

The City of Kenner Board of Zoning Adjustments will meet on Wednesday, January 7, 2026 at 6:00 (six o'clock) p.m. in the Council Chamber of Kenner City Hall, 303 Williams Boulevard, Kenner, LA

AGENDA
BOARD of ZONING ADJUSTMENTS
January 7, 2026

1. Pledge of Allegiance.
2. Call meeting to order and roll call.
3. Approve meeting minutes of December 3, 2025.
4. **Case ZA 29-25 – 3701 Williams Boulevard** – An appeal to Ordinance No. 11,062
Section 9.07 (b) Greenbelts: A greenbelt is the required landscaping space adjacent to the property line of any public right-of-way of which the developed site fronts. Such areas must be landscaped based on the following criteria. The first five (5) feet extending from the property line along developed public rights of-way must be landscaped in accordance with provisions set forth below:
 - (1) The greenbelt must contain:
 - a. A minimum of one (1) tree for every forty (40) linear feet of street frontage, or fraction thereof, measured at the property line. The required trees may be located anywhere within the above area. Corner lots with frontage on more than one (1) street must calculate the street planting requirements along the entire street frontage.
 - b. A minimum of one (1) shrub per ten (10) linear feet of right-of-way frontage. Shrub and non-turf ground cover plantings must cover forty (40) percent of the greenbelt. The required shrubs and ground cover can be arranged in any manner.
 - c. A minimum of seventy-five (75) percent of the greenbelt must have a ground cover or grass and other plant materials. The remaining twenty-five (25) percent may be covered with rock, stone, bark, etc., and other impermeable features including sidewalks and points of ingress and egress.
 - (2) The greenbelt requirement is in addition to the site square footage requirement.
 - (3) The greenbelt may contain earth berms, masonry walls, pedestrian walkways, site furniture, signage, site lighting, irrigation systems, fountains, play equipment, drainage facilities including micro detention/retention basins, detention/retention ponds and any other appropriate landscape features as approved by the Director of the Department of Inspections and Code Enforcement in consultation with the Director of the Planning and Zoning Department.
 - (4) Retaining existing vegetation, either as lone growing specimens or groves of trees, within the greenbelt is highly encouraged. As an incentive to preserve existing non-invasive healthy trees and specimen shrubs found growing within the site area, credit

for trees, shrubs and ground covers will be given as outlined in section (d) Landscape standards, (6) Tree preservation towards standards set forth in section (d) Landscape standards, (3) Landscape requirements. Underbrush and non-native weeds may be removed.

5. **Case ZA 1-26 – 58 Dogwood Drive** – An appeal to Ordinance No. 11,062 **Section 12.03(b) Required Yards:** Every part of a required yard shall be open to the sky and shall not be occupied or encumbered by any use or structure not authorized in any other section of this zoning appendix.
6. **Case ZA 2-26 – 131 23rd Street** – An appeal to Ordinance No. 11,062 **Section 6.11(b)(4)b.ii.2 Industrial Districts, Light Industrial (L-I), Site Development regulations 4) Site Development Regulations: b. Area regulations ii. Side yard: 2)** On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.

Section 9.07(e) Technical Landscape Design Standards, Loading Areas and Service Bays e) Loading Areas and Service Bays: All service bays, loading and unloading areas, trash receptacles and dumpster areas must be screened by an opaque fence with a minimum height of seven (7) feet and consisting of wood, brick, vinyl or masonry.

7. **Case ZA 3-26 – 501 Salvadore Road** – An appeal to Ordinance No. 11,062 **Section 12.09 - Use of Manufactured and Modular Homes as a Single-Family Detached Use on Individual Lots of Record** (a)Purpose: The purpose of this provision is to permit an affordable alternative to single-family frame built residential units by permitting single-family detached manufactured homes or modular units to be located in certain zoning districts on individual lots of record when it is determined by the Board of Zoning Adjustments via a site plan review, that the health, safety, welfare and harmony of the community will be served.(b)Permitted Use:(1)The only use allowed under this provision shall be a manufactured or modular home, as defined herein, used as a single-family detached residence, and shall be allowed only in the R-2 and R-3 zoning districts.

8. New Business

9. Motion to adjourn

ACCESSIBILITY NOTICE

In accordance with provisions of the American with Disabilities Act Amendments Act of 2008, as amended, the City of Kenner shall not discriminate against individuals with disabilities on the basis of disability in its services, programs or activities. If you require auxiliary aids or devices, or other reasonable accommodation under the ADA Amendments Act, please submit your request to legal@kenner.la.us or by calling (504) 468-4080 at least forty-eight (48) hours in advance or as soon as practical. A seventy- two (72) hour advanced notice is required to request Certified ASL interpreters.