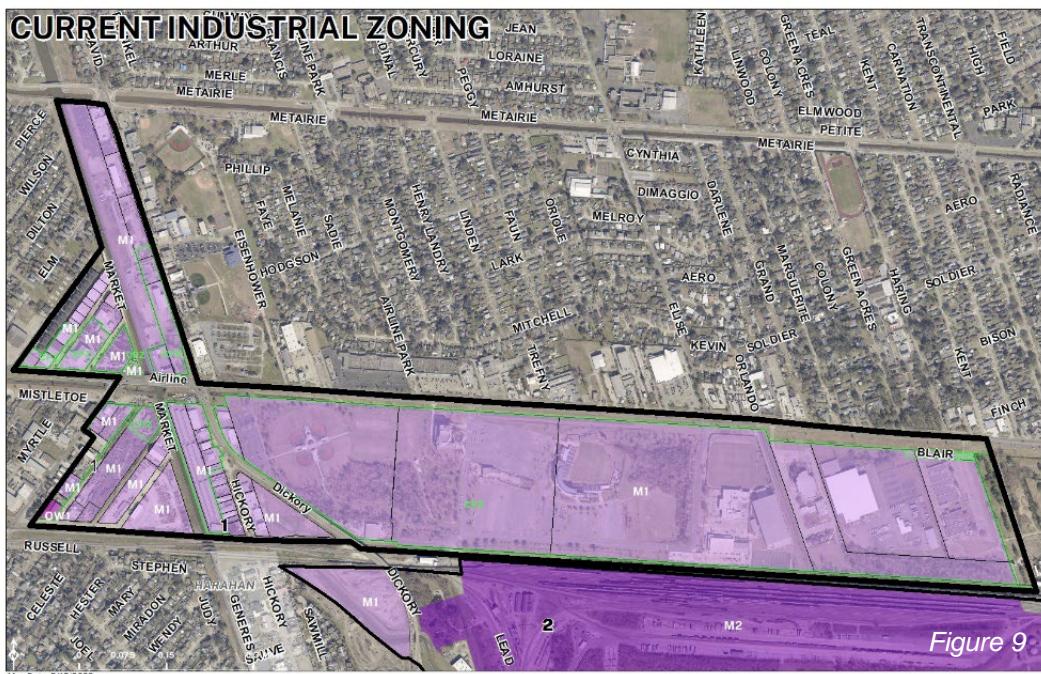


Generally, industrial zoning on the West Bank falls along (1) the Mississippi River, (2) the Harvey Canal, and (3) railways.

There are currently four (4) sites on the East Bank and seven (7) sites on the West Bank that are mapped with industrial zoning but are outside of the above focus areas. These sites are addressed in the report after the focus areas.

Focus Area EB1

Current Zoning. Focus area EB1 is currently mapped with OW-1 Office Warehouse District and M-1 Industrial District. The CPZ Commercial Parkway Overlay Zone is mapped along Airline Highway and Dickory Drive (Figure 9).

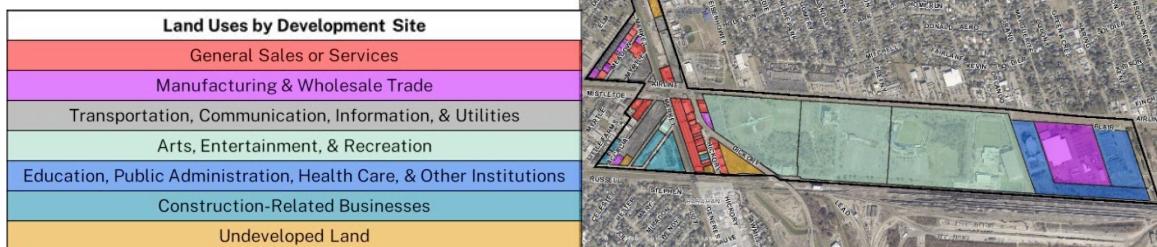
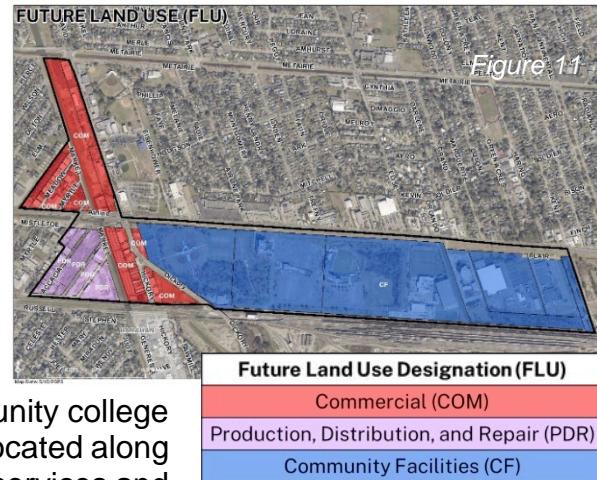


Non-industrial zoning districts mapped within EB1 consist of C-2 General Commercial District and R-3 Multiple-Family Residential District. Focus Area EB1 is mostly surrounded by non-industrial zoned property, with the exception of the rail yard to the south (Figure 10).



Future land use categories mapped within EB1 consist of Community Facilities (CF), Commercial (COM), and Production, Distribution, and Repair (PDR) (Figure 11).

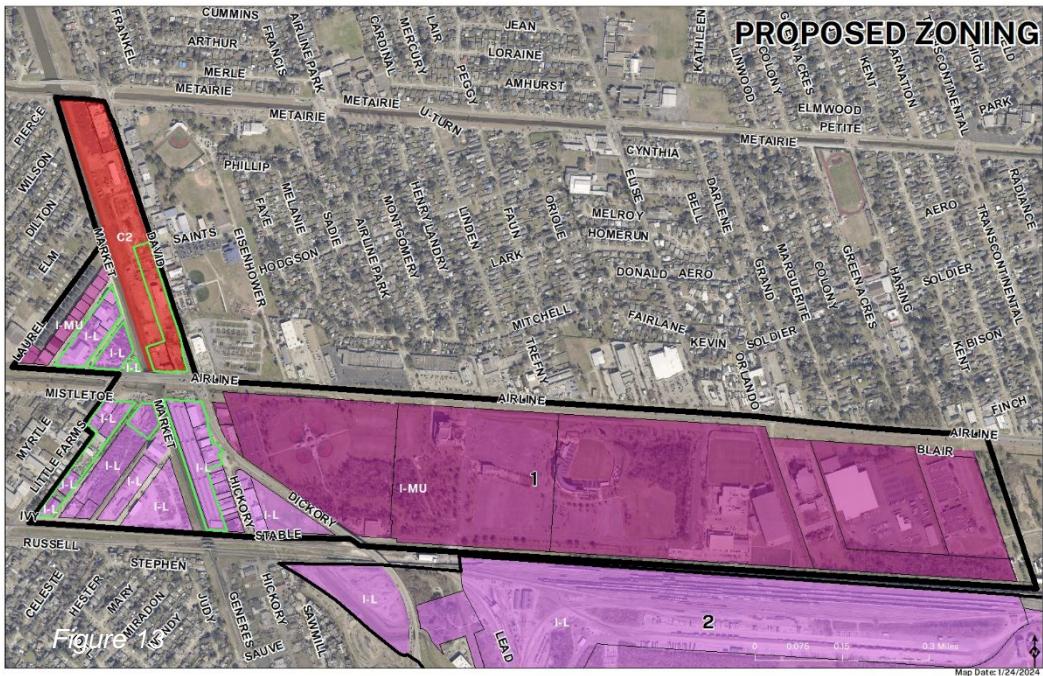
Land uses by development site in the Industrial zoned portions of EB1 include a mixture of industrial uses, Parish-owned land, and entertainment and recreation facilities. La Salle Park, Jefferson Performing Arts Center, the Shrine on airline, Saints Practice Facility, a religious institution, community college and alcohol beverage distribution center are located along Airline Drive, east of David Drive. Auto repair services and office/warehouses are located to the west of David Drive. Parish-owned services and offices are located along David Drive (Figure 12).



Proposed Zoning (Figure 13)

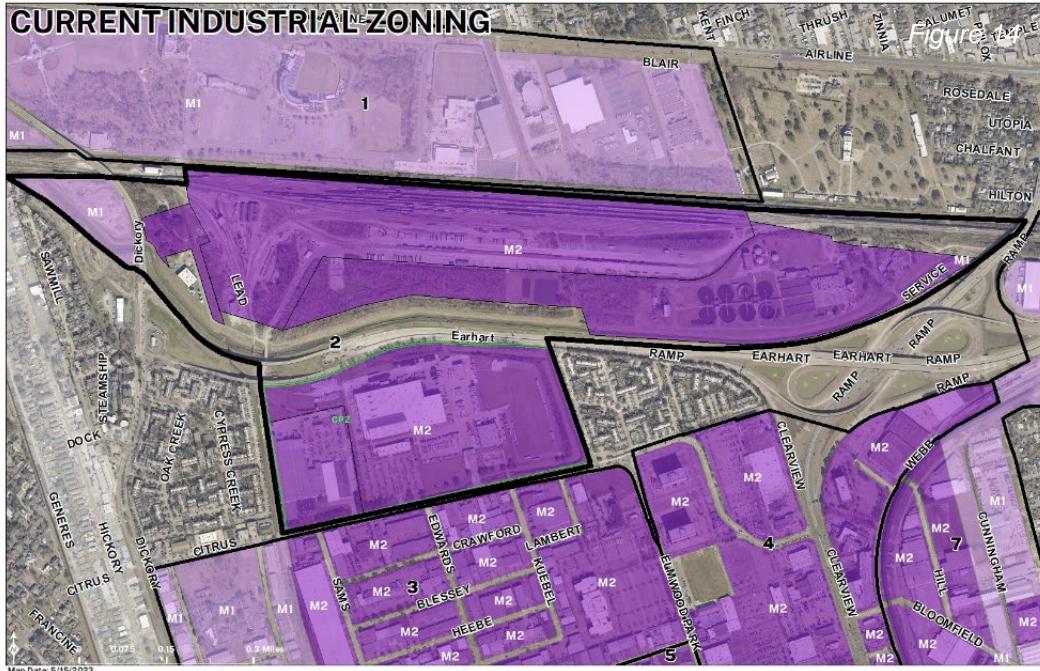
- The I-MU Industrial Mixed-Use District is appropriate for both the mixed-use and entertainment nature along Airline Drive east of David Drive and properties on the western side of David Drive, due to their mixture of commercial and light industrial uses and close proximity to the residential neighborhood.
- Because the I-MU District requires additional landscaping similar to the CPZ Commercial Parkway Overlay Zone, it is appropriate to remove the CPZ where the I-MU District is mapped.
- The I-L Light Industrial District is appropriate for the cluster of industrial uses and warehouses north and south of Airline Drive.
- The C-2 General Commercial District is more appropriate for properties north of Airline Drive along Dickory Drive. This increases consistency with zoning along this block and is more compatible with the nearby non-industrial uses.
- Maintaining the CPZ Commercial Parkway Overlay Zone on proposed C-2 and I-L zoned properties would ensure that new development provides adequate landscaping and buffering where necessary.

- The proposed zoning districts and future land use map categories are compatible. C-2 and I-MU are compatible with COM; the I-L is compatible with COM, because the sites are adjacent to conforming industrial uses; and I-L is compatible with PDR.



Focus Area EB2

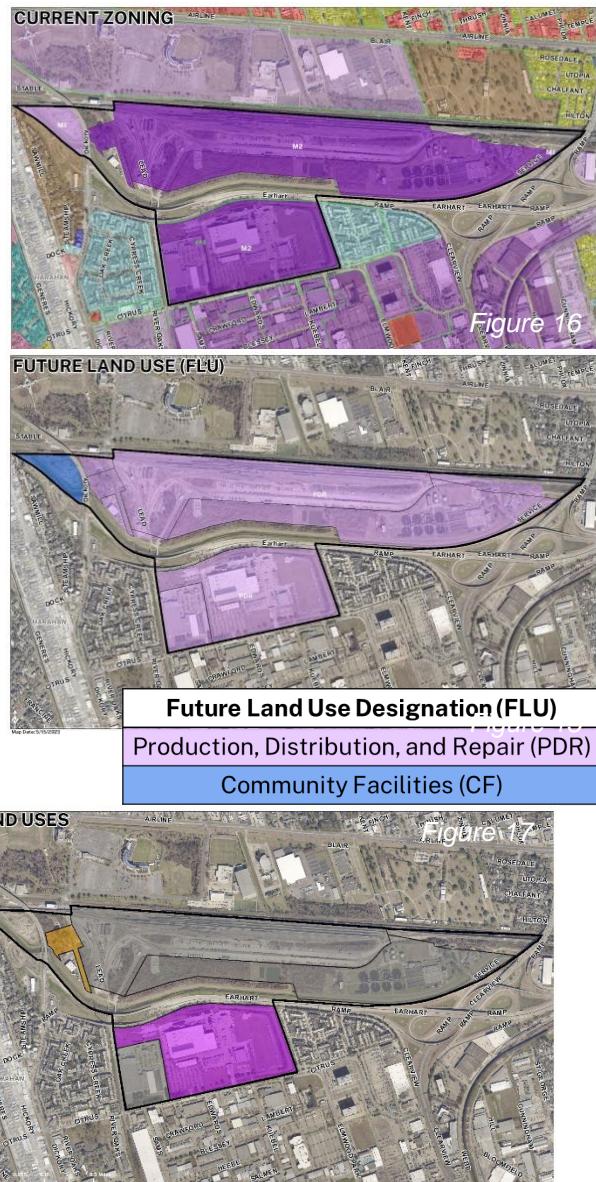
Current Zoning. Focus Area EB2 is currently mapped with M-1 and M-2 Industrial Districts. The CPZ Commercial Parkway Overlay Zone is mapped along Citrus Boulevard (Figure 14).



Focus Area EB2 is surrounded by M-2 Industrial District on the north and south and non-industrial zoning as well (Figure 15).

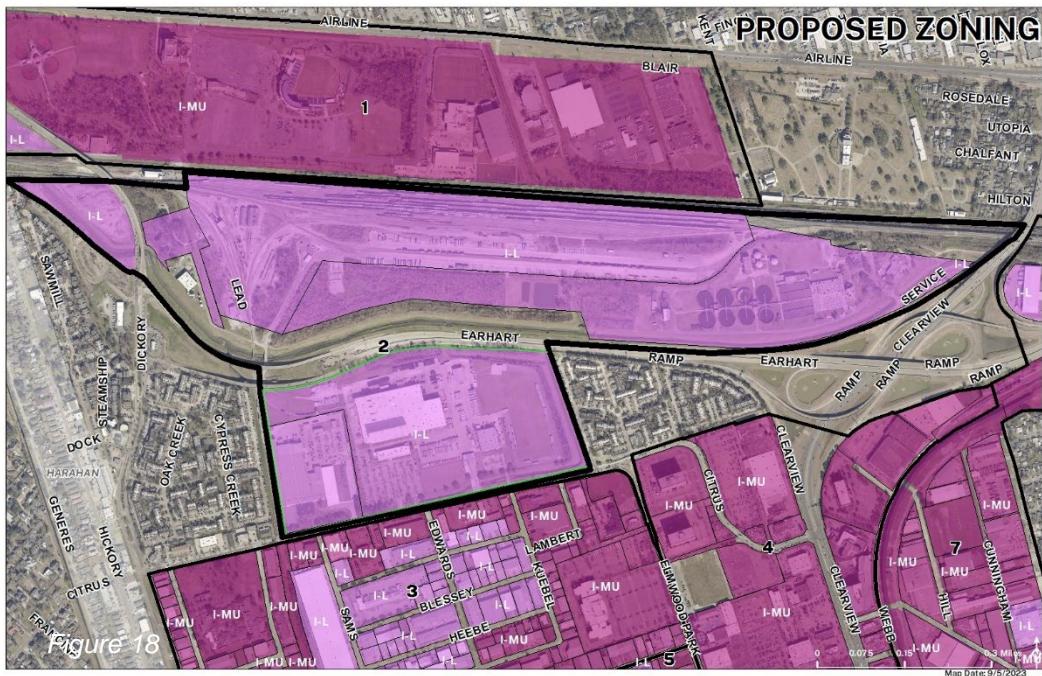
Future land use categories mapped within EB2 consist of Community Facilities (CF) and Production, Distribution, and Repair (PDR) (Figure 16).

Land uses by development site in the industrial zoned portions of this focus area include a rail yard, water treatment plant, Amazon distribution center, and Coca Cola bottling center (Figure 17).



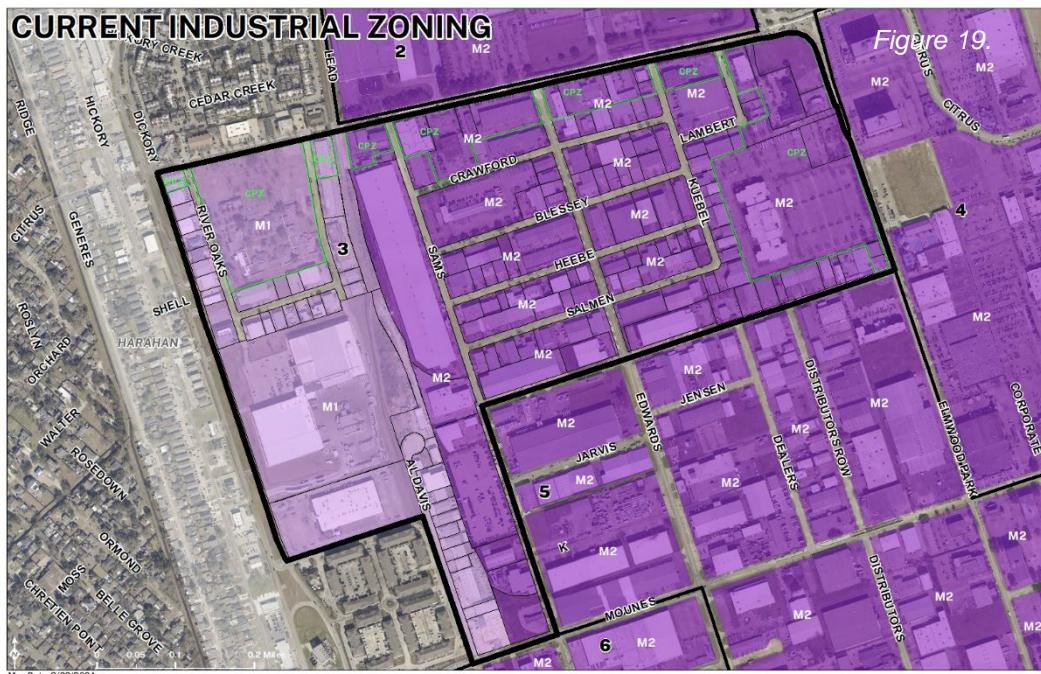
Proposed Zoning (Figure 18)

- The proposed I-L Light Industrial District is appropriate for the industrial nature of the railyard, in addition to the large Amazon distribution facility and Coca Cola bottling facility.
- Maintaining the CPZ Overlay on the Amazon distribution center and the Coca Cola bottling facility is consistent with other properties fronting on Citrus Blvd.
- The proposed zoning district and future land use map categories are compatible. I-L is compatible with PDR.



Focus Area EB3

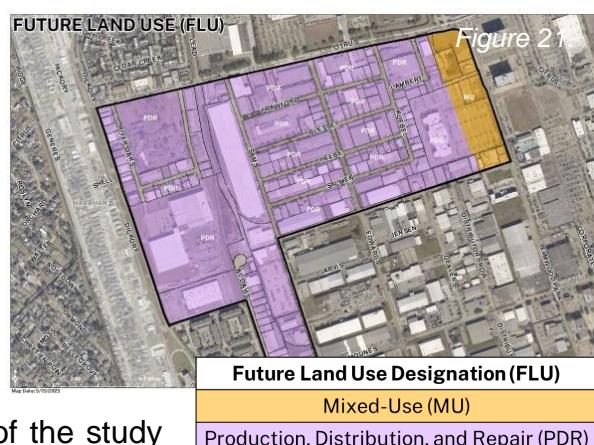
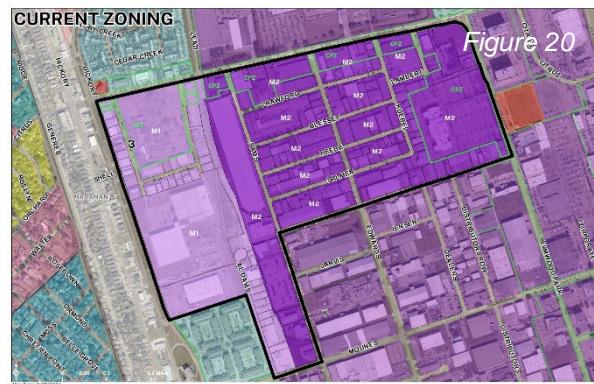
Current Zoning. Focus Area EB3 is surrounded by a mix of M-1 and M-2 Industrial Districts, with the M-1 District extending from the western edge of the focus area to the back of the development sites fronting Sams Avenue. The M-2 District is mapped throughout the rest of the focus area. The CPZ Commercial Parkway Overlay Zone, which imposes additional design standards and site plan review, is mapped on most parcels fronting Citrus and Elmwood Park (Figure 19).



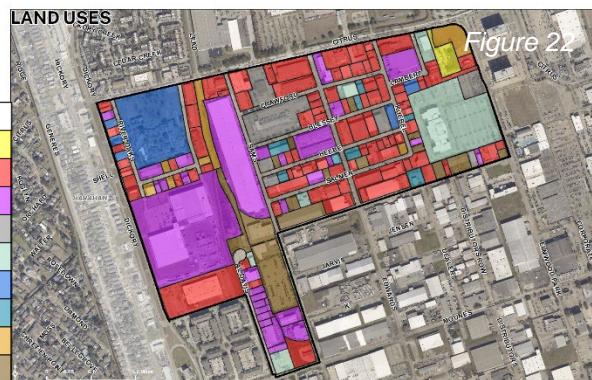
EB3 is surrounded by the M-2 Industrial District and non-industrial zoning as well (Figure 20).

Future land use categories mapped within EB3 consist of Production, Distribution, and Repair (PDR) and Mixed-Use (MU) (Figure 21).

Land uses by development sites in this focus area are characterized by a "ring" of commercial services, hospitality, and entertainment uses along Citrus and Elmwood Park Blvd, the two primary commercial and vehicular corridors. Low-intensity industrial uses include a mix of services, commercial, and light manufacturing, which lend themselves to an Industrial Mixed-Use zoning classification that would require additional landscaping and site plan review to ensure harmonious site plan design in the neighborhood. Land uses increase in intensity within the interior of the study area, and are characterized by decreasing proportion of office/service uses and increasing proportions of transportation, freight, and manufacturing uses (Figure 22).



Land Uses by Development Site	
Residence or Accommodations	
General Sales or Services	
Manufacturing & Wholesale Trade	
Transportation, Communication, Information, & Utilities	
Arts, Entertainment, & Recreation	
Education, Public Administration, Health Care, & Other Institutions	
Construction-Related Businesses	
Undeveloped Land	
Unknown or Vacant Structure	



Proposed Zoning (Figure 23)

- The I-MU Industrial Mixed-Use District, which is intended to provide for a variety of flexible land uses and require additional landscaping, acts as a buffer along Elmwood Park and Citrus in many of the same sites with a CPZ overlay.
- At the western edge of the focus area, the I-MU District reflects the lower intensity of industrial land uses in that section.

- The I-L Light Industrial District is mapped on more intense uses such as transportation, shipping, manufacturing, and metalworking within the center of the sub-area. This proposed district also gives property owners operational flexibility.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-MU are compatible with PDR. I-MU is compatible with MU, because the site serves as a transition/buffer.

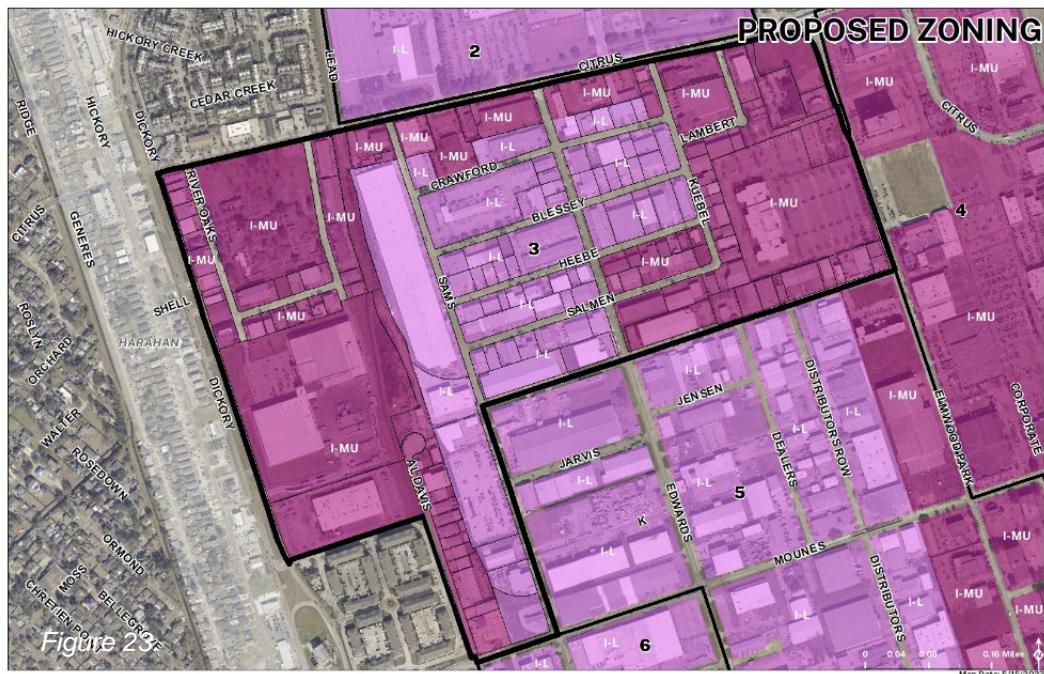
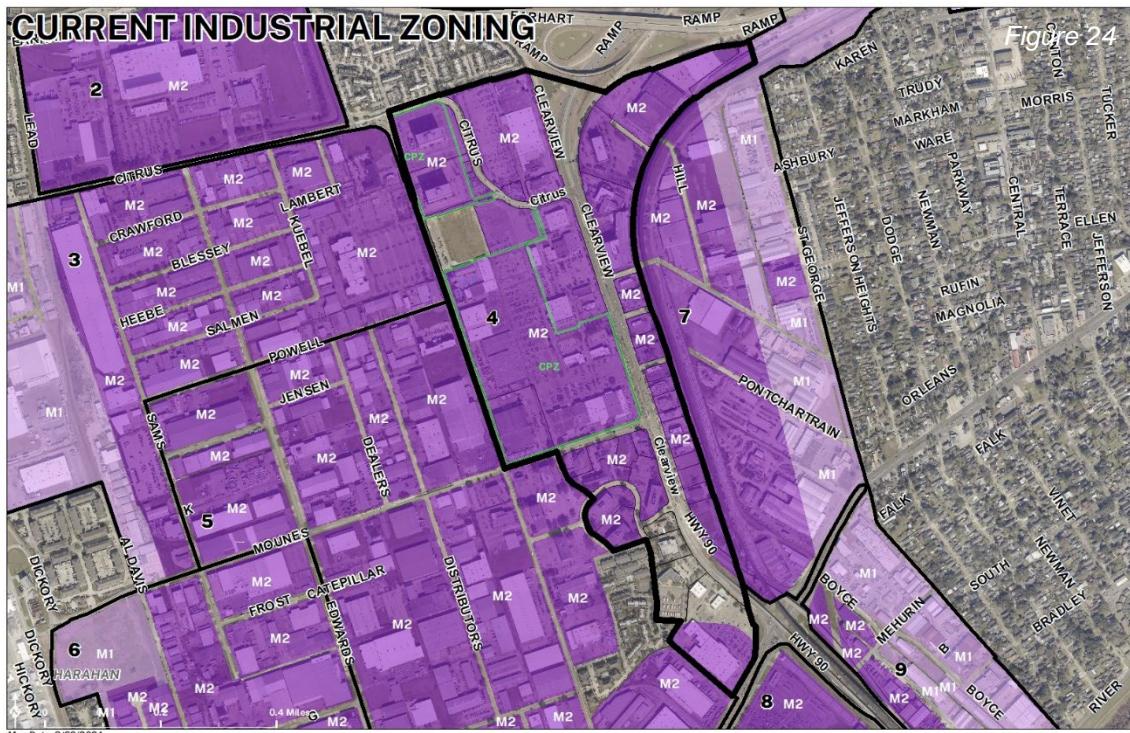


Figure 23

Focus Area EB4

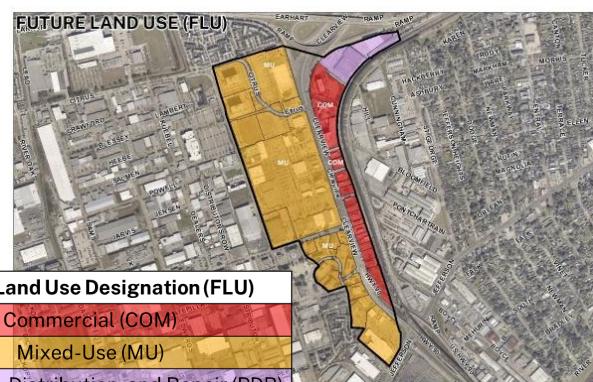
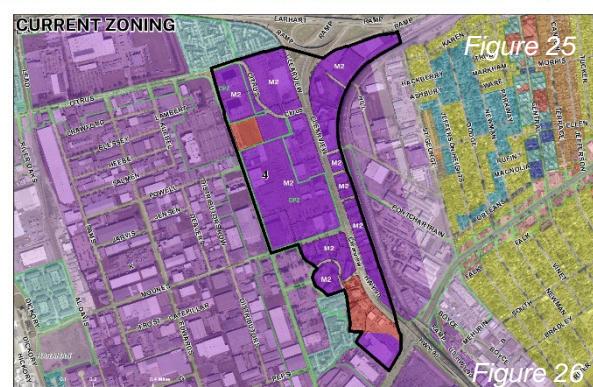
Current Zoning. Focus Area EB4 is currently mapped with M-2 Industrial District and C-2 General Commercial District. The CPZ Commercial Parkway Overlay Zone is mapped along some of the sites (Figure 24).



EB4 is surrounded by mostly M-2 zoning and non-industrial districts as you move away from the Focus Area (Figure 25).

Future land use categories mapped within EB4 consist of Commercial (COM), Mixed-Use (MU), and Production, Distribution, and Repair (PDR) (Figure 26).

Land uses by development site in this focus area mostly consist of commercial establishments- strip mall, fast food restaurants, offices, and big-box stores. The focus area also has two government buildings, a self-storage facility, a large gym/fitness studio, Ochsner Hospital for Orthopedics and Sports Medicine, Tulane School for Professional Advancement, and a hotel (Figure 27).



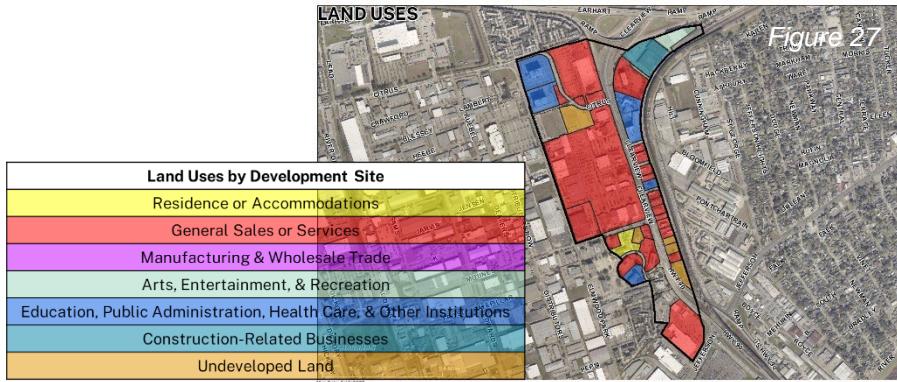


Figure 27

Proposed Zoning (Figure 28)

- The I-MU Industrial Mixed-Use District is mapped on portions of the focus area consisting of the government buildings in the northwest corner, the major shopping center between Clearview and Elmwood Park Boulevard, and properties on the eastern side of Clearview Parkway.
- The C-2 General Commercial District is mapped on properties south of Mounes Street, which consist of a shopping strip center, a hotel, professional offices, and Tulane School of Professional Advancement.
- The proposed zoning districts and future land use map categories are compatible. I-MU is compatible with COM and PDR, and C-2 is compatible with MU. I-MU is compatible with MU, because it is a transition/buffer between the mixed-use area and higher intensity industrial zoning.

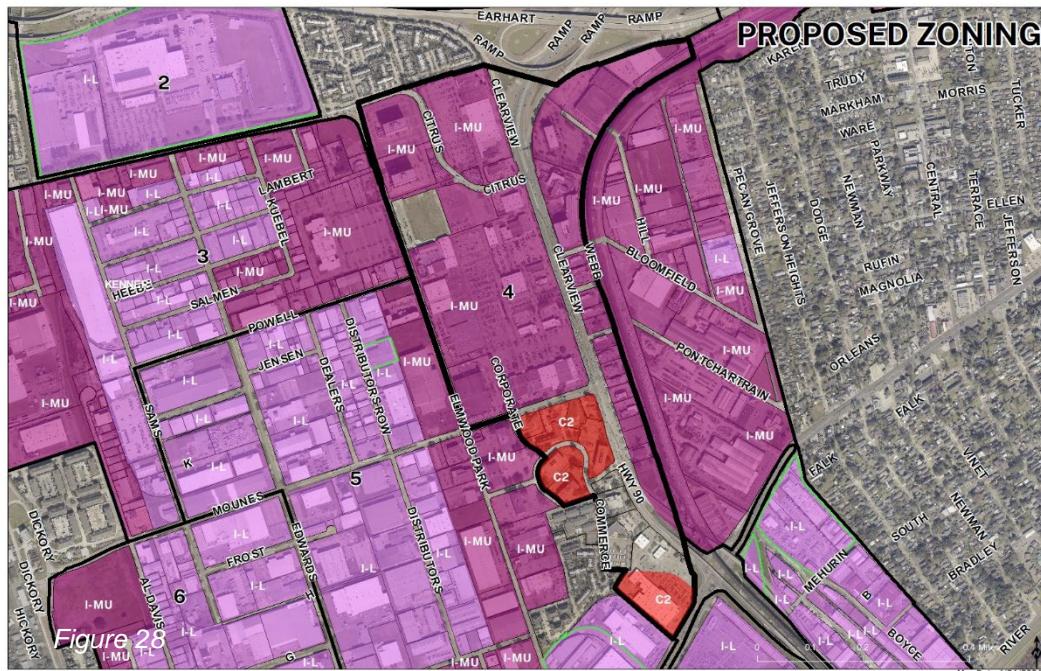
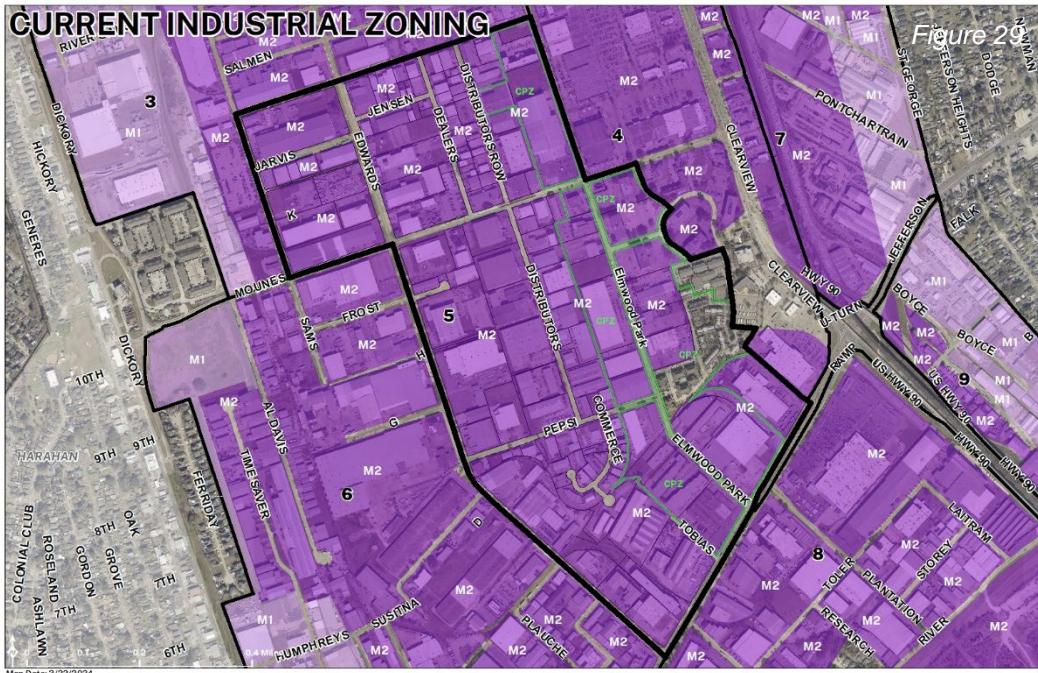


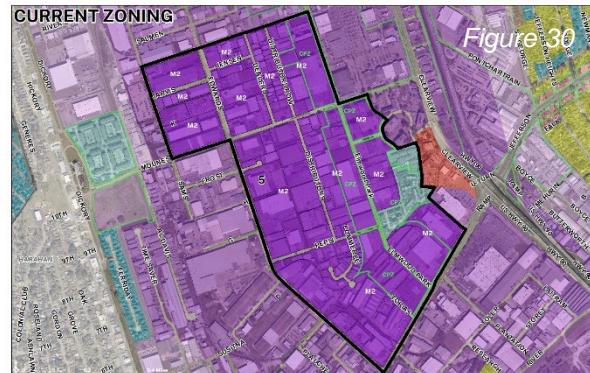
Figure 28

Focus Area EB5

Current Zoning. Focus Area EB5 is currently mapped with M-2 Industrial District. The CPZ Commercial Parkway Overlay Zone is mapped along Elmwood Park Boulevard (Figure 29).

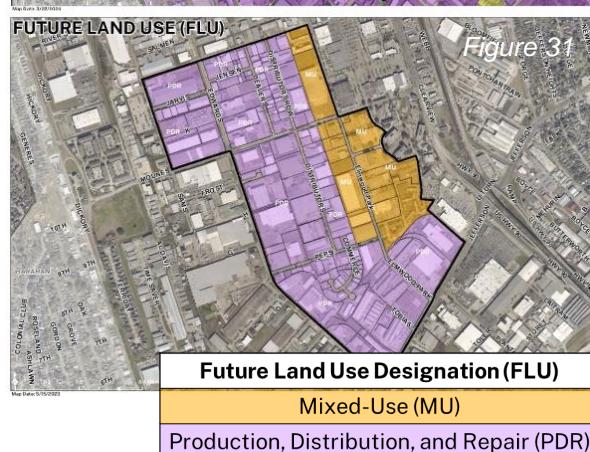


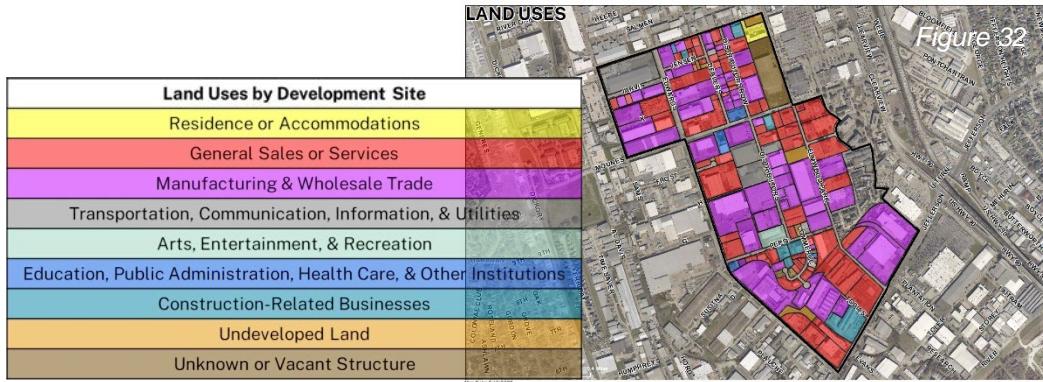
Non-industrial zoning district GO-1 General Office District is also mapped within the focus area (Figure 30).



Future land use categories mapped within EB5 consist of Mixed-Use (MU) and Production, Distribution, and Repair (PDR) (Figure 31).

Land uses by development site in this focus area consist of office buildings, an event venue, food distributors, self-storage facility, a sign shop, mechanical equipment contractor offices, warehouses for various suppliers, a trampoline store, and a fire station.

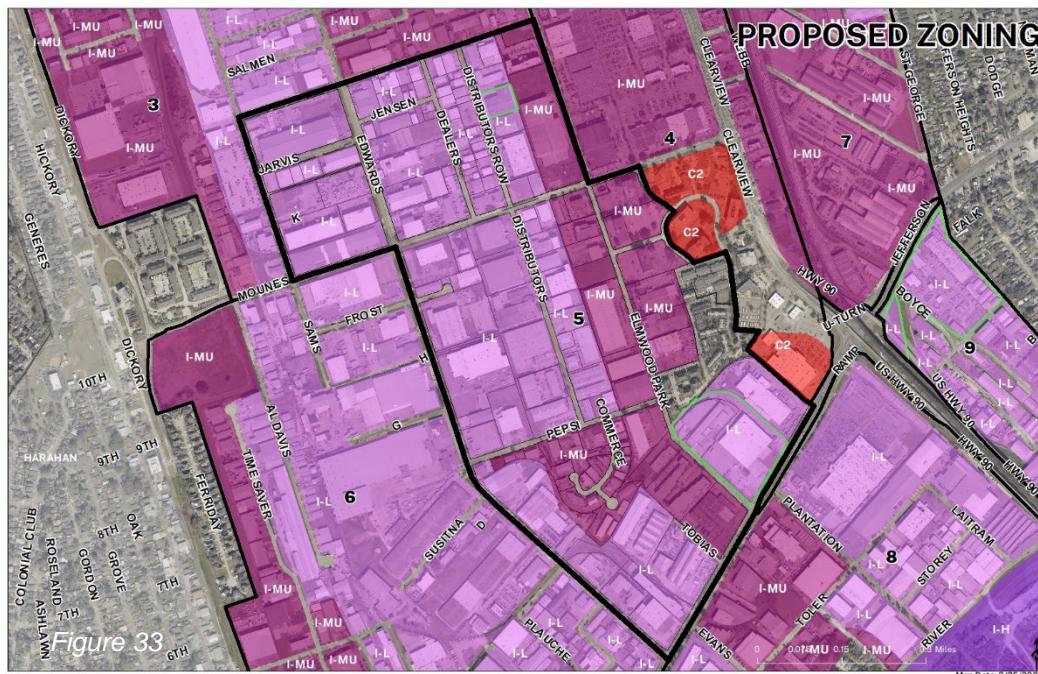




There is one chemical manufacturer and wholesaler, Snee Chemical Co, within the focus area as well (Figure 32).

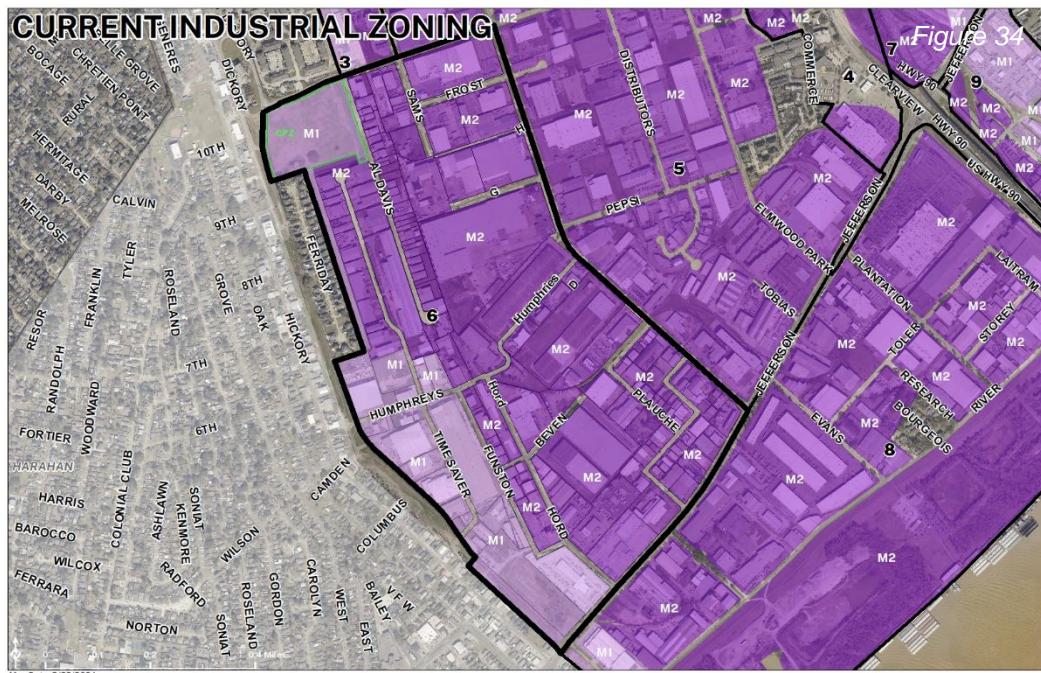
Proposed Zoning (Figure 33)

- I-MU Industrial Mixed-Use District is mapped along portions where the CPZ overlay is currently mapped, in addition to properties fronting on Commerce. Uses along this area are more commercial-oriented, and the I-MU District in this focus area continues the I-MU District corridor throughout the Elmwood area.
- I-L Light Industrial District is mapped along the outer edges of this focus area, recognizing the many light industrial uses.
- The proposed zoning districts and future land use map categories are compatible. I-MU is compatible with MU, because the site is adjacent to conforming industrial uses, and I-MU and I-L are compatible with PDR.

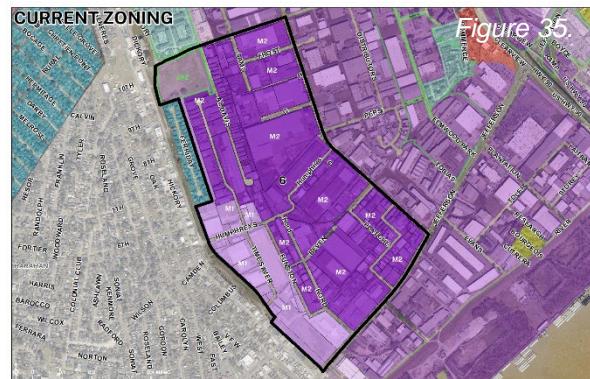


Focus Area EB6

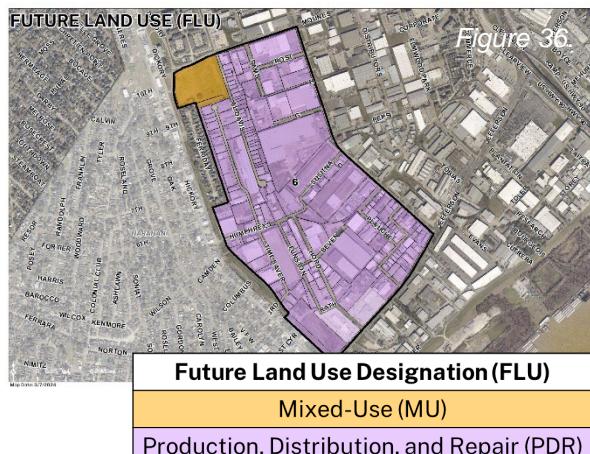
Current Zoning. Focus Area EB6 is currently mapped with M-1 and M-2 Industrial Districts (Figure 34).



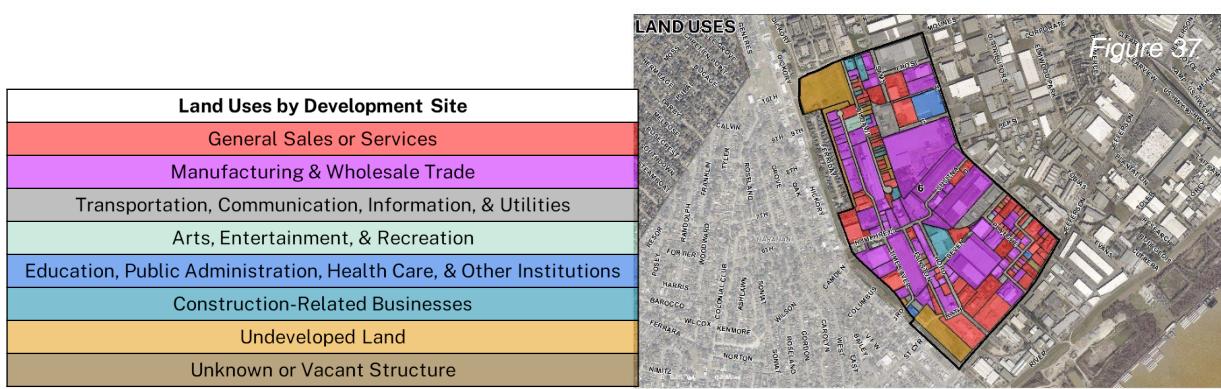
The focus area is surrounded by industrial districts and non-industrial districts, in addition to the City of Harahan (Figure 35).



Future land use categories mapped within EB6 consist of Mixed-Use (MU) and Production, Distribution, and Repair (PDR) (Figure 36).

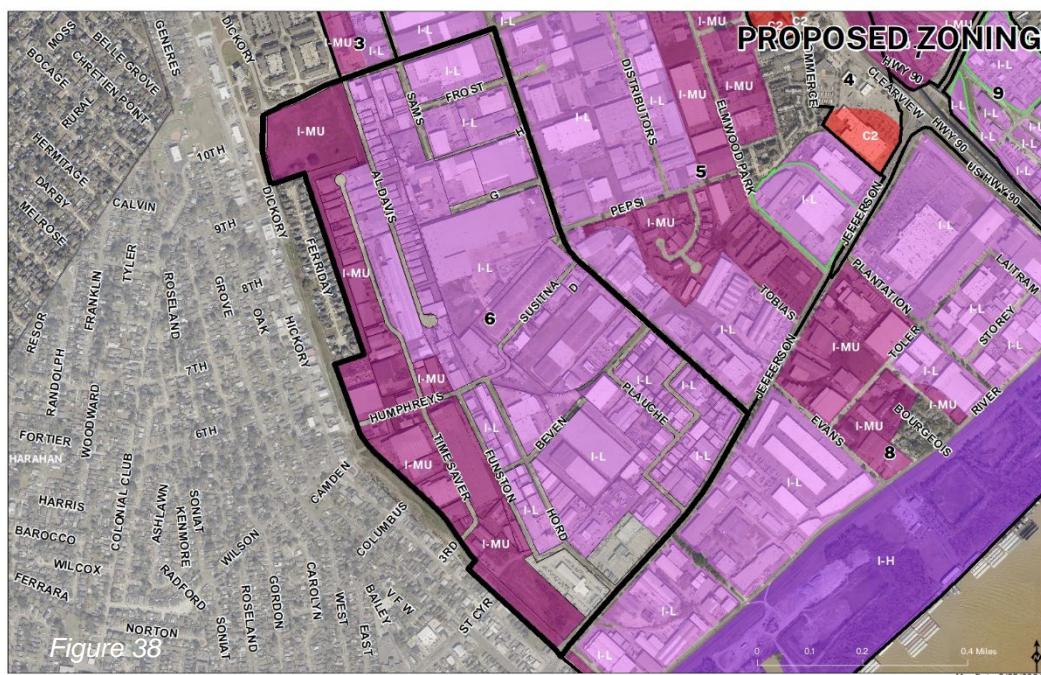


Land uses by development site in this focus area consist of machine shops, industrial equipment suppliers, a Fedex ship center, wholesalers, a gymnastics center, auto repair shops, a concrete manufacturer, a food bank, various office/warehouses, and a large vacant site with plans to develop a warehouse distribution center (Figure 37).



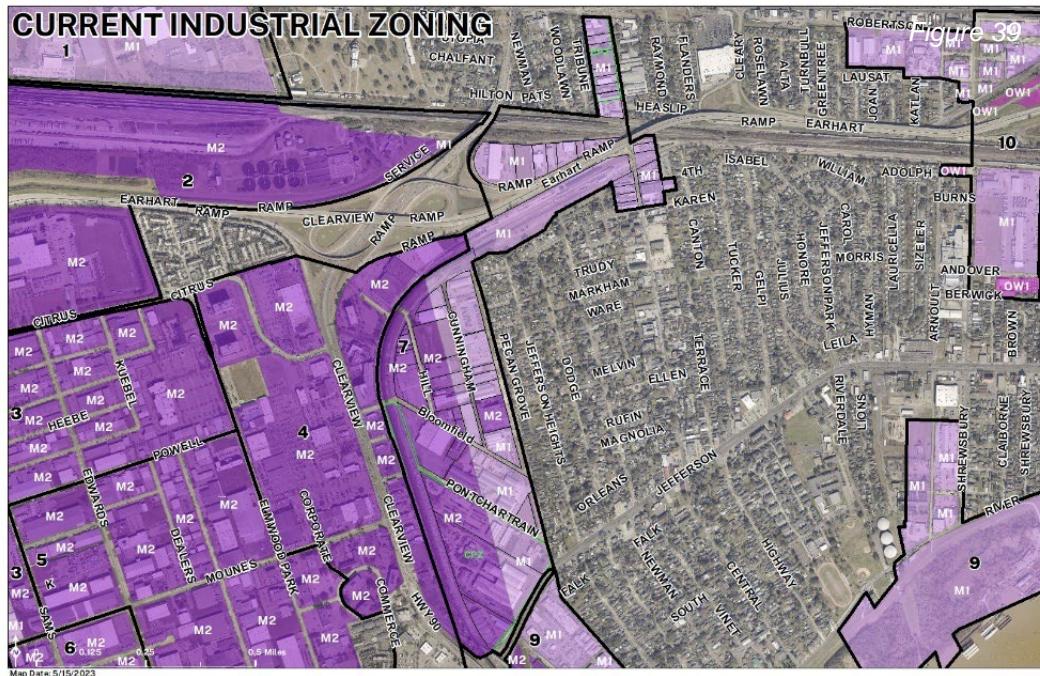
Proposed Zoning (Figure 38)

- The I-MU Industrial Mixed-Use District is mapped along the western part of the focus area and on a site that has the CPZ mapped on it, which are both in closer proximity to residential uses than the rest of the focus area.
- The I-L Light Industrial District is mapped throughout the rest of the focus area and recognizes the large number of warehouses throughout.
- The proposed zoning districts and future land use map categories are compatible. I-MU is compatible with MU, because it acts as a buffer, and both I-MU and I-L are compatible with PDR.



Focus Area EB7

Current Zoning. Focus Area EB7 is currently mapped with M-1 and M-2 Industrial Districts. The CPZ Commercial Parkway Overlay Zone is mapped along part of the focus area (Figure 39).

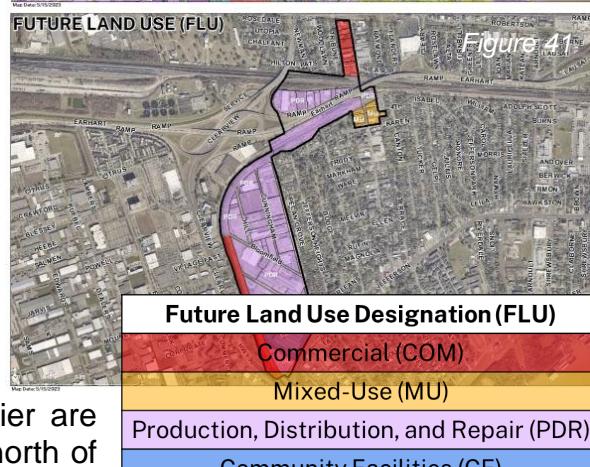


The focus area is surrounded by industrial zoning on the west and non-industrial zoning on the east (Figure 40).

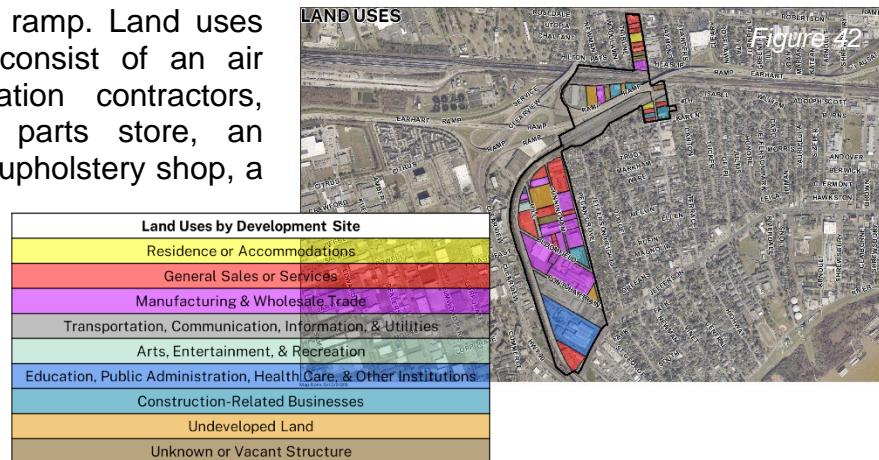


Future land use categories mapped within EB7 consist of Commercial (COM), Mixed-Use (MU), Community Facilities (CF), and Production, Distribution, and Repair (PDR) (Figure 41).

Land uses by development site in this focus area consist of Parish offices, a utility company, a gymnastics club, furniture warehouses, food and beverage distributors, fitness studios, building materials suppliers with outdoor storage, a billiards hall, a trucking company, and copier repair service center. An alcoholic blending facility, Big Easy Blends, is also located within the focus area. A UPS distribution center, construction company, HVAC contractor, and pipe supplier are located along Firestone Road, which is just north of

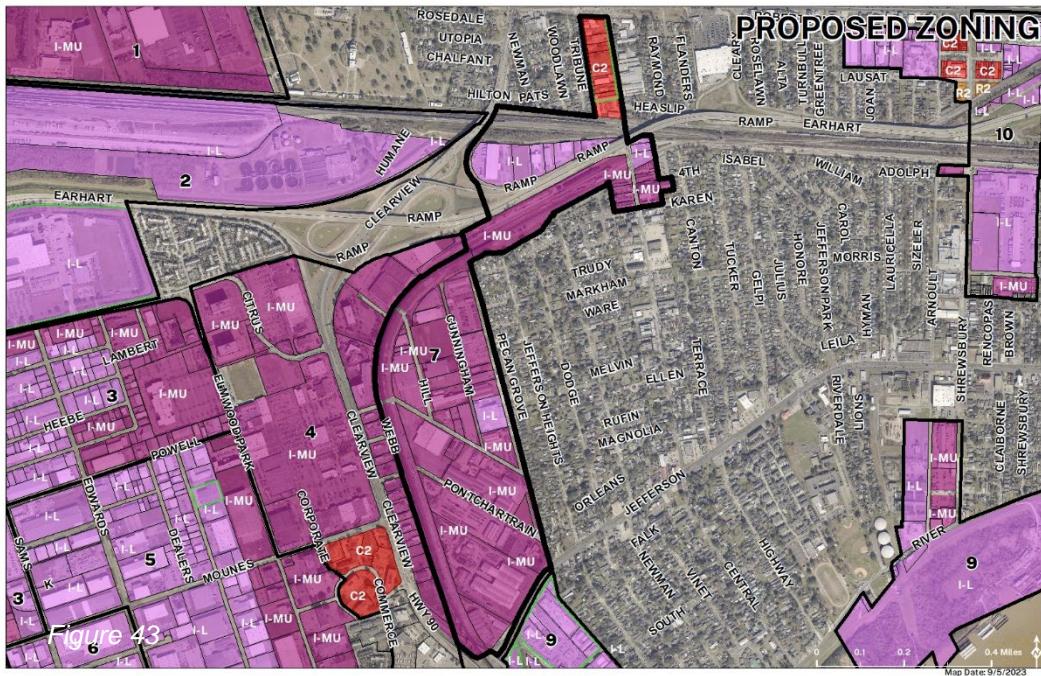


the Earhart Expressway ramp. Land uses along Central Avenue consist of an air conditioning and insulation contractors, outdoor storage, auto parts store, an employment agency, an upholstery shop, a lumber store, and a multimedia services company. The focus area also contains an active rail line (Figure 42).



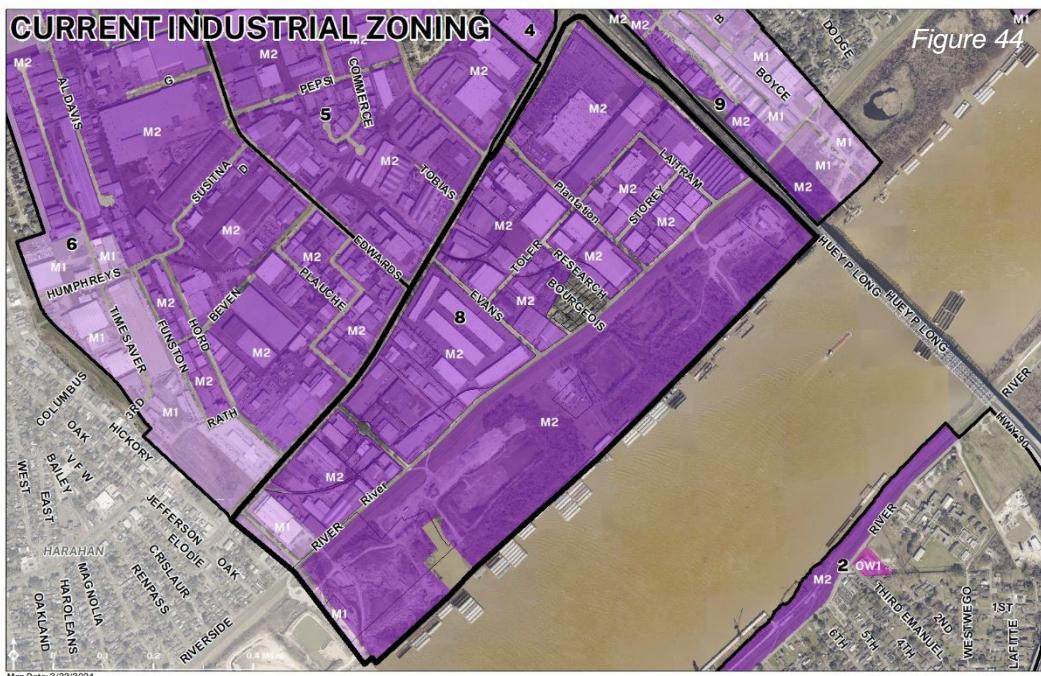
Proposed Zoning (Figure 43)

- The I-MU Industrial Mixed-Use District is mapped on a few sites along Central Avenue and the majority of the focus area.
- The I-L Light Industrial District is mapped along Earhart Expressway and the site for an alcohol blending facility on St. George Avenue.
- The C-2 General Commercial District is appropriate for sites north of Earhart Expressway and is consistent with sites directly across the street.
- The CPZ Commercial Parkway Overlay Zone remains on the sites on Central Avenue where it is currently mapped.
- The proposed zoning districts and future land use map categories are compatible. C-2 is compatible with COM. I-MU is compatible with COM, and PDR. I-MU is compatible with MU because site serves as a transition. I-L is compatible with PDR.



Focus Area EB8

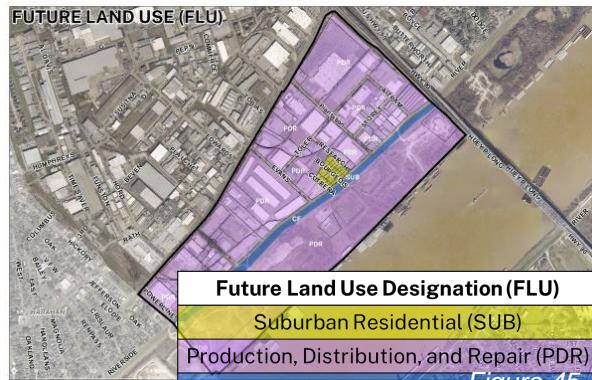
Focus Area EB8 is currently mapped with M-1 and M-2 Industrial Districts. There is also a block mapped within EB8 that is mapped with R-1A Single-Family Residential District that consists of a private subdivision (Figure 44).



The focus area is surrounded by industrial districts, the City of Harahan, and the Mississippi River (Figure 45).

Future land use categories mapped within EB8 consist of Suburban Residential (SUB), Community Facilities (CF), and Production, Distribution, and Repair (PDR) (Figure 46).

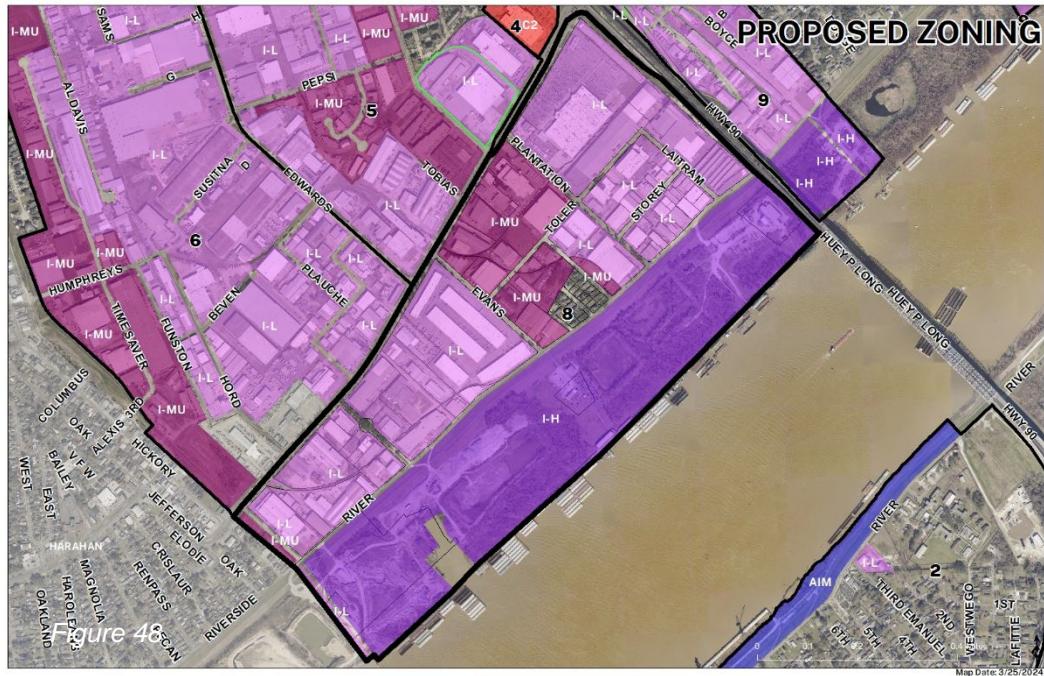
Land uses in this focus area consist of barges along the Mississippi River, commercial uses along Jefferson Highway, such as Walmart Supercenter, fast food restaurants, a strip mall, thrift store, and home furnishing retail centers. Between Jefferson Highway and River Road, the focus area contains multiple warehouses, which host fabrication companies, machinery manufacturers, construction companies, and distribution centers (Figure 47).



Proposed Zoning (Figure 48)

- The I-H Heavy Industrial District is mapped between River Road and the River and recognizes the heavy industrial use of the shipyards.
- The I-MU Industrial Mixed-Use District is mapped in the center of the focus area and at the western edge of the focus area, acting as a buffer to the residential communities.
- The I-L Light Industrial District recognizes the wide variety of industrial uses within the focus area and allows for flexibility within those sites.

- The proposed zoning districts and future land use map categories are compatible. I-MU, I-L, and I-H are compatible with PDR.



Focus Area EB9

Current Zoning. EB9 is currently mapped with M-1 and M-2 Industrial Districts. The CPZ Commercial Parkway Overlay Zone is mapped along a portion of the focus area fronting on Jefferson Highway (Figure 49).

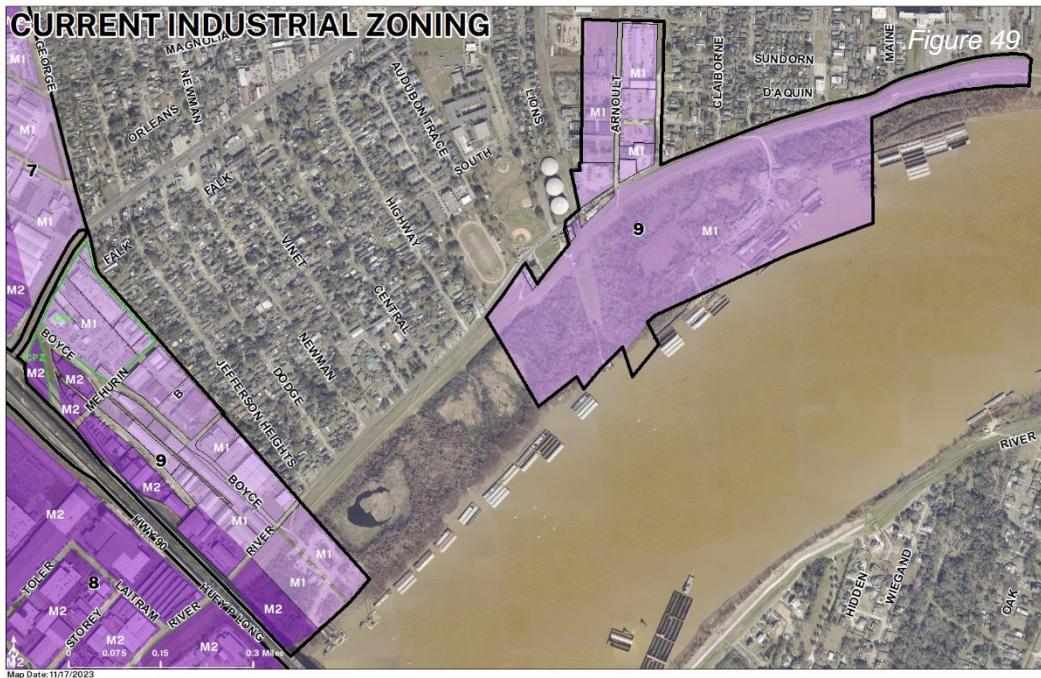


Figure 49

The focus area is surrounded by non-industrial zoning districts and the Mississippi River (Figure 50).

Future land use categories mapped within EB9 consist of Community Facilities (CF), Mixed-Use (MU), and Production, Distribution, and Repair (PDR) (Figure 51).

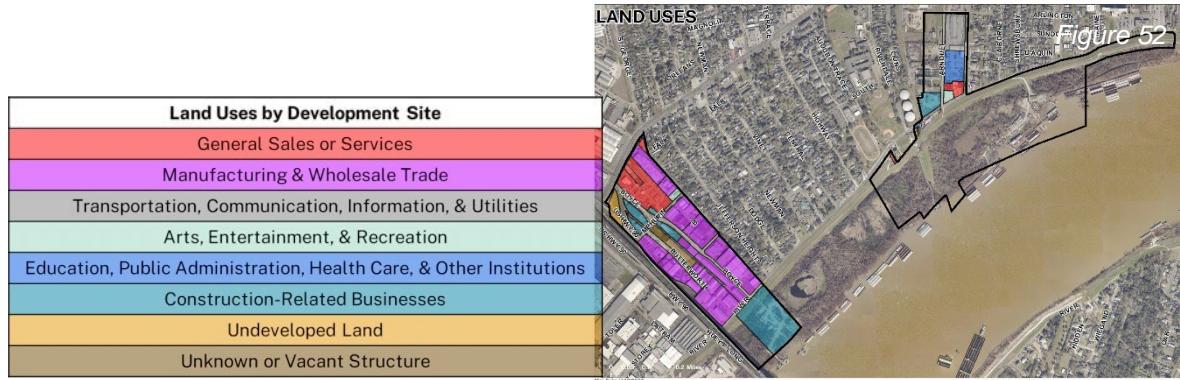
Land uses by development site in this focus area consist of commercial uses along Jefferson Highway, such as a truck rental store, appliance store, and restaurant. The focus area also consists of a fitness center, wholesale bakery, a haunted house, durable goods wholesalers, and durable goods manufacturing establishments. There is also a flea market along River Road close to Arnoult Road, and along Arnoult Road, there is a fitness center, dog daycare, veterinary hospital, and Parish Streets Department office (Figure 52).



Figure 50

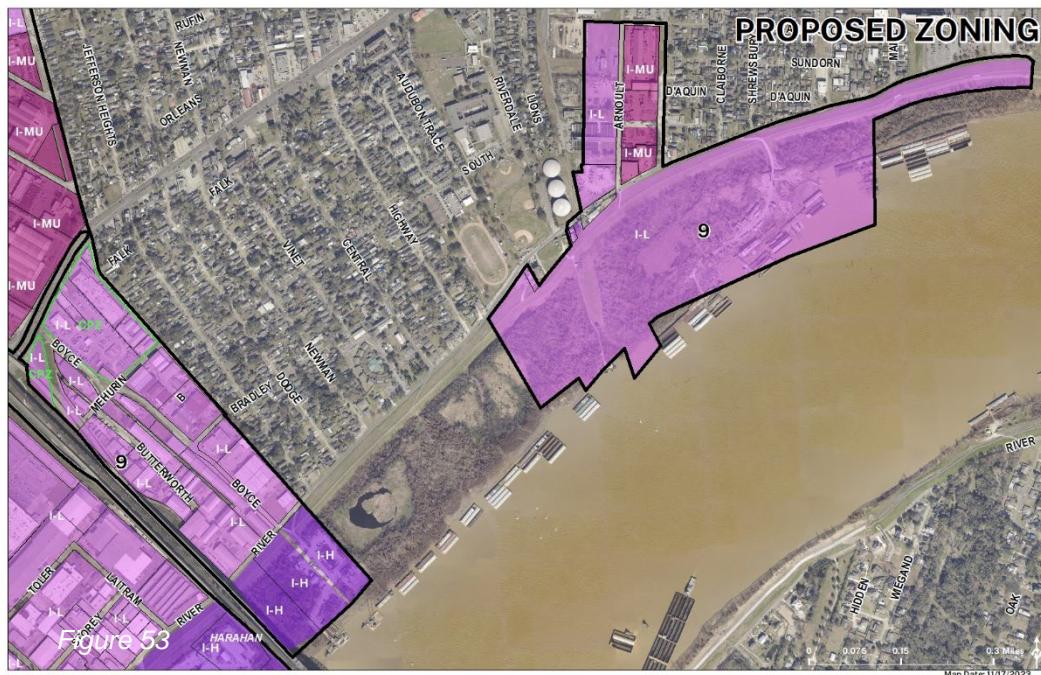


Future Land Use Designation (FLU)
Mixed-Use (MU)
Production, Distribution, and Repair (PDR)
Community Facilities (CF)



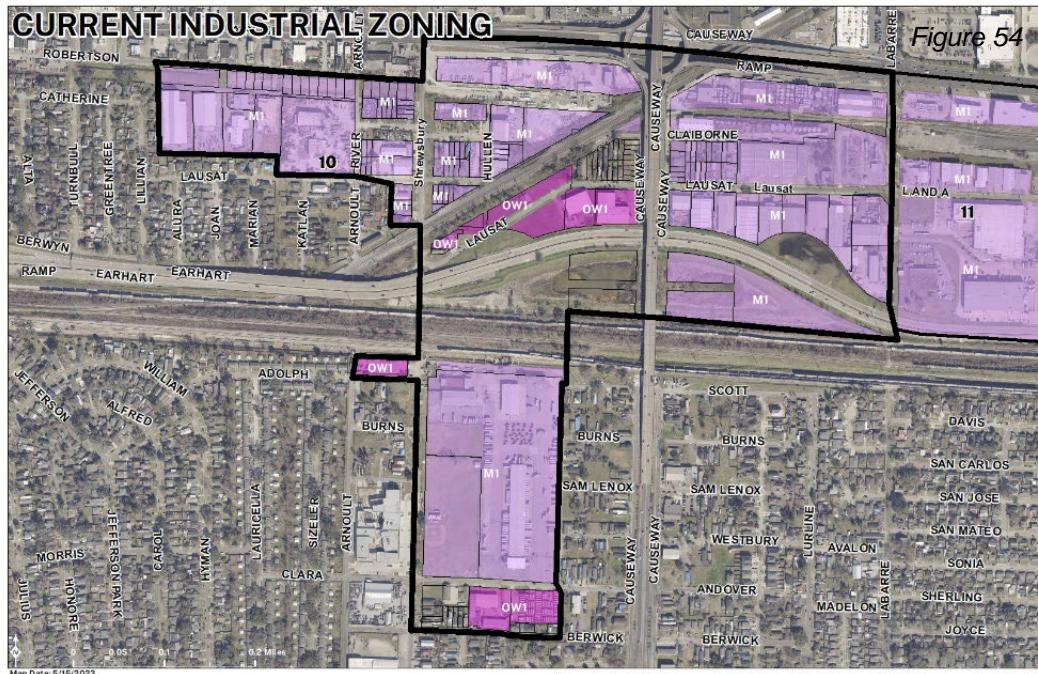
Proposed Zoning (Figure 53)

- The I-H Heavy Industrial District is mapped along batture property close to the Huey P Long Bridge and is consistent with the other industrial uses up river.
- The I-MU Industrial Mixed-Use District is mapped along part of Arnoult Road recognizes the smaller development sites and acts as a buffer with the residential neighborhood.
- The I-L Industrial Light District is mapped on the remaining sites of the focus area and recognizes the mix of industrial uses.
- The CPZ Commercial Parkway Overlay Zone remains in order to ensure consistent development patterns along Jefferson Highway.
- The proposed zoning districts and future land use map categories are compatible. I-MU and I-L are compatible with PDR.



Focus Area EB10

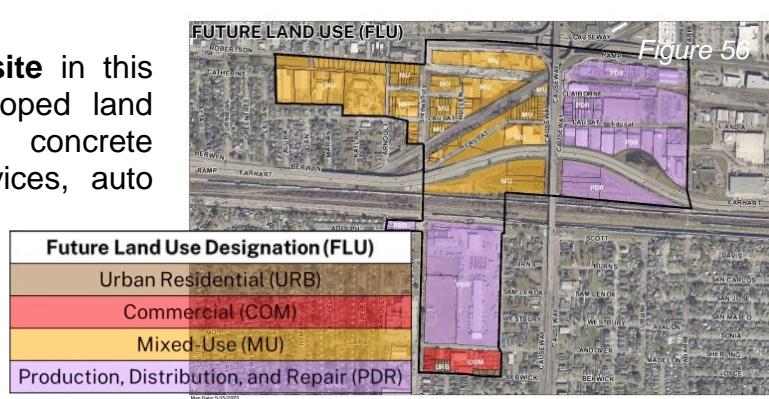
Current Zoning. Focus Area EB10 is currently mapped with OW-1 Office Warehouse District and M-1 Industrial District. Non-industrial zoning districts mapped within the focus area consist of C-2 General Commercial District, R-2 Two-Family Residential District, and R-3 Multiple-Family Residential District (Figure 54).



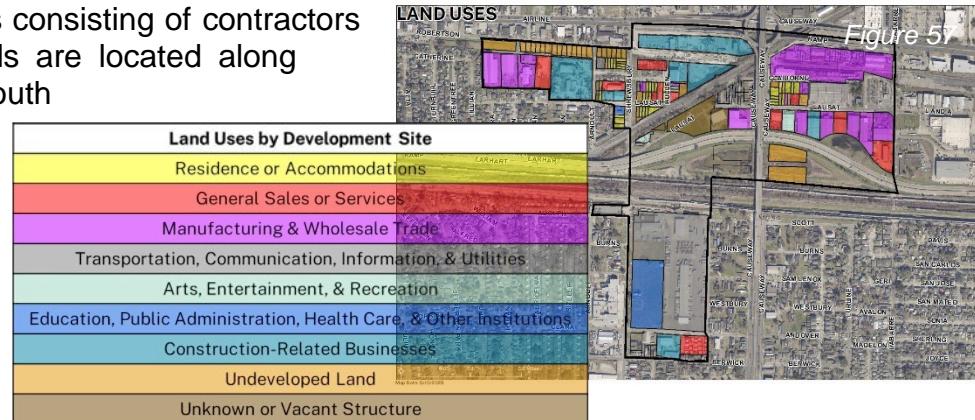
The focus area is surrounded by non-industrial zoning districts, except for one side on the east (Figure 55).

Future land use categories mapped within EB10 consist of Mixed-Use (MU), Urban Residential (URB), Commercial (COM), and Production, Distribution, and Repair (PDR) (Figure 56).

Land uses by development site in this focus area consist of undeveloped land along Robertson Street, two concrete suppliers, carpet cleaning services, auto repair services, a neighborhood bar, and multiple residential uses between Airline Drive and Earhart Expressway. Safety-Kleen Systems Manufacturers are also located within the focus

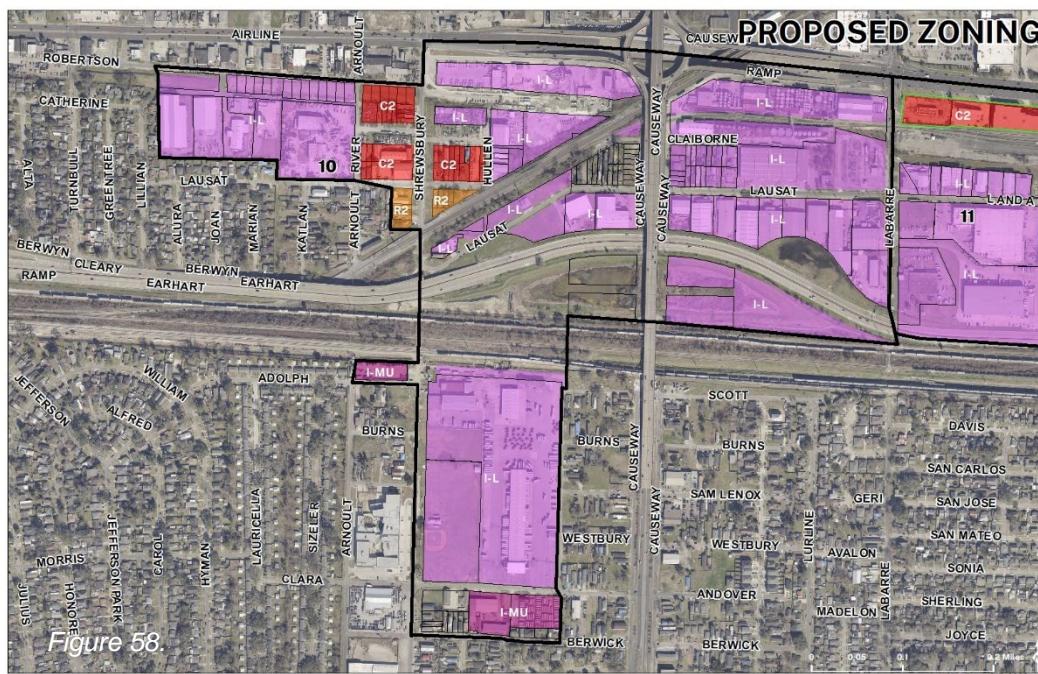


area. Warehouses consisting of contractors and durable goods are located along Lausat Street. South of Earhart Expressway, the focus area consists of a trucking company, a park, stone cutter, and outdoor storage (Figure 57).



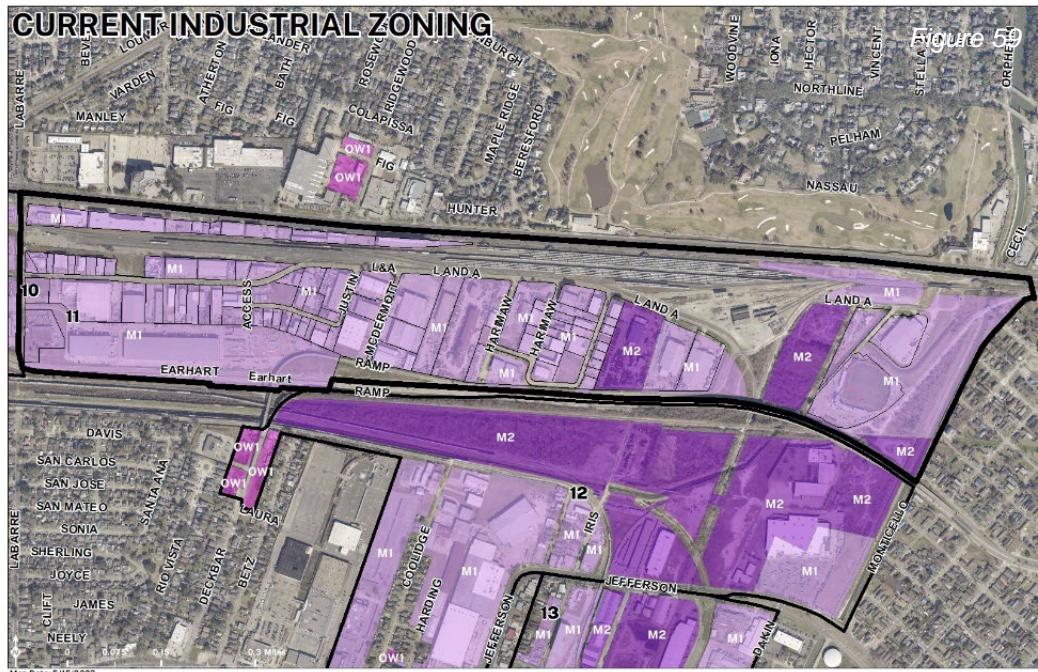
Proposed Zoning (Figure 58)

- The I-MU Industrial Mixed-Use District is mapped on portions of the focus area and act as a buffer to non-industrial uses.
- The I-L Light Industrial District is mapped along the majority of the focus area, recognizing the variety of warehouses.
- The R-2 Two-Family Residential District is appropriate for two blocks fronting on Shrewsbury Road, and consist of residential uses and a religious institution.
- The C-2 General Commercial District is appropriate for three blocks fronting on Shrewsbury Road, which consist of auto repair shops, a bar, an office, outdoor storage, and residential uses.
- The proposed zoning districts and future land use map categories are compatible. I-MU is compatible with COM and PDR. I-L is compatible with PDR. I-L is compatible with MU, because the area serves as a transition. C-2 is compatible with MU. R-2 is compatible with MU, because the area is characterized by a mix of uses.



Focus Area EB11

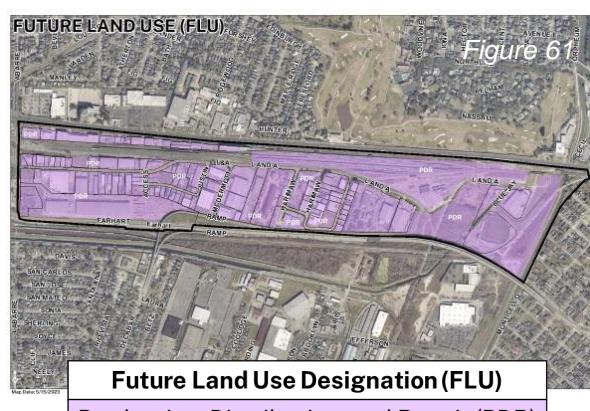
Current Zoning. Focus Area EB11 is currently mapped with M-1 and M-2 Industrial Districts (Figure 59).



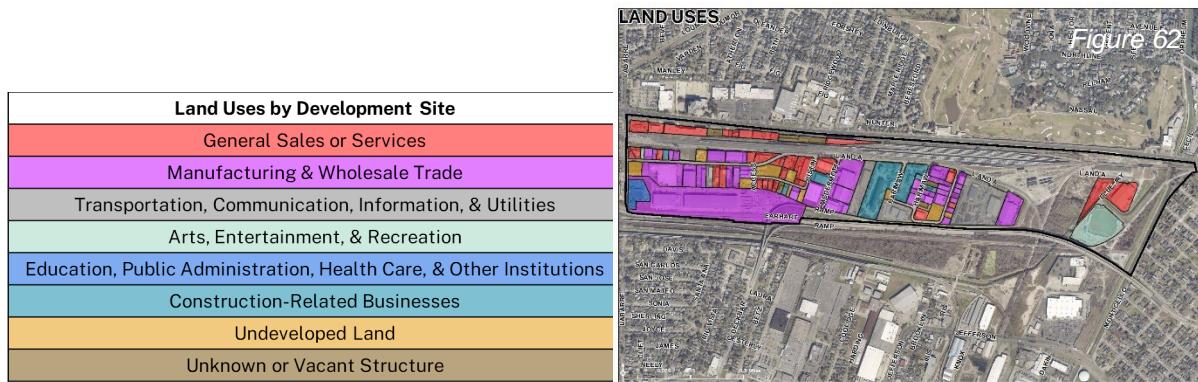
The focus area is surrounded by non-industrial zoning districts on the north, the city of New Orleans on the right, and industrial zoning on the south and west (Figure 60).

The future land use category mapped within EB11 is Production, Distribution, and Repair (PDR) (Figure 61).

Land uses by development site in this focus area consist of commercial uses along Airline Drive, such as drive-through restaurants, a toy store, self-storage, an appliance store, an outdoor recreation store, auto repair services, and vacant warehouses. Between the rail yard and Earhart Expressway, land uses consist of office/warehouses- plumbing supplies, wholesale, contractors, wholesalers. Larger sites consist of a recycling facility, a sign shop, and PODS warehouse. There is also a

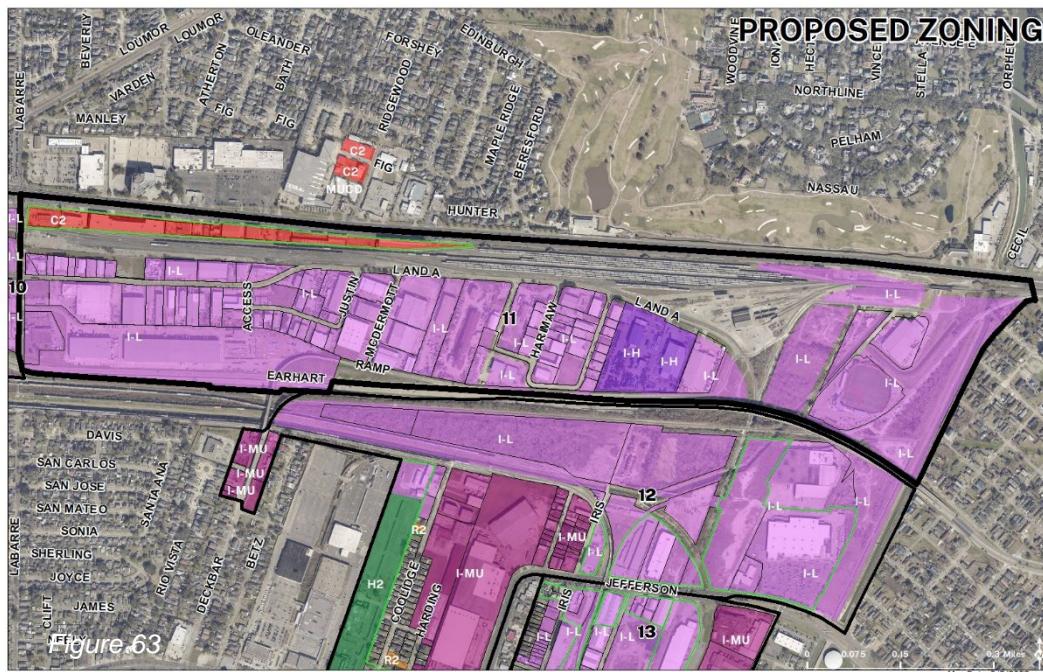


baseball field, landscaping company, and undeveloped land near the rail yard (Figure 62).



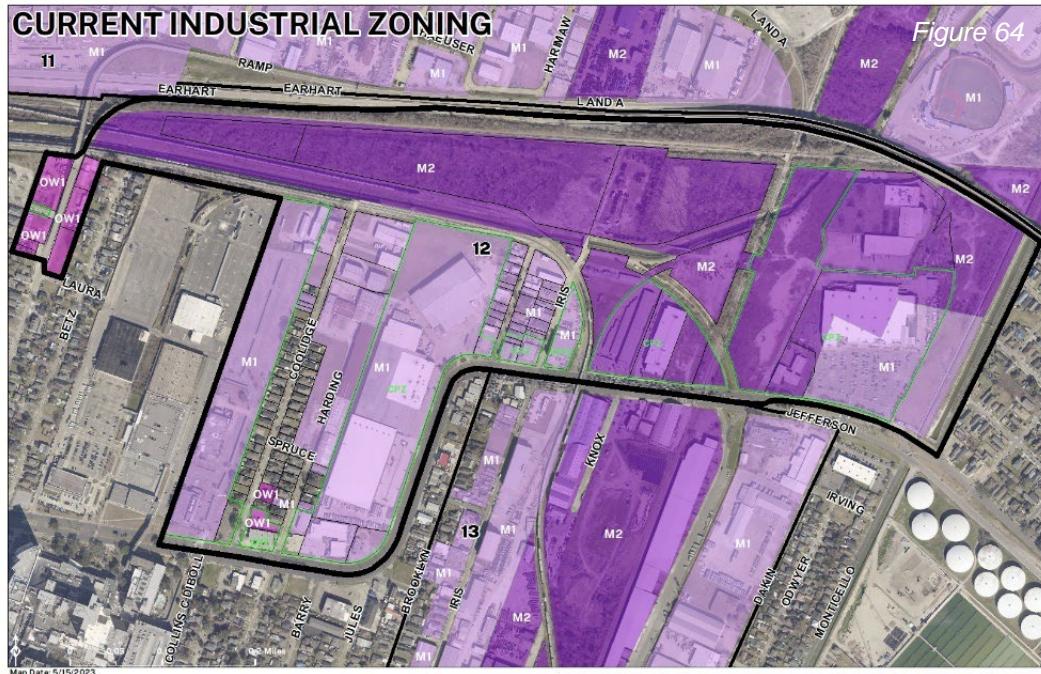
Proposed Zoning (Figure 63)

- The C-2 General Commercial District and the CPZ Commercial Overlay District are appropriate for sites along Airline Drive. The north side of Airline Drive also has a commercial land use pattern and is mapped with C-2/CPZ or MUC Mixed-Use Corridor District.
- The I-L Industrial Light District is appropriate for the variety of warehouses between the rail line and Earhart Expressway, in addition to sites between L and A Road and the Parish Line.
- The I-H Heavy Industrial District is mapped on the recycling facility site, which is a heavy industrial use.
- The proposed zoning districts and future land use map category are compatible. I-L and I-H are compatible with PDR. C-2 is compatible with PDR, because the site serves as a transition/buffer between the light industrial and less intense uses.



Focus Area EB12

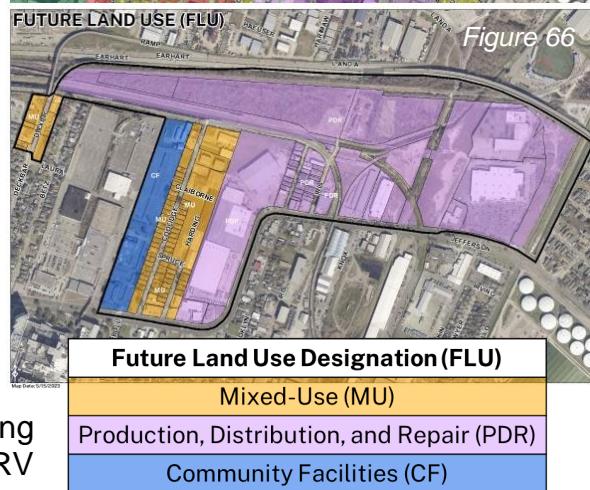
Current Zoning. Focus Area EB12 is currently mapped with OW-1 Office Warehouse District and M-1 and M-2 Industrial Districts. The CPZ Commercial Parkway Overlay Zone is also mapped along properties fronting on Jefferson Highway (Figure 64).



Non-industrial zoning districts mapped within the focus area consist of R-2 Two-Family Residential District and C-2 General Commercial District. The focus area is surrounded by industrial zoning on the north and non-industrial zoning on the west (Figure 65).

Future land use categories mapped within EB12 consist of Community Facilities (CF), Mixed-Use (MU), and Production, Distribution, and Repair (PDR) (Figure 65).

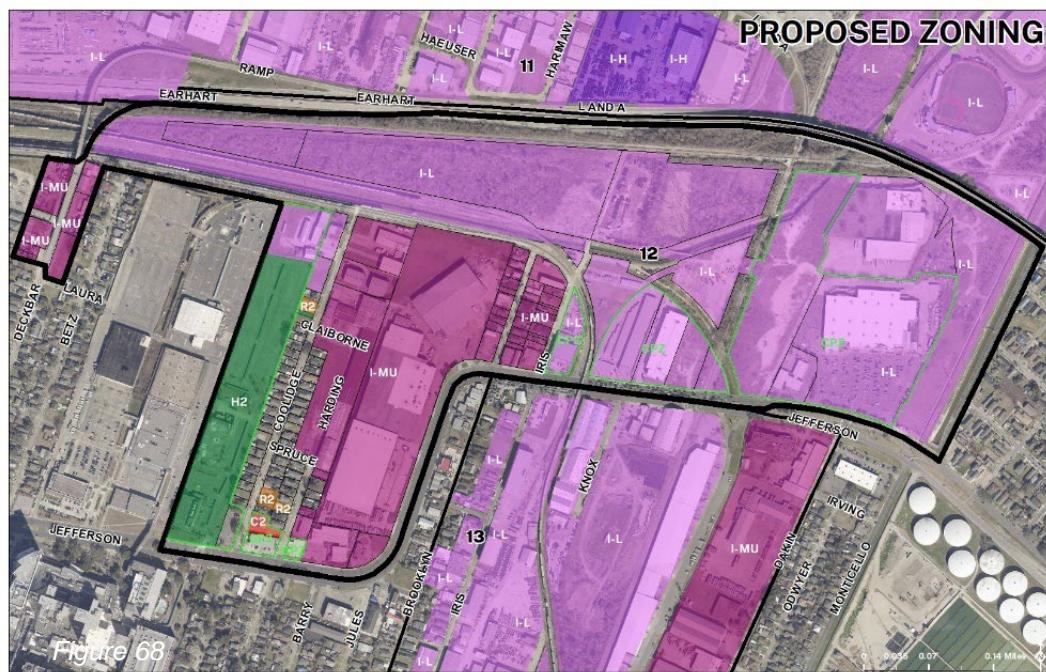
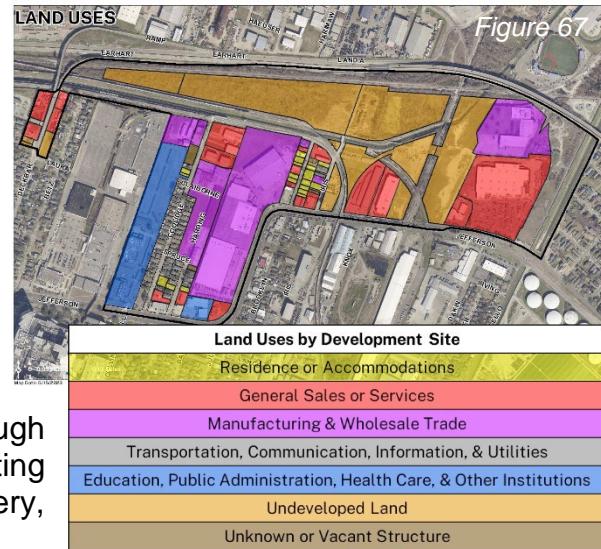
Land uses by development site in this focus area consist of undeveloped land, a Lowe's Home Improvement store, self-storage, packaging store, Republic National Distributing Company, a flooring store, a day care center, a drive-through daiquiri shop, Ochsner Health Center for Children and parking lot, a winery, auto repair shops, boat and RV



storage, waste management services, and residential homes (Figure 67).

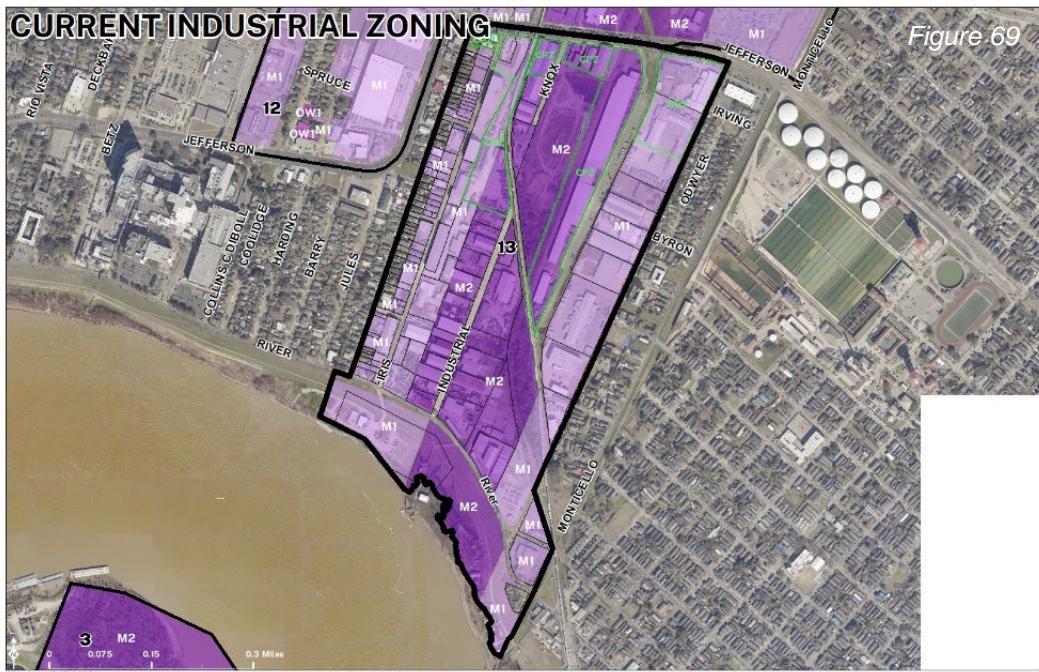
Proposed Zoning (Figure 68)

- The I-MU Industrial Mixed-Use District is mapped on development sites fronting on Deckbar Avenue, which consist of undeveloped land, auto parts store, and a State motor vehicle inspection station.
- The I-MU District is also mapped along the bend on Jefferson Highway, which consists of a daycare center, drive-through daiquiri shop, Republic National Distributing Company, packing supply store, winery, bicycle store, and residential homes.
- The I-L Light Industrial District is mapped along the undeveloped property near the rail yard to the Parish line, which acknowledges the industrial nature of the rail and large warehouses within the focus area.
- The H-2 Medical Service District is mapped on development sites occupied by part of Ochsner's medical campus and parking.
- The C-2 General Commercial District is mapped on one site adjacent to C-2 zoning.
- The R-2 Two-Family Residential District is mapped on three sites consisting of residential uses.
- The CPZ Commercial Parkway Overlay remains within the focus area, except on sites where the I-MU is mapped.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-MU are compatible with PDR. I-MU, C-2, and R-2 are compatible with MU, because there is a mix of uses and zoning districts that contribute to the mixed-use character of the area.

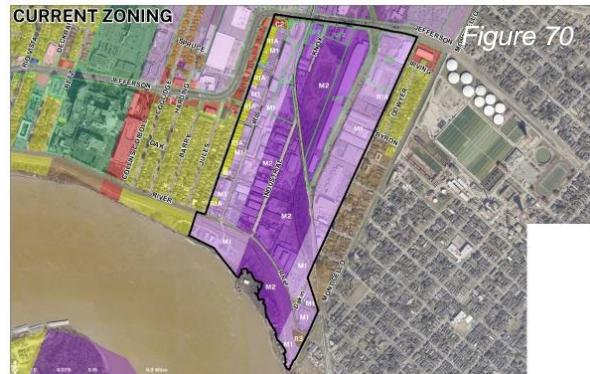


Focus Area EB13

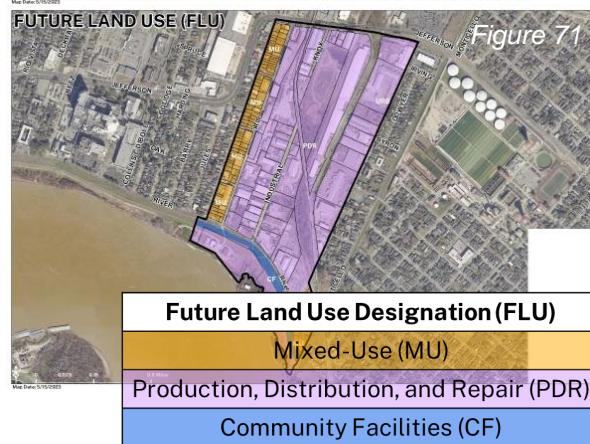
Current Zoning. Focus Area EB13 is currently mapped with M-1 and M-2 Industrial Districts. The CPZ Commercial Parkway Overlay Zone is also mapped along properties fronting on Jefferson Highway (Figure 69).



Non-industrial zoning districts mapped within the focus area consist of R-1A Single-Family Residential District, R-3 Multiple-Family Residential District, and C-2 General Commercial District. The focus area is surrounded by non-industrial zoning districts on the east and west, the Mississippi River on the south, and industrial zoning on the north (Figure 70).



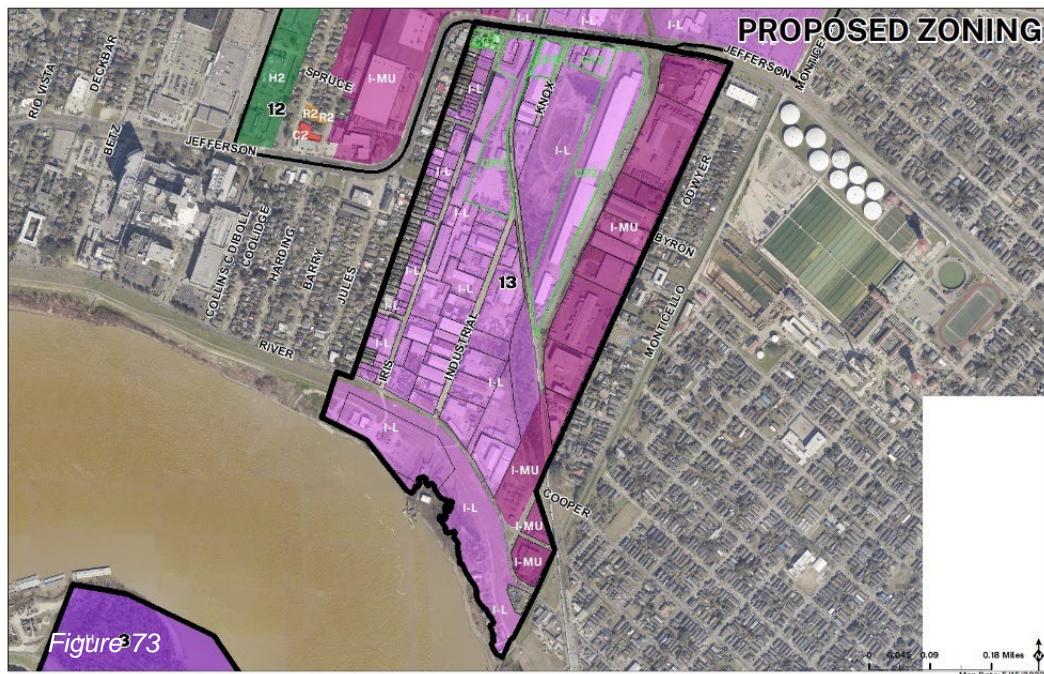
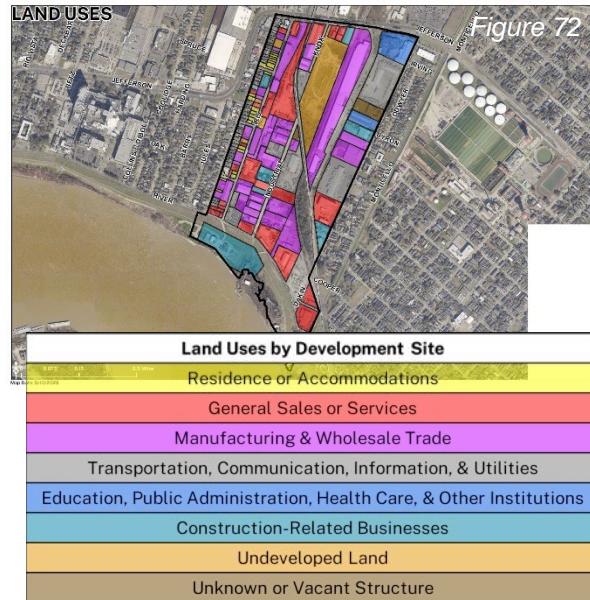
Future land use categories mapped within EB13 consist of Mixed-Use (MU), Community Facilities (CF), and Production, Distribution, and Repair (PDR) (Figure 71).



offices, a cidery, and residential properties. There is also property along the batture that operates cargo fleets and charters (Figure 72).

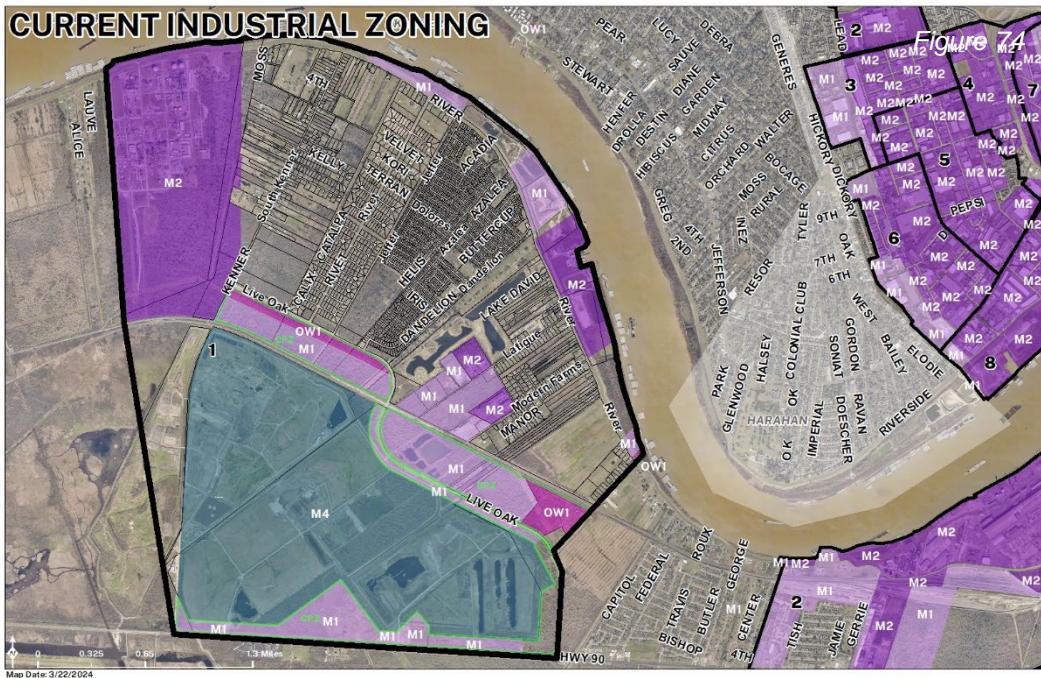
Proposed Zoning (Figure 73)

- The I-MU Industrial Mixed-Use District is mapped on the eastern side of the focus area, acting as a buffer between a residential neighborhood and industrial development to the west.
- The I-L Light Industrial District is mapped throughout the rest of the focus area, recognizing the variety of industrial uses. The I-L district is also mapped along the batture, preserving the industrial nature of the river.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-MU are compatible with PDR. I-L is compatible with MU, because the site serves as a transition/buffer.



Focus Area WB1

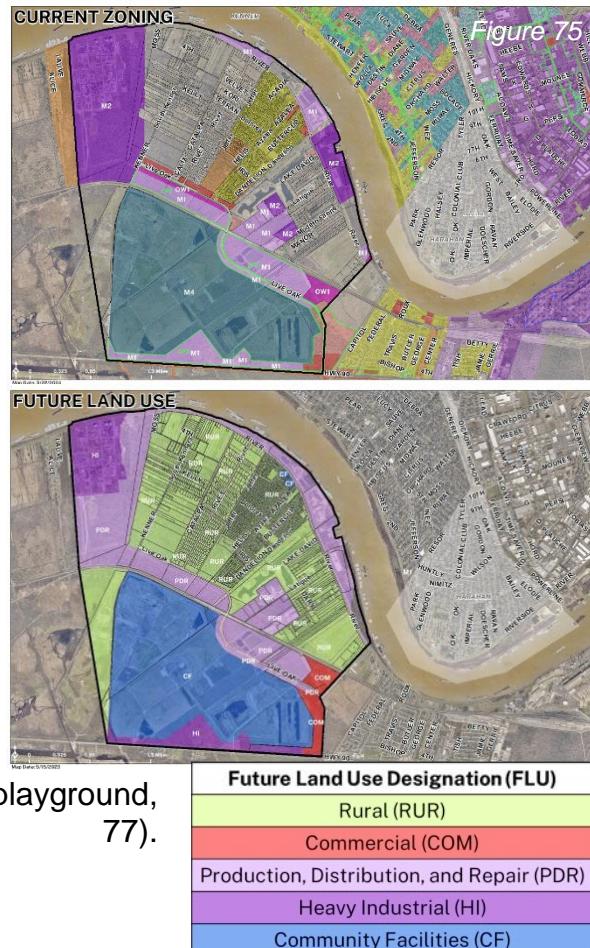
Current Zoning. Focus Area WB1 is current mapped with M-1 and M-2 Industrial Districts, OW-1 Office Warehouse District, and M-4 Industrial District. The CPZ Commercial Parkway Overlay Zone is mapped along Live Oak Boulevard and Highway 90 (Figure 74).

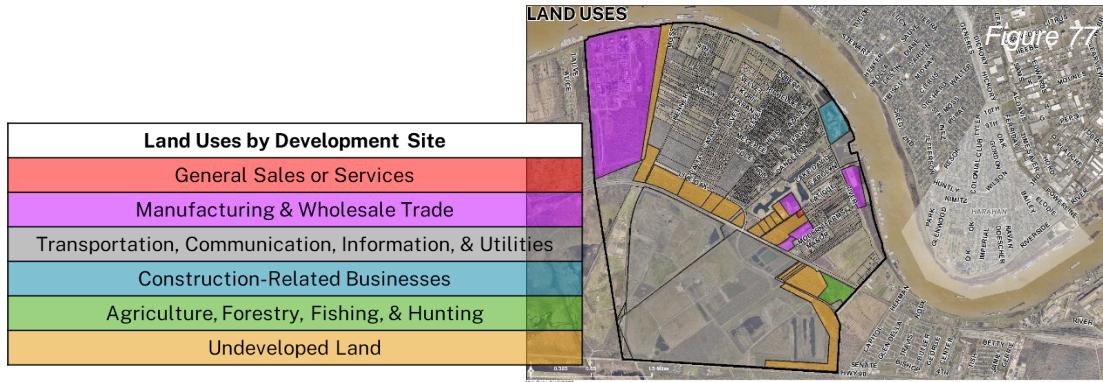


Non-industrial districts mapped within the focus area consist of C-1 Neighborhood Commercial, C-2 General Commercial, R-1A Single-Family Residential District, R-2 Two-Family Residential District, and S-1 Suburban District (Figure 75).

Future land use categories mapped within WB1 include Rural (RUR), Community Facilities (CF), Commercial (COM), Production, Distribution, and Repair (PDR), and Heavy Industrial (HI) (Figure 76).

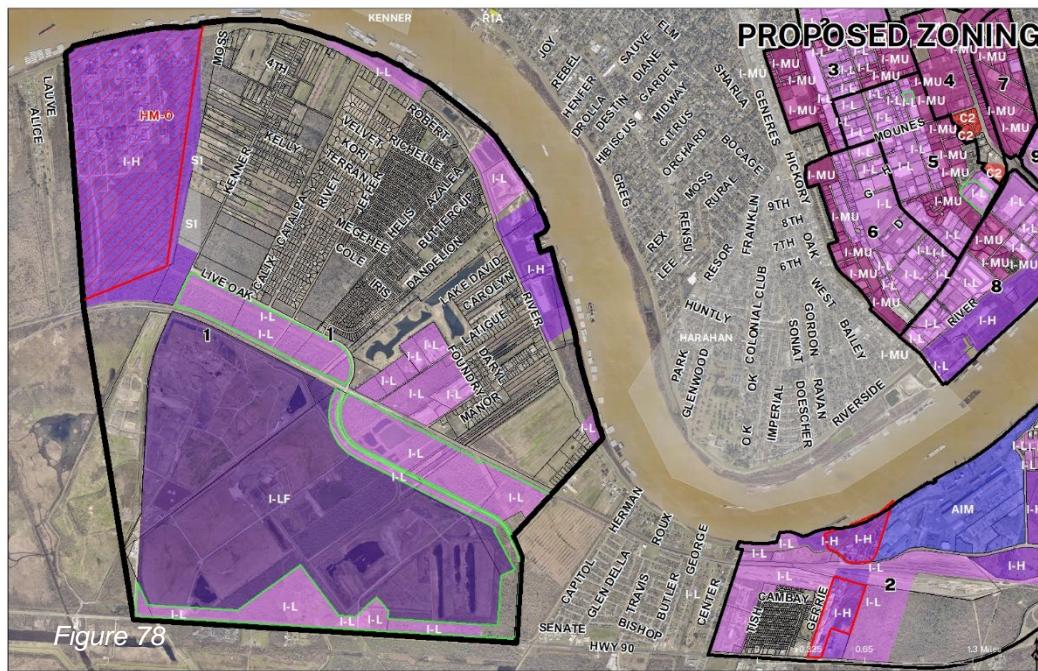
Land uses by development site in WB1 consist of Cornerstone Chemical Company chemical plant, the Parish landfill, undeveloped land, cargo and fleeting services along the river, metal manufacturing, and a pipe supplier. Non-industrial zoned land consists of residential neighborhoods, undeveloped land, a school, playground, and a library (Figure 77).





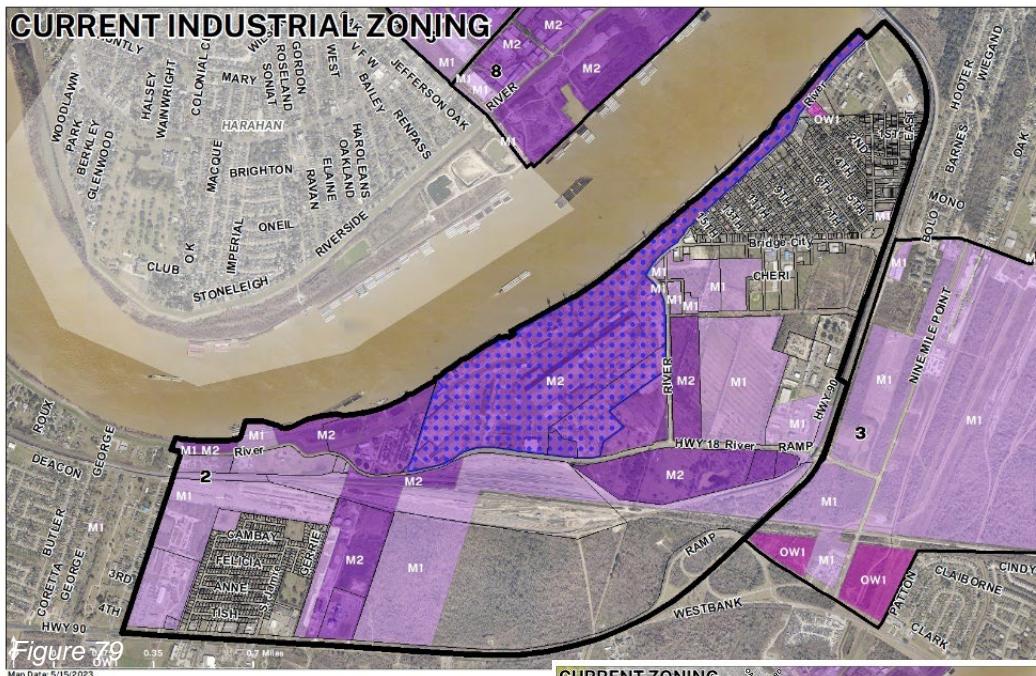
Proposed Zoning (Figure 78)

- The I-H Heavy Industrial District is mapped on the chemical plant and along portions of property along the river.
- The I-L Light Industrial District is mapped along Live Oak Boulevard and around the landfill, acting as a buffer between the landfill and residential neighborhoods.
- The S-1 district is mapped on undeveloped lots in order to eliminate split-zoning.
- The I-LF Landfill Industrial District is mapped on the landfill.
- The HM-O Hazardous Materials Overlay is mapped on the approved site plan for a flammable liquid Special Permitted Use (SPU).
- The CPZ Commercial Parkway Overlay Zone remains along Live Oak Boulevard.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-H are compatible with PDR. I-H is compatible with HI. I-L is compatible with HI and COM, because the areas serve as transitions/buffers. S-1 is compatible with RUR.

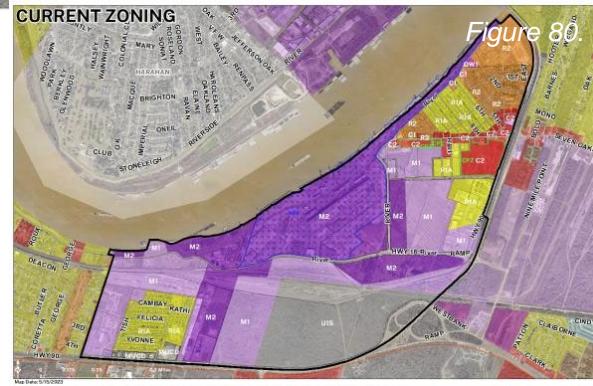


Focus Area WB2

Current Zoning. Focus Area WB2 is currently mapped with M-1 and M-2 Industrial Districts, along with commercial, mixed-use, and residential zoning districts. The AIM Avondale Industrial Marine Overlay District is mapped over the former Avondale Shipyard (Figure 79).

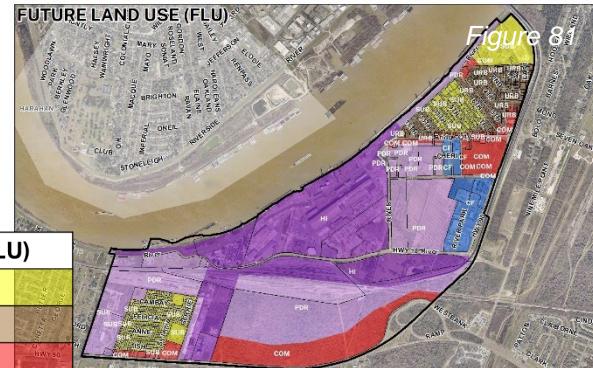


Non-industrial districts mapped within the focus area consist of C-1 Neighborhood Commercial, C-2 General Commercial, R-1A Single-Family Residential District, R-2 Two-Family Residential District, and U-1S Unrestricted Suburban District. The CPZ Commercial Parkway Overlay Zone is mapped along parts of Bridge City Avenue (Figure 80).



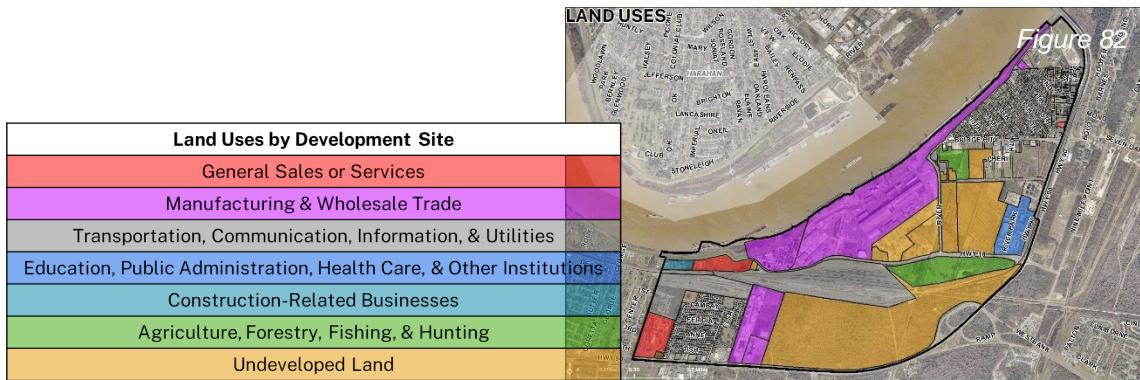
Future land use categories mapped within the focus area consist of Suburban Residential (SUB), Urban Residential (URB), Community Facilities (CF), Commercial (COM), Production, Distribution, and Repair (PDR), and Heavy Industrial (HI).

Future Land Use Designation (FLU)
Suburban Residential (SUB)
Urban Residential (URB)
Commercial (COM)
Production, Distribution, and Repair (PDR)
Heavy Industrial (HI)
Community Facilities (CF)



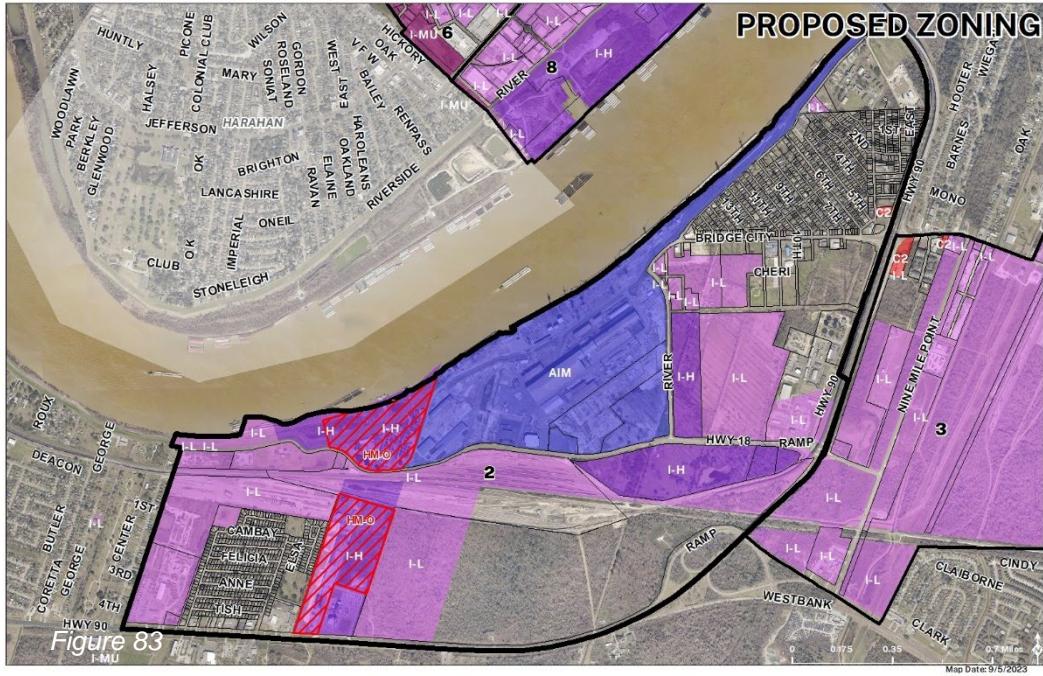
(Figure 81).

Land uses by development site in the industrial zoned portions of this focus area include the bulk storage of hazardous materials, bulk storage of food-grade materials, a truck stop, a container yard, and undeveloped land. Avondale Global Gateway, a 254-acre global logistics hub located along the Mississippi River, is also located within the focus area (Figure 82).



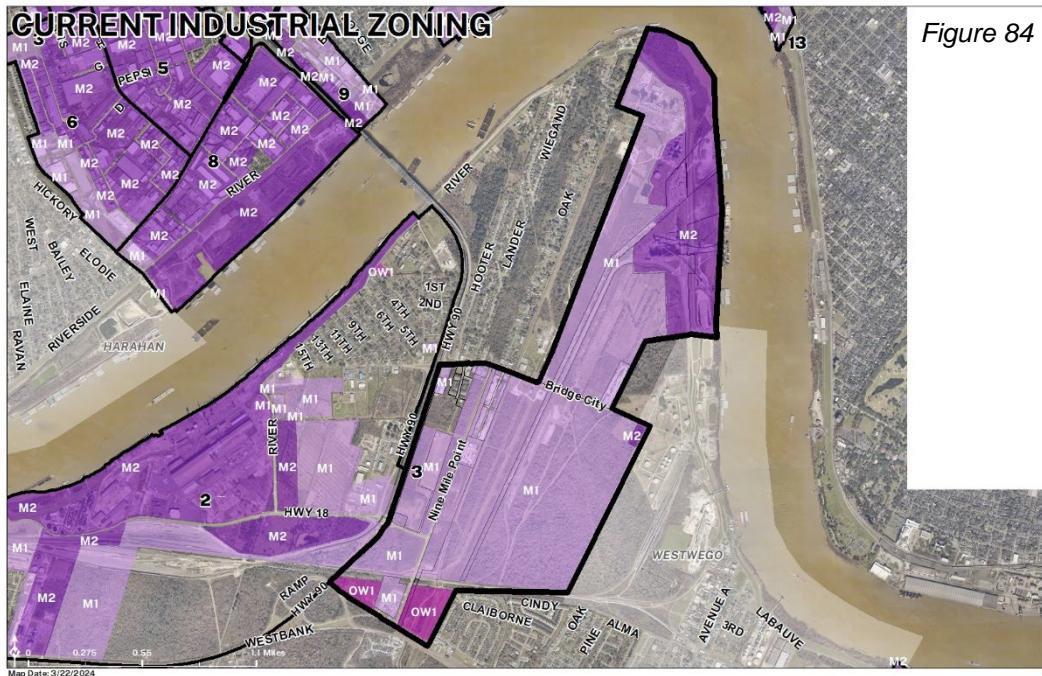
Proposed Zoning (Figure 83)

- The I- H Heavy Industrial District recognizes the heavy industrial uses with bulk storage of both hazardous materials and food-grade materials.
- The I- L Light Industrial District is mapped along large tracts of vacant land, allowing flexibility for development, and on sites adjacent to non-industrial uses, acting as a buffer for potentially incompatible uses.
- The AIM Avondale Industrial Marine District, now a base, remains on the historical shipyard plus the corner property, lot AV-7, which is part of the development site (TXT-4-23).
- The HM-O Hazardous Materials Overlay District is mapped on the approved site plan for a flammable liquid Special Permitted Use (SPU).
- C-2 General Commercial is mapped on one site north of Bridge City Avenue, which consists of a tire shop.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-H are compatible with PDR. I-H and AIM are compatible with HI. I-L is compatible with the HI, because the site is contiguous with an existing I-L area.



Focus Area WB3

Current Zoning. Focus Area WB3 is currently mapped with OW-1 Office Warehouse District and M-1 and M-2 Industrial Districts (Figure 84).



Non-industrial districts mapped within the focus area consist of the C-2 General Commercial District and R-3 Multiple-Family Residential District (Figure 85).

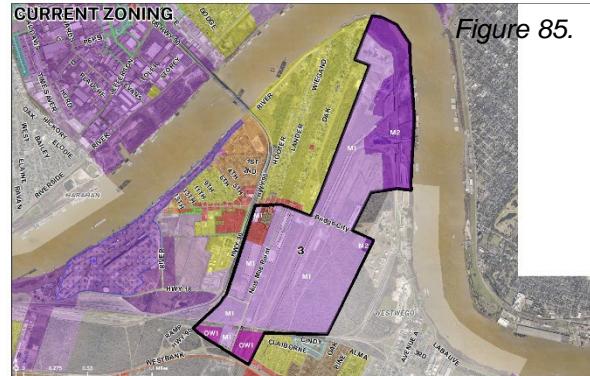


Figure 85.

Future land use categories mapped within the focus area consist of Commercial (COM), Urban Residential (URB), Production, Distribution, and Repair (PDR), and Heavy Industrial (HI) (Figure 86).

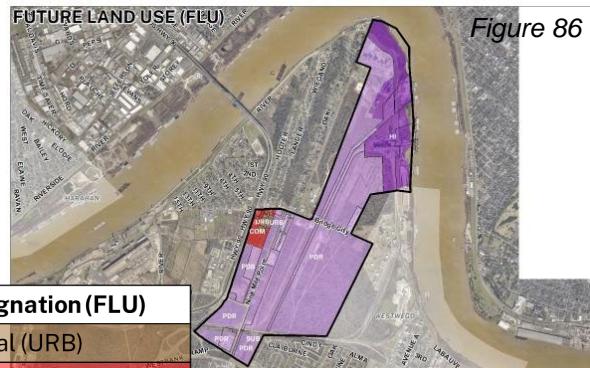


Figure 86

Land uses by development site in the industrial zoned portions of this focus area include Entergy Nine Mile Power Plant, a grain elevator, waste collection services, heavy construction companies, a cemetery, general commercial uses, and undeveloped land (Figure 87).

Future Land Use Designation (FLU)	
Urban Residential (URB)	
Commercial (COM)	
Production, Distribution, and Repair (PDR)	
Heavy Industrial (HI)	

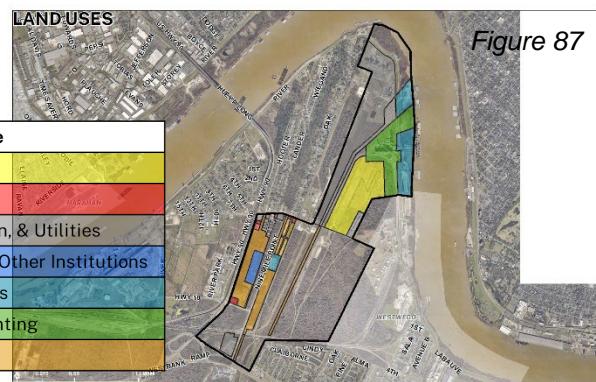
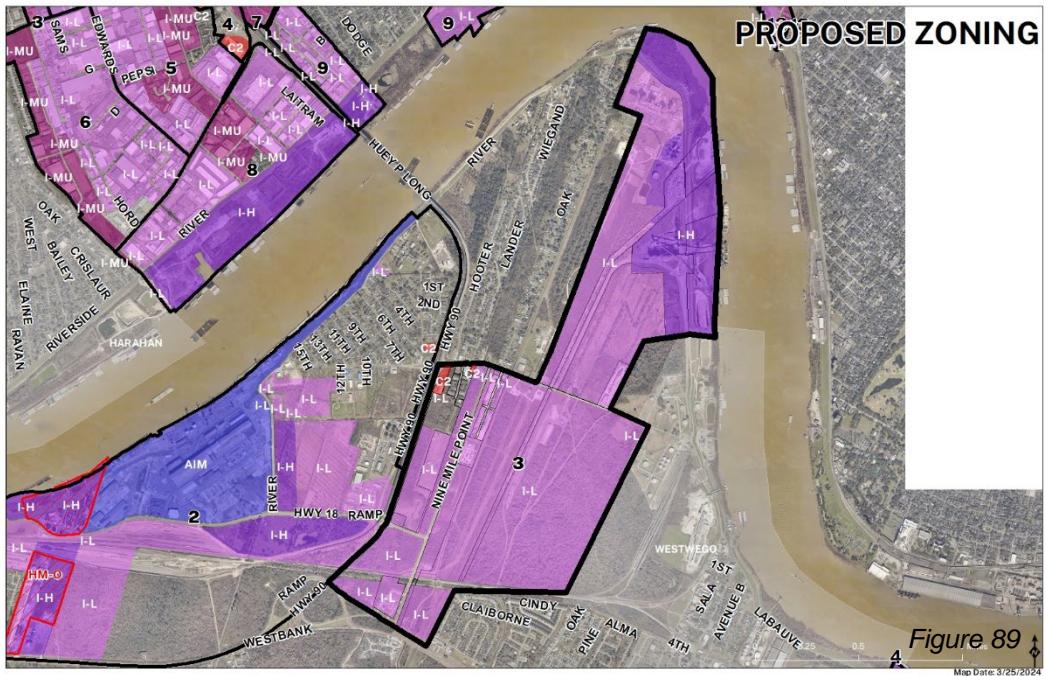


Figure 87

Proposed Zoning (Figure 88)

- The I-H Heavy Industrial District is mapped on the more intense industrial uses closer to the River.
- The I-L Light Industrial District is mapped on large tracts of undeveloped land and properties closer to non-industrial uses.
- C-2 General Commercial District is mapped on small sites on Seven Oaks Boulevard.

- The proposed zoning districts and future land use map categories are compatible. I-H is compatible with HI, I-L is compatible with IL, and C-2 is compatible with COM.



Focus Area WB4

Current Zoning. Focus Area WB4 is currently mapped with M-1 and M-2 Industrial Districts, along with OW-1 Office Warehouse District (Figure 89).

CURRENT INDUSTRIAL ZONING

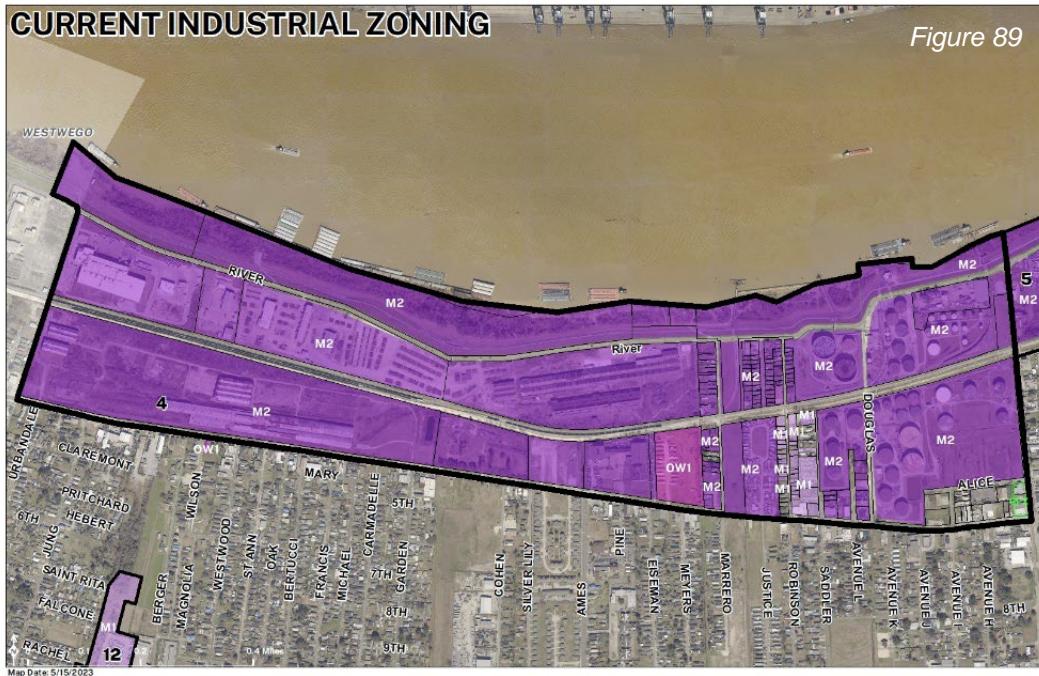


Figure 89

Non-industrial zoning consists of R-2 Two-Family Residential Family and C-2 General Commercial District. The CPZ Commercial Parkway Overlay Zone is mapped on a portion of the C-2 zoned sites (Figure 90).

CURRENT ZONING

Figure 90

Future land use categories mapped within the focus area consist of Commercial (COM), Production, Distribution, and Repair (PDR), and Heavy Industrial (HI) (Figure 91).

FUTURE LAND USE (FLU)

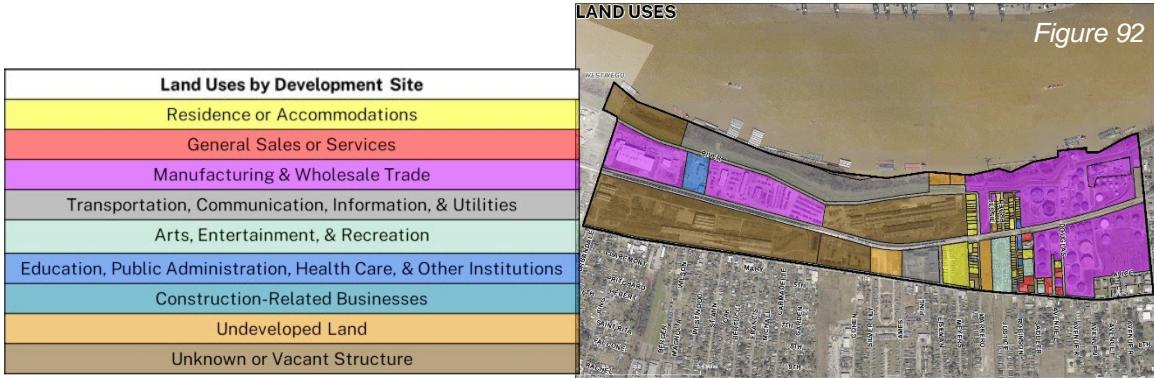
Figure 91

Land uses by development site in the industrial zoned portions of this focus area include food products supplier, bulk storage of hazardous materials, vacant warehouses, residential uses, and an RV park (Figure 92).

FUTURE LAND USE (FLU)

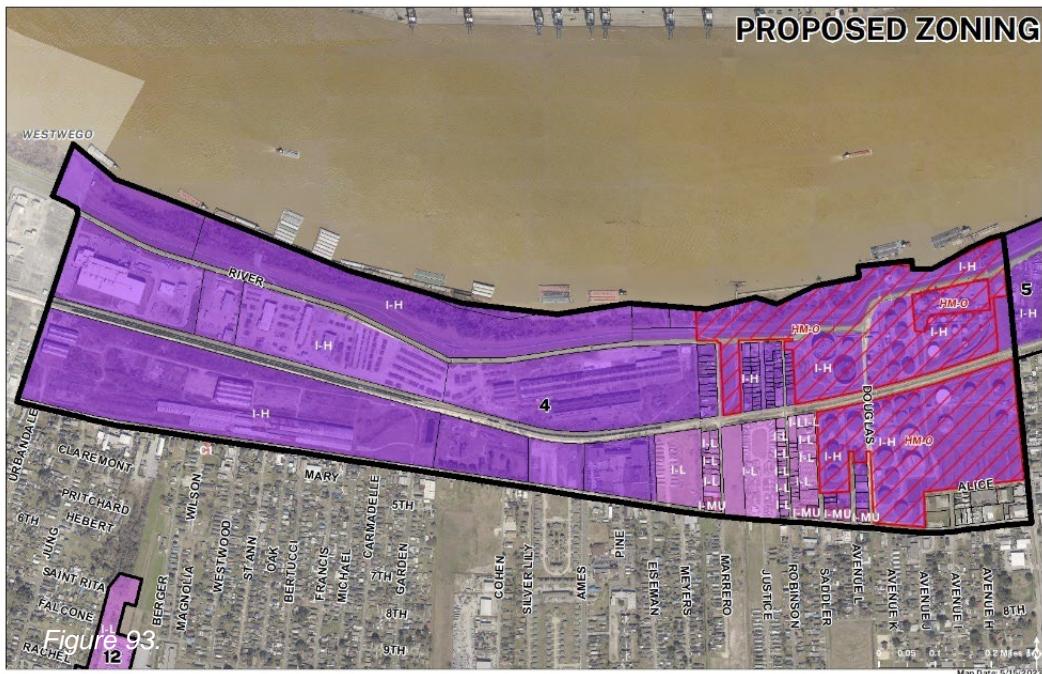
Figure 91

Future Land Use Designation (FLU)
Commercial (COM)
Production, Distribution, and Repair (PDR)
Heavy Industrial (HI)



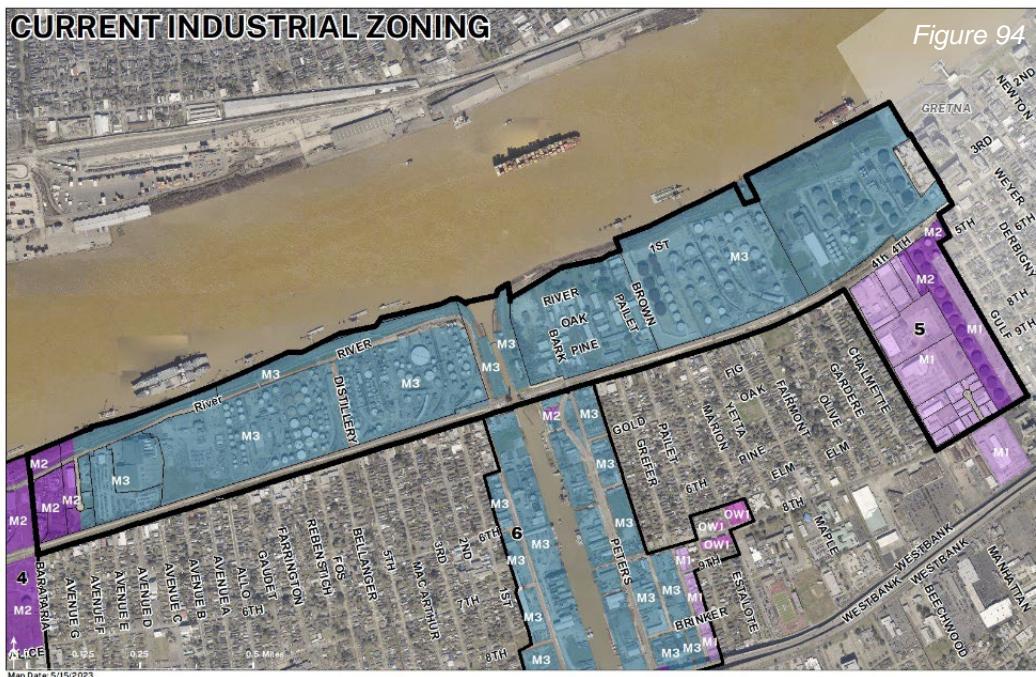
Proposed Zoning (Figure 93)

- The I-H Heavy Industrial District is mapped along the river, in addition to areas with bulk storage of hazardous materials, the 30-acre former Johns Manville facility.
- The I-L Light Industrial District is mapped on portions south of the rail and north of 4th Street, which consists of an RV park and residential homes.
- The I-MU Industrial Mixed-Use District is mapped on certain sites fronting on 4th Street.
- The HM-O Hazardous Materials Overlay District is mapped on the existing approved site plans for flammable liquid Special Permitted Uses (SPUs).
- The proposed zoning districts and future land use map categories are compatible. I-H is compatible with HI and PDR. I-L is compatible with I-L. I-MU is compatible with COM.



Focus Area WB5

Current Zoning. Focus Area WB5 is currently mapped with M-1, M-2, and M-3 Industrial Districts (Figure 94).



The focus area is mostly surrounded by non-industrial zoning districts (Figure 95).

Future land use categories mapped within the focus area consist of Community Facilities (CF), Commercial (COM), Production, Distribution, and Repair (PDR), and Heavy Industrial (HI) (Figure 96).

Land uses by development site in the Industrial zoned portions of this focus area include bulk storage of hazardous materials, an industrial business park, construction businesses, warehouses, and non-industrial uses, such as the Parish school administration building (Figure 97).



Future Land Use Designation (FLU)

Commercial (COM)

Production, Distribution, and Repair (PDR)

Heavy Industrial (HI)

Community Facilities (CF)

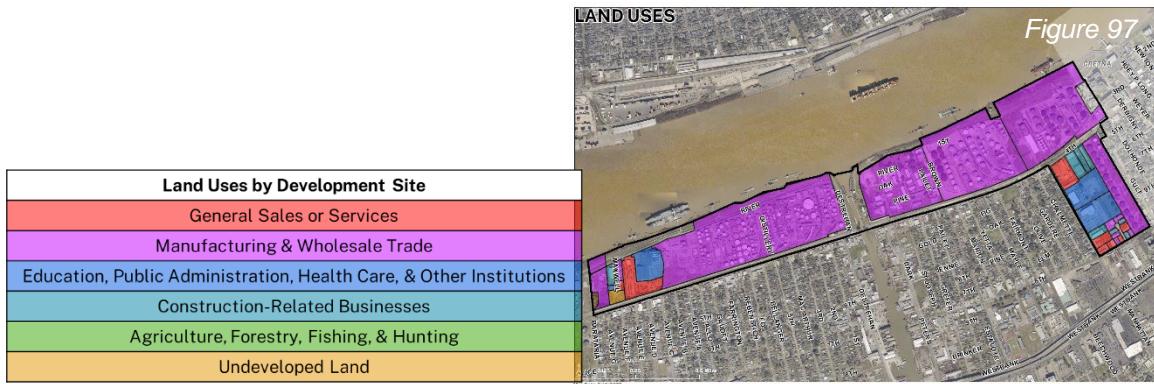


Figure 97

Proposed Zoning (Figure 98)

- The I-H Heavy Industrial District is mapped on the bulk storage facilities and business park along the River.
- The I-MU Industrial Mixed-Use District considers the less intense industrial development and acts as a buffer between the heavy industrial and non-industrial uses.
- The HM-O Hazardous Materials Overlay District is mapped on the existing approved site plans for flammable liquid Special Permitted Uses (SPUs).
- The proposed zoning districts and future land use map categories are compatible. I-H is compatible with HI. I-MU is compatible with COM an PDR.

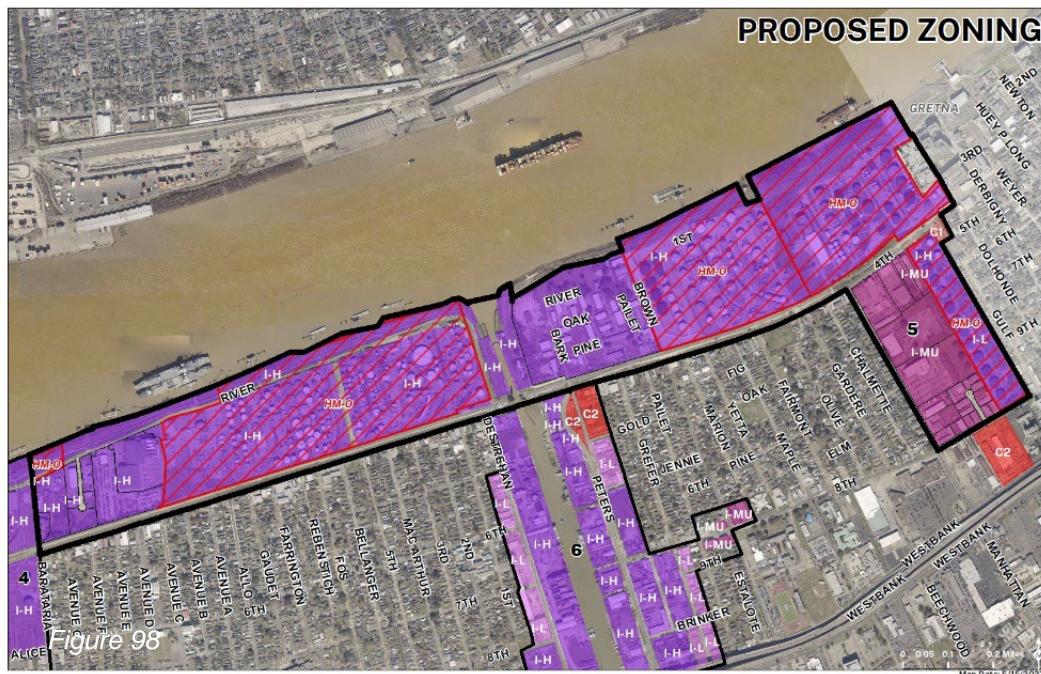


Figure 98

Focus Area WB6

Current Zoning. Focus Area WB6 is currently mapped with M-1, M-2, and M-3 Industrial Districts, along with OW-1 Office Warehouse District (Figure 99).

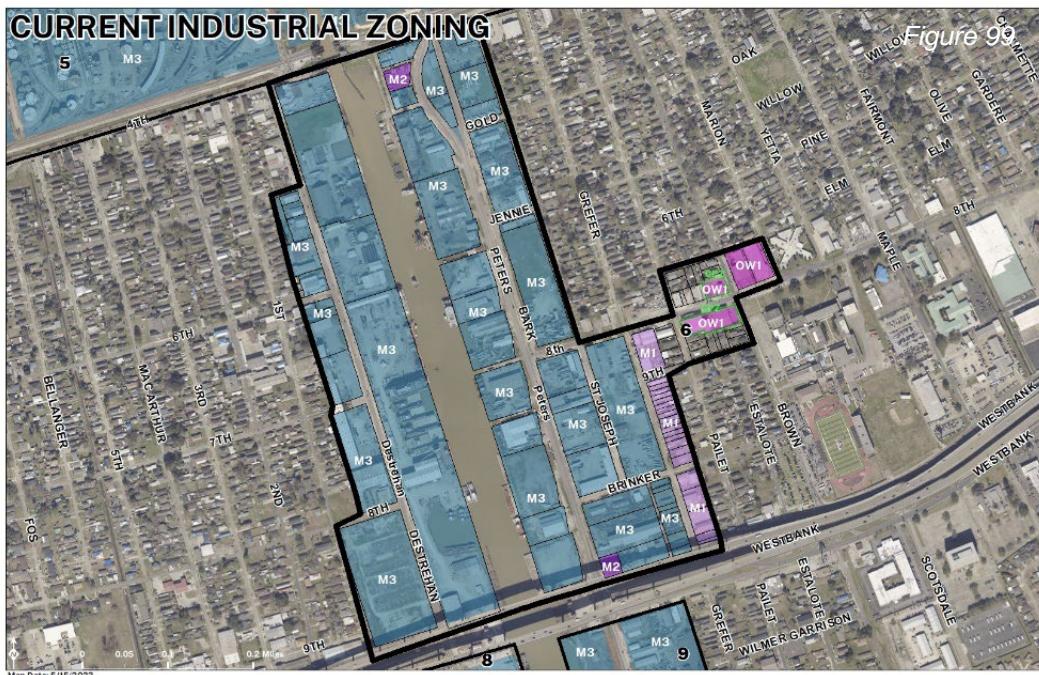


Figure 99

Non-industrial zoning districts within the focus area consist of C-1 Neighborhood Commercial, C-2 General Commercial, R-1A Single-Family Residential, and R-2 Two-Family Residential. The focus area is mostly surrounded by non-industrial zoning districts (Figure 100).



Figure 100

Future land use categories mapped within the focus area consist of Suburban Residential (SUB), Mixed-Use (MU), and Production, Distribution, and Repair (PDR) (Figure 101).

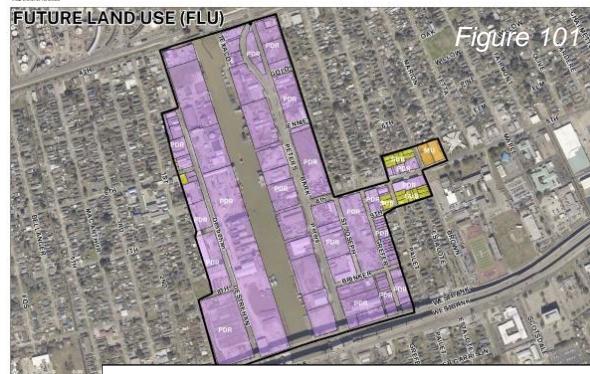
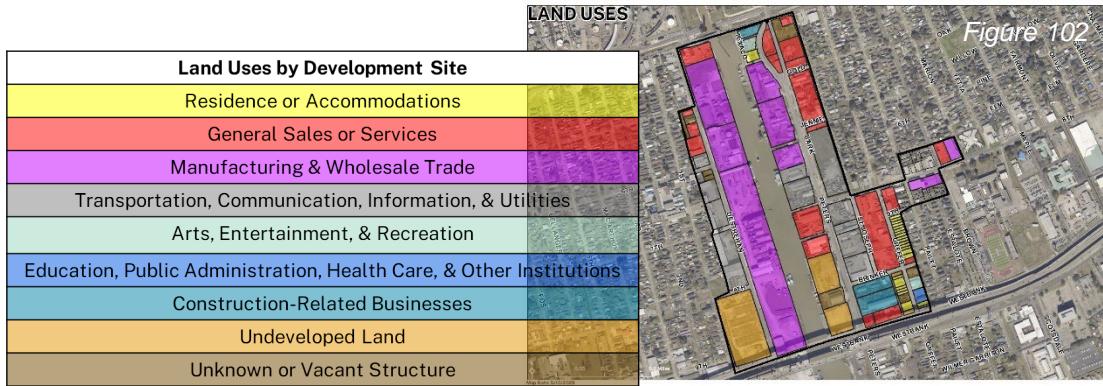


Figure 101

Land uses by development site in the industrial zoned portions of this focus area include heavy construction services, shipyard repair and services, auto repair, and warehouses (Figure 102).

Future Land Use Designation (FLU)
Suburban Residential (SUB)
Mixed-Use (MU)
Production, Distribution, and Repair (PDR)



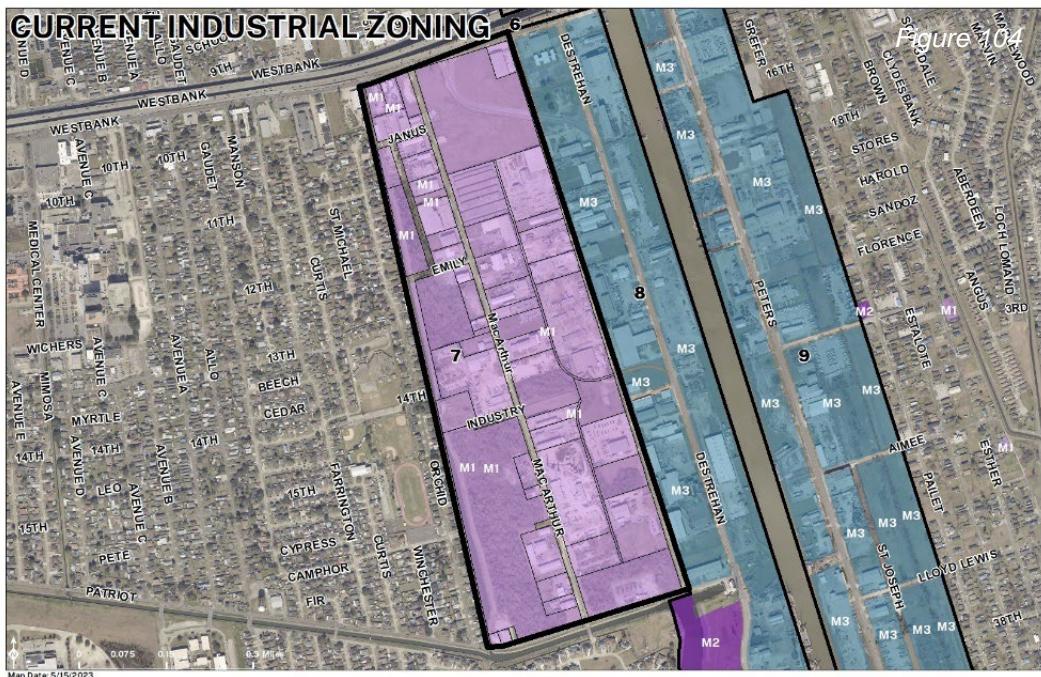
Proposed Zoning (Figure 103)

- The I-H Heavy Industrial District recognizes the heavy industrial nature of the Harvey Canal.
- The I-L Light Industrial District and I-MU Industrial Mixed-Use District are mapped on the edges of the focus area and act as a buffer between the industrial Harvey Canal and non-industrial uses.
- The HM-O Hazardous Materials Overlay is mapped on the existing Special Permitted Use (SPU) site plan of Retif Oil and Fuel.
- The proposed zoning districts and future land use map categories are compatible. I-MU, I-L, and I-H are compatible with PDR. C-1 is compatible with PDR, and I-MU is compatible with MU, because the areas serve as transitions/buffers.



Focus Area WB7

Current Zoning. Focus Area WB7 is currently mapped with M-1 Industrial District (Figure 104).



The focus area is surrounded by industrial zoning districts on the east and non-industrial zoning districts (Figure 105).



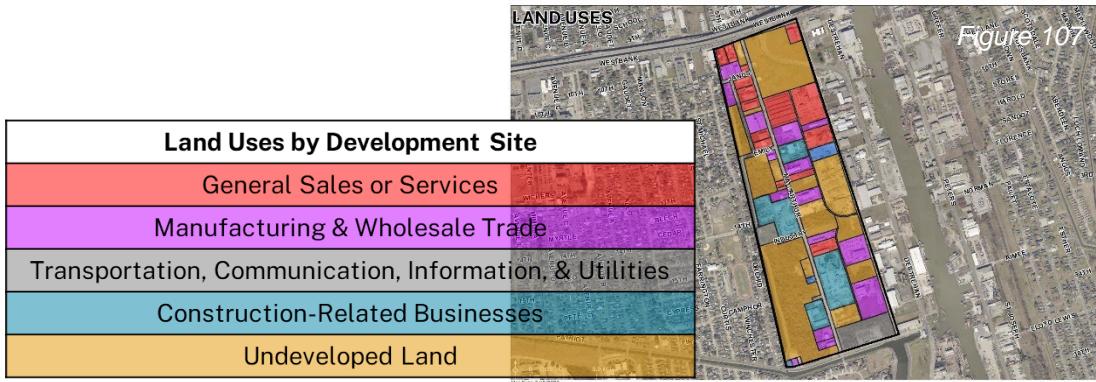
The future land use category mapped within the focus area is Production, Distribution, and Repair (PDR) (Figure 106).



Land uses by development site in the industrial zoned portions of this focus area include large amounts of undeveloped land, heavy construction services, manufacturing, and warehousing (Figure 107).

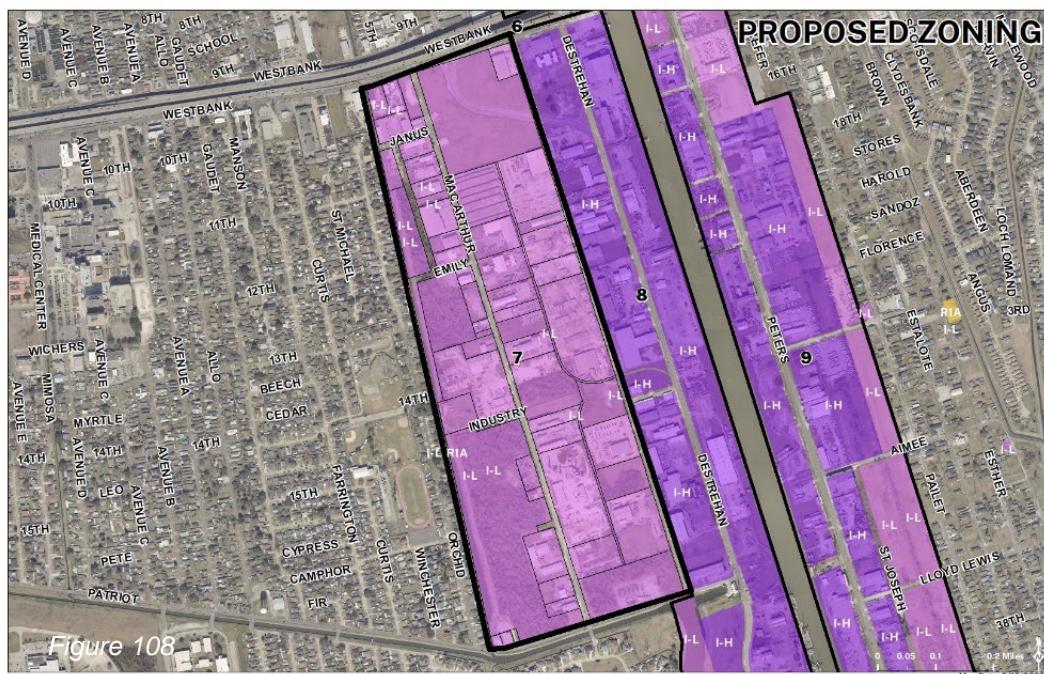
Future Land Use Designation (FLU)

Production, Distribution, and Repair (PDR)



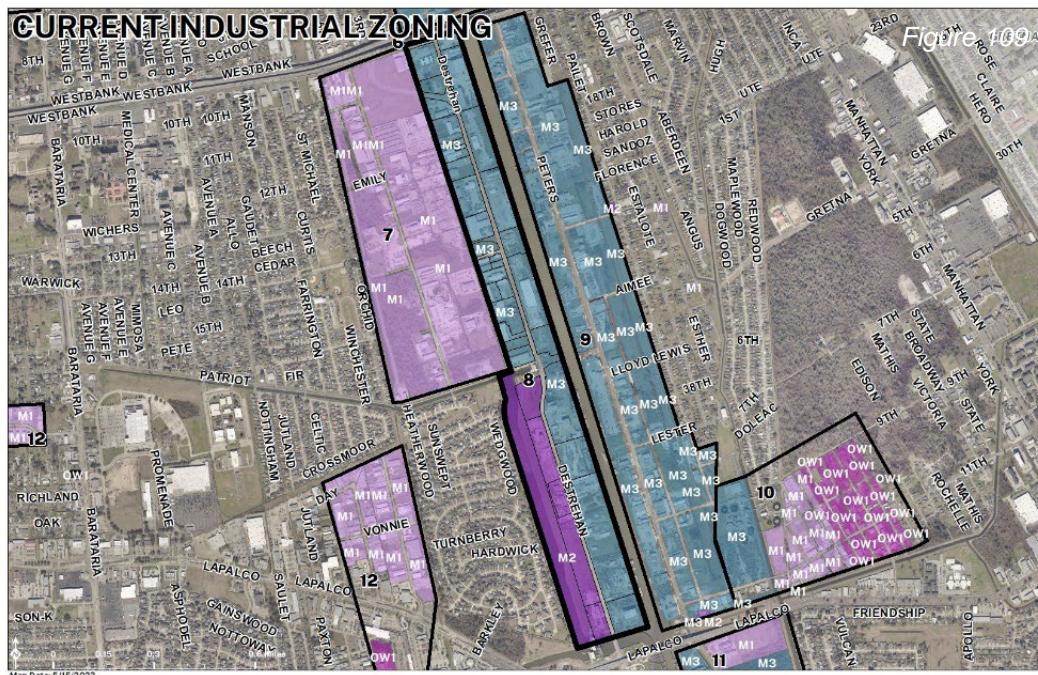
Proposed Zoning (Figure 108)

- The I-L Light Industrial District is mapped throughout the focus area, recognizing the mixture of industrial uses and also the potential future development of the vacant land.
- This focus area acts as a buffer between residential uses on the west and the heavy industrial Harvey Canal corridor on the east.
- The proposed zoning district and future land use map category are compatible. I-L and I-H are compatible with PDR.



Focus Area WB8

Current Zoning. Focus Area WB8 is currently mapped with M-2 and M-3 Industrial Districts (Figure 109).

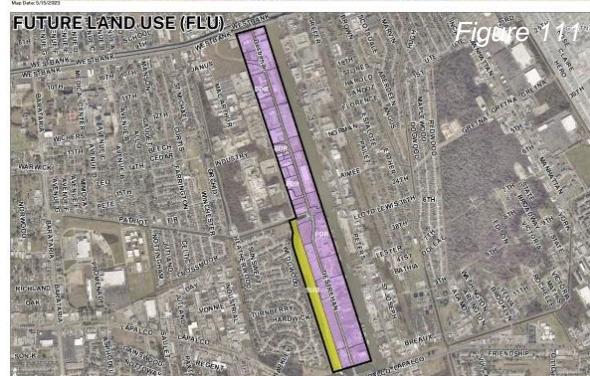


The focus area is surrounded by the Harvey Canal and both non-industrial and industrial zoning districts (Figure 110).



Future land use categories mapped within the focus area consist of Suburban Residential (SUB) and Production, Distribution, and Repair (PDR) (Figure 111).

Land uses by development site in this focus area consist of construction companies with outdoor storage, a recycling facility, warehouses for equipment suppliers and rentals, mill working, and towing services, and undeveloped land (Figure 112).



Future Land Use Designation (FLU)

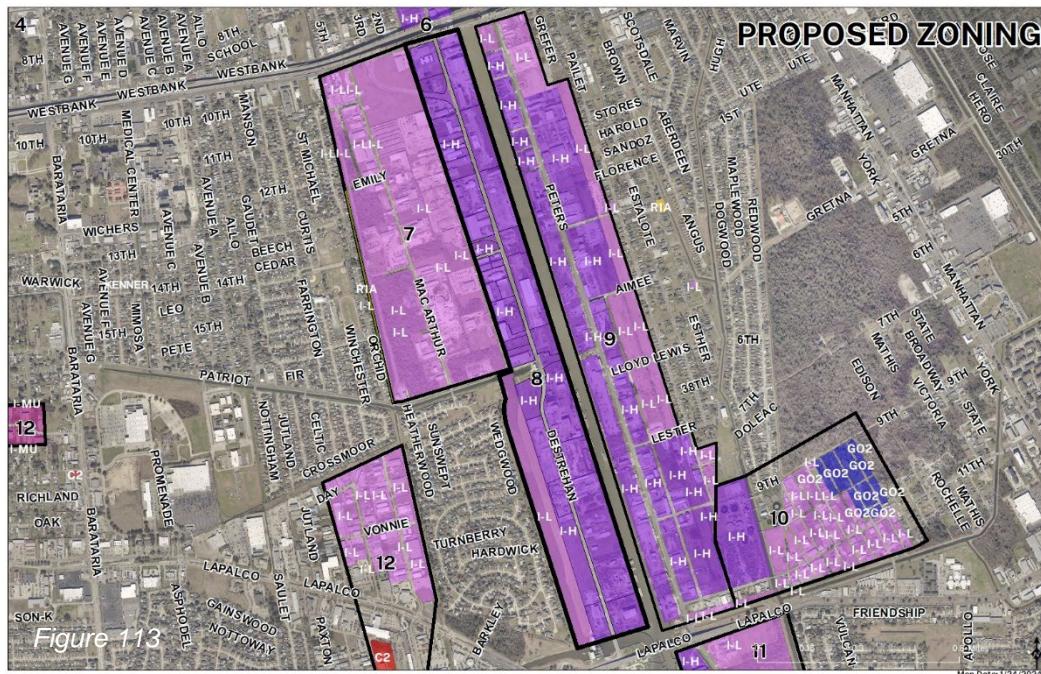
Suburban Residential (SUB)

Production, Distribution, and Repair (PDR)



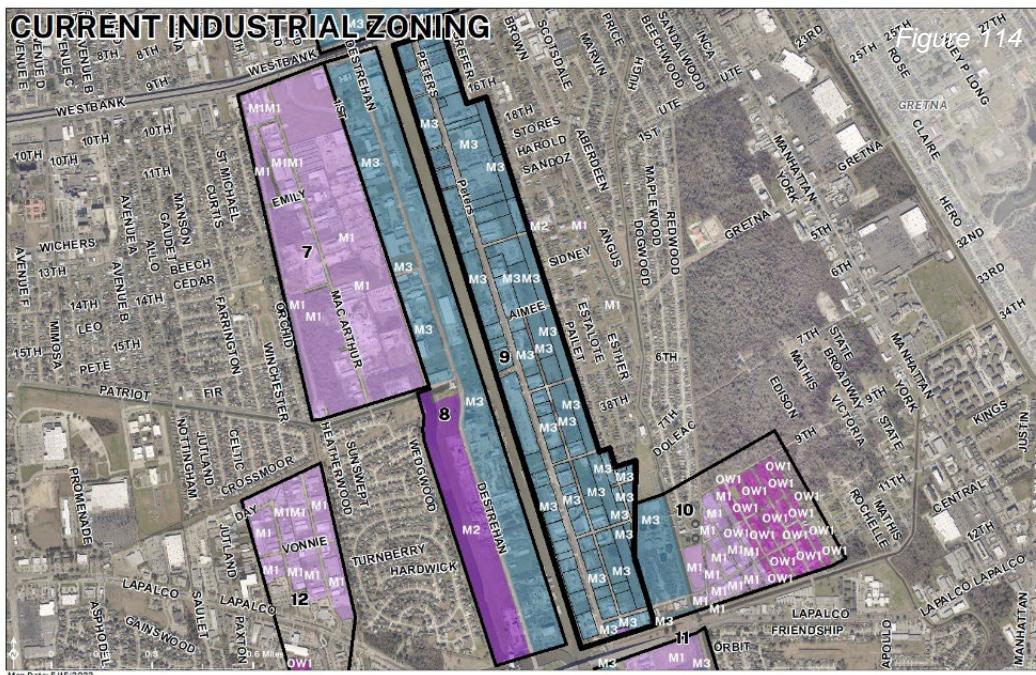
Proposed Zoning (Figure 113)

- The I-L Light Industrial District is mapped along part of an undeveloped part of the focus area, acting as a buffer to the residential neighborhood to the west.
- The I-H Heavy Industrial District is mapped throughout the rest of the focus area and recognizes the industrial nature of the Harvey Canal and Destrehan Avenue.
- The proposed zoning districts and future land use map categories are compatible. I-L and I-H are compatible with PDR.



Focus Area WB9

Current Zoning. Focus Area WB9 is currently mapped with M-2 and M-3 Industrial Districts (Figure 114).

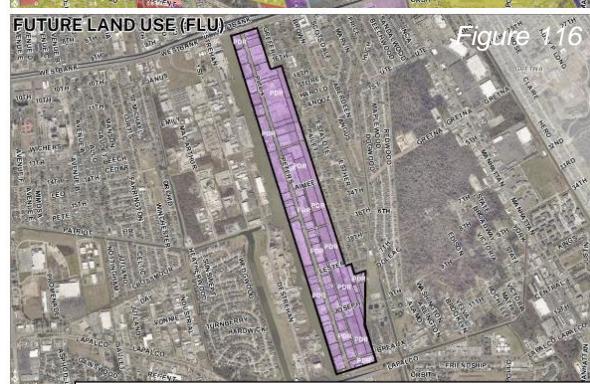


The focus area is mostly surrounded by non-industrial zoning districts (Figure 115).

The future land use category mapped within the focus area is Production, Distribution, and Repair (PDR) (Figure 116).

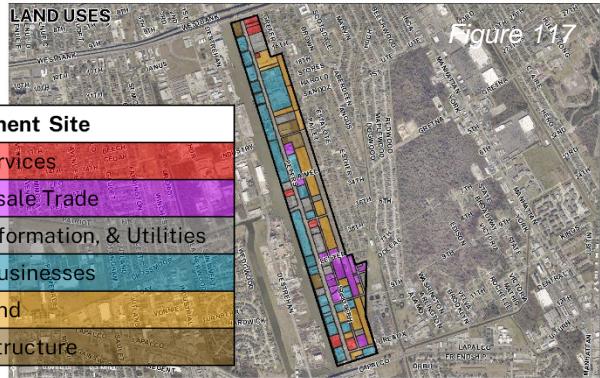


Land uses by development site in this focus area consist of undeveloped land, auto repair shops, multiple construction and marine companies with outdoor storage, fabrication shops, and unoccupied warehouses and structures (Figure 117).



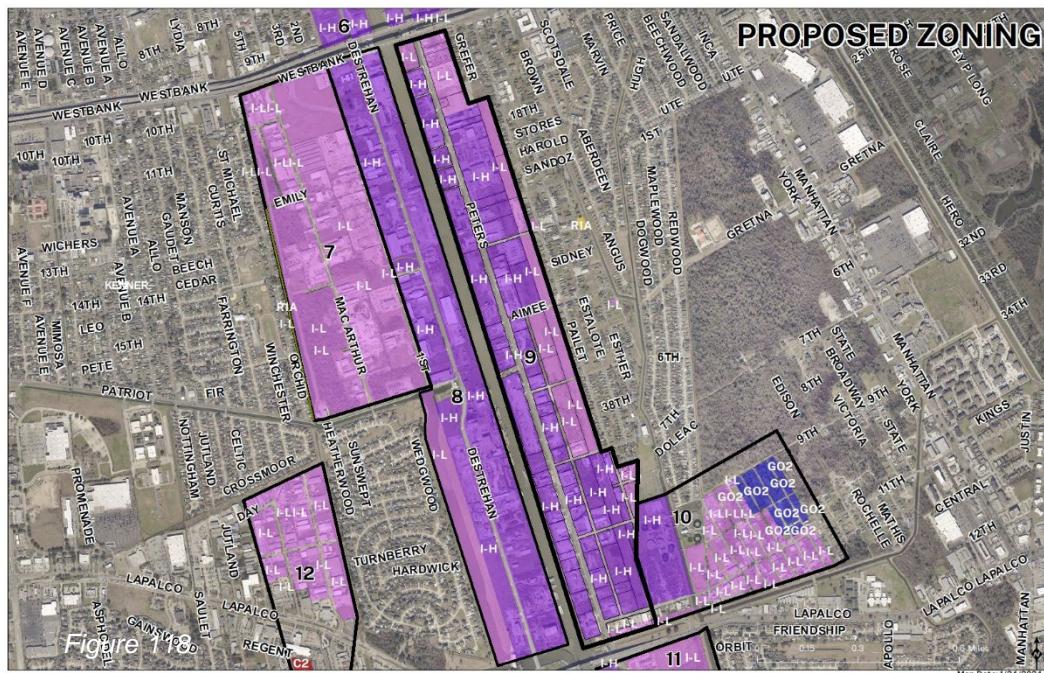
Future Land Use Designation (FLU)

Production, Distribution, and Repair (PDR)



Proposed Zoning (Figure 118)

- The I-L Light Industrial District is mapped on the north, east, and south sites of the focus area, which consist of vacant land and more commercial-oriented properties. The I-L District acts as a buffer between the more intense industrial sites and the non-industrial neighborhood to the east of the focus area.
- The I-H Heavy Industrial District is mapped along the Harvey Canal and most of Peters Road.
- The I-H District recognizes the intense industrial nature of this area and preserves this space for industrial uses.
- The proposed zoning districts and future land use map category are compatible. I-L and I-H are compatible with PDR.



Focus Area WB10

Current Zoning. Focus Area WB10 is currently mapped with M-1 and M-3 Industrial Districts and OW-1 Office Warehouse District (Figure 119).

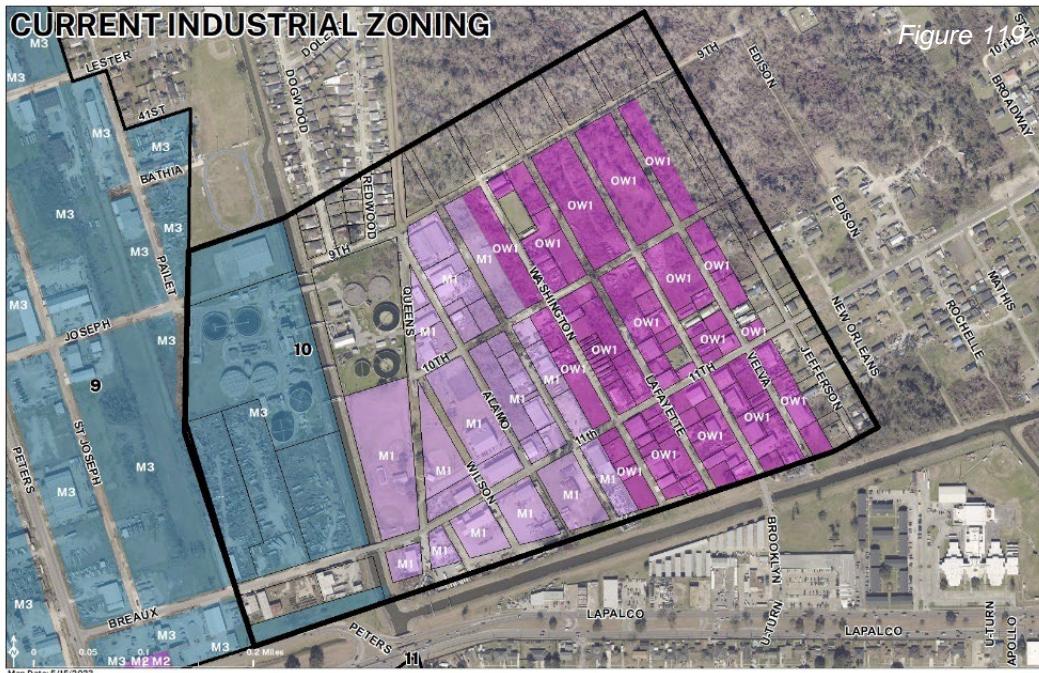


Figure 119

Non-industrial districts mapped within the focus area include GO-2 General Office District and R-1A Single-Family Residential District. The focus area is surrounded mostly by non-industrial zoning (Figure 120).

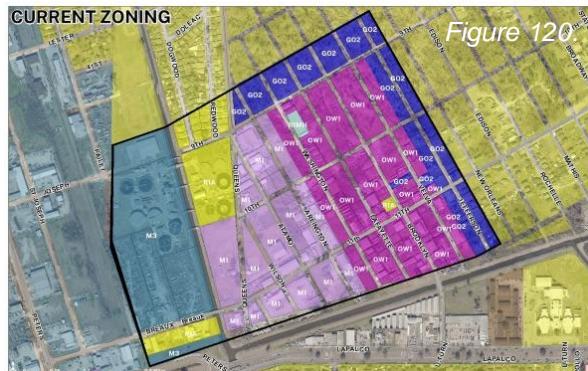


Figure 120

Future land use categories mapped within the focus area consist of Suburban Residential (SUB), Mixed-Use (MU), Community Facilities (CF), and Production, Distribution, and Repair (PDR) (Figure 121).

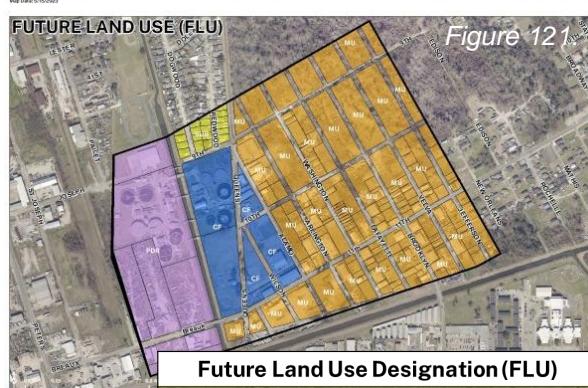
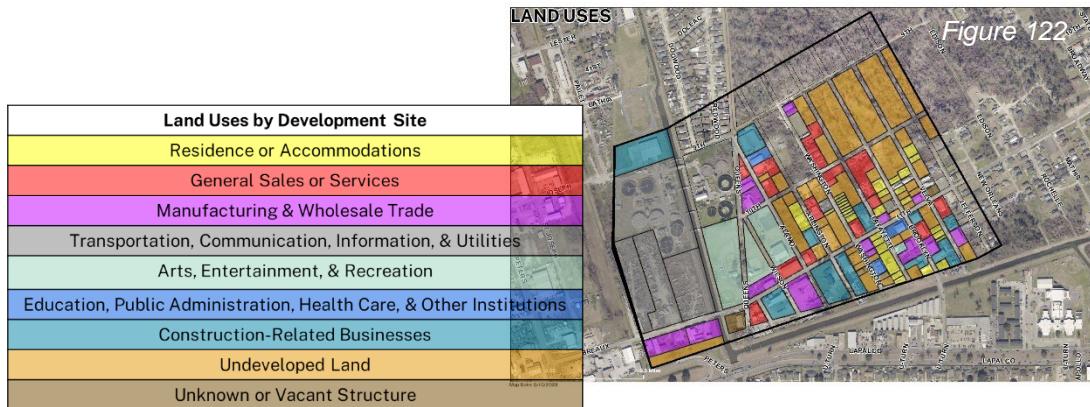


Figure 121

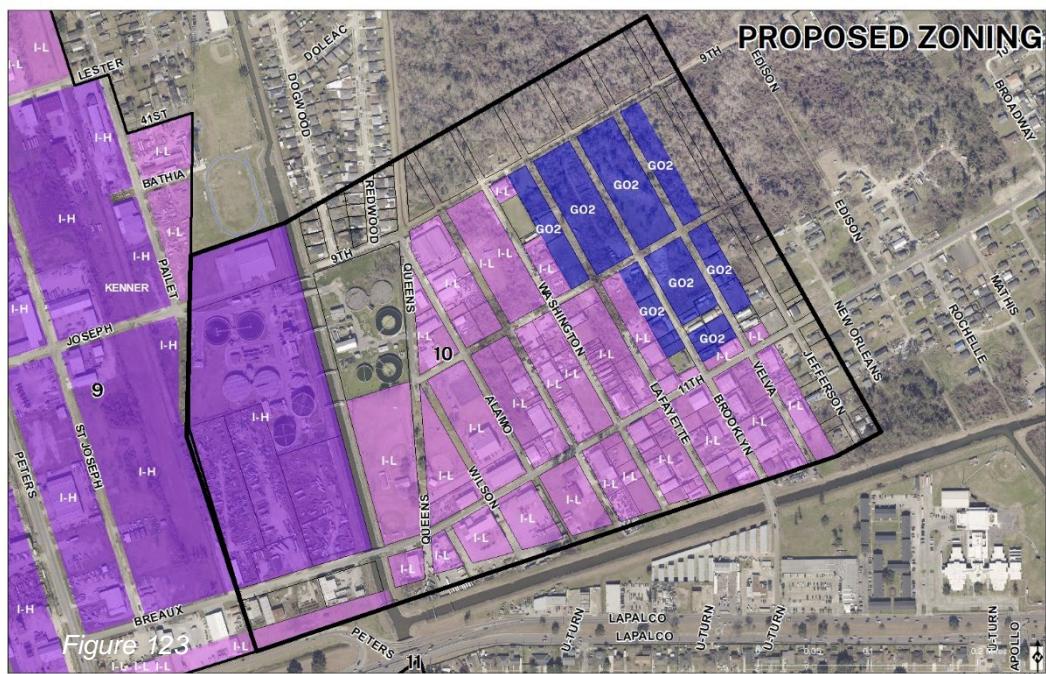
Land uses by development site within WB10 consist of a salvage yard, water treatment plant, Harvey Playground, auto repair shops, residential homes, construction companies, a religious institution, undeveloped land, unknown structures, and various office/warehouses (Figure 122).

Future Land Use Designation (FLU)
Suburban Residential (SUB)
Mixed-Use (MU)
Production, Distribution, and Repair (PDR)
Community Facilities (CF)



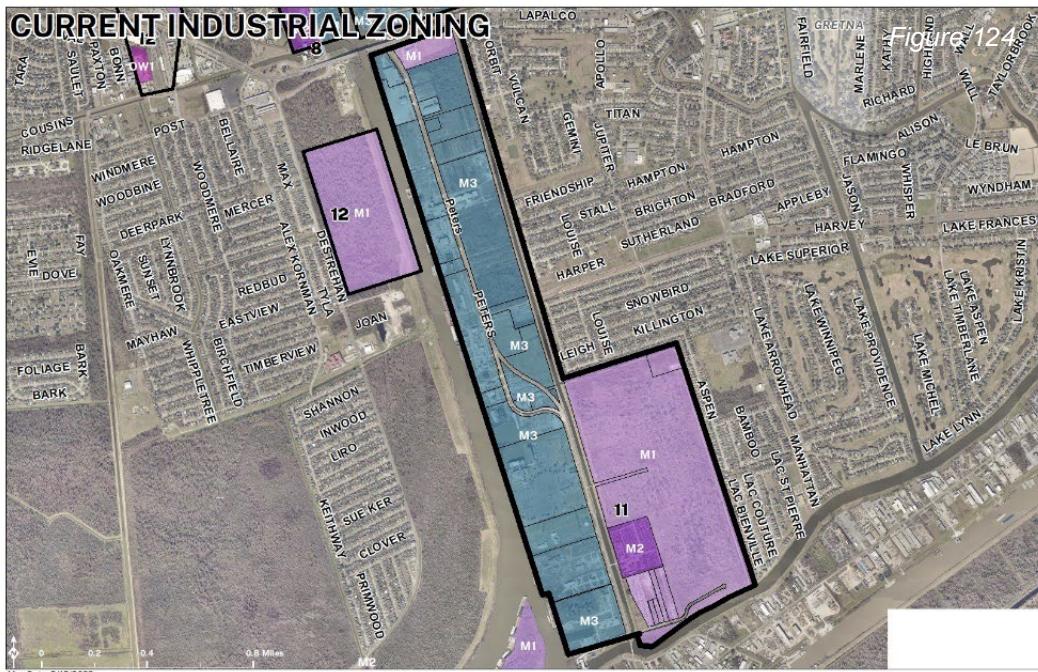
Proposed Zoning (Figure 123)

- The I-L Light Industrial District is mapped on the majority of the focus area and recognizes the more developed portions of the area. There is also a mixture of uses-residential, recreational, office/warehouses, and auto repair shops, all which are permitted under specific circumstances. The I-L District also acts as a buffer between the heavy industrial zoning and the GO-2 General Office District, a mixed-use zoning district.
- The GO-2 General Office District is consistent with existing GO-2 surrounding part of the focus area. Further, there have been two rezonings to GO-2 since the OW-1 was mapped in 1980 in order to place single-family dwellings.
- The I-H Heavy Industrial District is mapped on large sites, consisting of a salvage yard and water treatment plant.
- The proposed zoning districts and future land use map categories are compatible. I-H is compatible with PDR. I-L is compatible with MU, because the area is characterized by a mix of uses and zoning districts. GO-2 is compatible with MU.



Focus Area WB11

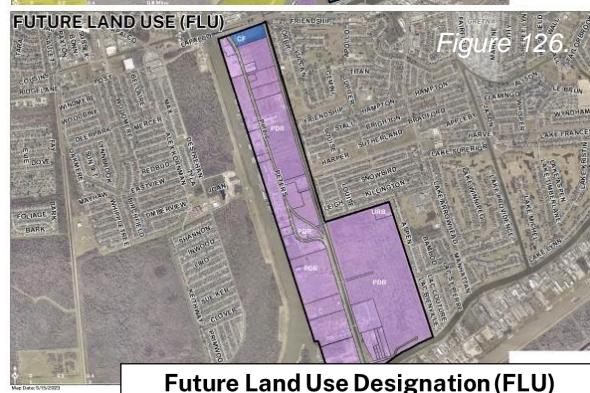
Current Zoning. Focus Area WB11 is currently mapped with M-1 and M-2 Industrial Districts (Figure 124).



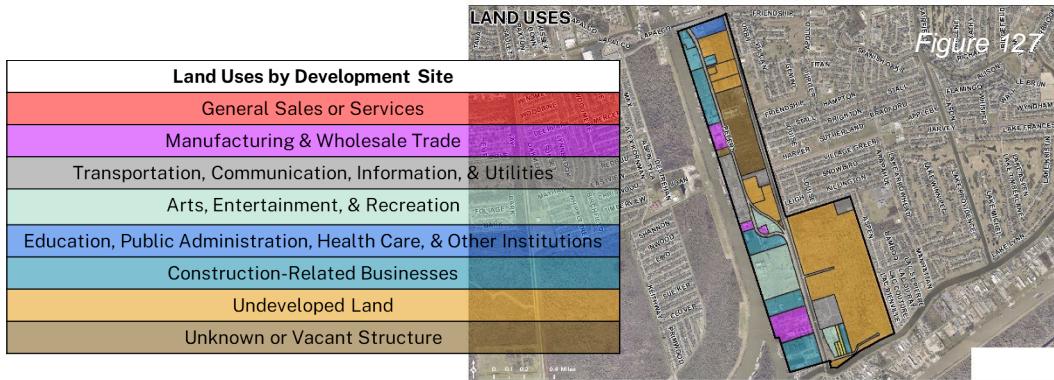
The focus area is mostly surrounded by non-industrial zoning districts (Figure 125).

Future land use categories mapped within WB11 consist of Community Facilities (CF) and Production, Distribution, and Repair (PDR) (Figure 126).

Land uses by development site within WB11 consist of undeveloped land, construction companies with outdoor storage, a salvage yard, residential homes, Boom Town Casino, two RV parks, the Parish's animal shelter, and an abrasives supplier (Figure 127).

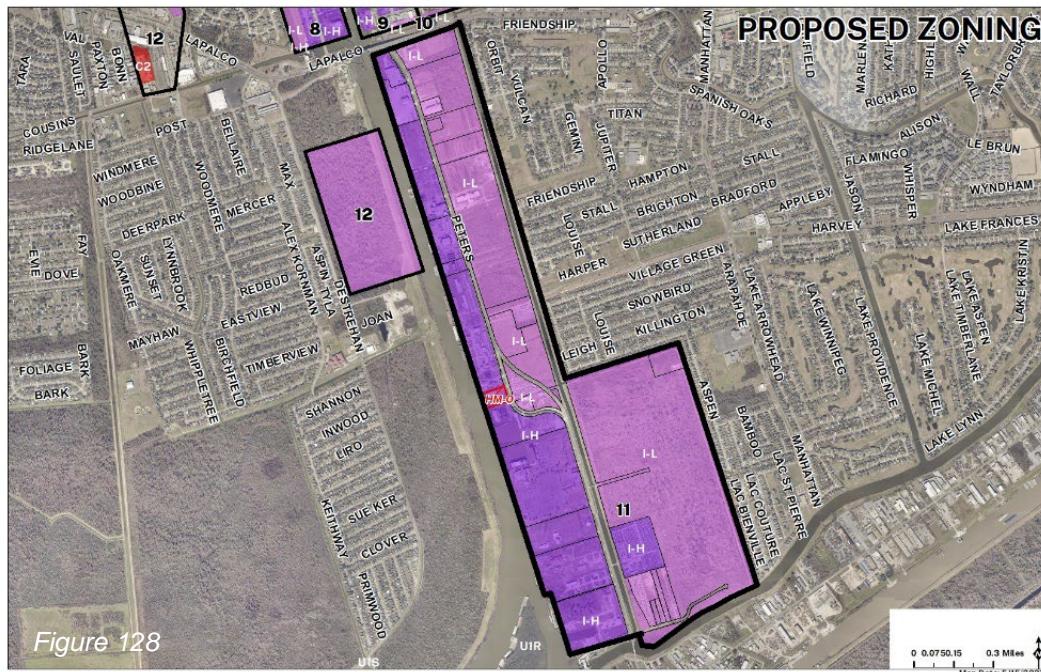


Future Land Use Designation (FLU)
Production, Distribution, and Repair (PDR)
Community Facilities (CF)



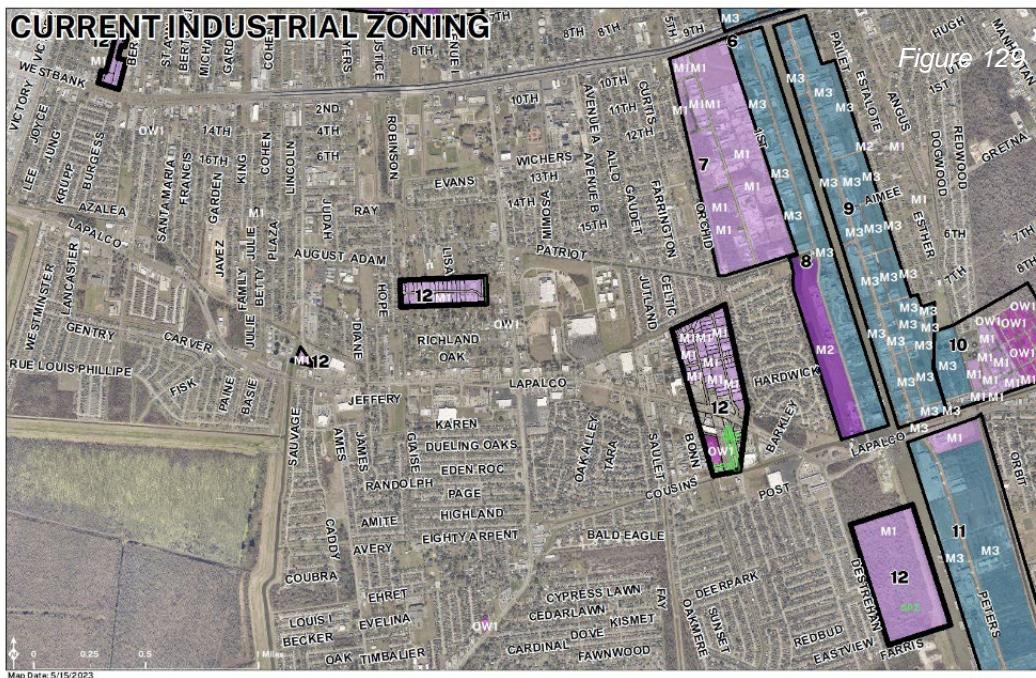
Proposed Zoning (Figure 128)

- The I-L Light Industrial District is mapped along the eastern portion of the study area and along large tracts of vacant land.
- The I-H Heavy Industrial District is mapped on sites along the Harvey Canal, recognizing the industrial nature of the Canal.
- The HM-O Hazardous Materials Overlay District is mapped on the approved site plan for a flammable liquid Special Permitted Use (SPU).
- The proposed zoning districts and future land use map categories are compatible. Both I-L and I-H are compatible with PDR.



Focus Area WB12

Current Zoning. Focus Area WB12 is currently mapped with M-1 Industrial District and OW-1 Office Warehouse District (Figure 129).



Non-industrial districts within the focus area consist of C-2 General Commercial District and MUCD Mixed-Use Corridor District. CPZ Commercial Parkway Overlay Zone is mapped on portions of the focus area (Figure 130).

Future land use categories mapped within the focus area consist of Commercial (COM) and Production, Distribution, and Repair (PDR) (Figure 131).

Land uses by development site within WB12 consist of a large undeveloped tract along the western side of the Harvey Canal, south of Lapalco Boulevard, a UPS distribution center just south of Lapalco Blvd., and industrial office/warehouses along Lapalco Blvd., consisting of HVAC contractors, granite suppliers, electricians, a martial arts academy, a fitness center, and auto repair services. There is also another cluster of office/warehouses off of Barataria, which consist of an events space, fitness



centers and a tanning salon, auto repair services, Atmos Energy Corporation, and a packaging and supply store. Spot-zoned sites within the focus area include a truck stop, a building material company, a convenience store, outdoor storage, and a warehouse (Figure 132).

Proposed Zoning (Figure 133)

- The I-L Light Industrial District is mapped on sites with larger office/warehouses, in addition to the existing truck stop, sites recently rezoned for outdoor storage, the building materials supplier site, and a large undeveloped site with access to the Harvey Canal.
- The I-MU Industrial Mixed-Use District is mapped on two large portions of the focus area which both consist of a mixture of warehouses and offices on smaller sites.
- C-2 General Commercial District is appropriate for one site consisting of a shipping center, a spot zoned warehouse along Westwood Drive, and a spot-zoned convenience store along Barataria Blvd. Both are adjacent to C-2 zoning. The CPZ Commercial Parkway Overlay district is currently mapped on the convenience store, and is recommended to remain, which is consistent with the surrounding sites.
- The proposed zoning districts and future land use map categories are compatible. I-L is compatible with PDR. I-MU is compatible with COM. I-L is compatible with COM, because the sites serve as transitions/buffers.



Figure 132

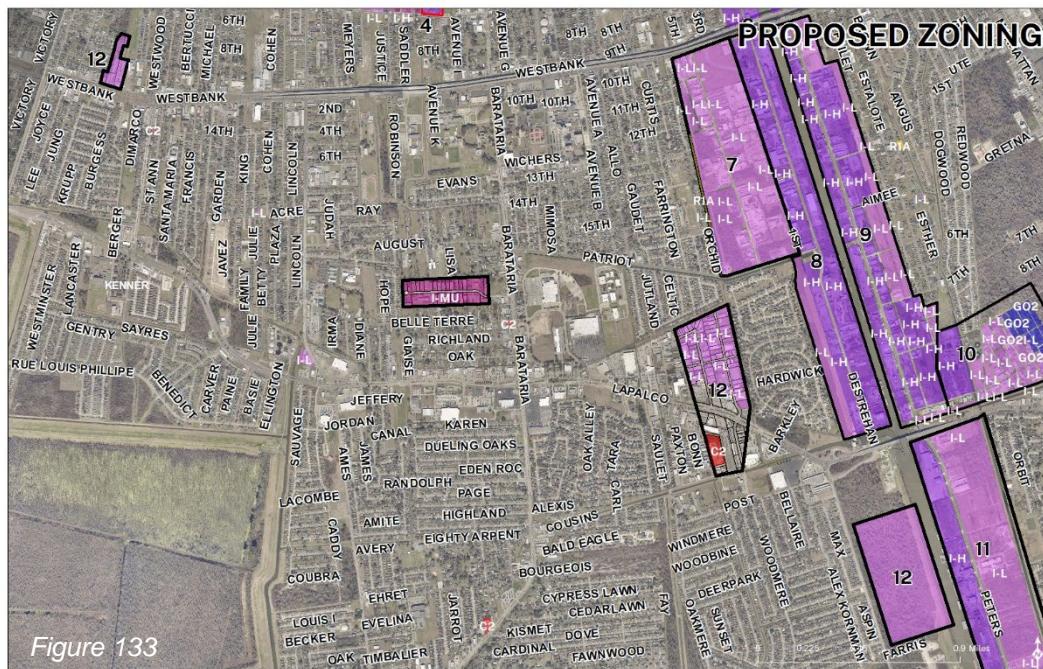
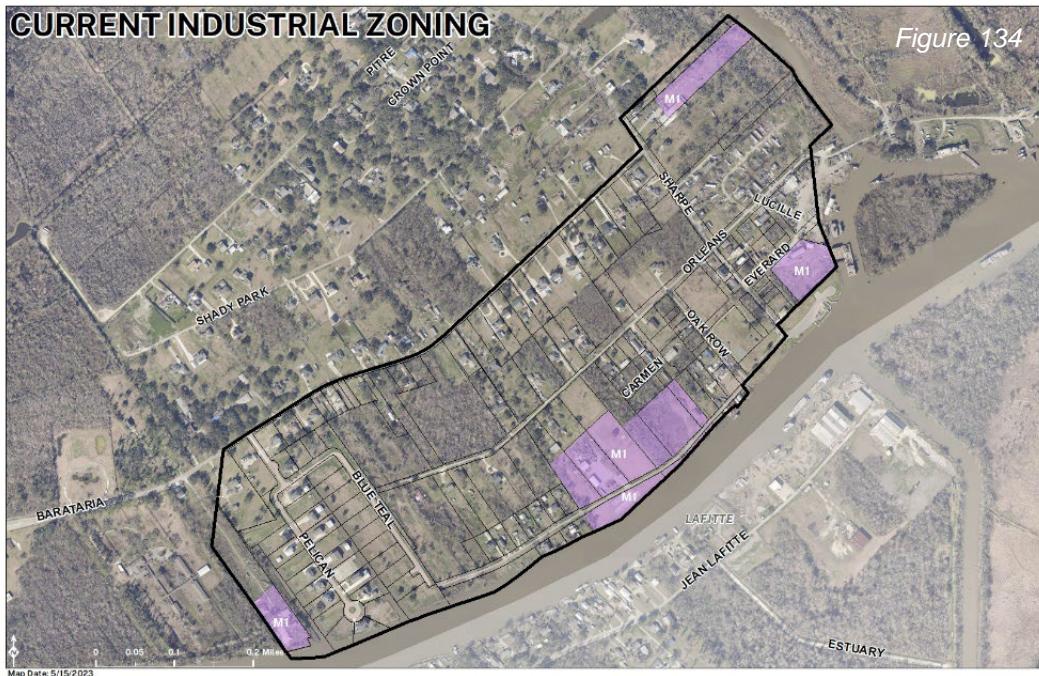


Figure 133

Focus Area WB13

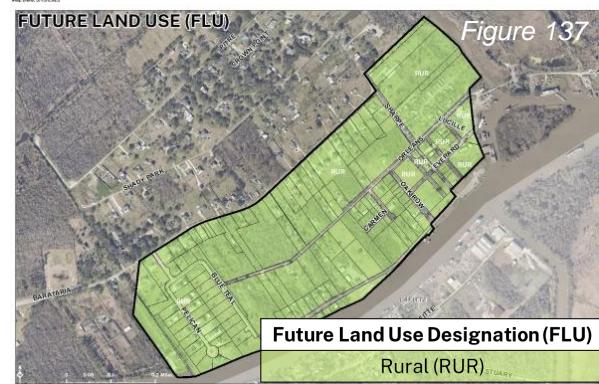
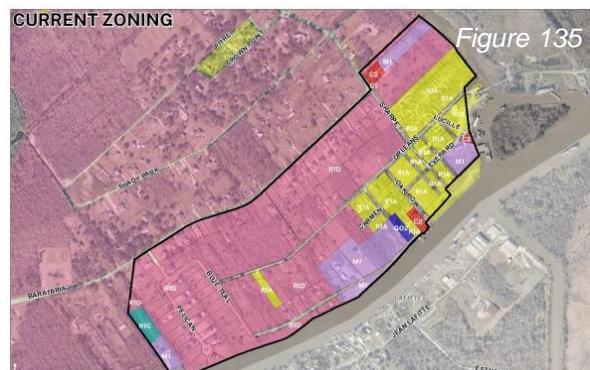
Current Zoning. Focus Area WB13 is currently mapped with M-1 Industrial District (Figure 134).

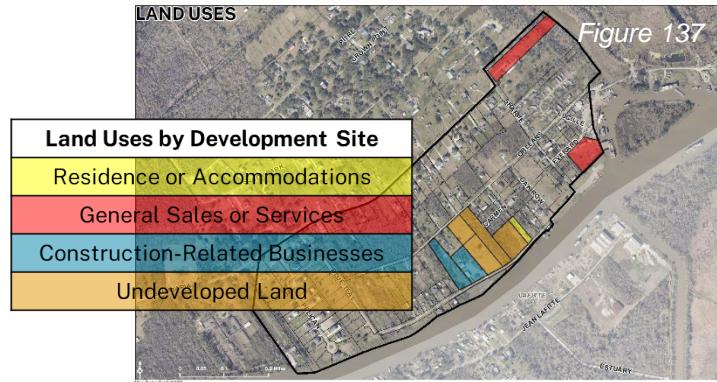


Non-industrial districts within the focus area consist of C-1 Neighborhood Commercial District, C-2 General Commercial District, GO-2 General Office District, R-1A Single-Family Residential District, and R-1C and R-1D Rural Residential Districts (Figure 135).

The future land use category mapped within the focus area is Rural (RUR) (Figure 136).

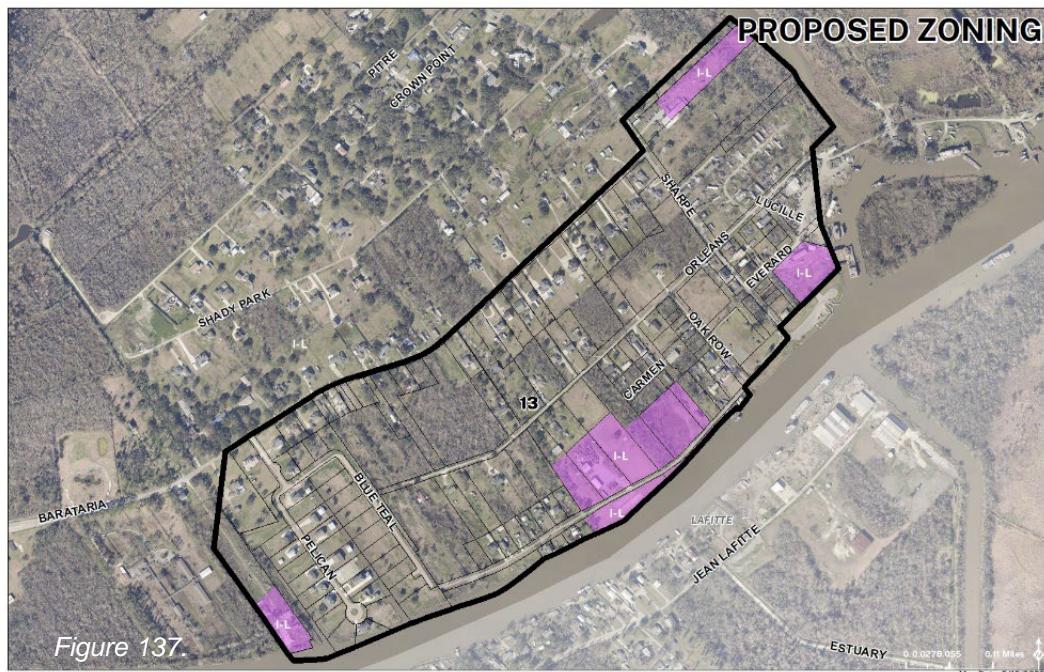
Land uses by development site in the industrial zoned part of WB13 consist of an indoor shooting range, an office building, undeveloped land, a residential home, and construction companies with outdoor storage (Figure 137).





Proposed Zoning (Figure 138)

- I-L Light Industrial District is mapped on sites that currently have M-1 Industrial District zoning. Because of the large development site nature of this focus area, these light industrial sites are not within close proximity to residential dwellings. Therefore, it is appropriate to maintain the light industrial sites along the waterways.
- The proposed zoning district and future land use map category are compatible. I-L is compatible with RUR, because the site is located on a strategic intersection of different modes of transportation, particularly water.

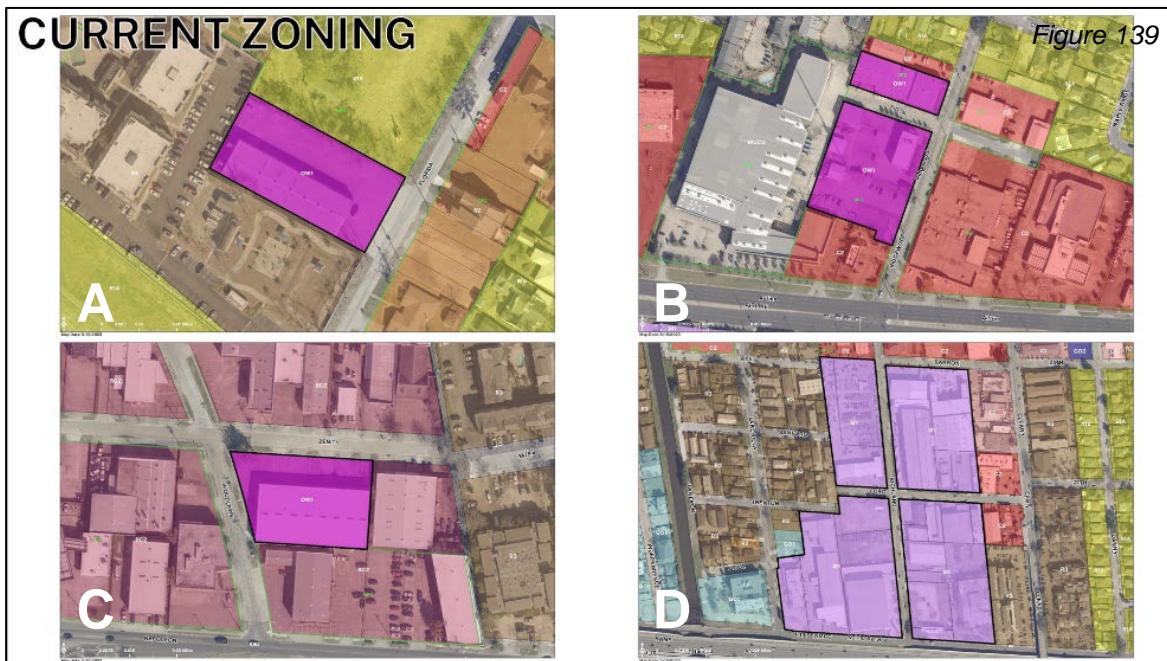


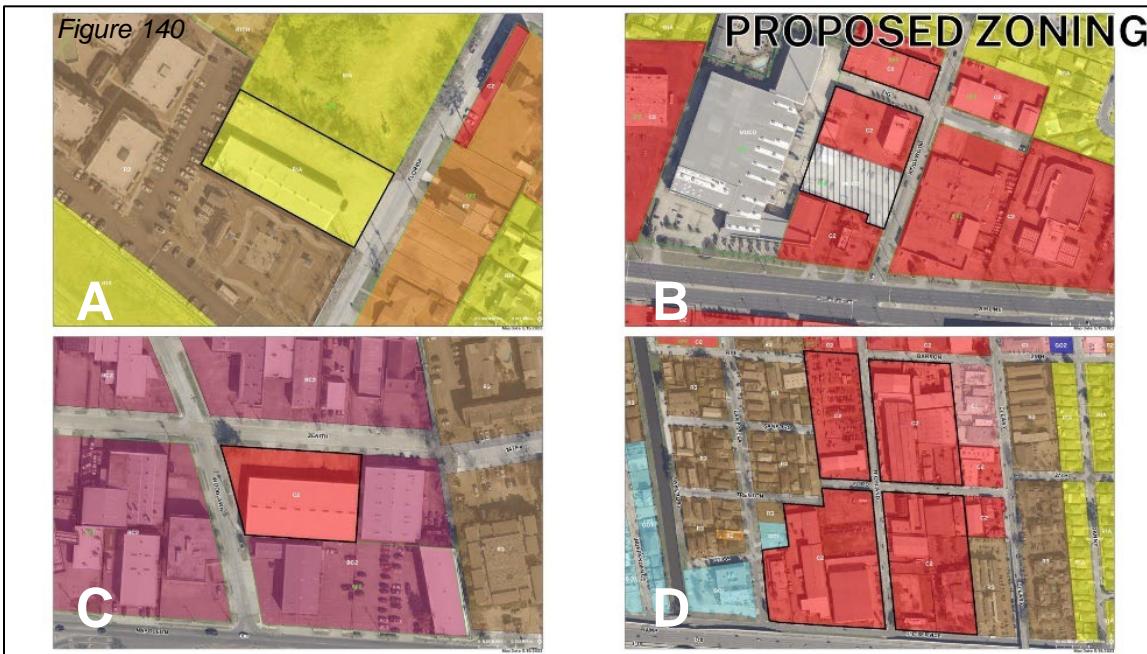
Spot-Zoned Industrial Sites (East Bank)

There are currently four (4) sites on the East Bank that are mapped with industrial zoning but are outside of the above focus areas (Figures 139 and 140).

- **One site** is spot zoned OW-1 Office Warehouse District, surrounded by residential zoning (A).

- This site is a church.
- **Proposed Zoning.** The R-1A Single-Family Residential District is appropriate for this site and will increase consistency with the surrounding zoning. The R-1A is compatible with the URB FLU, because the site serves as a transition/buffer.
- **Two of the sites** are spot zoned OW-1 Office Warehouse District and surrounded by commercial zoning districts (B and C).
 - These consist of auto repair services, a construction company's office building, a portion of a parking lot, and an office/warehouse selling auto parts.
 - **Proposed Zoning.** The C-2 General Commercial District and the MUCD Mixed-Use Corridor District are appropriate for these sites and will increase consistency with surrounding zoning. C-2 and MUCD are compatible with the COM FLU.
- Lastly, there **are sites** zoned M-1 Industrial District, stretching across four blocks.
 - This section is surrounded by commercial and residential zoning and consists of part of a car dealership's site, various commercial establishments, a self-storage facility, and a granite supplier (D).
 - **Proposed Zoning.** The C-2 General Commercial District is appropriate for these sites and would increase consistency with surrounding zoning. C-2 is compatible with COM FLU.

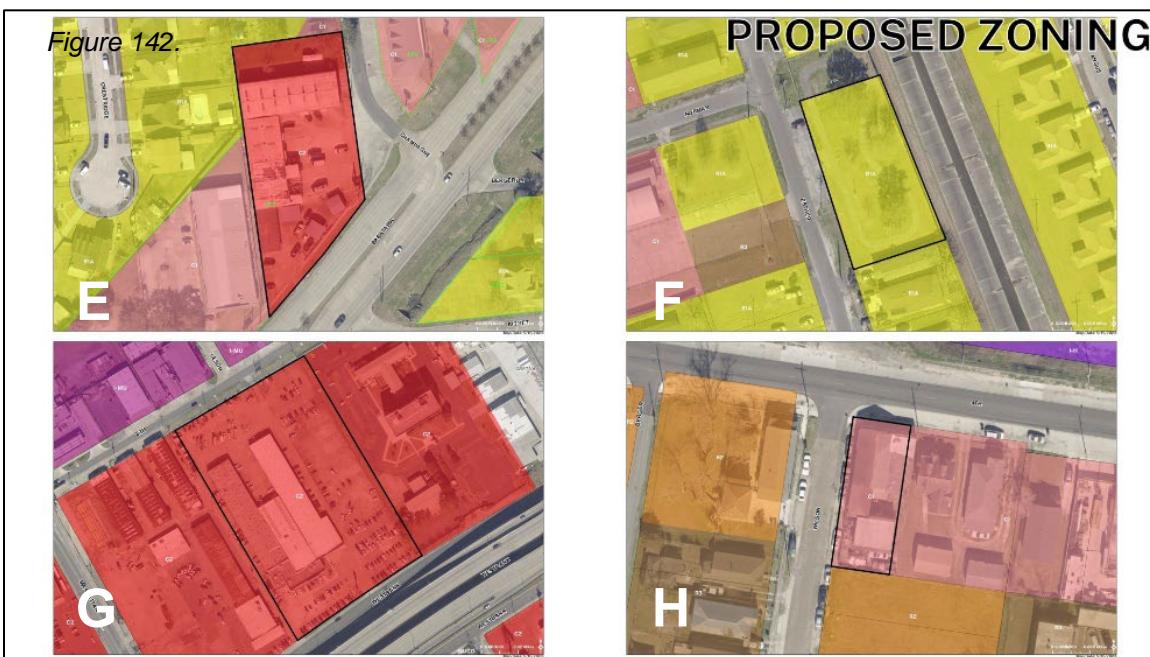
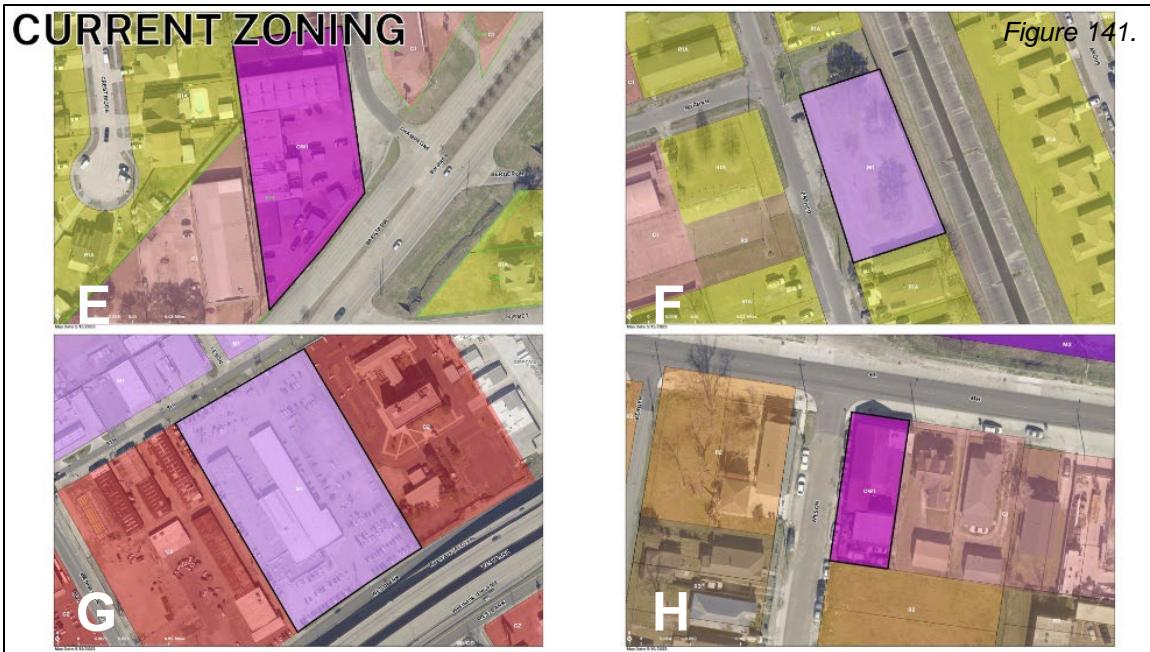




Spot-Zoned Industrial Sites (West Bank)

There are currently seven (7) sites on the West Bank that are mapped with industrial zoning but are outside of the above focus areas (Figures 141 through 144).

- **The first site** is spot zoned OW-1 Office Warehouse District with the CPZ Commercial Parkway Overlay Zone. It is surrounded by residential and commercial zoning (E).
 - This site consists of an auto repairs establishment and an electrical supplies store.
 - **Proposed Zoning.** The C-2 General Commercial District would be appropriate for this site, and maintaining the CPZ overlay would ensure new quality development along Barataria Boulevard. C-2 is compatible with COM FLU.
- **The second site** is a walking trail that is spot zoned M-1 Industrial District (F).
 - **Proposed Zoning.** The R-1A Single-Family Residential District is appropriate and would increase consistency with the surrounding zoning. The R-1A is compatible with the MU FLU, because the site is located in a defined area that is characterized by a mix of uses and zoning districts.
- **Another site** is spot zoned M-1 Industrial District and consists of a car dealership (G).
 - **Proposed Zoning.** The C-2 General Commercial District is more appropriate and would increase consistency with the surrounding zoning. C-2 is compatible with the COM FLU.
- **Another site** is a spot zoned OW-1 Office Warehouse District surrounded by residential and commercial zoning, consisting of an office/warehouse (H).
 - **Proposed Zoning.** This site would be more appropriate as C-1 Neighborhood Commercial District, which would increase consistency with surrounding zoning. C-1 is compatible with the COM FLU.



- **Another site** is spot zoned OW-1 Office Warehouse District, surrounded by MUCD Mixed-Use Corridor District. The FOD Fairfield Overlay District is also mapped on this site (I).
 - **Proposed Zoning.** This site was rezoned to OW-1 in 2012 (Ordinance No. 24344) to allow the owner to use the lots to operate, service, and store his dump truck and related equipment. Currently, the site contains outdoor storage, and the I-L Light Industrial District would be appropriate for this site. I-L is compatible with MU, because the site is located in a defined area that is characterized by a mix of uses.

- **The last sites** are spot zoned M-1 Industrial District, surrounded by residential zoning (J and K).
 - **Proposed Zoning.** J was rezoned to M-1 in 2009 and 2010 (Ordinance Nos. 23641 and 23935) to allow the owners to continue storing their vehicles and park a school bus, dump truck, and three utility trailers. K was rezoned to M-1 in 2016 and 2021 (Ordinance Nos. 25238 and 26258) in order to allow the owners to park or store their tractor trailers. Because these sites are currently used for outdoor storage, the I-L Light Industrial District would be appropriate for these sites. The FLU designation for J is MU, and I-L is compatible with MU, because the site is located in a defined area that is characterized by a mix of uses. The FLU designation for K is SUB, and I-L is not compatible with SUB. Per Sec. 25-109. Amendment of the Code, the Planning Director may propose a Future Land Use Map (FLUM) amendment if the area consists of two or more acres. Because these two lots are significantly less than two acres (0.1722 acres each), Planning recommends no changes to the FLU.



Future Land Use Criteria

The current future land use designations found within the focus areas consist of Rural (RUR), Suburban Residential (SUB), Urban Residential (URB), Commercial (COM), Mixed-Use (MU), Production, Distribution, and Repair (PDR), Heavy Industrial (HI), and Community Facilities (CF).

Per Sec. 33-2.21.4. Decision makers., the proposed zoning is generally consistent with the future land use categories mapped within the focus areas.

Summary and Rationale

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 rezoning satisfies the criteria:

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

The proposed zoning and future land use are consistent with the Comprehensive Plan and support the following:

Land Use Element Goal 1: The development and redevelopment of land, buildings, and structures is orderly and well-planned.

- Objective 4. Provide sufficient land for residential, commercial, industrial, and recreational land uses.
- Objective 5. Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.
- Objective 6. Employ best planning practices and effective regulatory tools.

Land Use Element Goal 3: New development and redevelopment are compatible with established residential, commercial, or industrial areas.

- Objective 5. Provide development regulations and design standards to maximize compatibility.
- Objective 6. Minimize negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices.

Land Use Element Goal 4: The Parish's major industry clusters provide opportunities for growth, investment, and sustainability.

- Objective 3. Provide opportunities that leverage and expand existing warehousing and distribution hubs.
- Objective 5. Protect prime industrial land with strategic port, rail, and roadway access from encroachment of inappropriate nonindustrial uses.

Land Use Goal 10: Land use practices and policies enhance sustainability and reduce risk to life and property from hazards.

- Objective 4. Reduce and mitigate the risks of hazardous materials activities.

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

The proposed zoning and future land use are consistent with the purpose and intent of the UDC and Chapter 40 to protect or enhance property values Parish-wide and to promote safe, orderly development and use of land and natural resources.

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

The recommendations will benefit 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

Per table 33-2.21.4-1 Zoning and Future Land Use Compatibilities Matrix,

- The **I-MU** Industrial Mixed-Use District is consistent with the Commercial (**COM**) and Production, Distribution, and Repair (**PDR**) FLU categories.
- The **I-MU** Industrial Mixed-Use District may be consistent with the Rural (**RUR**) FLU category in the following circumstances, provided that adequate public facilities are available:
 - (i) The site has frontage on a major or minor arterial;
 - (ii) The site is located at a strategic intersection of different modes of transportation, particularly rail and water;
 - (iii) The site is contiguous with an existing C-1 or C-2 area; or
 - (iv) The site would serve as a transition or buffer between residential and non-residential uses.
- The **I-MU** Industrial Mixed-Use District may be consistent with the Mixed-Use (**MU**) FLU category in the following circumstances:
 - (i) The site would serve as a transition or buffer between the mixed-use area and higher intensity zoning districts;
 - (ii) The site is adjacent to conforming industrial uses; or
 - (iii) The site is located in a defined area that is characterized by a mix of uses and zoning districts and would contribute to the mixed-use character of the area.
- The **I-L** Light Industrial District is consistent with the Production, Distribution, and Repair (**PDR**) FLU category.
- The **I-L** Light Industrial District may be consistent with the Rural (**RUR**) FLU category in the following circumstances, provided that adequate public facilities are available:
 - (i) The site has frontage on a major or minor arterial;
 - (ii) The site is located at a strategic intersection of different modes of transportation, particularly rail and water;
 - (iii) The site is contiguous with an existing C-1 or C-2 area; or
 - (iv) The site would serve as a transition or buffer between residential and non-residential uses.
- The **I-L** Light Industrial District may be consistent with the Commercial (**COM**) FLU category in the following circumstances:
 - (i) The surrounding commercial area is characterized by heavy, non-retail commercial activity;

- (ii) The site is readily accessible from a major or minor arterial on streets that do not pass through residential areas; or
 - (iii) The site is adjacent to conforming industrial uses.
- The **I-L** Light Industrial District may be consistent with the Mixed-Use (**MU**) FLU category in the following circumstances:
 - (i) The site would serve as a transition or buffer between the mixed-use area and higher intensity zoning districts;
 - (ii) The site is adjacent to conforming industrial uses; or
 - (iii) The site is located in a defined area that is characterized by a mix of uses and zoning districts and would contribute to the mixed-use character of the area.
- The **I-L** Light Industrial District may be consistent with the Heavy Industrial (**HI**) FLU category in the following circumstances:
 - (i) The site is contiguous with an existing I-L area; or
 - (ii) The site would serve as a transition or buffer between the heavy industrial and less intense uses.
- The **I-H** Heavy Industrial District is consistent with the Production, Distribution, and Repair (**PDR**) and the Heavy Industrial (**HI**) future land use categories.
- The **I-H** Heavy Industrial District may be consistent with the Commercial (**COM**) FLU category in the following circumstances:
 - (i) The surrounding commercial area is characterized by heavy, non-retail commercial activity;
 - (ii) The site is readily accessible from a major or minor arterial on streets that do not pass through residential areas; or
 - (iii) The site is adjacent to conforming industrial uses.
- The **I-H** Heavy Industrial District may be consistent with the Mixed-Use (**MU**) FLU category in the following circumstances:
 - (i) The site would serve as a transition or buffer between the mixed-use area and higher intensity zoning districts;
 - (ii) The site is adjacent to conforming industrial uses; or
 - (iii) The site is located in a defined area that is characterized by a mix of uses and zoning districts and would contribute to the mixed-use character of the area.
- The LF District is compatible with the Community Facilities (CF) future land use designation. CF includes large-scale public or quasi-public facilities that serve the community, including institutions, parks and other recreational uses, transportation facilities, and utilities. These facilities generally occupy at least ten acres or may be regional destinations that are distinct from surrounding land uses and may include adjacent related land uses.

- The **AIM** Avondale Industrial Marine District is consistent with the Production Distribution, and Repair (**PDR**) and the Heavy Industrial (**HI**) FLU categories.

CONCLUSION AND STAFF RECOMMENDATION

(for the Amended Maps, see page 81 of this report)

This project comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns. Mapping the new industrial districts, established with TXT-3-23, and the AIM Avondale Industrial Marine District as a base district, established with TXT-4-23, is supported by the Jefferson Parish Comprehensive Plan: Envision Jefferson 2040.

Planning recommends rezoning industrial-zoned properties to the most appropriate new industrial zoning district or existing non-industrial district, as appropriate.

In general,

- The I-MU Industrial Mixed-Use District is mapped on properties along the periphery in Elmwood, on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line, and on sites that as a buffer between heavy industrial land and non-industrial land.
- The I-L Light Industrial District is mapped on site throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway. It is also mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
- The I-H Heavy Industrial District is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
- The I-LF Industrial Landfill District is mapped on the existing footprint of the landfill.
- The HM-O overlay district is mapped on existing approved site plans for the bulk storage of flammable and combustible liquids.

Planning recommends mapping the AIM Avondale Industrial District as a base district on the existing footprint of the AIM Overlay and lot AV-7, which is part of Avondale's development site.

- The addition of the corner piece will allow the property to the key intersection of LA18 and LA 541 for potential rail and road connectivity.

This recommendation supports the following *Envision Jefferson 2040* goals and objectives:

- Land Use Goal 1. The development and redevelopment of land, buildings, and structures is orderly and well-planned.

- Objective 4. Provide sufficient land for residential, commercial, industrial, and recreational land uses.
- Objective 5. Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.
- Objective 6. Employ best planning practices and effective regulatory tools.
- Land Use Goal 3. New development and redevelopment are compatible with established residential, commercial, or industrial areas.
 - Objective 5. Provide development regulations and design standards to maximize compatibility.
 - Objective 6. Minimize negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices.
- Land Use Goal 4. The Parish's major industry clusters provide opportunities for growth, investment, and sustainability.
 - Objective 3. Provide opportunities that leverage and expand existing warehousing and distribution hubs.
 - Objective 5. Protect prime industrial land with strategic port, rail, and roadway access from encroachment of inappropriate nonindustrial uses.
- Land Use Goal 10. Land use practices and policies enhance sustainability and reduce risk to life and property from hazards
 - Objective 4. Reduce and mitigate the risks of hazardous materials activities.

AMENDED OFFICIAL ZONING MAP AND/OR OFFICIAL FUTURE LAND USE MAP

The Planning Department recommends the following amendments to the zoning map:

- Rezone properties zoned OW-1 Office Warehouse, M-1 Industrial, M-2 Industrial, M-3 Industrial, and M-4 industrial to I-MU Industrial Mixed-Use, I-L Light Industrial, I-H Heavy Industrial, I-LF Landfill Industrial, AIM Avondale Industrial Marine, C-1 Neighborhood Commercial, C-2 General Commercial, MUCD, Mixed Use Corridor, R-1A Single-Family Residential, R-2 Two-Family Residential, GO-2 General Offices, S-1 Suburban Residential, U-1S Unrestricted Suburban, U-1R Unrestricted Rural, and CPZ Commercial Parkway Overlay, all being more clearly shown on maps prepared by the Planning Department, titled "Z-17-23 Proposed Zoning."

Figure 1. Proposed Zoning- East Bank

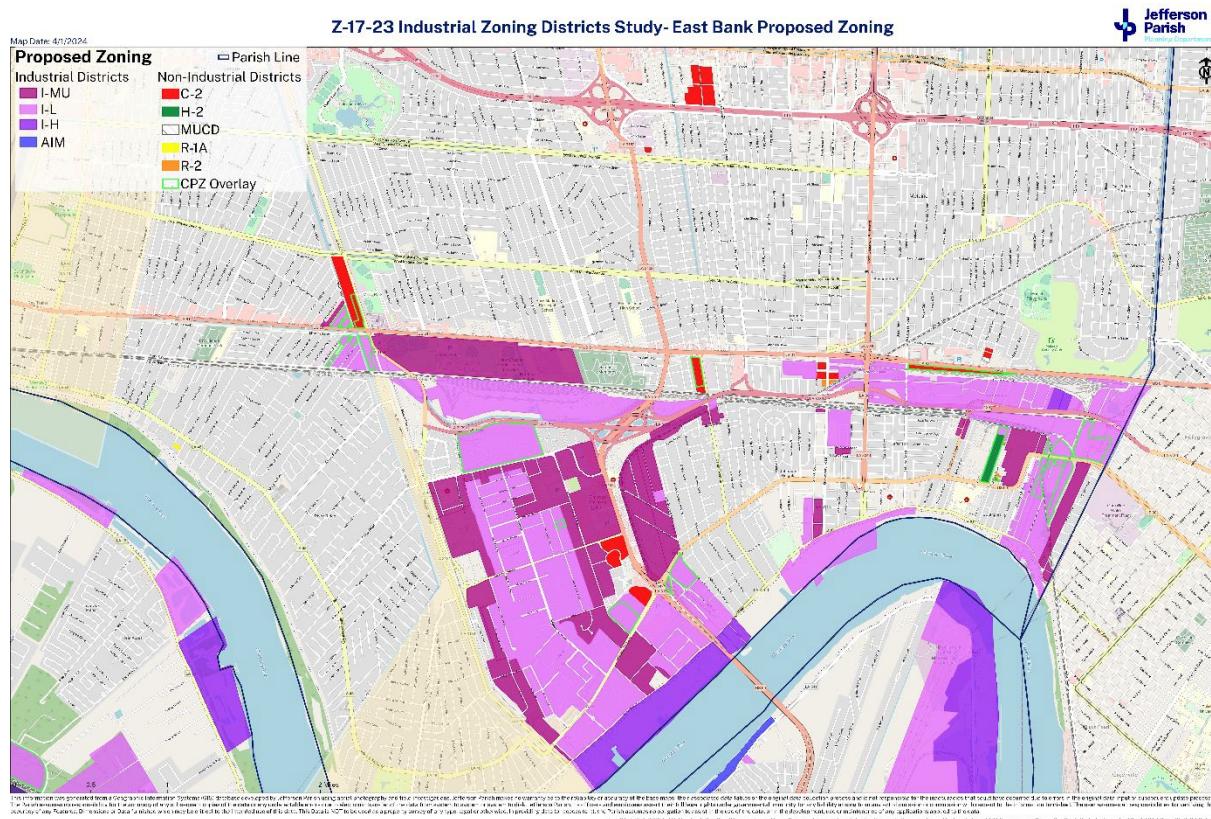
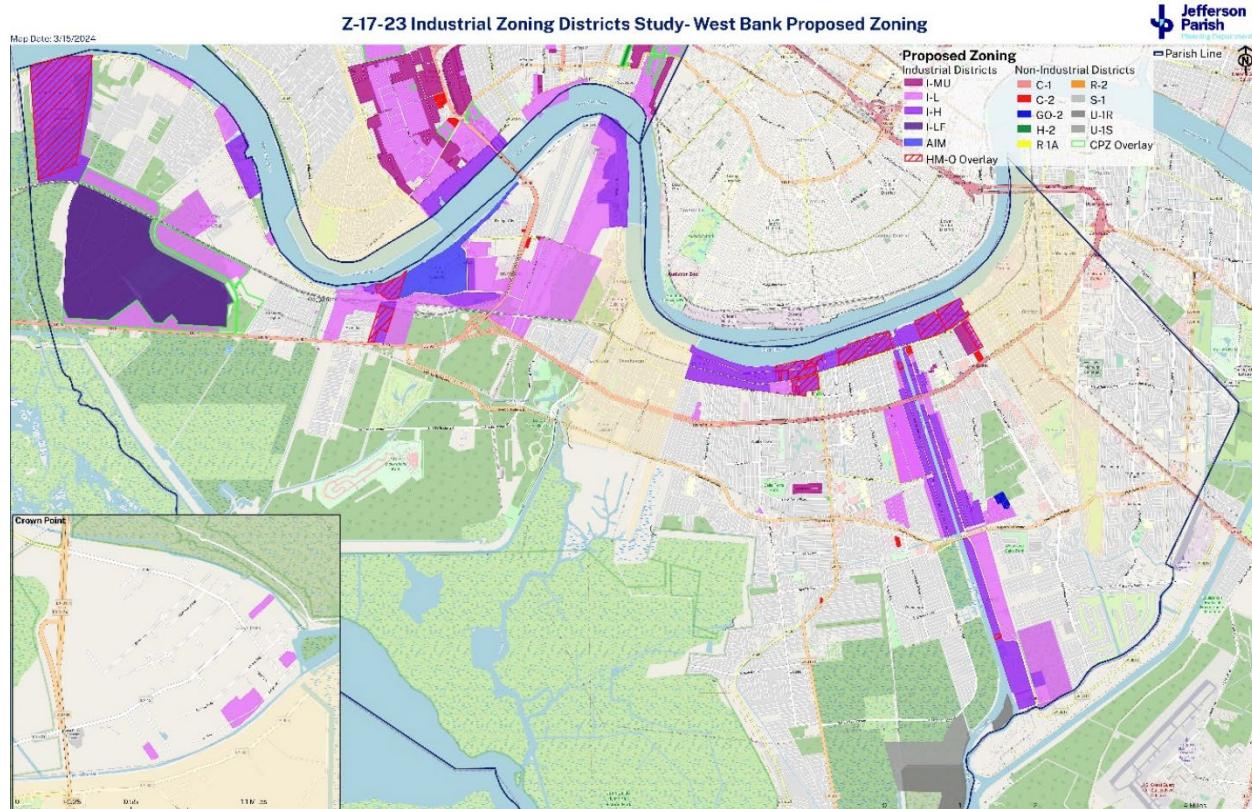


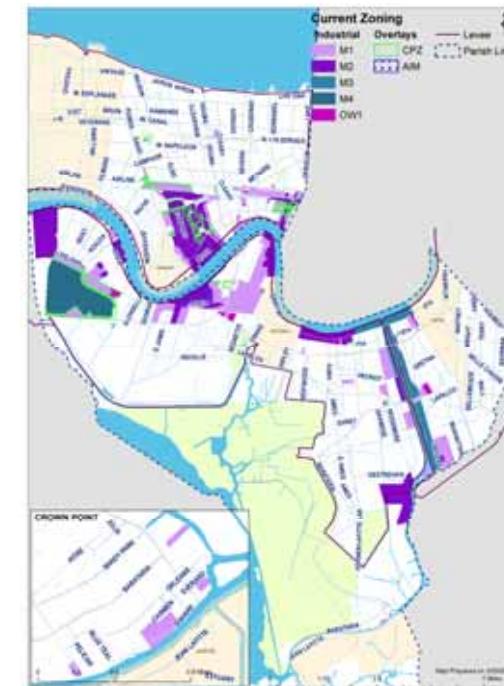
Figure 2. Proposed Zoning- West Bank



Z-17-23 Study Call



- Called by the Planning Director on April 27, 2023
- Rezone properties zoned OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District **to the most appropriate zoning district in order to implement the industrial districts established as a result of the Jefferson Parish Industrial Zoning Districts Study** undertaken by Camiros, Ltd., established via Resolution No. 137617, as applicable;
- and provide for related matters.





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Study Overview & Related Studies

Industrial Zoning Districts Study TXT-3-23

(Res. No. 137617)
Consultant-led project
evaluating the industrial
zoning districts

Industrial Districts Related Amendments TXT-4-23

Planning study to
address new uses
created by the Industrial
Districts Study, AIM
District (Res. No.
138807), & update
sections/references

Industrial Zoning Districts Map Amendment Z-17-23

Planning study to map
the new industrial
districts established with
text studies

Comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.



Current Industrial Districts

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Ch. 33 UDC and Ch. 40 Zoning Industrial Zoning Districts

OW-1 Office Warehouse	<ul style="list-style-type: none"> Office, wholesale, warehouse Compatible with nearby residential areas
M-1 Industrial	<ul style="list-style-type: none"> Light industrial Generally limited outside impacts to surrounding uses
M-2 Industrial	<ul style="list-style-type: none"> General Industrial Some standards to mitigate off-site impacts
M-3 Industrial	<ul style="list-style-type: none"> Heaviest industrial Mapped predominantly along the Harvey Canal
M-4 Industrial	<ul style="list-style-type: none"> Reserved for landfills
AIM Avondale Industrial Marine Overlay	<ul style="list-style-type: none"> Recognizes historic Avondale Shipyard Logistics hub- production, distribution, and repair Takes advantage of the existing multi-modal infrastructure



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Proposed Industrial Districts

Proposed Industrial Zoning Districts

I-MU Industrial Mixed-Use	<ul style="list-style-type: none"> Intended to accommodate those areas that have originally developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and even moderate density residential uses. Broader mix of allowed uses in the I-MU district encourages and accommodates the adaptive reuse of existing structures.
I-L Light Industrial	<ul style="list-style-type: none"> Intended to accommodate a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses, as well as, limited commercial, recreational, and agricultural uses. Light industrial processes are conducted within enclosed buildings, may include some limited outdoor storage, and do not create nuisances, hazards, or other outside impacts.
I-H Heavy Industrial	<ul style="list-style-type: none"> Intended to accommodate general manufacturing, fabricating, processing, distributing, and warehousing uses, including those uses that may be hazardous or noxious. Such uses typically have significant external impacts and may include large areas of outdoor storage or operation. Screening and buffering requirements ensure adequate separation and mitigation of potential impacts on surrounding areas.
I-LF Landfill Industrial	<ul style="list-style-type: none"> A specialized zoning district for industrial activities that involve waste collection, handling, and disposal facilities. Intended to allow for the normal operation of state permitted landfills and other waste handling, recycling, and disposal establishments
AIM Avondale Industrial Marine *now a base district	<ul style="list-style-type: none"> Logistics hub- production, distribution, and repair
HM-O Hazardous Materials Overlay	<ul style="list-style-type: none"> Intended to protect the public health, safety, and environment by controlling uses that store hazardous materials in bulk Imposes additional requirements to what is already required in the base zoning district with additional specific use standards applied to the bulk storage of hazardous materials within the district



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Methodology: Surveying

- The Planning Dept. surveyed industrial zoned properties and updated land use information in the Parish's geographic information system (GIS) software.
- Site visits and surveys were conducted during the summer of 2021 and between winter of 2022-2023.
- Land use survey was based off of the Land-Based Classification Standards (LBCS).



The Planning Dept. evaluated the following while mapping the proposed industrial districts:

- Current base zoning;
- Current overlay zoning, if applicable;
- Type and size of land uses by development site;
- Type and size of land uses with proposed zoning;
- Surrounding zoning;
- Proximity to incompatible uses; and
- Future land use (FLU) designation.

Methodology: ArcGIS StoryMap

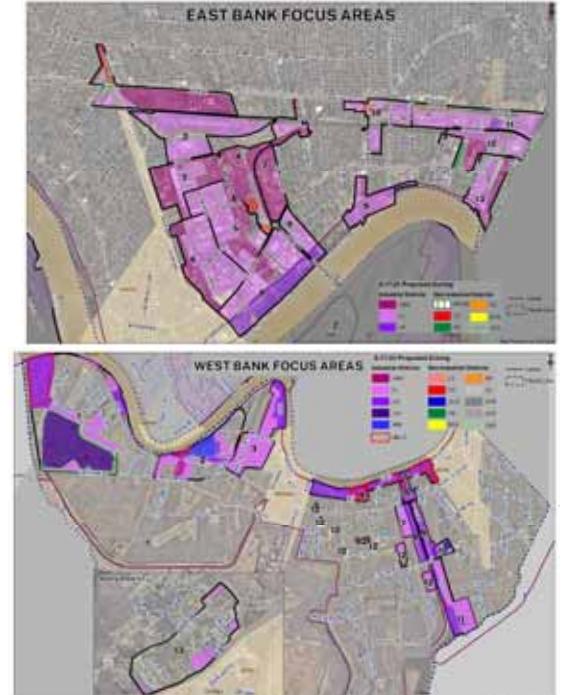


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- Staff published an ArcGIS StoryMap in June 2023 in conjunction with the second draft industrial district regulations for public comment.
- Draft maps and the StoryMap were presented at the West Bank Port Development Task Force (WBPDTF) and two public meetings in June 2023.
- Industrial-zoned property was broken into “focus areas” for ease of analysis.
- Each focus area was broken down with current zoning, proposed zoning, and rationale behind proposed zoning.

[StoryMap Link](#)

A screenshot of the ArcGIS StoryMap interface. The page title is "Proposed Industrial Zoning Districts". It includes a navigation bar with "Introduction & Overview", "EBI Focus Areas", and "EBI". The main content area contains text about the purpose of the site, the project team's initiative, and the scope of the study. It also includes a call to action for public comment and a link to the Planning Department Page.



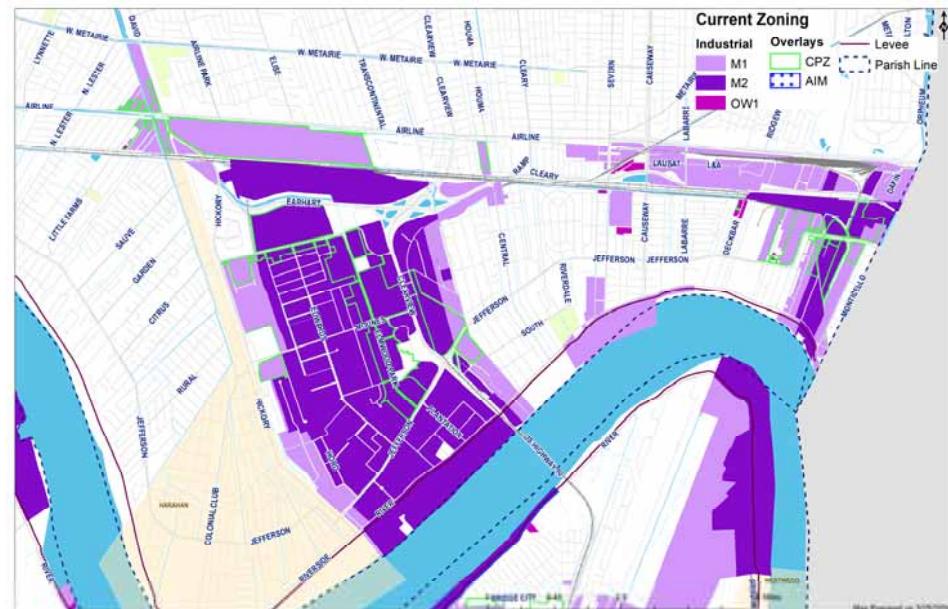
Current Industrial Zoning: East Bank



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In general-

- The **M-1 Industrial District** is mapped along Airline Highway, the periphery of Elmwood, and batture property.
- The **M-2 Industrial District** is mapped on the majority of Elmwood and part of Jefferson near the Parish line.
- The **OW-1 Office Warehouse District** is mapped on a few smaller sites and intersections.
- The **CPZ Commercial Parkway Overlay Zone** is mapped along portions of Airline Hwy, Jefferson Hwy, Clearview Pkwy, and Elmwood.



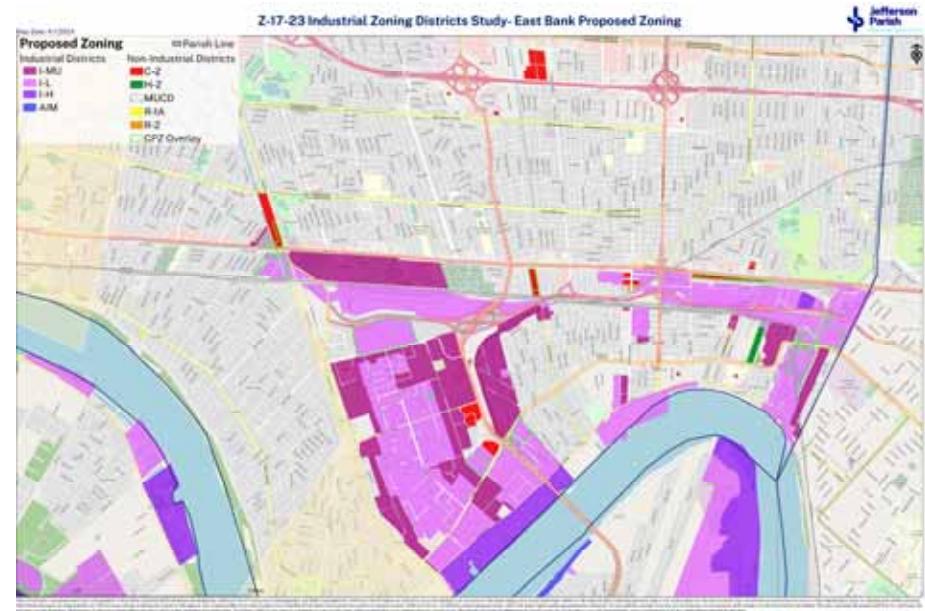
Proposed Zoning: East Bank



PLANNING DEPARTMENT

In general-

- The **I-MU Industrial Mixed-Use District** is mapped on properties along the periphery in Elmwood and on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line.
- The **I-L Light Industrial District** is mapped on site throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway.
- The **I-H Heavy Industrial District** is mapped along batture property.
- More appropriate non-industrial zoning districts are mapped on non-industrial sites that previously had industrial zoning.



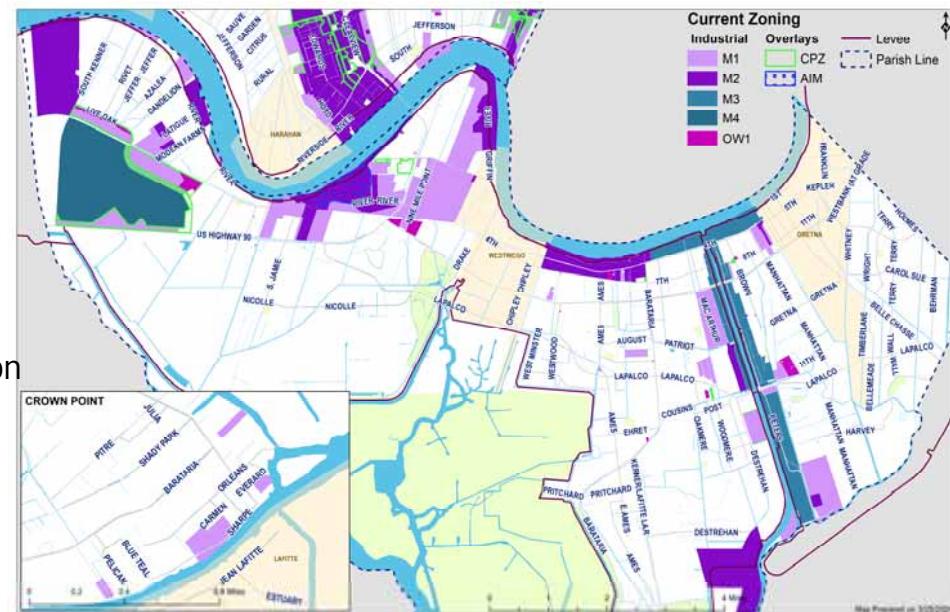
Current Industrial Zoning: West Bank



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In general-

- The **M-1 Industrial District** is mapped on large undeveloped tracks and on sites in Crown Point.
- The **M-2 Industrial District** is mapped along rail and existing sites with bulk storage of flammable liquids.
- The **M-3 Industrial District** is mapped along the Harvey Canal.
- The **M-4 Industrial District** is mapped on the footprint of the Landfill.
- The **OW-1 Office Warehouse District** is mapped on smaller sites as buffering between industrial and non-industrial districts.
- The **AIM Avondale Industrial Marine Overlay District** is mapped on Avondale Shipyard's footprint.



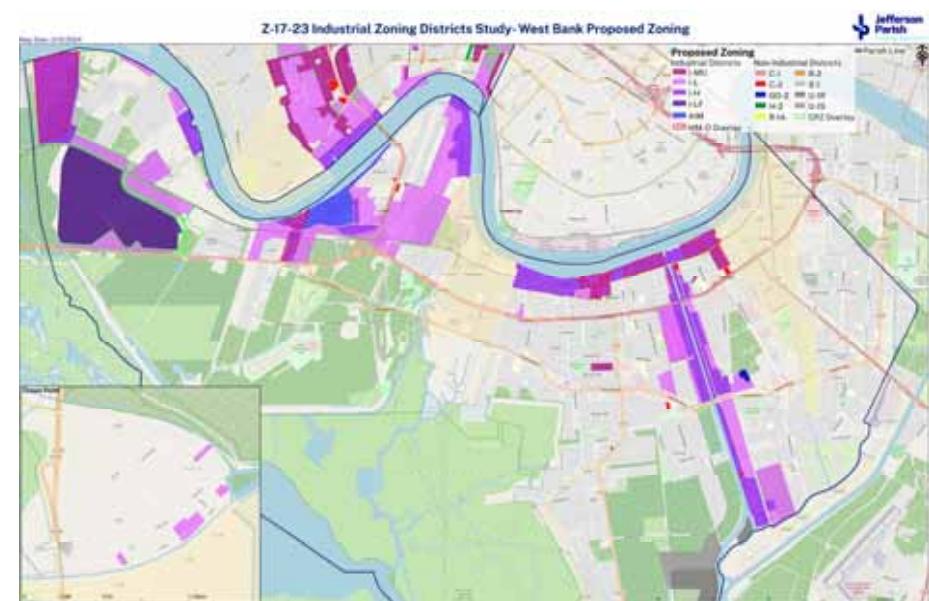


Proposed Zoning: West Bank

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In general-

- The **I-MU Industrial Mixed-Use District** is mapped on sites that as a buffer between heavy industrial land and non-industrial land.
- The **I-L Light Industrial District** is mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
- The **I-H Heavy Industrial District** is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
- The **I-LF Industrial Landfill District** is mapped on the existing footprint of the landfill.
- The **HM-O overlay district** is mapped on existing approved site plans for the bulk storage of flammable and combustible liquids.
- Planning recommends mapping the **AIM Avondale Industrial District** as a base district on the existing footprint of the AIM overlay district and lot AV-7, which is part of the development site of Avondale.





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Recommendation in Summary

- Rezone industrial-zoned properties to the most appropriate new industrial zoning district or existing non-industrial district, as appropriate.
- In general, Planning recommends the following map changes-
 - The **I-MU Industrial Mixed-Use District** is mapped on properties along the periphery in Elmwood, on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line, and on sites that as a buffer between heavy industrial land and non-industrial land.
 - The **I-L Light Industrial District** is mapped on site throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway. It is also mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
 - The **I-H Heavy Industrial District** is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
 - The **I-LF Industrial Landfill District** is mapped on the existing footprint of the landfill.
 - The **HM-O overlay district** is mapped on existing approved site plans for bulk storage of hazardous materials.
- Planning recommends mapping the **AIM Avondale Industrial District** as a base district on the existing footprint and lot AV-7.