

Existing Land Useⁱ

Jefferson Parish is bounded on the north by Lake Pontchartrain and on the south by the Gulf of Mexico. The eastern and western borders are Orleans and Plaquemines Parishes, and St. Charles and Lafourche Parishes, respectively. In between are urbanized areas, vast acres of wetlands, and the Mississippi River, which bisects Jefferson Parish into what are known as the East and West Banks.

Much of Jefferson Parish is at or below sea level and is susceptible to catastrophic flooding from severe hurricanes and rain events. A system of levees has been constructed to provide hurricane surge and river flooding protection to populated areas of the Parish, and extensive drainage and pumping infrastructure has been built within the levee system for flood protection. Because of flood and wetland protection issues, the land within the levee system represents the realistic extent of the Parish in terms of existing and potential urban development.

Existing Land Use Survey Methodology

To facilitate citizen participation and land use and demographic data collection, planners divided the unincorporated area of Jefferson Parish into 14 separate planning districts.ⁱⁱ The existing Parish parcel map was used as a base map, which did not include streets, canals, levees, and other rights-of-way. Two Graduate Assistants from the University of New Orleans College of Urban and Public Affairs (UNO) visited each of the more than 150,000 individual parcels throughout unincorporated Jefferson Parish. Using the American Planning Association's Land-Based Classification Standards (LBCS) as the land use code, the UNO surveyors recorded land use data for each parcel. The data was then entered into a series of ArcView Geographic Information System (GIS) based files provided by the Jefferson Parish GIS Department, and compatible with the Parish's GIS platform. Entering the data into the GIS allows the creation of detailed land use tables by acreage

for individual land uses, as well as the capacity to produce detailed land use maps.

The land use analysis is an overview of land use patterns focusing on the amount in acres, type, and relationship of both residential and nonresidential land uses for each of the 14 planning districts. Residential density also was calculated for the main LBCS residential categories. To aid spatial analysis of land use patterns, maps were created for both residential and nonresidential land uses for each planning district, the East and West Banks, and the entire Parish. In the Elmwood and Harvey Canal areas, the two predominately commercial and industrial planning districts, an additional map was created using more detailed LBCS codes for commercial and industrial land uses. Land use and density calculations are net; they do not include any land allocated for roads, drainage, or any rights of way, which is not currently in the Parish GIS.

Parish-Wide Land Use Overview

Within the hurricane protection levee system, unused land (39.95%) and residentially developed land (32.72%) accounted for almost 73% of all land use in Jefferson Parish. General sales or service was next at 6.19%, followed by manufacturing and wholesale trade at 4.62%.

Counting only land inside the levees, the West Bank has nearly 71% of total land in Jefferson Parish. Comparing the parish wide distribution of development, the East Bank has slightly more than half of the residentially and commercially developed land in Jefferson Parish, while the West Bank has the majority of developed land in all of the remaining land use classifications. Almost all, 96.88%, of the unused land within the hurricane protection levee lies on the West Bank.

The following table indicates land use within unincorporated Jefferson Parish.

Table 4.1: Parish Wide Land Use

| Land Use | Jefferson Parish | | East Bank | | *West Bank | |
|--|------------------|-------------|------------------|---------------|------------------|---------------|
| | Acres | % of Parish | Acres | % of Land Use | Acres | % of Land Use |
| Residential | 17,697.56 | 32.72% | 9,186.08 | 51.91% | 8,511.48 | 48.09% |
| General Sales or Service | 3,349.74 | 6.19% | 1,851.90 | 55.28% | 1,497.84 | 44.72% |
| Manufacturing and Wholesale Trade | 2,499.39 | 4.62% | 1,134.20 | 45.38% | 1,365.19 | 54.62% |
| Transportation, Communication, Information, and Utilities | 2,201.03 | 4.07% | 215.55 | 9.89% | 1,985.48 | 90.11% |
| Arts, Entertainment, and Recreation | 1,986.16 | 3.67% | 905.47 | 45.59% | 1,080.69 | 54.41% |
| Education, Public Adm., Health Care, and other Institutional | 2,258.29 | 4.18% | 964.22 | 42.70% | 1,294.07 | 57.30% |
| Construction Related Business | 485.71 | 0.90% | 133.23 | 27.43% | 352.48 | 72.57% |
| Mining and Extraction Establishments | 69.96 | 0.13% | 2.61 | 3.73% | 67.35 | 96.27% |
| Fishing, Hunting, Forestry, and Agriculture | 1,498.50 | 2.77% | 2.75 | 0.18% | 1,495.75 | 99.82% |
| Batture | 431.38 | 0.80% | 431.38 | 100% | 0.00 | 0% |
| Not In Use | 21,604.34 | 39.95% | 672.99 | 3.12% | 20,931.35 | 96.88% |
| Total | 54,082.06 | 100% | 15,500.38 | 29.09% | 38,581.68 | 70.91% |

*Does not include land outside of the Hurricane Protection Levee.

Parish-wide, nearly 90% of all residential development is single-family. Multi-family is second with 4.90%, two-family at 3.28%, and four-family with 1.80%. The remaining residential classes each account for less than 1% of residential land use. Comparing the East and West Banks, residential development accounts for 59.26% of East Bank development, while on the West Bank just under 23% of land is developed residentially. Counting only the developed land on both the East and West Banks increases the West Bank residential ratio to 48.22% of developed land.



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Table 4.2: Residential Land Use and Density - Unincorporated Jefferson Parish

| | Acres | % of Parish | Units | Net Density |
|-------------------------|------------------|-------------|----------------|-------------|
| Single-Family | 15,867.73 | 89.66% | 94,036 | 5.93 |
| Single-Family Townhouse | 56.53 | 0.32% | 740 | 13.09 |
| Two-Family | 580.02 | 3.28% | 7,660 | 13.21 |
| Three-Family | 41.25 | 0.23% | 534 | 12.95 |
| Four-Family | 285.15 | 1.80% | 6,280 | 22.02 |
| Multi-Family | 866.88 | 4.90% | 28,504 | 32.88 |
| Total | 17,697.56 | 100% | 134,659 | 7.61 |

Looking at net residential density, the East Bank is developed at an average of 8.69 units per acre, while the West Bank is developed at 6.80 units per acre.ⁱⁱⁱ Single-family has the lowest density Parish wide, with multi-family having the highest. Single-family densities are similar on both the East and West Banks; however, the more intense residential uses, four-family and multi-family, have significantly higher densities on the East Bank.

East Bank Existing Land Use

There are approximately 15,500.38 acres of developed land (excluding land used as rights of way, roads and drainage) on the East Bank of Jefferson Parish. The estimated total number of acres on the East Bank is approximately 20,836.15 acres. Land used as rights of way, roads and drainage accounts for an estimated 5,335.77 acres, or approximately 26% of East Bank land use. By far the largest land use is residential, encompassing over 59% of developed land. General sales or service, commonly referred to as commercial, is the next largest at 11.95%. Of the remaining land uses, manufacturing uses make up the next largest share at 7.32%, followed by public uses at 6.22%, arts, entertainment and recreation uses at 5.84%, and land not in use at 4.34%.

The existing land use map for the East Bank paints a relatively consistent picture of development. In general, residential development dominates the landscape. Commercial development occurs along several major commercial corridors throughout the East Bank. The most impressive expanse of commercial development stretches along Veterans Blvd into Kenner, from Orleans to St. Charles Parishes. This stretch ties into the Metairie CBD and the Clearview Pkwy - Interstate 10 corridor. The other major commercial corridors are Airline Dr., Metairie Rd., Jefferson Hwy, and West Esplanade Ave. Industrial development is confined, for the most part, to the Elmwood area and along the

Mississippi River at the far eastern and southern edge of the East Bank. Public uses and recreational uses are located throughout the East Bank.

Of the residentially developed land on the East Bank, single-family comprises nearly 88% - 8,048.74 acres - of net developed residential land. Multi-family (5.61%) and two-family (4.44%) together make up nearly all of the remaining residentially developed land on the East Bank. Currently, very little land is devoted to townhouse, three-family, or four-family housing on the East Bank.

The map of existing residential use clearly indicates the extent of single-family dominance on the East Bank. Multi-family, the next largest residential category, is clearly concentrated along and near major commercial and transportation corridors. One exception is along the Orleans Parish border between Veterans Blvd. and Lake Pontchartrain. Scattered concentrations of two and three-family units are most common in the following areas:

- South of I-10 between Causeway Blvd., Metairie Rd. and the Orleans Parish line
- North of Airline Dr. between Causeway Blvd. and David Dr.
- South of Airline Dr. between David Dr., the City of Kenner, and the rail corridor
- Along both sides of Causeway Blvd. between Airline Dr. and the Mississippi River

The following tables summarize the general and residential land use on the East Bank of unincorporated Jefferson Parish.

Table 4.3: General Land Use - East Bank of Jefferson Parish

| Land Use: East Bank | Total | % of Total |
|--|-----------|------------|
| Residential | 9,186.08 | 59.15% |
| General Sales or Service | 1,851.90 | 11.95% |
| Manufacturing and Wholesale Trade | 1,134.20 | 7.32% |
| Transportation, Communication, Information, and Utilities | 215.55 | 1.39% |
| Arts, Entertainment, and Recreation | 905.47 | 5.84% |
| Education, Public Adm., Health Care, and other Institutional | 964.22 | 6.22% |
| Construction-Related Businesses | 133.23 | 0.86% |
| Mining and Extraction | 2.61 | 0.02% |
| Fishing, Hunting, Forestry, and Agriculture | 2.75 | 0.02% |
| Batture | 431.38 | 2.78% |
| Not In Use | 672.99 | 4.34% |
| Total | 15,500.38 | 100% |

Table 4.4: Residential Land Use – East Bank of Jefferson Parish

| | Acres | % of Total | Units | Net Density |
|-------------------------|----------|------------|--------|-------------|
| Single-Family | 8,048.74 | 87.62% | 49,857 | 6.19 |
| Single-Family Townhouse | 31.87 | 0.35% | 368 | 11.55 |
| Two-Family | 408.13 | 4.44% | 5,468 | 13.40 |
| Three-Family | 33.87 | 0.37% | 384 | 11.34 |
| Four-Family | 148.24 | 1.61% | 4,012 | 27.06 |
| Multi-Family | 515.23 | 5.61% | 19,766 | 38.36 |
| Total | 9,186.08 | 100% | 79,855 | 8.69 |

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See Figure 4-1 Existing Land Use East Bank

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See Figure 4-2 Existing Land Use East Bank East of Clearview

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See Figure 4-3 Existing Land Use East Bank West of Clearview

West Bank Existing Land Use

The West Bank has 93,814.11 acres of net land, which excludes land used as rights of way, roads and drainage. Of this total, 56,021.37 acres are located outside of the hurricane protection levee. Single-family development comprises almost 100% of the residential use outside of the hurricane protection levee.

The area outside of the hurricane protection levee stretches from just below the levee all of the way down to the Gulf of Mexico and from the St. Charles Parish and Lafrouche Parish lines on the west to the Plaquemines Parish line on the east. This land area includes the incorporated towns of Jean Lafitte and Grand Isle. This area is not included in the general land use analysis because it lies outside of the hurricane protection levee, making even moderate urban development extremely unlikely. However, there are pockets within this area, Crown Point and Lafitte-Barataria for example, where some urban development has occurred and the Parish has provided some basic infrastructure.

The estimated total number of acres outside of the hurricane protection levee is approximately 130,330 acres. Of this total, 56,021.37 acres are land acres. The remaining acreage located outside of the hurricane protection levee is comprised of water features. The majority of land outside of the hurricane protection levee is in use as either recreational or as local economic activities sustained by the geography of the area. As a result, the two largest land use classifications identified were land not in use at 75.71% and arts, entertainment and recreation at 15.72%. Nearly all of the recreational land is part of the Jean Lafitte National Park.

The land use map indicates that the Crown Point and Lafitte-Barataria areas are the only two pockets of development in the unincorporated area of Des Familles. These

developed mainly as residential areas with small amounts of limited supporting commercial activities.

Nearly all of the residential land is developed as very low-density single-family development. As is typical for this type of environment, the average net residential density is 1.26 units per acre, and the single-family net density is 1.25 units per acre.

Inside the hurricane protection levee system, there are approximately 38,582 acres of net land. The estimated total number of acres inside the hurricane protection levee is approximately 44,627.11 acres. Land used as rights of way, roads and drainage accounts for an estimated 6,045.43 acres, or approximately 34% of the developed area or 16% of total West Bank land use within the levee. By far, the largest portion, 20,931 acres or 54.25%, represents unused land. The next largest use is residential at 22.06% of land, with several other uses ranging from about 4% for commercial down to 0.17% for mining and extraction.

Within the hurricane protection levee, residential development accounts for about 22%, or 8,511 acres. There are 44,179 single-family housing units, making up over 91% of the West Bank's residentially developed land. Multi-family is the next largest category, accounting for 4.13% (8,738 units) of residentially developed land. The remaining categories make up the rest of residential development on the West Bank. Average net density of residential development within the hurricane protection levee is 6.80 units per acre.

The existing land use map for the West Bank paints a relatively consistent picture of development. In general, residential development dominates the landscape. Commercial development occurs along several major commercial corridors throughout the West Bank. The most impressive expanse of

commercial development stretches along West Bank Expressway, from Orleans Parish to the City of Westwego. The other major commercial corridors are Lapalco Blvd., Manhattan Blvd., Belle Chase Hwy, and Barataria Blvd. Industrial development is located along the Mississippi River between the City of Westwego and the Harvey Canal,

the Harvey Canal, and the Avondale area along the River. Majority of the land not in use within the hurricane protection levee lies west of the City of Westwego and in the Barataria corridor.

The following tables summarize the general and residential land use on the West Bank of unincorporated Jefferson Parish.

Table 4.5: General Land Use - West Bank of Jefferson Parish

| Land Use: West Bank | Total | % of Total | Inside Levee | % of Total | Outside Levee | % of Total |
|--|-----------|------------|--------------|------------|---------------|------------|
| Residential | 9,986.34 | 10.64% | 8,511.48 | 22.06% | 1,474.86 | 2.63% |
| General Sales or Service | 1,592.20 | 1.70% | 1,497.84 | 3.88% | 94.36 | 0.17% |
| Manufacturing and Wholesale Trade | 1,408.98 | 1.50% | 1,365.19 | 3.54% | 43.79 | 0.08% |
| Transportation, Communication, Information, and Utilities | 2,045.06 | 2.18% | 1,985.48 | 5.15% | 59.58 | 0.11% |
| Arts, Entertainment, and Recreation | 9,887.76 | 10.54% | 1,080.69 | 2.80% | 8,807.07 | 15.72% |
| Education, Public Adm., Health Care, and other Institutional | 1,372.00 | 1.46% | 1,294.07 | 3.35% | 77.93 | 0.14% |
| Construction-Related Businesses | 357.45 | 0.38% | 352.48 | 0.91% | 4.97 | 0.01% |
| Mining and Extraction | 67.35 | 0.07% | 67.35 | 0.17% | 0.00 | 0.00% |
| Fishing, Hunting, Forestry, and Agriculture | 4,542.75 | 4.84% | 1,495.75 | 3.88% | 3,047.00 | 5.44% |
| Not In Use | 62,554.22 | 66.68% | 20,931.35 | 54.25% | 42,411.81 | 75.71% |
| Total | 93,814.11 | 100% | 38,581.68 | 100% | 56,021.37 | 100% |

**Table 4.6: Residential Land Use – West Bank of Jefferson Parish
Inside The Hurricane Protection Levee**

| | Acres | % of Total | Units | Net Density |
|-------------------------|----------|---------------|--------|----------------|
| Single-Family | 7,818.98 | 91.86% | 44,179 | 5.65 |
| Single-Family Townhouse | 24.66 | 0.29% | 372 | 15.09 |
| Two-Family | 171.89 | 2.02% | 2,192 | 12.75 |
| Three-Family | 7.39 | 0.09% | 150 | 20.30 |
| Four-Family | 136.91 | 1.61% | 2,268 | 16.57 |
| Multi-Family | 351.65 | 4.13% | 8,738 | 24.85 |
| Total | 8,511.48 | 100% | 57,899 | 6.80 |

**Table 4.7: Residential Land Use- West Bank of Jefferson Parish
Outside The Hurricane Protection Levee**

| Residential | Acres | % of Total | Units | Density |
|---------------|----------|------------|-------|---------|
| Single-Family | 1,473.02 | 99.88% | 1,841 | 1.25 |
| Two-Family | 0.89 | 0.06% | 12 | 13.48 |
| Four-Family | 0.96 | 0.06% | 12 | 12.50 |
| Total | 1,474.86 | 100.00% | 1,865 | 1.26 |

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See Figure 4-4 Existing Land Use West Bank

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See Figure 4-5 Existing Land Use West Bank East of Harvey Canal

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See Figure 4-6 Existing Land Use West Bank Between Harvey Canal and Westwego

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See Figure 4-7 Existing Land Use West Bank West of Westwego

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See Figure 4-8 Existing Land Use West Bank Outside of Levee

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- ⁱ Existing Land Use Analysis prepared by University of New Orleans College of Urban and Public Affairs, 2002.
- ⁱⁱ These districts do not include the Parish's six municipalities: Kenner, Harahan, Westwego, Gretna, Lafitte, and Grand Isle.
- ⁱⁱⁱ Net density for residential land was calculated by dividing the total number of acres devoted to that use. Since the amount of land used for roads, drainage, or any other public rights-of-way were not included, the calculation yields the net density for each use.