



City Planning
Commission



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner _____ Date Received _____
 Amount Received _____ Planning District _____



City Planning Commission



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MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume 2 Chapter(s) 14 Page No(s) 14.39 Title(s) Opportunity Site 2

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

See Attachment C

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____



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MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) Ernest N. Morial Convention Center

Address 900 Convention Center Blvd.

City New Orleans State LA Zip 70130

Phone 504-582-3000 Email address bobjohnson@mccno.com

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____



City Planning
Commission



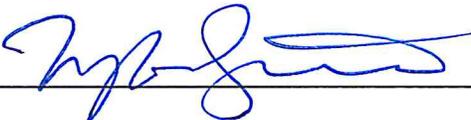
Date	_____
Tracking Number	_____

MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature  Date 5/26/16

Applicant Signature _____ Date _____

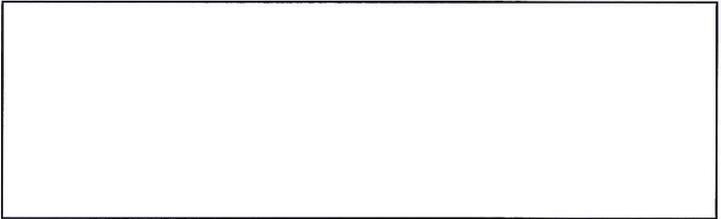
(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this _____ day of _____ 20 ____ .

My Commission Expires _____





**ERNEST N. MORIAL
NEW ORLEANS EXHIBITION HALL AUTHORITY®**

August 25, 2016

City Planning Commission
1300 Perdido St., 7th floor
New Orleans, LA 70112

**Re: Ernest N. Morial Convention Center
Master Plan Text Amendment Request**

Members of the City Planning Commission:

We respectfully request a text amendment to the City of New Orleans Master Plan. Volume 2, Chapter 14, page 14.39 of the Master Plan, which discusses “Opportunity Site 2 – South of Convention Center.” This section designates the vacant, under-utilized land south of the Convention Center as an opportunity site for future development. While the current language in this section is consistent with the Convention Center’s vision for the site, plans have evolved since the Master Plan was adopted in 2010.

We would like to take this opportunity to update the language in this section, indicating the proposed programming for the site as well as the envisioned public benefit, which would include enhanced connectivity with an extended street grid, usable public space, and a newly created access to the Mississippi River.

Attachment C indicates the proposed language to update this section.

We look forward to collaborating with you further in implementing the Master Plan’s vision for this site.

Sincerely,

Melvin J. Rodrigue
President, New Orleans Ernest N. Morial Convention Center Board

Attachments:

-
- A. Completed Application Form
 - B. CNO Master Plan Opportunity Site 2 – Existing Text
 - C. CNO Master Plan Opportunity Site 2 – Proposed Text
 - D. Convention Center Board Resolution

OPPORTUNITY SITE 2

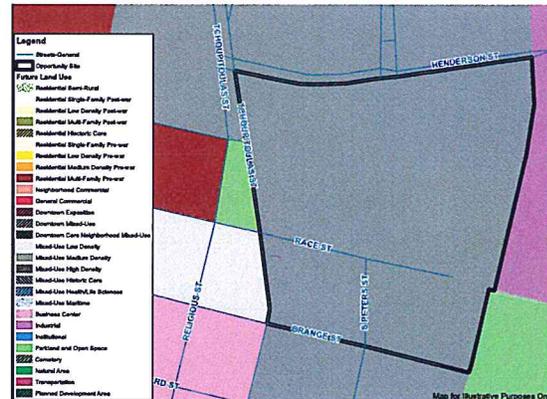
South of Convention Center

The large, vacant riverfront parcels—previously designated for a convention center expansion—would offer a unique opportunity to develop a vibrant, pedestrian-friendly and transit-supported residential neighborhood adjacent to the Warehouse District and CBD. The site and surrounding underutilized parcels could hold attractive high-rise and mid-rise buildings with neighborhood amenities such as restaurants, cafes and supportive retail conveniences. Residents would walk, or take the riverfront streetcar, to work in the CBD and developing Medical District. New green space corridors created as part of the redevelopment would connect existing neighborhood areas to riverfront park amenities while preserving views of the bridge and sky.

EXISTING SITE



FUTURE LAND USE



HOUSING POTENTIAL

An analysis of residential market potential by Zimmerman/Volk Associates concluded the following:

- The opportunity site could support up to 1,750 new units of new mixed-income housing through 2014 (or 453 new units per year).
- The majority of units could be market rate (at least 75 percent).
- Potential households attracted to the area could include younger singles and childless couples (54 percent), urban families (29 percent) and empty nesters or retirees (17 percent).
- Approximately 58 percent of units be multifamily rentals (lofts and high rise apartments), and 42 percent owner-occupied multifamily, condos or co-ops, rowhouses and small lot single-family (detached and attached) homes.

RETAIL MARKET ANALYSIS

Due to its proximity to the Central Business and Warehouse districts, the opportunity site will target residential uses, however small neighborhood convenience retail will be located on the ground floor of some residential structures.

For complete residential and retail market analyses, see Volume 3, Appendix.

OPPORTUNITY SITE: **SOUTH OF CONVENTION CENTER**

Site Concept: **Riverfront Urban Village**

2009

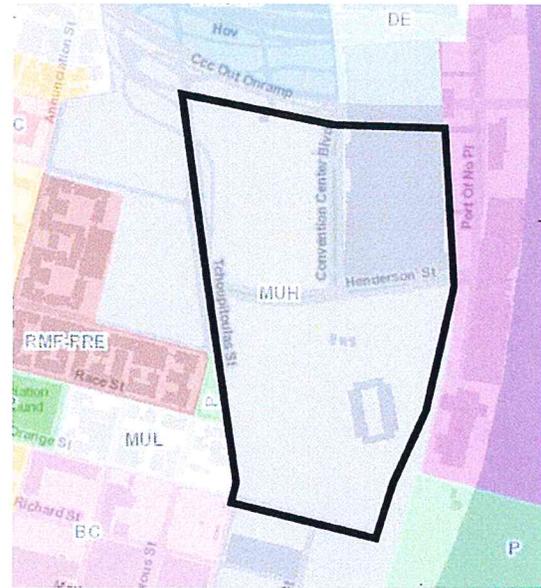


2030



ATTACHMENT C - PROPOSED MASTER PLAN TEXT AMENDMENT

Opportunity Site 2 – ~~South of Convention Center~~Convention Center Development District



The large, vacant riverfront parcels – previously designated for a convention center expansion – would offer a unique opportunity to develop a vibrant, pedestrian-friendly and transit-supported mixed-use urban center residential neighborhood adjacent to the Warehouse District and CBD. The site and surrounding underutilized parcels would hold attractive high rise and mid-rise buildings with neighborhood amenities that support both residents and visitors alike, including such as restaurants, cafes, supportive retail conveniences, and a hotel.

The site would also incorporate enhanced pedestrian-oriented design characteristics, where Residents would walk, or take the riverfront streetcar, to work in the CBD and developing Medical District. New streets that integrate with the City's existing street grid would connect surrounding neighborhood areas to the site's multiple community amenities, including public plazas and a new connection to the future riverfront park while preserving views of the bridge and sky. New green space corridors created as part of the redevelopment would connect existing neighborhood areas to riverfront park amenities while preserving views of the bridge and sky.

RESOLUTION

Resolution No: 2016.4

RESOLUTION APPROVING THE PRESIDENT OF THE ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY THE AUTHORIZATION TO EXECUTE THE MASTER PLAN APPLICATION AND THE LAND-USE REQUESTS APPLICATION RELATED TO THE CONVENTION CENTER DEVELOPMENT DISTRICT PROJECT

BE IT RESOLVED, at the August 24, 2016 regular meeting of the Board of Commissioners of the Ernest N. Morial New Orleans Exhibition Hall Authority, Commissioner Bray moved that the President of the Board of Commissioners, Melvin Rodrigue, be authorized to execute the MASTER PLAN APPLICATION and the LAND-USE REQUESTS APPLICATION with the City of New Orleans. Both documents include updated text information to further describe the Convention Center Development District Project.

The foregoing resolution having been submitted to a vote, the vote resulted as follows:

<u>Member</u>	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstaining</u>
Jay H. Banks	x			
Dottie Belletto	x			
Robert C. Bray	x			
Alfred L. Groos	x			
Ronald Guidry, Sr.	x			
Robert Hammond	x			
Don C. Hubbard			x	
Edward L. Jacobs, Jr.	x			
Steve Pettus	x			
Bonita A. Robertson	x			
Melvin J. Rodrigue	x			
Michael O. Smith	x			

And this resolution was declared adopted on this 24th day of August 2016.

8/24/16
Date


Alfred L. Groos, Secretary

TRANSMITTAL

NOMCC Master Plan
16026

Attention Paul Cramer

Date 8/30/16

Address 1300 Perdido Street, 7th floor
New Orleans, LA 70112

Tel 504-658-7033

Fax _____

File Code _____

Transmittal via U.S. Mail FedEx Hand Delivery
 Courier Under Separate Cover Facsimile
 Electronic Mail

For your Approval Review & Comment Information
 Record Distribution to parties Use

The following Drawings Shop Drawing Prints Samples
 Specifications Product Literature Change Order
 Submittals Correspondence Application

COPIES	DATE	DESCRIPTION	ACTION CODE
1	8/30/16	Master Plan Amendment Application	D

Action Code: D. See 'Remarks' below
A. Action indicated on item transmitted E. For signature and forwarding as
B. No action required noted under 'Remarks'
C. For signature/action and return to this office

Remarks Please review and contact nicholas@manningarchitects.com for any questions or comments.

Name _____

Signature _____

cc: _____