

**City Planning Commission Meeting
Tuesday, February 10, 2015**

PRELIMINARY STAFF REPORT

To: City Planning Commission
Date: January 27, 2015

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Council District: A - Guidry

Property Acquisition: 002-15

Consideration: Consideration of the acquisition of the entirety of Square 73, Square 72 (Lots 15-51) and a portion of Avenue B in the Seventh Municipal District, bounded by 38th Street, 40th Street, Avenue A, and Fleur de Lis Drive. (PD 5) The municipal addresses are 6701-6751 Fleur De Lis Drive and 6744-6748 Avenue A.

Applicant: City of New Orleans

Purpose: In accordance with Section 6-302 subsection 3 of the City Charter, “[n]o immovable property shall be acquired by the City without the approval of the City Planning Commission as to its use[.]” The purpose of the acquisition is to maintain the property as Fleur de Lis Park.

Analysis:

The criteria for the evaluation are as follows:

1. Appropriateness of current zoning and compliance with the Master Plan:

Comprehensive Zoning Ordinance

The petitioned site is located within an LP Lake Area Neighborhood Park District. The City is proposing to acquire the site from the Orleans Parish School Board. A park is permitted use in the LP District.

Plan for the 21st Century

The petitioned site is located within an LP Lake Area Neighborhood Park District. The applicant is proposing to maintain the site in its current use as Fleur De Lis Park. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as Parkland and Open Space. The goal, range of uses and development character for this designation are provided below:

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures.

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures.

Based on the information provided above, the request for a property acquisition to maintain the site as Fleur De Lis Park is **consistent with** the *Plan for the 21st Century*, as it will continue to be used as public, recreational open space.

2. General Property Description and Impact of Purchase on Adjacent Properties:

As stated previously, the petitioned site is located within a LP Lake Area Neighborhood Park District and is currently greenspace with many mature trees. The site is generally bounded by Fleur De Lis Dr, 40th St., Avenue A and 38th St. The site is surrounded by a large LRS-1 Lakeview Single-Family Residential District. This LRS-1 District consists mainly of single-family residences with instances of vacant lots and churches. The acquisition of this property by the City will allow the site to remain as a park. The acquisition will also allow City control of future renovation of the park, which may include park amenities such as walking trails and a rain garden. The proposed park use of the site would have a positive impact on adjacent properties and the general area, as it would maintain a public park and aid with stormwater management.



Figure 1: Petitioned Site

3. Advice of the City Planning Commission's Planning Advisory Committee:

This property acquisition was discussed during the November 19, 2014 Planning Advisory Committee meeting. The committee unanimously passed a motion of no objection subject to further review by Real Estate and Records (RER), Sewerage and Water Board (SWB) for relocation of fire hydrants and the 6" waterline to be plugged at both ends of the property line and the City Planning Commission (CPC) for consideration of the property acquisition.

4. Potential Future Use of Property:

The proposed land acquisition is to maintain the site in its current use as Fleur De Lis Park. Any future use of the property must be in compliance with the current LP Lake Area Neighborhood Park District or, if adopted, the proposed S-LP Lake Area Neighborhood Park District. The land is currently utilized as a park and can be maintained and updated to continue to fit in with the character of the surrounding neighborhood.

5. Historical Significance of the Land Area:

The petitioned site is not located within a local or national historical district and there are no locally-designated landmarks within the site.

6. Compliance with the Capital Improvement Plan:

The property acquisition is not in conflict with any projects of the Capital Improvement Plan. The city has identified a financial source for acquiring the property. According to the Department of Property Management, the City is acquiring the site from the Orleans Parish School board in exchange for services previously rendered by the City.

Conclusion and Recommendation:

Based on the above criteria, the staff recommends **APPROVAL** of Property Acquisition 002-15.

Reasons for Recommendation:

1. The proposed use will provide residents with a public park and greenspace, which will also aid with stormwater management.
2. The proposed use of the petitioned site is consistent with the City's Master Plan.