

Future Land Use

The Future Land Use Element is a guide for future development and redevelopment within Jefferson Parish. It designates the general distribution, location and extent of the uses of land for residential, commercial, industrial, recreation, resource, and other categories of the public and private uses of land. It is the framework for defining what Jefferson Parish wants to be like by the year 2020.

The Future Land Use Element identifies the location and intensity of uses through the spatial representation on the Future Land Use Map and provides strategies for achieving the future land uses with goals, objectives and policies. The policies state the Parish's position on various matters pertaining to growth and change and illustrate how the Parish and community expects to achieve the goals and objectives.

More specifically, the Future Land Use Element has been developed to:

- Improve the physical environment of the community as a setting for human activities;
- Protect the public health, safety and welfare, and promote the common good;
- Insure that long-range considerations are included in the determination of short-range plans;
- Facilitate the equitable determination and implementation of community policies on physical development by balancing the common good with individual interests;
- Ensure that affected parties have a place in the decision making process;
- Effect both political cooperation and technical coordination in community development by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the community;
- Promote a healthy, stable and vigorous local economy that can offer the community an ample range of employment opportunities; and

- Achieve the above intent in a cost-effective manner for the residents of Jefferson Parish.

The Future Land Use Element includes goals, objectives and policies developed by the Element and Steering Committees to implement a future land use plan. Along with implementing the future land uses, the goals, objectives and policies serve as a guide to achieve an appropriate balance between public and private interest in the creation of favorable economic conditions, provision of adequate housing, adequate services and facilities, maintenance of established residential neighborhoods, conservation of natural resources, and protection of private property rights. The Future Land Use Element consists of numerous policies that address the issues and concerns of citizens and businesses Jefferson Parish. The goals, objectives and policies are the action component of the Plan.

The Future Land Use Map illustrates the preferred location of development in Jefferson Parish over the next 20 years. The Future Land Use Map is comprised of 18 future land use categories and provides for an adequate mix of land use types in appropriate locations. Residential categories range from low-density residential development to high-density residential development. The Future Land Use Map also provides a variety of commercial, office and retail, industrial, mixed-use, public, and recreation lands. In developing the Plan, each of these uses are located to protect existing neighborhoods, provide shopping and recreational uses in close proximity to residents, and to make the most efficient use of infrastructure.

The Future Land Use Map is not a static document but is designed to allow changes to meet development trends and changing conditions. The Future Land Use Map provides sufficient amounts of each land use type to accommodate land use projections with adequate lands remaining for market flexibility and contingency.

Future Land Use Map

The Future Land Use Map illustrates the preferred location of development in unincorporated Jefferson Parish over the next 20 years. The Future Land Use Map is comprised of 18 future land use categories and provides for an adequate mix of land use types in appropriate locations.

Land Use Categories

The land use categories shown on the Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that category of land use. The land use categories were developed to help in the determination of where development should occur in the next 20 years. These categories are described below:

1. **Low Density Residential (LDR)** - The low-density residential land use category includes single family, detached-unit residential development at a maximum net density of up to four (4) dwelling units per acre.
2. **Low-Medium Density Residential (LMR)** - The low-medium density residential land use category includes single-family detached-unit residential development at a maximum net density of nine (9) dwelling units per acre.
3. **Medium Density Residential (MDR)** - The Medium Density Residential land use category includes single-family detached, duplex, triplex, fourplex, townhouses, and condominiums at a maximum net density of eighteen (18) dwelling units per acre.
4. **Medium-High Density Residential (MHR)** - The Medium High Density Residential land use category includes duplex, triplex, fourplex, townhouses, condominiums, and multi-family apartments developed at a minimum net density of eighteen (18) dwelling units per acre up to a maximum net density of twenty-five (25) dwelling units per acre.
5. **High Density Residential (HDR)** - The High Density Residential land use category includes townhouses, condominiums, and multi-family apartments at a net density greater than twenty-five (25) units per acre up to a maximum net density of sixty-five (65) dwelling units per acre.
6. **Low Intensity Commercial (LIC)** - The Low Intensity Commercial land use category identifies the more traditional suburban neighborhood and community oriented retail, services and offices developed at a residential scale. This use should be developed at the same scale and maintain visual compatibility with adjacent residential neighborhoods. Properties identified as Low Intensity Commercial have less intensive employee/acre ratio and rarely exceed two stories.
7. **High Intensity Commercial (HIC)** - The High Intensity Commercial land use classification identifies regional commercial centers, employment centers, and other intensively developed centers and corridors where commercial land uses predominate.
8. **Corporate/Research Park (CRP)** - The Corporate/Research Park land use category identifies more intensive office and professional land uses, as well as supporting uses for employees. Research and development activities, educational facilities, light restricted manufacturing and warehousing, business and professional services, and related commercial uses would be included.
9. **Neighborhood Mixed-Use (NMU)** - The Neighborhood Mixed-Use land use category designates compact, mixed-use

- development where single-family structures and multi-family residential development are developed with a mixture of smaller, low-intensity retail and professional offices within walking distance and with convenient access to transit. The neighborhood mixed use category will accommodate a land use mix containing a maximum 95% residential mix with transit stops, commercial, public, recreational, and office uses. The maximum permitted residential density is twelve (12) dwelling units per acre.
10. **Community Mixed-Use (CMU)** - The Community Mixed-Use land use category designates medium density developed office, commercial, residential, and recreation lands, and mixed-use centers. The community mixed use category will accommodate a land use mix containing a maximum 85% residential mix with transit stops and stations, commercial, public, recreational, and office uses. The minimum permitted residential density is eight (8) dwelling units per acre with a maximum permitted residential density of twenty (20) dwelling units per acre for areas within a quarter-mile (1/4) of a light rail transit station. The maximum percentage and minimum density thresholds do not apply to Planned Developments or to land located more than a quarter-mile (1/4) from a light rail transit station.
11. **Regional Mixed-Use (RMU)** - The Regional Mixed Use land use category designates high density developed with a core of professional offices, hotels, public uses, recreational uses, and retail services. The focus of this category is on offices and retail services that will attract residents from the region. The Regional Mixed-Use category will accommodate a land use mix containing a maximum 45% residential mix with transit stations, public uses, recreation, commercial and office uses. The minimum permitted residential density is twenty (20) dwelling units per acre with a maximum of sixty-five (65) dwelling units per acre permitted residential density. Properties located on the edges of the regional mixed-use areas may have a lower net density at a minimum of nine (9) dwelling units per acre in order to provide transitions to residential areas.
12. **Light Industrial (LI)** - The Light Industrial land use classification identifies light distribution, research and development, warehouse, assembly, light processing, and manufacturing uses throughout Jefferson Parish.
13. **Heavy Industrial (HI)** - The Heavy Industrial land use classification identifies heavy warehousing and distribution, landfills, manufacturing, and hazardous material handling and storage.
14. **Public/Quasi-Public/Institutional (PUB)** - Public/Quasi-Public/Institutional land uses identify community facilities and institutions. These lands include: government-owned administration buildings and offices, fire stations, hospitals and health care facilities, utilities, day care centers, schools, colleges and educational research lands.
15. **Resource Lands (RES)** - Resource Lands category includes either publicly or privately owned lands allocated primarily for fishing, hunting, forestry, and agriculture. Included in this category are natural lands not currently in use and land not anticipated to develop by 2020.
16. **Recreation (REC)** - Recreation lands category includes either publicly or privately owned lands and/or facilities and may include parks, playgrounds, golf courses, nature preserves, wildlife management areas, recreation centers and similar uses.
17. **Batture (BAT)** - Batture lands is composed of lands along the Mississippi

River not protected by levees and governed by the provisions of the Batture zoning district.

18. **Under Study** – Under Study land use category identifies sections of the Parish that are currently undergoing Special Planning Studies. Specific land uses within these areas are not in the purview of the Comprehensive Plan and will be incorporated by reference upon completion.

The land use categories as defined herein and shown on the Future Land Use Maps are recommendations of future land use. Upon plan adoption by the parish council, the land use categories will not automatically change the existing zoning or the permitted uses. Notwithstanding the designated future land use category, land uses related to agriculture, timber, natural resource exploration and extraction, and other resource-based uses are allowed as interim uses in undeveloped areas of the Parish until such time as those areas are developed.

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See Figure 5-1 Future Land Use East Bank

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See Figure 5-2 Future Land Use East Bank East of Clearview

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See Figure 5-3 Future Land Use East Bank West of Clearview

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See Figure 5-4 Future Land Use West Bank

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

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See Figure 5-6 Future Land Use West Bank Between Harvey Canal and Westwego

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See Figure 5-7 Future Land Use West Bank West of Westwego

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See Figure 5-8 Future Land Use West Bank Outside of Levee

East Bank Future Land Use

The major initiatives of future land use on the East Bank, as represented on the Future Land Use Map, are:

- The preservation of existing residential and commercial areas;
- The focus on the redevelopment and design initiatives along Airline Drive and Earhart Expressway;
- The facilitation of mixed-use transit supportive development along the planned light rail connection between New Orleans and the Louis Armstrong New Orleans International Airport; and
- The protection and enhancement of the major economic activity centers on the East Bank.

Mixed-Use

The mixed-use areas located along Airline Drive provide development flexibility and design enhancement as redevelopment occurs along the Airline Drive corridor. Mixed-use development will also support the light rail initiative proposed as part of the East-West Corridor project. The mixed-use land use designations adjacent to the Ochsner Hospital Campus area provides the flexibility to permit expansion of the medical facilities while also integrating residential development in the area. The major economic activity centers on the East Bank are identified on the Future Land Use Map as Regional Mixed Use areas, which acknowledge and protect these important economic development centers. These activity centers are the Elmwood area and the Metairie Central Business District. A sub-area plan has been completed for the Metairie Central Business District and this Plan calls for a sub-area plan for Elmwood.

Residential

The existing residential neighborhoods are maintained through the residential land use categories, primarily in the low-medium

density residential land use category. The residential development in this category is representative of existing single-family residential development in the Parish.

Commercial

Existing commercial corridors such as Veterans Boulevard are maintained under commercial land use designations and industrial areas such as the Labarre Business Park are maintained under industrial land use designations.

West Bank Future Land Use

The major initiatives of future land use on the West Bank, as represented on the Future Land Use Map, are:

- The preservation of existing residential neighborhoods;
- The protection and strengthening of the Harvey Canal area as an industrial and business district;
- The facilitation of the development of a business and technology park;
- The protection and enhancement of the major economic activity centers; and
- The promotion of high quality planned developments that will attract residents from throughout the region, stimulate business growth and capitalize on the TPC golf course and the widening of the Huey P. Long Bridge.

Planned Developments

The West Bank provides the opportunity for new development with large areas of undeveloped land. The Barataria Corridor is a major area of undeveloped land and is currently under application for a master 404 wetlands permit. Future land use categories in the area allow for residential development, commercial development, and areas of mixed-use development to provide development flexibility as the area develops. Opportunities currently exist to integrate planned and future development activities

on the West Bank into distinct communities. Improvements to Bayou Segnette State Park, the Huey P. Long Bridge widening, the proposed construction of I-49, expansion of the Avondale Shipyard, development of a technology business park, and the completion of the Tournament Players Club golf course can serve as the catalyst for development in the Bayou Segnette, Avondale and Bridge City area. Planned developments in this area provide an opportunity to integrate educational, public, residential, and commercial uses.

Residential

The existing residential neighborhoods are maintained through the residential land use categories, primarily in the low-medium density residential land use category. The residential development in this category is representative of existing single-family residential development in the Parish.

Commercial and Industrial

Existing commercial corridors such as Manhattan Boulevard and West Bank Expressway are maintained under commercial land use designations and industrial areas such as the Harvey Canal area are maintained under industrial land use designations. JEDCO with the University of New Orleans is developing a sub-area plan for the South New Orleans Subdivision area, designated on the Future Land Use Map as under study.

Outside the Levees

Land outside of the hurricane protection levee maintains the current distribution of land uses, with the Crown Point Area under study by the University of New Orleans.

Parish-Wide Future Land Use

On October 19, 2002, three alternative future land use scenarios were presented to

the Element Committee for comment and discussion. A brief overview of the impacts of each scenario was presented before the Element Committee broke into five groups to provide input and comment on the future land use maps associated with each scenario. The Parish was divided into five geographic areas in order to provide a greater level of detail as the future land use maps were analyzed. The future land use scenarios were based upon citizen input and the goals and objectives established by the Element Committee. The three future land use scenarios were presented as follows:

1. Existing Trend Scenario
2. Transit Oriented Development Scenario
3. Neighborhood Unit Scenario

Scenario 1 was based upon a continuation of current development trends and patterns, similar to that which has occurred over the past in Jefferson Parish. Land use types, densities and basic development patterns were assumed to continue in a manner similar to currently developed areas, following similar policies in effect today. Scenario 2 provided the opportunity to compatibly maximize development within Jefferson Parish. This scenario would maximize existing development and redevelopment of existing activity centers located along transit corridors. This scenario assumed that Jefferson Parish would develop and redevelop in a pattern that is more compact and transit supportive than the current pattern of development. Scenario 3 provided for new development to accommodate projected growth and employment. By focusing on neighborhoods as functional units, Jefferson Parish would promote sustainable neighborhoods, each of which accommodates a broad range of recreational, service, shopping, and residential needs. This scenario assumed that new development and redevelopment would compatibly integrate open spaces, neighborhood services, and community

facilities within each neighborhood. The Element Committee expressed little support for the existing trends scenario and a general preference for a plan that emphasized a strong neighborhood focus with select features of transit-oriented development.

The Element Committee meeting held on November 16, 2002 consisted of a

presentation of the preferred scenario as well as a workshop effort to obtain comments and input on the preferred scenario that would become part of the preferred plan.

The following acreage table summarizes the future land use distribution of the comprehensive land use plan (excludes rights-of-ways for streets, canals, etc.):

Table 5.1: Unincorporated Jefferson Parish Future Land Use Acreage Distribution

Future Land Use	West Bank	East Bank	Total	Percent	Outside Levee
Low Density Residential	2,210.99	601.41	2,812.40	5.20%	2,615.20
Low-Medium Density Residential	10,159.16	6,965.94	17,125.10	31.67%	0.00
Medium Density Residential	381.52	1,014.66	1,396.18	2.58%	0.00
Medium-High Density Residential	301.72	197.38	499.10	0.92%	0.00
High Density Residential	326.38	374.86	701.24	1.30%	0.00
Low Intensity Commercial	560.56	290.39	850.95	1.57%	81.70
High Intensity Commercial	1,979.03	684.38	2,663.41	4.92%	49.44
Corporate/Research Park	261.04	0.00	261.04	0.48%	0.00
Neighborhood Mixed-Use	0.00	236.61	236.61	0.44%	0.00
Community Mixed-Use	5,154.08	377.72	5,531.80	10.24%	0.00
Regional Mixed-Use	0.00	1,860.67	1,860.67	3.44%	0.00
Light Industrial	3,011.09	899.11	3,910.20	7.23%	53.40
Heavy Industrial	4,498.04	15.96	4,514.00	8.35%	0.00
Public/Quasi-Public/Institutional	886.28	787.03	1,673.31	3.09%	0.71
Resource	5,695.87	0.00	5,695.87	10.53%	32,810.57
Recreation	2,739.60	762.88	3,502.48	6.48%	19,871.30
Batture	0.00	431.38	431.38	0.80%	0.00
Under Study	416.32	0.00	416.32	0.76%	539.05
Total	38,581.68	15,500.38	54,082.06	100%	56,021.37

Land Use Projections and Distribution

The housing projections for residential units in unincorporated Jefferson Parish during the period of 2000-2020 indicates a projected future land use need of approximately 2,412 additional net acres of residential land. The Future Land Use Map allocates approximately 6,554 total acres of undeveloped land as residential. Thus, the Parish has an ample supply of residential land.

Likewise, future employment projections indicate a need for approximately 1,000 additional net acres of commercial and industrial land, the Future Land Use Map allocates approximately 4,346 additional total acres of commercial and industrial land, thus providing an ample supply of land for commercial and industrial development.

The mixed-use land use allocations provide an additional 7,637.06 acres for further residential and commercial development.

The Future Land Use Map illustrates the preferred location of development in Jefferson

Parish over the next 20 years. The Future Land Use Map is comprised of 18 future land use categories and provides for an adequate mix of land use types in appropriate locations. Residential categories range from low-density residential development to high-density residential development. The Future Land Use Map also provides a variety of office, commercial, industrial, mixed-use, public, and recreation lands. In developing the Plan, these land uses are located to protect existing neighborhoods, provide shopping and recreational uses in close proximity to residents, and to make the most efficient use of infrastructure.

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Goals, Objectives, and Policies

The goals, objectives and policies of the Future Land Use Element provide a framework that will guide the elected officials towards a future vision of Jefferson Parish in the day-to-day land use decisions that are made.

The Future Land Use Element contains a series of goals, objectives and policies.

- A **goal** is a concise statement describing a condition to be achieved. It does not suggest specific actions, but describes a desired outcome.
- An **objective** is an achievable step toward the goal. Progress towards an objective can be measured.
- A **policy** is a specific statement to guide decision-making. It is derived from the goals and objectives of the plan.

The Goals, Objectives, and Policies are divided into four sections:

- 1) Development and Design
- 2) Public Facilities
- 3) Administrative
- 4) Environmental

Development and Design

The goals, objectives and policies related to development and design address issues related to land use compatibility, buffering, design, redevelopment, and economic development.

Goal 1: Provide for a sustainableⁱ urban environment that will support and enhance neighborhoods and businesses, and accommodate their growth.

Objective 1.1: Ensure the long-term vitality of residential neighborhoods by regulating development compatibility.ⁱⁱ

- Policy 1.1.1:** Protect established residential, commercial, and industrial areas of Jefferson Parish from encroachment by incompatible development.
- Policy 1.1.2:** Ensure that new development and redevelopment is compatible with existing residential neighborhoods.
- Policy 1.1.3:** Require buffers between incompatible land uses and/or at transitions between zoning districts.
- Policy 1.1.4:** Eliminate blighting influences from residential neighborhoods.

Objective 1.2: Increase conformity of land uses with the Future Land Use Map.

- Policy 1.2.1:** Support land use amendments that are compatible with surrounding uses and the availability of infrastructure and services.
- Policy 1.2.2:** Ensure consistency between zoning, subdivision regulations, the capital budget, and other plans and policies that impact land use and the Parish's adopted Comprehensive Plan.
- Policy 1.2.3:** Allow for interim land uses related to agriculture, timber, natural resource exploration and extraction, and other resource-based uses in areas of the Parish not in use regardless of the future land use designation.

Objective 1.3: Employ effective planning techniques to protect residential neighborhoods, enhance the economic vitality of the community, promote the efficient use of infrastructure, preserve natural resources, and ensure that subdivision improvements are built.

- Policy 1.3.1:** Protect existing residential areas from the encroachment of incompatible uses.
- Policy 1.3.2:** Encourage new commercial and industrial growth that provides qualityⁱⁱⁱ employment opportunities and makes effective use of existing resources.

- Policy 1.3.3:** Extend and improve public services and facilities on a priority basis into areas with existing needs and into areas where development is a high priority.
- Policy 1.3.4:** Maintain Jefferson Parish’s mix of residential neighborhoods while sustaining the vitality of its commercial areas and public facilities.
- Policy 1.3.5:** Ensure that approved public and private improvements are completed.
- Policy 1.3.6:** Address the unique development and natural resource protection issues of communities outside of the hurricane protection levee, including Barataria, Lafitte and Crown Point through the development of sub-area plans.
- Policy 1.3.7:** Promote innovative development practices such as traditional neighborhood design and low impact construction, fill, and drainage that enhance the quality of life for existing and future residents.
- Objective 1.4:** Encourage the development of mixed-use, pedestrian-friendly^{iv} activity centers at the regional, community, and neighborhood level that include attractive public space on both private and public lands.
- Policy 1.4.1:** Promote mixed-use development that compatibly integrates and improves access between commercial, residential, and other uses.
Policy Clarification: Where existing single-use neighborhoods and business districts exist, single use zoning will continue to apply. This plan supports the retention and protection of existing neighborhoods (see policies under objective 1.1), as well as the flexibility to create new development or redevelopment areas that effectively integrate a compatible mix of uses.
- Policy 1.4.2:** Encourage a mix of uses within a development site or within multiple parcel areas through flexible zoning standards that allow a mix of uses by right in high-density residential and commercial districts.
Policy Clarification: This policy is intended to apply to new development and redevelopment areas. It is not intended to encourage the encroachment of commercial development into existing single-family neighborhoods or residential encroachment on industrial areas.
- Policy 1.4.3:** Promote transit-oriented development (TOD) as urban design framework for mixed-use areas along the Airline Drive Corridor (East-West Corridor). Potential high intensity of development typically associated with TOD is contingent on the establishment of light rail or other high volume transit alternative.
- Policy 1.4.4:** Preserve light industrial as well as office/warehousing and other currently permitted uses in the Elmwood regional mixed-use district while maintaining land use flexibility to adapt to land use transitions within Elmwood through the development of a sub-area plan.

- Policy 1.4.5:** Promote safe, functional and attractive mixed-use developments in high volume transportation corridors, such as Airline Drive, and emerging mixed-use centers, such as Elmwood and Metairie CBD.
- Policy 1.4.6:** Provide voluntary incentives for the development of planned, mixed-use communities.
- Policy 1.4.7:** Provide for Planned Developments^v through zoning and other land development regulations that allow design flexibility from traditional site development regulations and land use restrictions. The Community Mixed Use land use category is used in the Bridge City / South Avondale area and the Baratavia / Estelle Plantation area, which may be candidate sites for planned developments.
- Policy 1.4.8:** Proposed planned development plans should include flexible design standards that consider:
- A. A compatible mix of residential, retail, office, and public uses at a scale and relation that is attractive to pedestrian and cycling activity, as well as other modes of transportation.
 - B. One or more commercial areas that are accessible to residential components. Commercial areas should include uses such as, but not limited to, retail, office, day care centers, and public uses such as a post office or library.
 - C. A mix of housing types at a range of densities, costs, and tenure owner occupied and rental units.
 - D. High quality, stable neighborhoods through effective and creative design of land uses, building placement, parking, landscaping, recreation, street design, architecture, and building control materials.
 - E. Needed public uses and public buildings, such as parks, plazas, and schools in the design standards to facilitate their maximum accessibility to residents and employees of the planned unit development.
 - F. An interconnected road system that supports the needs of all modes of internal and external traffic and proposed land uses.
 - G. Water features and other natural resources amenities that are visually accessible to the public.

Goal 2: Improve the visual quality of Jefferson Parish.

Objective 2.1: Preserve and enhance the Parish tree canopy and natural vegetation.

Policy 2.1.1: Create voluntary incentives to preserve canopy trees wherever feasible through landscaping credits, flexible design, pervious pavement and innovative construction practices.

Comment: This policy is not intended to limit the ability of communities to adopt tree preservation requirements.

Policy 2.1.2: Increase the awareness of the benefits of trees and natural vegetation through various educational efforts.

- Policy 2.1.3:** Integrate trees and natural vegetation into the built environment to beautify, buffer, and shelter structures and facilities.
- Policy 2.1.4:** Coordinate with the private sector in efforts to preserve, protect, and plant trees and natural vegetation.
- Policy 2.1.5:** Effectively maintain the Parish tree canopy and natural vegetation on public rights-of-way through adequate funding for monitoring, maintenance and replacement while considering the impact on adjacent infrastructure.
- Objective 2.2:** Improve the visual quality of streets and highways through the use of landscaping, billboards and signage regulations, and beautification projects.
- Policy 2.2.1:** Enforce and improve signage regulations to reduce the number and size of signs in Jefferson Parish.
- Policy 2.2.2:** Enhance landscaping, buffering, and street tree plantings in roadways serving as gateways into Jefferson Parish including Airline Drive, Veterans Boulevard, Highway 90, and Jefferson Highway.
- Policy 2.2.3:** Improve the overall appearance of roadways by reducing clutter caused by poorly designed and located signs, fences, curb cuts, wiring, poles, mismatched street lights, and signals.
- Policy 2.2.4:** Develop streetscape enhancement projects for specific traffic corridors including, but not limited to, Clearview Parkway, Veterans Boulevard, Airline Drive, Jefferson Highway, Causeway Boulevard, David Drive, West Esplanade, Severn, West Napoleon Avenue, West Bank Expressway, Lapalco Boulevard, Barataria Boulevard, Manhattan Boulevard, Belle Chase Highway, and U.S. 90 (Future I-49 Corridor).
- Policy 2.2.5:** Encourage high quality signage that is attractive, appropriate for the location and balances visibility needs with aesthetic needs.
- Objective 2.3:** Adopt standards and procedures to facilitate pedestrian-accessible commercial developments that offer a variety of retail and commercial services in a manner that is compatible with the character of surrounding neighborhoods.
- Policy 2.3.1:** Ensure that neighborhood commercial facilities are located so as to serve residential areas without disrupting the integrity of residential areas.
- Policy 2.3.2:** Encourage commercial developments that provide for a pedestrian-friendly environment by including requirements and voluntary incentives within zoning and subdivision regulations that allow for the provision of open space, plazas, and streetscape treatments.

- Policy 2.3.3:** Encourage a mixture of retail, office, civic, and public benefit uses to promote convenience, efficiency and long-term vitality of commercial areas.
- Policy 2.3.4:** Ensure that low intensity commercial uses adjacent to residential uses maintain the residential character and scale, and mitigate the effects of non-residential traffic into the adjacent neighborhoods.
- Objective 2.4:** Adopt standards that create attractive neighborhoods with a variety of housing types and convenient access to adjacent neighborhoods, parks, schools and neighborhood shopping.
- Policy 2.4.1:** Plan and provide for active and passive recreational facilities and opportunities to meet existing and projected needs of neighborhoods.
- Policy 2.4.2:** Pursue the compatible co-location of facilities by locating new public facilities as near as possible to existing and proposed community facilities, including parks, recreational centers, community centers, schools, galleries, libraries, and health centers.
- Policy 2.4.3:** Design schools, parks and neighborhood shopping areas to be accessible to neighborhood residents via tree-lined sidewalks and bikeways.
- Policy 2.4.4:** Encourage a balanced land use mix through flexible zoning and subdivision regulations that facilitate compatible development of a variety of housing types and densities.
- Policy 2.4.5:** Provide appropriate voluntary incentives (e.g., increased densities/intensities) for the dedication of public facilities that meet the needs of existing neighborhoods, as well as those of proposed development.
- Objective 2.5:** Incorporate a Design Standards Element into the Comprehensive Plan.
- Policy 2.5.1:** Involve all stakeholders in the creation of a design element that shall serve as a tool to guide and promote high-quality urban design within Jefferson Parish.
- Policy 2.5.2:** Promote design that facilitates compatible inclusion of the following elements in residential neighborhoods:
- a. Residential with neighborhood serving commercial;
 - b. Compatible mixes of types and sizes of structures;
 - c. Compatible mixes of densities;
 - d. Interconnected streets and dispersed traffic pattern;
 - e. Sidewalks
 - f. Street tree canopies while considering the impact on adjacent infrastructure.

- Policy 2.5.3:** Promote positive design through the inclusion of the following elements in commercial and mixed-use areas:
- a. Compact buildings of similar mass and scale, which create a street wall;
 - b. Mixtures of coordinated architectural styles;
 - c. Pedestrian and transit supportive orientation toward the street;
 - d. Integration of a mix of mutually supportive uses; and
 - e. Inter-connectivity between adjacent land uses.

Goal 3: Implement orderly development and redevelopment consistent with the Parish’s social, economic, physical, and natural environments.

Objective 3.1: Adopt and maintain levels of service that ensure access to recreation, libraries, and other public facilities by all residents of Jefferson Parish.

- Policy 3.1.1:** Facilitate access to parks and community facilities by a variety of transportation modes.
- Policy 3.1.2:** Strategically locate public facilities and parks to serve all neighborhoods in Jefferson Parish.
- Policy 3.1.3:** Reinvest in aging facilities to improve their usefulness and appearance.
- Policy 3.1.4:** Design and construct new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.

Objective 3.2: Improve and expand public infrastructure and services to existing and developing areas of the Parish.

- Policy 3.2.1:** Extend and improve public facilities into areas with an existing need or into areas where the timing for development is appropriate.
- Policy 3.2.2:** Ensure that development bears an equitable share of and responsibility for the cost of public services and facilities for on-site water, wastewater, storm-water, street, sidewalk and street lighting improvements. On-site street improvements include those required to provide safe and adequate ingress and egress for development. Responsibility for off-site improvements will be determined at the time of development based on the costs of the improvements and the benefits of development to the Parish.
- Policy 3.2.3:** Ensure that public facilities comply with all Parish, State, and Federal environmental regulations and other standards.
- Policy 3.2.4:** Coordinate all Parish plans to assure they are mutually supportive and comply with the Comprehensive Plan.
- Policy 3.2.5:** Continue to protect existing and planned Parish rights-of-way and easements from development to ensure efficient improvements and

expansion of public infrastructure. Where new rights-of-way are proposed through private property, the Parish shall acquire the property within a reasonable period of time to minimize interference with private development proposals.

Policy 3.2.6: Align the capital improvements budget with adopted Comprehensive Plan of Jefferson Parish.

Objective 3.3: Increase public access to public facilities along Lake Pontchartrain and other water resources through appropriate water-oriented development in Jefferson Parish.

Policy 3.3.1: Plan for, develop, and enhance access to riverfront and lakefront parks, including prospective beaches throughout Jefferson Parish.

Policy 3.3.2: Implement open space/public access plans to provide public access to Parish scenic water bodies, including the Lake Pontchartrain shoreline, Lake Salvador, Lake Catouatche, and the Mississippi River and ensure coordinated, functional parks and transportation systems that are compatible with existing development.

Policy 3.3.3: Help to coordinate development along the Mississippi River that provides safe public access to the river and does not interfere with industrial uses.

Policy 3.3.4: Ensure that marinas and boat yards are designed to protect water quality as well as the aesthetic and recreational value of the Parish's waterways.

Policy 3.3.5: Preserve access to public facilities and views of water-based amenities for all residents and visitors of the community.

Policy 3.3.6: Protect water-based industrial development including but not limited to the Harvey Canal and the West Bank of the Mississippi River from incompatible encroachment of other uses.

Policy 3.3.7: Provide a coordinated system of pedestrian trails through appropriate public access along canal levees and other drainage features.

Goal 4: Provide suitable and adequate opportunities for commercial and industrial development that is convenient, visually pleasing and environmentally sound.

Objective 4.1: Incorporate an Economic Development Element into the Comprehensive Plan.

Policy 4.1.1: Involve all stakeholders in the creation of an Economic Development Element to guide and promote economic development within Jefferson Parish.

Policy 4.1.2: Coordinate economic development initiatives, such as *Jefferson EDGE*, and land use planning with the Economic Development Element of the Comprehensive Plan.

Objective 4.2: Provide infrastructure needed to facilitate business expansion and new businesses.

Policy 4.2.1: Provide for adequate transportation infrastructure to existing and future employment centers

Policy 4.2.2: Assist the efforts of JEDCO and other interests to create a Jefferson Parish Business and Technology Park, as outlined in the *Jefferson EDGE* as well as a distribution center that will accommodate warehousing and distribution uses no longer available in the Elmwood area (Elmwood West Concept).

Policy 4.2.3: Address business infrastructure needs, including: roads, utilities, education, community beautification, and other non-traditional infrastructure.

Policy 4.2.4: Capitalize on regional port activities connected to the Port of New Orleans, the Millennium Port project, and waterways opportunities in Jefferson Parish, as outlined in the *Jefferson EDGE*.

Policy 4.2.5: Align the capital improvements budget with the economic development priorities of Jefferson Parish.

Objective 4.3: Ensure that adequate sites are available for existing business expansion and for business startups.

Policy 4.3.1: Ensure that there are adequate amounts and types of land available for the development and expansion of businesses in Jefferson Parish.

Policy 4.3.2: Ensure adequate land availability for business development through the development and implementation of corridor and sub-area plan.

Policy 4.3.3: Maintain distinct business districts, including the Harvey Canal Industrial Area, Elmwood, Avondale and the Metairie CBD, within Jefferson Parish as a means of retaining and diversifying the Parish's economic base through the development of sub-area plans.

Policy 4.3.4: Ensure that land development surrounding major employers, including Avondale, Ochsner, East and West Jefferson Medical Centers, and Cytex Industries, allows for growth and expansion of business activities.

Policy 4.3.5: Ensure that an adequate amount of land will be available for commercial and industrial uses related to the strong employment clusters identified in the *Jefferson EDGE*.

Objective 4.4: Promote the growth and development of industrial and commercial parks while protecting these areas from encroachment by incompatible adjacent land uses.

- Policy 4.4.1:** Ensure that zoning district regulations and development standards for industrial and commercial uses accommodate diverse industrial and commercial development consistent with business needs.
- Policy 4.4.2:** Encourage commercial and industrial investment and activity along the Harvey Canal that complements the area and enhances its physical appearance while mitigating existing land use conflicts.
- Policy 4.4.3:** Protect Elmwood’s long-term viability by developing an Elmwood sub-area plan that facilitates fiscally positive responses to changing market conditions.
- Policy 4.4.4:** Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses.
- Policy 4.4.5:** Promote commercial and industrial parks as an alternative to development along major thoroughfares.
- Policy 4.4.6:** Relocate public facilities or mitigate the risks from hazardous materials in industrial areas abutting residential areas and public facilities.

Objective 4.5: Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.

- Policy 4.5.1:** Provide opportunities for the adaptive re-use of older industrial land through zoning ordinances and flexible land use regulations.
- Policy 4.5.2:** Encourage the redevelopment/revitalization of rundown and/or underutilized commercial areas through a combination of regulatory techniques, voluntary incentives, public/private partnerships and land use planning.
- Policy 4.5.3:** Promote the redevelopment and reuse of blighted and underutilized properties including South New Orleans, brownfield sites, and publicly owned and controlled sites, through the use of incentives as outlined in the *Jefferson EDGE*.
- Policy 4.5.4:** Maintain, preserve, and improve existing commercial and industrial areas undergoing redevelopment such as the Labarre Industrial Business Park to provide commercial and industrial opportunities in areas with existing public and private infrastructure.
- Policy 4.5.5:** Facilitate the adaptive reuse of existing structures when they are appropriately located and suitable for adaptation.

Policy 4.5.6: Encourage mixed-use commercial developments with the flexibility to respond to changing economic needs.

Goal 5: Accommodate a diverse range of housing types and densities in a manner well suited to surrounding uses.

Objective 5.1: Develop a program that identifies residential structures that are substandard and provide for the rehabilitation and redevelopment of these structures, as well as for the provision, renovation or reconstruction of public facilities and services that target special needs households^{vi} and the needs of the neighborhood as whole.

Policy 5.1.1: Promote the rehabilitation and recycling of existing housing stock when appropriate.

Policy 5.1.2: Develop design guidelines for residential infill to ensure compatibility with surrounding development.

Policy 5.1.3: Ensure that all residential properties are maintained through consistent and systematic code enforcement.

Policy 5.1.4: Encourage redevelopment and maintenance of declining areas through a combination of financial and regulatory incentives, and local participation in related State and Federal programs.

Objective 5.2: Involve all stakeholders in the development of a Housing Element of the Comprehensive Plan, to be developed at a later date, that addresses the short- and long-term housing needs of all residents.

Policy 5.2.1: Upon proceeding with the development of a Housing Element, review relevant housing information, studies and recommendations, such as those presented by the Jefferson Parish Affordable Housing Task Force and in the Jefferson Home Consortium Consolidated Plan, to identify goals, objectives, policies and/or strategies that could be incorporated into the Housing Element and plan implementation program of the Comprehensive Plan.

Objective 5.3: Provide adequate and appropriate opportunities for a variety of alternative housing choices, styles, and affordability to meet the needs and desires of all residents of Jefferson Parish.

Policy 5.3.1: Increase opportunities for the development of varied housing types that make efficient use of the limited land supply in the Parish, such as residential units in mixed-use and zero-lot line developments and other infill opportunities.

Policy 5.3.2: Administer housing and land use codes to improve the housing stock and eliminate substandard housing.

- Policy 5.3.3:** Promote innovative affordable housing that serves a mix of income groups, provides amenities on-site, and/or demonstrates design concepts that provide cost savings without compromising the quality of the development.
- Policy 5.3.4:** Protect existing and encourage new development of single-family neighborhoods for moderate and upper income households.

Public Facilities

The intent of the goals, objectives and policies related to public facilities is to ensure that quality Parish facilities and services are available to all residents of Jefferson Parish. General issues related to infrastructure are also addressed in this section.

Goal 6: Provide abundant park, recreational and cultural facilities and access to natural recreational resources to satisfy the recreational needs of the residents of Jefferson Parish.

Objective 6.1: Provide community facilities according to need, population density, land use continuity, natural resource sustainability, compatibility with historic resources, user safety, and the optimum allocation of public funds.

Policy 6.1.1: Coordinate natural resource and historic resource protection efforts with future Parish park, open space, and recreational land use opportunities.

Policy 6.1.2: Coordinate recreational facility development with the Comprehensive Plan, thereby ensuring that facilities and residential development occur concurrently.

Policy 6.1.3: Plan community facilities with the capability to serve multiple uses for multiple organizations (public or private).

Policy 6.1.4: Provide public facilities that are fully accessible to all residents and visitors.

Policy 6.1.5: Design and construct community facilities with sufficient flexibility to adapt to the changing needs of the community.

Objective 6.2: Develop a system of parks for active and passive recreation with a variety of user-oriented and resource-based facilities and recreational programs to serve the needs of current and future residents.

Policy 6.2.1: Maintain and enhance existing park facilities, secure additional land required to meet residents park and recreation needs as development occurs, and improve new park lands as demand for those facilities occurs and resources are available.

Policy 6.2.2: Encourage private developments to provide facilities meeting neighborhood parks and recreation needs when efficient and feasible. Such facilities may be publicly or privately owned and operated.

Policy 6.2.3: When improving the Parish parkland, incorporate resource-based outdoor recreation facilities, such as bike trails along levees, nature trails, beaches and other access to open waters.

Policy 6.2.4: Foster programs that ensure parks and recreation facilities are available for arts, crafts, and special events and festivals that serve the public interest.

Policy 6.2.5: Provide recreational programs, where economically feasible, at Parish owned parks and coordinate with the local municipalities, the private sector, School Board and quasi-public agencies to ensure that available facilities and staff will provide adequate programs and services in a cost-effective manner.

Objective 6.3: Increase the facilities available for arts and cultural purposes in the Parish.

Policy 6.3.1: Establish a comprehensive program for art in public places, which shall include the display of loaned and acquired art in and around public buildings.

Policy 6.3.2: Increase arts and cultural activities as part of the Parks and Recreation Program commensurate with demand for such activities and using user fees to support such activities.

Policy 6.3.3: Foster public/private partnerships that provide arts and cultural programs for the population of Jefferson Parish.

Policy 6.3.4: Assist in the development of a cultural and performing arts center, including assistance with zoning, location, grants, partnerships, and financing options.

Objective 6.4: Evaluate opportunities for expanded recreational facilities and activities on existing public space.

Policy 6.4.1: Assess existing recreation facilities and activities and evaluate needs for new recreation facilities and programs.

Policy 6.4.2: Investigate the use of wetlands and vegetative communities under Parish ownership for incorporation into resource-based parks.

Policy 6.4.3: Pursue all appropriate park and recreation grant programs to support public park and recreation lands, facilities and programs.

Policy 6.4.4: Pursue joint use agreements with the Jefferson Parish School Board for the use of school land for public park facilities and school facilities for public recreation programs.

Policy 6.4.5: Coordinate with local utility agencies and private property owners to identify sites feasible and appropriate for recreation purposes, such as use of easements and other lands for recreation trails or linear parks.
Comment: Most existing easements or servitudes are private agreements that do not allow access or recreational use. The intent of this policy is to make efficient use of publicly and privately owned lands where open space can be compatibly coordinated with new development.

Objective 6.5: Develop guidelines to incorporate green space, recreational, and cultural opportunities and linkages in new development.

- Policy 6.5.1:** Ensure that sidewalks and/or bikeways are provided to link residential areas to park sites where feasible.
- Policy 6.5.2:** Address the provision of public and private resource based recreation space in developments in the Parish zoning and subdivision regulations.
- Policy 6.5.3:** Preserve and enhance public gathering spaces within walking distance of residential neighborhoods. Encourage the inclusion of community spaces in new and redeveloped residential neighborhoods.
- Policy 6.5.4:** Provide for bicycle and pedestrian access to parks, recreational facilities, and cultural facilities and coordinate present and future sites with existing and planned transportation facilities.
- Policy 6.5.5:** Maintain and improve the existing recreation lands and encourage the dedication of properties for recreation uses through appropriate voluntary incentives.
- Policy 6.5.6:** Encourage open space set asides within or close to developed sites. Such open space should preserve the land's natural features and provide opportunities for the development of active or passive recreation facilities.

Objective 6.6: Incorporate a Parks and Recreation Element into the Comprehensive Plan.

- Policy 6.6.1:** Involve all stakeholders in the creation of a parks and recreation element to guide and promote high-quality recreational opportunities within Jefferson Parish.
- Policy 6.6.2:** Provide the residents of Jefferson Parish with sufficient parkland and recreation facilities to satisfy their health, safety and welfare needs.
- Policy 6.6.3:** Amend the Comprehensive Plan as necessary to be consistent with the Parks and Recreation Element.

Goal 7: Ensure that dependable and adequate public infrastructure supports the existing and future development needs of the Parish.

Objective 7.1: Incorporate a Public Works Element into the Comprehensive Plan.

- Policy 7.1.1:** Involve all stakeholders in the creation of a Public Works Element to guide public works projects within Jefferson Parish.

Policy 7.1.2: Provide the residents and businesses of unincorporated Jefferson Parish with dependable and adequate infrastructure to satisfy their health, safety and welfare needs.

Policy 7.1.3: Ensure consistency between the Comprehensive Plan and the Public Works Element.

Policy 7.1.4: Establish minimum level of service standards for capital improvements planning and development review. For review purposes, development shall be made contingent on adequate on-site water, sewer, drainage, storm-water and transportation systems capacities. On-site transportation capacities include the provision of adequate capacity for traffic to move between the proposed development and the adjacent roadways.

Comment: This policy presumes that in order to have adequate on-site capacity for water, drainage, wastewater and storm-water systems, off-site conveyances and/or treatment capacity also must be adequate.

Objective 7.2: Provide needed capital improvements to repair or replace obsolete or worn out infrastructure facilities, eliminate existing deficiencies and meet the needs of future development and redevelopment.

Policy 7.2.1: Maintain all Parish infrastructure assets at a level adequate to protect the Parish’s capital investment, and to minimize future maintenance and replacement costs.

Policy 7.2.2: Identify and pursue the most cost-effective financing method for all new projects.

Policy 7.2.3: Project infrastructure equipment and facilities replacement and maintenance needs for the next six years and update this projection each year as a maintenance and replacement schedule.

Policy 7.2.4: Ensure that all capital improvements are consistent with and act as a means of implementing the Jefferson Parish Comprehensive Plan.

Policy 7.2.5: Schedule capital improvements to coordinate with land use decisions and fiscal resources to maintain level of service standards and meet existing and future facility needs.

Objective 7.3: Maintain and improve existing drainage facilities in areas that have capacity deficiencies and a history of flood complaints, while using generally accepted design criteria for current and future projects.

Policy 7.3.1: Pursue federal and state funds, including SELA and LCDA Funds, for significant capital improvements to canals and pump stations.

Policy 7.3.2: Continue to work with other flood-control agencies such as the Corps of Engineers to prioritize drainage projects by need.

- Policy 7.3.3:** Update and implement the Master Drainage Plan, which incorporates projections for increases in development and population, reports recommendations, as well as citizens' complaints about flooding, and provides the basis for selected capital and maintenance projects funded by the Parish and other sources.
- Policy 7.3.4:** Require all drainage facilities to be built to Parish standards.
- Policy 7.3.5:** Explore new revenue sources to appropriately fund operations, maintenance, and equipment costs associated with drainage facilities in Jefferson Parish.
- Policy 7.3.6:** Provide an integrated system of Parish-owned off-site storage facilities for ponding excess runoff that includes the use of Parish parks and other Parish green spaces for this purpose.
- Objective 7.4:** Provide sewage treatment operations to meet demands of the Parish in an efficient, economical and environmentally sensitive manner.
- Policy 7.4.1:** Inspect all Parish-owned and private wastewater treatment facilities on a regular basis to ensure proper operation, maintenance and compliance with State and Federal regulations.
- Policy 7.4.2:** Support ongoing efforts to regionalize sewer lift stations.
- Policy 7.4.3:** Maintain programs and schedules that are intended to promote facility longevity and optimum operating levels.
- Policy 7.4.4:** Continue to update and implement the Sewerage Capital Improvement Program (SCIP) to upgrade and rehabilitate existing sewer lines and facilities and construct and install new facilities and lines.
- Policy 7.4.5:** Seek alternative sources of funding, (i.e., grants and loans) to finance sewerage treatment facilities construction and/or expansion.
- Policy 7.4.6:** Continue to evaluate emerging technologies that are financially and environmentally sound for the treatment and disposal of wastewater.
- Objective 7.5:** Improve water distribution capacity by correcting system deficiencies and making system upgrades.
- Policy 7.5.1:** Continue to maintain high quality drinking water through ongoing monitoring and appropriate treatment processes.
- Policy 7.5.2:** Seek increased revenue sources to support operation and maintenance costs.
- Policy 7.5.3:** Program and implement improvements needed to maintain and upgrade the Parish's water system. Because of the age of the Parish's water

system, there will be a continual need for capital projects to correct problems.

Policy 7.5.4: Maintain water treatment capacity to process sufficient quantities of water to meet the projected long-range (2020) needs of Jefferson Parish.

Policy 7.5.5: Review and modify water rates and fees to reflect the actual costs of service provision and to further system goals.

Goal 8: Ensure that adequate community services and facilities are provided to serve the needs of all residents of the Parish.

Objective 8.1: Optimize the function and use of public facilities and services to improve the quality of life for all residents of Jefferson Parish.

Policy 8.1.1: Ensure cost-effective and timely provision of community facilities and services to support the needs of the Parish’s neighborhoods, residents, and businesses.

Policy 8.1.2: Monitor the provision of community services and their ability to meet the diverse needs of the Parish’s population.

Policy 8.1.3: Actively work with private, nonprofit, and public community service organizations to avoid duplication and to coordinate the delivery of services like childcare, senior services, and recreation.

Policy 8.1.4: Seek and encourage corporate citizenship in the provision of community services.

Policy 8.1.5: Comply with the Americans with Disabilities Act (ADA).

Objective 8.2: Provide for adequate public facilities to serve the needs of the Parish’s residents.

Policy 8.2.1: Maintain existing community facilities, where appropriate, in public ownership to enhance the Parish’s ability to meet future demands.

Policy 8.2.2: Provide fully accessible public facilities to all residents and visitors.

Policy 8.2.3: Maintain a close, collaborative relationship with the Jefferson Parish School Board to maximize the use of school services and facilities for public benefit, particularly for young people, families, and seniors.

Objective 8.3: Involve all stakeholders in the preparation of a Community Facilities and Human Services Element that is consistent with the following policies:

Policy 8.3.1: The Community Facilities and Human Services Element shall guide the establishment, maintenance and provision of community facilities and human services within Jefferson Parish.

- Policy 8.3.2:** Promote effective and efficient delivery of community services.
- Policy 8.3.3:** Improve the quality of, and access to social services, particularly for children, youth, seniors, and people with disabilities.
- Policy 8.3.4:** Promote attractive, well-maintained community facilities that serve and inspire the pride of all Jefferson Parish residents.

Administrative

The intent of the administrative goals, objectives and policies is to ensure citizen involvement in the comprehensive planning process, provide consistency between the Comprehensive Plan and Parish development regulations, and ensure review and amendment of the Comprehensive Plan.

Goal 9: Establish a citizen-based process to review, implement, and update the Comprehensive Plan.

Objective 9.1: Develop and implement a public education program to provide information about the Comprehensive Plan to maintain support for plan implementation.

- Policy 9.1.1:** Provide conveniently accessible comprehensive planning information to the public.
- Policy 9.1.2:** Maximize opportunities for participation by citizens in the planning process.
- Policy 9.1.3:** Increase the awareness of and participation in the planning process by all citizens of Jefferson Parish.
- Policy 9.1.4:** Enhance communication between residents, organizations, and the Parish by providing access to Comprehensive Plan information via electronic media and other methods.

Objective 9.2: Establish a broad-based citizen committee to review and recommend amendments to the Comprehensive Plan at regularly scheduled intervals.

- Policy 9.2.1:** Ensure that planning and decision-making processes incorporate citizen-based input.
- Policy 9.2.2:** Use advisory bodies and committees to assist Parish staff and the Parish Council in establishing Comprehensive Plan policy.
- Policy 9.2.3:** Establish oversight committees, consisting of interested citizens, existing advisory boards, agency and departmental representatives, and other stakeholders to review and comment on proposed Comprehensive Plan amendments.

Goal 10: Require all related Parish resolutions, ordinances, and regulations to be consistent with the Comprehensive Plan.

Objective 10.1: Eliminate inconsistencies between the Future Land Use Maps and the zoning maps and zoning ordinance.

- Policy 10.1.1:** Ensure consistency between the Future Land Use Maps and the Comprehensive Zoning Ordinance Maps.

- Policy 10.1.2:** Ensure consistency between zoning map amendments and the Comprehensive Plan. **Comment:** From time to time, it may be necessary to revise the Future Land Use map and zoning as conditions change or where the Parish finds that a mistake has been made on the Future Land Use map (also see Policy 11.2.2).
- Policy 10.1.3:** Modify existing zoning that is inconsistent with the plan unless the district and uses in the district can be made compatible with existing and planned development in the vicinity of the district.
Comment: After identifying all inconsistent zoning and prior to taking action to rezone property to a district that is consistent with the Future Land Use Map, the Parish will evaluate the benefits of changing the zoning to a conforming district, the impacts of rezoning on property rights, whether the action will create any non-conforming uses, alternative strategies to mitigate impacts of existing and allowable uses in the district on planned uses in the area, and the appropriateness of the Future Land Use map as applied to each non-conforming district (also see Policy 11.2.2).
- Policy 10.1.4:** Revise existing zoning districts and develop new zoning districts and overlay zones, then rezone appropriate areas to these districts to achieve consistency between the Comprehensive Plan and the Comprehensive Zoning Ordinance.
- Policy 10.1.5:** Facilitate retention of non-conforming uses that enhance residential neighborhoods and business areas.
- Policy 10.1.6:** Allow for interim land uses related to agriculture, timber, natural resource exploration and extraction, and other resource-based uses in areas of the Parish not in use regardless of the future land use designation.
- Objective 10.2:** Establish, promote, and maintain consistency and uniformity between the provisions of this Plan and any Parish land development regulations.
- Policy 10.2.1:** Conduct a thorough review of all Parish regulations and codes, including the Parish zoning ordinance and subdivision regulations, and revise as necessary to supplement deficiencies and remedy ineffective, obsolete, unnecessary or inconsistent provisions, thus ensuring consistency with the Jefferson Parish Comprehensive Plan.
- Policy 10.2.2:** Ensure that any changes to development regulations and land use codes are consistent with and implement the Comprehensive Plan.
- Policy 10.2.3:** Ensure that the goals and policies of the Comprehensive Plan establish the long range planning framework of Jefferson Parish and guide the development and redevelopment of the Parish.

Objective 10.3: Adopt voluntary incentives and reasonable penalties to achieve implementation of the Comprehensive Plan.

Policy 10.3.1: Provide a fair and effective method of code enforcement to ensure compliance with the Comprehensive Plan.

Policy 10.3.2: Adopt a variety of voluntary incentives to achieve the goals, objectives and policies of the Comprehensive Plan, including voluntary procedural incentives, density bonuses, increased flexibility in site design, fee reductions and other voluntary incentives that are consistent with plan policies for due process, neighborhood integrity and economic development.

Policy 10.3.3: Evaluate all development applications for consistency with the Comprehensive Plan.

Goal 11: Provide the necessary resources to implement, maintain, fund, enforce, and update the Comprehensive Plan.

Objective 11.1: Conduct annual plan status reports and 5-year evaluation and appraisal reports of the Comprehensive Plan.

Policy 11.1.1: Undertake a major review and update of the Jefferson Parish Comprehensive Plan and review all supporting documents every five years to ensure that an adequate factual basis for planning decisions is maintained and that goals, objectives and policies are still valid.

Policy 11.1.2: Prepare an annual Comprehensive Plan status report that includes a review and evaluation of the implementation strategies of the Jefferson Parish Comprehensive Plan.

Policy 11.1.3: Provide for timely revisions of the Comprehensive Plan.

Objective 11.2: Provide the necessary resources to effectively manage, enforce, and implement the Comprehensive Plan.

Policy 11.2.1: Fund the plan’s monitoring, review and plan implementation programs.

Policy 11.2.2: Establish procedures and criteria for amendment of the Comprehensive Plan, including but not limited to the following considerations:

- A. The request is an idea or concept that will benefit the community and that was unforeseen during the comprehensive planning process.
- B. The subject property or concept was misinterpreted or overlooked in the Comprehensive Plan.
- C. Conditions have changed since the previous Comprehensive Plan update necessitating a change, such as changes in surrounding land use or economic conditions.
- D. An undue hardship exists limiting the use of the subject property.

E. The amendment will effectively aid in the implementation of the vision, goals, objectives and policies of the Comprehensive Plan.

Policy 11.2.3: Assist decision-makers, applicants, and residents with improved tools for understanding development regulations.

Policy 11.2.4: Ensure compliance with Parish regulations through ongoing support for Plan review and code enforcement.

Objective 11.3: Use the Plan objectives and implementation program to establish budget and capital improvements program priorities.

Policy 11.3.1: Ensure that the Parish capital improvements program is consistent with the Plan objectives, policies and implementation program.

Policy 11.3.2: Coordinate development of the capital improvements budget with development of the operating budget and the plan implementation program.

Objective 11.4: Develop sub-area plans for specific areas of Jefferson Parish to address specific land use issues of certain areas of Jefferson Parish.

Policy 11.4.1: Provide for the review, amendment and adoption of sub-area plans to incorporate area-specific policies and map amendments for areas on the East Bank of Jefferson Parish, including, but not limited to, the following areas:

- A. Bucktown Area
- B. Veterans Boulevard Corridor
- C. Causeway Boulevard Corridor
- D. West Napoleon Avenue Corridor
- E. Jefferson Highway Corridor
- F. Airline Corridor
- G. Elmwood Area Study
- H. Mississippi Riverfront Corridor
- I. Lakefront Linear Park, including prospective beaches
- J. Clearview Parkway Corridor
- K. David Drive Corridor
- L. Metairie Road Corridor

Policy 11.4.2: Provide for the review, amendment and adoption of sub-area plans to incorporate area-specific policies and map amendments for areas on the West Bank of Jefferson Parish, including, but not limited to, the following areas:

- A. Avondale Shipyards Area
- B. Mississippi Riverfront
- C. West Bank Expressway Corridor
- D. Harvey Canal Area
- E. Fourth Street Corridor
- F. South New Orleans Subdivision

- G. Manhattan Boulevard Corridor
- H. Lapalco Boulevard Corridor
- I. Barataria Boulevard Corridor

Environmental

The intent of these environmental goals, objectives and policies is to promote a quality environment in Jefferson Parish to help enhance the overall quality of life for residents. The issue of protection of the coastal wetlands outside of the hurricane protection levee system with the intent of helping to reduce coastal erosion in Jefferson Parish is addressed, as well as the issue of hazard mitigation in Jefferson Parish.

Goal 12: Maintain Jefferson Parish’s environment to promote a high quality of life.

Objective 12.1: Cooperate with appropriate State and Federal Agencies to retain valuable natural resources and conserve or enhance environmental quality within Jefferson Parish.

Policy 12.1.1: Maintain constructive working relationships with state and federal resource and environmental agencies and entities.

Policy 12.1.2: Identify state and federal programs that support and enhance environmental quality in the built urban/suburban environment of Jefferson Parish.

Policy 12.1.3: Establish development standards that contribute to maintaining the environmental quality of Jefferson Parish.

Objective 12.2: Evaluate local environmental programs and expand programs that most effectively promote environmental quality and modify programs that could more effectively achieve environmental goals.

Policy 12.2.1: Maintain the Jefferson Parish Local Coastal Management (CZM) Program.

Policy 12.2.2: Continue to provide for safe Solid Waste disposal at the Parish landfill and seek ways to expand the operating life of the landfill.

Policy 12.2.3: If feasible, continue the Jefferson Parish Recycling program and seek ways to expand participation and partnerships for the reuse of recycled materials.

Policy 12.2.4: Provide cost-effective sewage treatment for all Parish residents within the hurricane protection levee and continue to foster partnerships with the private sector through the industrial pretreatment program.

Policy 12.2.5: Coordinate implementation of the Parish stormwater management permit with the Parish storm-water drainage program to meet water quality goals while providing flood protection.

Policy 12.2.6: Promote public private partnerships in the Jefferson Parish Brownfields program to redevelop targeted commercial and industrial properties.

Policy 12.2.7: Coordinate local environmental programs, standards and procedures with those of other regulatory agencies to avoid needless duplication of government and regulatory activities relative to development and protection natural resources.^{vii}

Goal 13: Achieve development patterns that balance the natural and built environments.

Objective 13.1: Adopt voluntary incentives for development to incorporate construction methods and designs that minimize environmental impacts.

Policy 13.1.1: Adopt development standards that allow for development patterns that are less auto-dependent than conventional development (e.g. mixed-use/transit-oriented development/pedestrian-oriented development).

Policy 13.1.2: Allow for development standards that permit cluster developments, minimum impact development, and nature-oriented developments.

Objective 13.2: Take a proactive role in the environmental regulatory process to assist development of the Parish according to the Comprehensive Plan.

Policy 13.2.1: Coordinate drainage and storm water quality requirements in new developments with improvements required for existing and future development.

Policy 13.2.2: Coordinate wetland mitigation requirements with coastal and wetland restoration opportunities and projects in Jefferson Parish.

Policy 13.2.3: Coordinate the capital improvements program with environmental regulatory requirements to facilitate development within the Hurricane Protection Levee.

Policy 13.2.4: Implement a master wetlands permit with the Corps of Engineers for the Barataria Corridor.

Policy 13.2.5: Pursue a master wetlands permit for future development west of Westwego in Jefferson Parish.

Goal 14: Help restore and protect the coastal wetlands outside of the hurricane protection levee system, while maximizing natural resource productivity.

Objective 14.1: Actively cooperate with Louisiana's coastal restoration efforts.

Policy 14.1.1: Identify and coordinate opportunities for wetland mitigation with coastal restoration projects in Jefferson Parish.

Policy 14.1.2: Promote/support establishment of the Comprehensive Hurricane Protection program.

Objective 14.2: Limit new or expanded development in the coastal area as established in the November 30, 1979 agreement with the U.S. Environmental Protection Agency.

Policy 14.2.1: Establish a conservation zoning district to apply to lands outside agreed growth line that permits resource extraction, aquaculture, agriculture, and recreational development.

Policy 14.2.2: Limit / prohibit extension of Parish infrastructure that supports urban or suburban development in this area.

Objective 14.3: Partner with federal, state, neighboring parish and municipal governments to pursue available grants and funds to conserve and enhance Jefferson Parish’s natural resources.

Policy 14.3.1: Continue active participation in the Barataria–Terrebonne National Estuary Program and Lake Pontchartrain Basin Restoration Act.

Policy 14.3.2: Support National Park Service projects to maintain and enhance the Jean Lafitte National Historic Park Barataria Unit.

Policy 14.3.3: Support multi-government and regional projects that contribute to the conservation and enhancement of Jefferson Parish’s natural resources.

Goal 15: **Promote development and redevelopment practices that minimize the potential risks from natural and man-made hazards.**

Objective 15.1: Maintain a strategic plan to minimize threat to life and property caused by coastal storms and other natural and man-made hazards.

Policy 15.1.1: Ensure that public and private development is consistent with adopted hazards management and mitigation plans.

Policy 15.1.2: Coordinate with adjacent states, parishes, agencies and the South East Louisiana Hurricane Task Force to continually improve the Parish’s and public’s abilities to respond to hazardous events.

Policy 15.1.3: Continue programs and projects that reduce flood hazards in Jefferson Parish.

Objective 15.2: Mitigate the risks of hazardous materials activities in Jefferson Parish.

Policy 15.2.1: Improve the tracking of hazardous materials into and through Jefferson Parish.

- Policy 15.2.2:** Continue to improve the safety and mitigate risks along transportation routes for trucks transporting hazardous materials.
- Policy 15.2.3:** Establish buffering and other measures that reduce/mitigate risk from hazardous materials used or stored in Jefferson Parish.
- Policy 15.2.4:** Establish procedures and criteria for review and evaluation of development proposals and Parish hazards plans.

Conclusion

The Future Land Use Element is a guide for future development and redevelopment within Jefferson Parish. It designates the general distribution, location, and extent of the uses of land for residential, commercial, industrial, recreation, resource, and other categories of the public and private uses of land. It is the framework for defining what Jefferson Parish wants to be like by the year 2020.

The Future Land Use Element includes objectives and policies to implement a future land use plan. Along with implementing the future land uses, the goals, objectives and policies serve as a guide to achieve an appropriate balance between public and private interest in the creation of favorable economic conditions, provision of adequate housing and adequate services and facilities, maintenance of established residential neighborhoods, conservation of natural resources, and protection of private property rights. The Future Land Use Element consists of numerous policies that address the issues and concerns of citizens and businesses of Jefferson Parish. The goals, objectives and policies are the action component of the Plan.

The Future Land Use Map illustrates the preferred location of development in Jefferson Parish over the next 20 years. The Future Land Use Map is comprised of 18 future land use categories and provides for an adequate mix of land use types in appropriate locations. Residential categories range from low-density residential development to high-density residential development. The Future Land Use Map also provides a variety of commercial, office and retail, industrial, mixed-use, public, and recreation lands. In developing the Plan, each of these uses were appropriately located to protect existing neighborhoods, provide shopping and recreational uses in close proximity to residents, and to make the most efficient use of infrastructure.

The Future Land Use Map is not a static document but is designed to allow changes to meet development trends and changing conditions. The Future Land Use Map provides sufficient amounts of each land use type to accommodate land use projections with adequate lands remaining for market flexibility and contingency.

ⁱ Sustainable means capable of supporting development patterns for the foreseeable future. Sustainability encompasses the concepts of environmental integrity, economic health, social equity, and fiscal efficiency.

ⁱⁱ Compatibility is the ability of adjacent land uses to co-exist without significant interference with the normal activities of either use. The intent of this definition is to ensure that where different uses are established adjacent to one another, any negative impacts of those uses are mitigated.

ⁱⁱⁱ Quality employment includes employment targeted by JEDCO or meeting other criteria established by the Parish Council, such as higher wage jobs or job opportunities for disadvantaged residents. While the Parish will continue to attract a wide range of other employment opportunities, incentives to encourage commercial growth will be limited to quality

^{iv} Pedestrian-friendly, pedestrian-supportive and pedestrian-oriented development are used interchangeably in this Plan to identify developments in which public and private facilities are designed to facilitate access and use by pedestrians. While the majority of users of many of these facilities may continue to rely on automobiles for access, pedestrian-friendly design provides the flexibility to arrive and circulate using other modes of transportation (e.g., walking, bicycling, transit, para-transit) in addition to the automobile.

^v Planned development replaces traditional zoning and subdivision standards that are tied to an approved master plan for the property to provide greater design and use flexibility than would be allowed under other zoning districts. The subdivision plat and site plans are approved in conjunction with the rezoning to a planned development district, thus creating a unique district tied to a specific plan. Otherwise, planned development approval follows the same procedure as a change of zoning, including public hearings and approval by local legislature.

^{vi} Special needs households include very low, low and moderate income households, as well as households with seniors, the disabled and other individuals requiring assistance.

^{vii} Natural resource defined as a necessary or beneficial material source that includes but not limited to oil and gas, wildlife and fishery habitats, land, waterways and water bodies, and the coastal wetlands.