

NEW ORLEANS CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH CITY CHARTER HEREBY ANNOUNCES THAT IT WILL HOLD PUBLIC HEARINGS TO SOLICIT THE OPINIONS OF CITIZENS RELATIVE TO PROPOSED AMENDMENTS TO THE CITY'S MASTER PLAN, THE *PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030*.

The public hearings concern only the Master Plan Future Land Use Map (FLUM) amendments in Planning Districts 12 and 13 which have been referred by the City Council to the City Planning Commission for reconsideration and modification. City Council Motions identifying the amendments for reconsideration, maps, and staff reports are posted on the [CPC website](#).

Public hearings will take place on November 12, 2024, at 1:30pm in the City Council Chambers, City Hall, 1300 Perdido Street, Room 1E07.

Planning District 12:

- A. For the request identified by the City Planning Commission as **PD 12-03**, pertaining to land located at Lots 7A, 8, 9, 10, 11, and 12A of Square 5 in the Fifth Municipal District, bearing municipal address 3327 Newton St., consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
- B. For the request identified by the City Planning Commission as **PD 12-04**, pertaining to land located on multiple residential lots on the north and south side of General Meyer Avenue in the Fifth Municipal District, consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
- C. For the request identified by the City Planning Commission as **PD 12-05**, pertaining to land located on the south side of the General Meyer commercial corridor, on Lots A-1, A-2, 26, and 27 in Square 1 and a portion of Lot 5 in Square 9, all in the Fifth Municipal District, and bearing the municipal addresses of 3501-3549 General Meyer Avenue, 3613 General Meyer Avenue, and 3711 General Meyer Avenue, consider recommending retaining the current FLUM designation of Neighborhood Commercial (NC) rather than the recommended FLUM change to Mixed-Use Low Density (MUL) for the property.
- D. For the request identified by the City Planning Commission as **PD 12-07**, pertaining to land located in Squares 196-A, 197-A, 198-A, 199-A, and Square -3, all in the Fifth Municipal District, bearing municipal address 64002 Behrman Drive, consider modifying the recommendation of a FLUM change to Mixed-Use Low Density (MUL) to recommending a FLUM change to Neighborhood Commercial (NC) or General Commercial (GC) for the property.

- E. For the request identified by the City Planning Commission as **PD 12-09**, pertaining to land located in Square -1, containing 44 rectangular shaped lots, all in the Fifth Municipal District, and bearing municipal address 114 Atlantic Drive, consider recommending retaining the current FLUM designation of General Commercial (GC) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
- F. For the request identified by the City Planning Commission as **PD 12-10**, pertaining to land located in Square 57, in the Fifth Municipal District, bearing municipal address 2701 Seine Street, consider recommending retaining the current FLUM designation of Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Residential Low-Density Post-War (RLD-POST) for the property.
- G. For the request identified by the City Planning Commission as **PD 12-12**, pertaining to land located at the intersection of General De Gaulle Drive and Holiday Drive, at the southeast corner of the Behrman neighborhood, bearing the municipal addresses listed in the report of the City Planning Commission, consider recommending retaining the current FLUM designations of Business Center (BC), General Commercial (GC), Mixed-Use High Density (MUH), and Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
- H. For the request identified by the City Planning Commission as **PD 12-13**, pertaining to land located near the intersection of General De Gaulle Drive and Holiday Drive in the Tall Timbers/Brechtel Neighborhood, more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Mixed-Use Medium Density (MUM) to recommending a FLUM change to Neighborhood Commercial (NC) or General Commercial (GC) for the property.
- I. For the request identified by the City Planning Commission as **PD 12-14**, pertaining to land located along General Meyer Avenue near Holiday Drive, more fully described in the report of the City Planning Commission, consider recommending retaining the current FLUM designation of General Commercial (GC) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
- J. For the request identified by the City Planning Commission as **PD 12-15**, pertaining to land located in the Old Aurora area of Algiers, where the north end of Kabel Drive terminates at General Meyer Avenue, bearing municipal addresses 4589 General Meyer Avenue and 1110 Kabel Drive, as well as two properties across from 1110 Kabel Drive that do not have municipal addresses, consider recommending retaining the current

FLUM designation of Neighborhood Commercial (NC) rather than the recommended FLUM change to Mixed-Use Low Density (MUL) for the property.

- K. For the request identified by the City Planning Commission as **PD 12-16**, pertaining to land consisting of 25 platted municipal squares in the portion of the Orleans Subdivision situated along the west side of the Intracoastal Waterway in Algiers, in the Fifth Municipal District, including over 200 municipal addresses, all as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
- L. For the request identified by the City Planning Commission as **PD 12-17**, pertaining to land consisting of 57 platted municipal squares in the portion of the Riverside Subdivision situated along the west side of the Intracoastal Waterway in Algiers, in the Fifth Municipal District, including approximately 440 municipal addresses, all as more fully described in the report of the City Planning Commission, consider recommending retaining the current FLUM designation of Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Residential Low-Density Post-War (RLD-POST) for the property.

Planning District 13:

- A. For the request identified by the City Planning Commission as **PD 13-06**, pertaining to land consisting of an approximately 25-acre parcel with frontage on English Turn Parkway and Stanton Road, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
- B. For the request identified by the City Planning Commission as **PD 13-09**, pertaining to land consisting of an approximately 15-acre parcel with frontage on Stanton Road, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
- C. For the request identified by the City Planning Commission as **PD 13-10**, pertaining to land consisting of a nearly 6-acre parcel with frontage on English Turn Parkway, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.

- D. For the request identified by the City Planning Commission as **PD 13-13**, pertaining to land consisting of (1) an approximately 16-acre parcel within frontage on English Turn Parkway, bearing municipal address 1 English Turn Parkway, and portions or wholes of neighboring lots with frontage on Adams Street and Bryson Street, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of retaining the FLUM of Residential Multi-Family Post-War (RMF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
- E. For the request identified by the City Planning Commission as **PD 13-14**, pertaining to land consisting of a nearly 50-acre L-shaped parcel with frontage on English Turn Parkway, as more fully described by the City Planning Commission, consider modifying the recommendations as follows:
1. For the portion with the current FLUM designation of Residential Single-Family Post-War (RSF-POST), consider modifying the recommendation of retaining the Residential Single-Family Post-War (RSF-POST) designation to recommending a FLUM change to Rural Real Estate (RRE) designation.
 2. For the portion with the current FLUM designation of Residential Multi-Family Post-War (RMF-POST), consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE).
 3. For the portion with the FLUM designation of Neighborhood Commercial (NC), retain the Neighborhood Commercial (NC) designation as recommended by the City Planning Commission.

The deadline for submission of written comments is 5pm, Monday, November 4, 2024. Interested citizens are also encouraged to visit the CPC website or contact the office of the City Planning Commission for more information. The office of the City Planning Commission may be reached via telephone at (504) 658-7033, via email at cpcinfo@nola.gov, or via U.S. mail or in person at 1300 Perdido Street, 7th Floor, New Orleans, Louisiana, 70112.

October 23, 30 and November 6, 2024

Robert D. Rivers, CPC Executive Director