

**Semi-Monthly Planning Meeting
Tuesday, October 10, 2017**

**PRELIMINARY STAFF REPORT
2016-17 MASTER PLAN AMENDMENTS RECONSIDERATION**

Date: September 29, 2017
To: City Planning Commission

Prepared by: City Planning Staff

I. GENERAL INFORMATION

The Home Rule Charter of the City of New Orleans requires that the City Planning Commission shall “Prepare, adopt, amend, and recommend to the Council a twenty year Master Plan for the physical development of the City.” “The Master Plan shall consist of a statement of development goals, objectives, and policies for the physical growth and development of the City, and shall include maps and a text setting forth principles, standards, and proposals.” The Master Plan, titled “New Orleans 2030: A Master Plan for the 21st Century”, was adopted by the City Planning Commission in January, 2010, and by the City Council on August, 2010.

The Home Rule Charter, Section 5-404, requires a review of the Master Plan “at least once every five years, but not more than once per calendar year, and at any time in response to a disaster or other declared emergency, the Commission shall review the Master Plan and shall determine, after one or more public hearings whether the plan requires amendment or comprehensive revision. If amendment or comprehensive revision is required, the Commission shall prepare and recommend amendments or comprehensive revisions and readopt the plan.” The Charter requires at least one public meeting for each planning district affected by amendments as well as one formal public hearing.

In October of 2015, the City Planning Commission voted to open the Master Plan Amendment Application period. The Commission found that though the Master Plan is a plan designed to take New Orleans through the year 2030, it is heavily focused on recovery from the devastating effects of Hurricane Katrina and the subsequent failures of the levee systems. While disaster recovery was the immediate priority, the need to plan for the city’s long-term future is also necessary. The City has worked with numerous partners to generate several initiatives recommending how New Orleans should adapt to a changing natural environment, create flexible and reliable systems, invest in economic development, and prepare the city for future disasters.

From April 25 to September 9, 2016, the City Planning Commission had an open Master Plan amendment application period. The CPC received one hundred two (102) applications to amend the text of the Master Plan as well as two-hundred nineteen (219) applications to amend the Future Land Use Map (FLUM) of the Master Plan. The public input process for these amendment applications included nine planning district meetings and will include two special public hearings in the Council Chamber.

On January 24, 2017, the City Planning Commission considered proposed amendments to the Master Plan's Future Land Use Map (FLUM) and the text descriptions of the FLUM categories. These were considered together since both the designation and the description of the designation affect a property's land use entitlements. One must still be mindful these categories are not the same as zoning districts, where specific rules are detailed. A Future Land Use Map category may be consistent with more than one zoning district and site history and neighborhood context also help determine appropriate zoning for a property. Any zoning changes necessary to bring the Comprehensive Zoning Ordinance into consistency with amendments to the Master Plan will be considered at a later date with their own public processes.

On February 7, 2017, the City Planning Commission considered proposed amendments to the text of the Master Plan. These changes generally proposed to provide additional information and analysis, set goals, and recommend strategies or actions for implementation and achievement of goals.

On July 27, 2017, the City Council acted upon Calendar Ordinances 31917 and 31918, adopting the vast majority of the City Planning Commission's recommendations. With Motion M-17-411, the Council returned forty-nine (49) separate text amendment items to the City Planning Commission for further reconsideration and modification. With Motion M-17-412, the Council returned twenty Future Land Use Map amendments for further reconsideration and modification (one of these, the "Williams" amendment, was broken down into 31 items, each of which concerned lots on a discrete city square.) The City Planning Commission, in accordance with requirements of the City Charter, scheduled its public hearing and reconsideration of these items specified in the motions for October 10, 2017. The CPC held one additional public hearing, that was not required, on September 12, 2017.

City Planning Commission Public Hearing - September 12, 2017

At this public hearing, there were two speakers. The amendments that were addressed were: PD 11-01 (Motion M-17-412, Planning District 11 item a), PD 11-02 (Motion M-17-412, Planning District 11, item b), PD 12-11 (Motion M-17-412, Planning District 12, item f), Text Amendment Reconsideration for Motion M-17-411 Chapter 6, items b. and f., and Motion M-17-411 Text Amendment Reconsideration for Chapter 13, items r. and s. (Text Amendments 14-12 and 14-13).

A video of this public hearing is documented on the City Planning Commission website: www.nola.gov/cpc.

FUTURE LAND USE MAP (FLUM) AMENDMENTS RECONSIDERATION

Planning District 2

Reconsideration: Motion No. M-17-412, Planning District 2, item a. (PD-02-19)

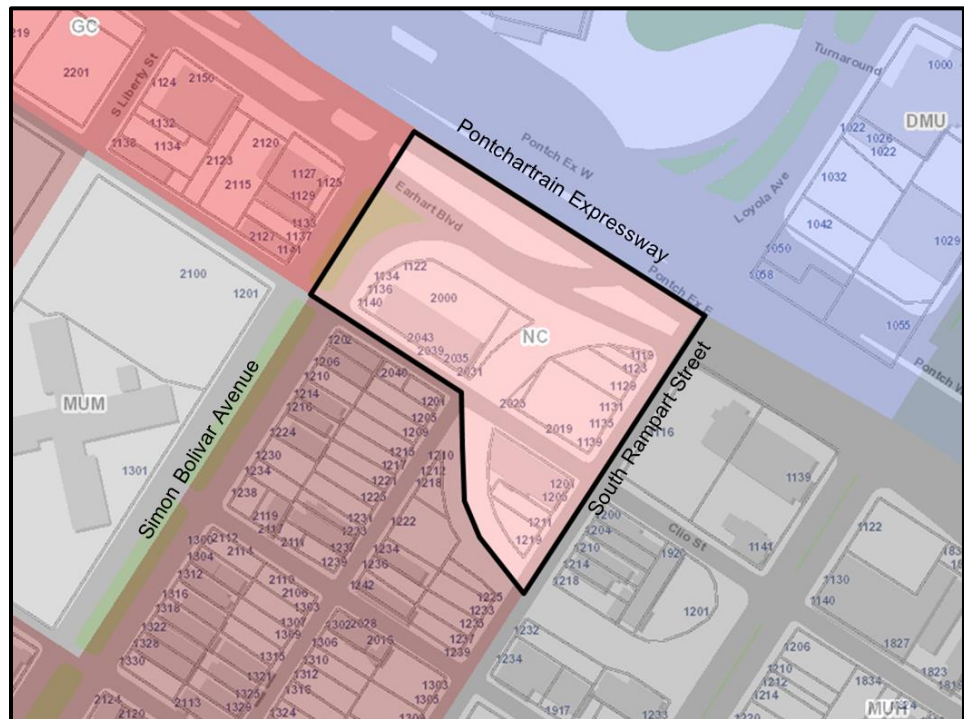
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to General Commercial and Residential Multifamily Pre-War*

Location: The petitioned property includes Lots X, Pt 9 and F on Square 289 all lots on Squares 290 and 312, in the First Municipal District. There are multiple addresses. This property is located in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: C-1 General Commercial

Current Land Use: Commercial uses, vacant land

Purpose: City Planning has proposed this amendment to make the FLUM designation consistent with the development character of other properties adjacent to the Pontchartrain Expressway.

Staff Analysis:

Site Description & Land Use: The subject site is approximately two and one half acres and encompasses two and one half irregularly shaped city squares. The portion of Square 289 included in this proposal is developed with a vacant one-story commercial structure, Square 290 is completely vacant and Square 312 is developed with a one-story multi-tenant commercial structure.

Surrounding Land Use Trends: The subject site is adjacent to the Pontchartrain Expressway. Lakeside of the petitioned site along the Expressway is primarily heavy commercial and industrial uses including automotive repair and warehouses. Riverside of the subject site along the Expressway is smaller scale commercial and industrial uses as well as residential uses. Both areas include undeveloped property. Across the Expressway from the site is a large transportation hub for trains and buses. Across Erato Street from the subject site is primarily single- and two-family residential.

Surrounding FLUM Designations: Squares on the uptown side Pontchartrain Expressway between Oretha Castle Haley Boulevard and South Roman Street are designated General Commercial. The downtown side of the Pontchartrain Expressway is designated Mixed-Use Downtown. The area generally bounded by the Pontchartrain Expressway, Carondelet Street, Martin Luther King Jr. Boulevard and South Rampart Street is designated Mixed-Use High Density. With the exception of one square, the area generally bounded by Martin Luther King Jr. Boulevard, Clara Street, Clio Street and South Rampart Street is designated Residential Multifamily Pre-War.

Impacts: The squares immediately adjacent to the Pontchartrain Expressway would have a designation more consistent with other properties along the expressway. This would allow these squares to be developed similarly to comparable properties. The lots on Square 289 would have the same designation as the rest of the square promoting a more consistent development pattern.

Original Staff

Recommendation: Modified Approval of the FLUM Designation Change to General Commercial for Squares 290 and 312 and the FLUM Designation Change to Residential Multifamily Pre-War for Lots X, Pt 9 and F on Square 289.

Original CPC

Recommendation: Modified Approval of the FLUM Designation Change to General Commercial for Squares 290 and 312 and the FLUM Designation Change to Residential Multifamily Pre-War for Lots X, Pt 9 and F on Square 289.

Reason for Recommendation:

1. General Commercial is a more appropriate designation for properties adjacent to an expressway.

2. The proposed amendment would be more consistent with the existing development pattern.

What does the Council Motion ask the CPC to reconsider?

The City Council asked the City Planning Commission to consider modifying the Future Land Use Map Designation from the recommendation of General Commercial to Mixed Use High Density for the property that includes Lots X, Pt. 9 and F on Square 289, all lots on Squares 290 and 312, in the First Municipal District.

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

No specific issues have been raised relative to the potential impacts of the CPC’s original recommendation. The reconsideration proposes to extend the neighboring Mixed Use High Density FLUM designation of the properties on the riverside of South Rampart Street, instead of extending the General Commercial designation from the lakeside of Simon Bolivar Avenue as staff recommended. The reconsideration also proposes MUH for all subject lots, whereas the CPC recommendation was to designate the properties RMF-PRE on Square 289, and GC for the properties on Squares 312 and 290 GC.

The issue at hand with this reconsideration is the purpose of the two designations and the zoning districts allowed in each. The goals of each designation are as follows:

General Commercial

Goal: Increase the availability of retail services and amenities (and increase retail tax base within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Mixed-Use High Density

Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.

Both designations generally aim to improve access to retail and commercial services. The most notable difference is that the Mixed-Use High Density designation promotes the establishment of medium-to-high density multi-family residential, whereas the General Commercial designation only provides for medium- to large-format commercial establishments. This difference is apparent in the zoning districts that are compatible with the FLUM designations. The table below specifies which zoning districts are compatible with the General Commercial and Mixed-Use High Density designations:

Master Plan Future Land Use Map	Consistent Zoning District Classifications
General Commercial (GC)	S-LC Lake Area General Commercial District
	C-1 General Commercial District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District
Mixed-Use High Density (MUH)	HU-RM1 Multi-Family Residential District
	S-RM1 Multi-Family Residential District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District
	MU-2 High Intensity Mixed-Use District
	EC Educational Campus District
	MC Medical Campus District

Both designations are consistent with the C-2 and C-3 Districts. In addition to the commercial districts, the Mixed-Use High Density designation is consistent with a high intensity mixed-use zoning district and a historic urban multi-family residential zoning district. The staff supports the promotion of mixed-use districts in the area. The ability to add to the supply of housing and neighborhood services would benefit the community as a whole. The staff recommends MUH for Squares 312 and 290, and Lots X, Pt. 9 and F on Square 289.

Staff Recommendation: Approval of the reconsideration of FLUM Designation Change to Mixed-Use High Density for Squares 290 and 312, and Lots X, Pt. 9 and F on Square 289.

Reasons for Recommendation:

1. Mixed-Use High Density would extend an existing MUH designation along the Pontchartrain Expressway and would promote neighborhood services and residential development.
2. The proposed amendment would be consistent with the existing development pattern.

Reconsideration: Motion No. M-17-412, Planning District 2, item b. (PD-02-23)

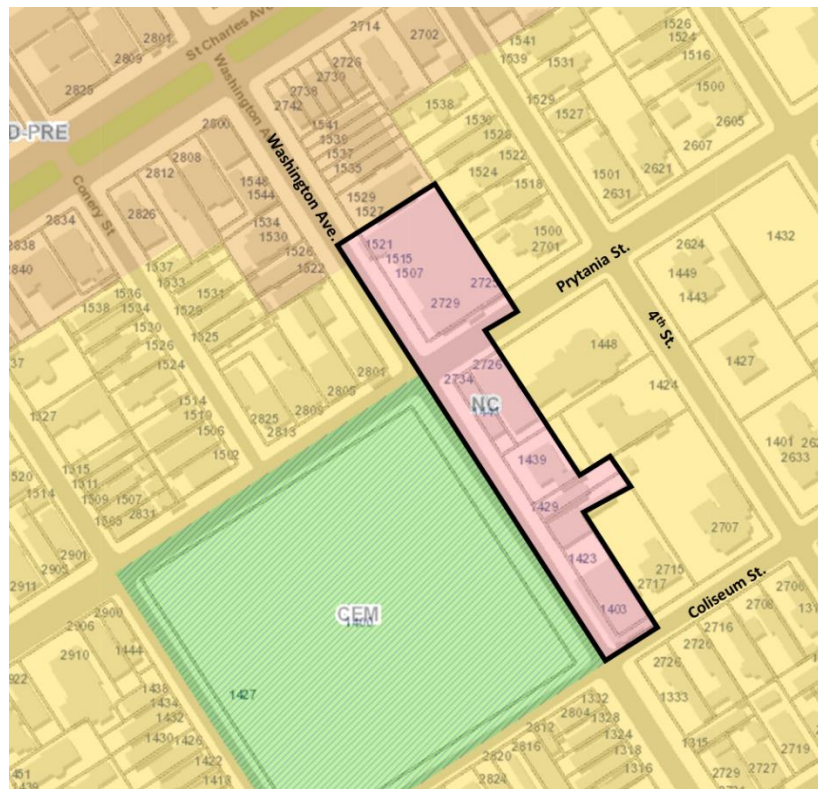
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Low Density*

Location: All lots designated Neighborhood Commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Multi-tenant non-residential building, restaurant, offices, and a residence

Purpose: The purpose of the application is to designate current Neighborhood Commercial properties in “Pre-War” neighborhoods to mixed-use designations to better reflect the development pattern in these older areas of the city.

Staff Analysis:

Site Description & Land Use: This proposal involves 6 parcels generally located along Washington Avenue between Saint Charles Avenue and Coliseum Street in the Garden District neighborhood. The sites are currently developed with a residence, offices, restaurant, and a multi-tenant building that includes a book store, coffee shop, clothing store, and office.

Surrounding Land Use Trends: The uses in the immediate surrounding area are mostly single-family residences on large lots, particularly on the downriver side of Washington Avenue. Directly across Washington Avenue from most of the existing NC designation is Lafayette Cemetery No. 1. These sites are located between the multiple-family structures located along Saint Charles Avenue and the neighborhood-scale business along Magazine Street.

Surrounding FLUM Designations: These sites are located in an NC Neighborhood Commercial designation that covers six parcels generally located along Washington Avenue between Saint Charles Avenue and Coliseum Street. These properties are adjacent to the CEM Cemetery designation that cover Lafayette Cemetery No. 1, the RMD-PRE Residential Medium Density Pre-War designation that covers the multiple-family developments along Saint Charles Avenue, and the RLD-PRE Residential Low Density Pre-War designation that covers most of the Garden District neighborhood. The petitioned properties are located about 3 blocks away from the MUL Mixed-Use Low Density designation along Magazine Street that begins at Washington Avenue and extends to Henry Clay Avenue.

Impacts: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues. The staff supports the request to designate the subject properties to MUL.

Original Staff

Recommendation: Approval of the FLUM Designation Change to Mixed-Use Low Density

Original CPC

Recommendation: Approval of the FLUM Designation Change to Mixed-Use Low Density

Reason for Recommendation:

1. The subject site is currently developed with a multi-tenant non-residential building, restaurant, offices, and a residence and has a FLUM map designation of Neighborhood Commercial.

2. The MUL designation is more appropriate for Pre-War areas where there has historically been less separation of uses.
3. This change could also result in more housing opportunities that could help address affordable housing issues.

What does the Council Motion ask the CPC to reconsider?

The City Council motion asks the City Planning Commission to reconsider modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing Neighborhood Commercial designation for all lots designated Neighborhood commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

No issues have been raised relative to the potential impacts of the CPC's original recommendation. The staff continues to support changing Neighborhood Commercial Future Land Use Map designation to Mixed Use designations in older parts of the city. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues. The staff continues to support the redesignation of the subject properties to MUL.

Staff Recommendation:

Retain the City Planning Commission's original recommended Future Land Use Map designation change to Mixed-Use Low Density for all lots currently designated Neighborhood commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets.

Reasons for Recommendation:

1. No issues have been raised relative to the potential impacts of the CPC's original recommendation.
2. The MUL designation is more appropriate for Pre-War areas where there has historically been less separation of uses.
3. This change could also result in more housing opportunities that could help address affordable housing issues.

Reconsideration: Motion No. M-17-412, Planning District 2, item c. (PD-02-31)

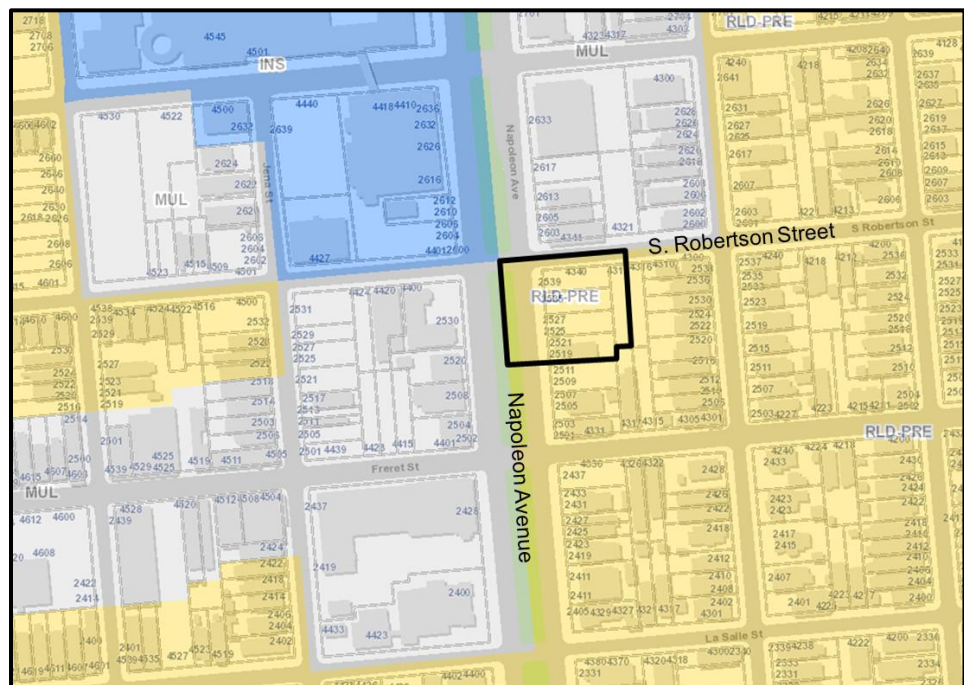
Applicant: Ochsner Community Hospitals

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Institutional*

Location: The petitioned property includes Lots D, 13A, 14A, Pt 15, 16 and 23 on Square 602 in the Sixth Municipal District. There are multiple addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business and HU-RD2 Historic Urban Two-Family Residential

Current Land Use: Two-family residential and surface level parking

Purpose: Ochsner Community Hospitals is proposing this change because they own the subject properties and believe that the current FLUM designation is inconsistent with the properties current use and possible future uses in conjunction with the Ochsner-Baptist Medical Campus.

Staff Analysis:

Site Description & Land Use: The subject site is approximately one-half acre and includes five lots. Four of the lots are developed with a surface level parking lot that is used by the medical campus. The other lot is developed with a two-family residence.

Surrounding Land Use Trends: The subject site is catty corner from the Ochsner-Baptist medical campus. The medical campus encompasses approximately six squares and is generally bounded by South Robertson Street, Napoleon Avenue, Cadiz Street and Willow Street. A variety of other medical uses exist along Napoleon Avenue particularly on the downtown side of Napoleon Avenue between South Claiborne Avenue and South Robertson Street and on the uptown side of Napoleon Avenue between South Robertson and Freret Streets. The area surrounding the subject site and medical campus is primarily made of single- and two-family residential structures. Larger commercial development exists along South Claiborne Avenue and small commercial development exists along Freret Street between Napoleon and Jefferson Avenues.

Surrounding FLUM Designations: There are a variety of FLUM designations in the surrounding area. The medical campus that is catty-corner from the subject site has a designation of Institutional. The area at intersection of Napoleon Avenue and South Claiborne is designated Mixed-Use Medium Density. Squares on the downtown side of Napoleon Avenue between Willow Street and South Robertson Street, the uptown side of Napoleon Avenue between South Robertson and LaSalle Streets, and lots fronting on Freret Street between Napoleon Avenue and Jefferson Street are designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Residential Low Density Pre-War, which promotes residential and other compatible uses, to Institutional would allow the site to be developed with more intense uses that are not compatible the adjacent residential uses. The property owner has the opportunity to develop the site with less impactful uses that are permitted in the current zoning district. Allowing this FLUM designation change could promote the expansion of the medical campus into an existing residential neighborhood compromising the integrity of the residential district.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Institutional.

Reason for Recommendation:

1. The ranges of uses permitted under the Institutional designation are not compatible with adjacent residential uses.
2. The property owner has appropriate development opportunities under the current zoning district.

Original CPC

Recommendation: Approval of the FLUM Designation Change to Institutional.

What does the Council Motion ask the CPC to reconsider?

The City Council asked the City Planning Commission to reconsider modifying the Future Land Use Map from the recommended Institutional to retain the Residential Low Density Pre War designation for the properties located on Lots D, 13A, 14A, Pt. 15, 16, and 23 on Square 602 in the Sixth Municipal District.

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

The City Council’s request to reconsider the recommended Institutional Future Land Use Map designation is in line with the staff’s original recommendation of denial for the proposal. At its January 24, 2017 meeting, the Commission voted against staff recommendation to recommend approval of the Institutional Future Land Use designation. The Commission’s reasons are as follows:

1. Oschner is a critical provider of healthcare in the New Orleans region and supporting these amendment will promote the general health, safety and welfare of the community.
2. Ochsner has proven to be a good neighbor to the residential and mixed-use neighborhoods that they are located in and should coexist well with their neighbors.

The staff does not dispute Ochsner’s contribution in healthcare in the Greater New Orleans Area, but no new information has been provided that might change the staff’s original recommendation. The staff continues to believe that changing the FLUM designation from Residential Low Density Pre-War, which promotes residential and other compatible uses, to Institutional would allow the site to be developed with more intense uses that are not compatible the adjacent residential uses. The property owner currently has the opportunity to develop the site with less impactful uses that are permitted in the current zoning district. Allowing this FLUM designation change could promote the expansion of the medical campus into an existing residential neighborhood compromising the integrity of the residential district.

Staff Recommendation: Approval of the reconsideration of retaining the Residential Low Density Pre-War FLUM Designation for the properties located on Lots D, 13A, 14A, Pt. 15, 16, and 23 on Square 602 in the Sixth Municipal District.

Reasons for Recommendation:

1. No new information has been provided to the staff that might change its original recommendation of denial.

2. The ranges of uses permitted under the Institutional designation are not compatible with adjacent residential uses.

Planning District 3

Reconsideration: Motion No. M-17-412, Planning District 3, item a. (PD 03-16)

Applicant: Tulane University

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Institutional*

Location: The petitioned property is comprised of Lot C, Square 112, bounded by Clara St., Calhoun St., Magnolia St., and the Tulane Campus, in the Sixth Municipal District. The municipal address is 6320 Clara Street. The property is located in the Uptown New Orleans National Historic District.¹

FLUM Map:



Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: Single-family residence. The property was historically developed with a two-family residence.

Purpose:

¹ Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus. In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more gracious transition zone at their campus edge and to incorporate these properties into the stormwater management program.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 6,407 square foot property located on Clara Street adjacent to Tulane University. The site was historically developed with a two-family structure. According to their Neighborhood Participation Program documents, the property is currently being utilized as housing for a member of the Tulane administration.

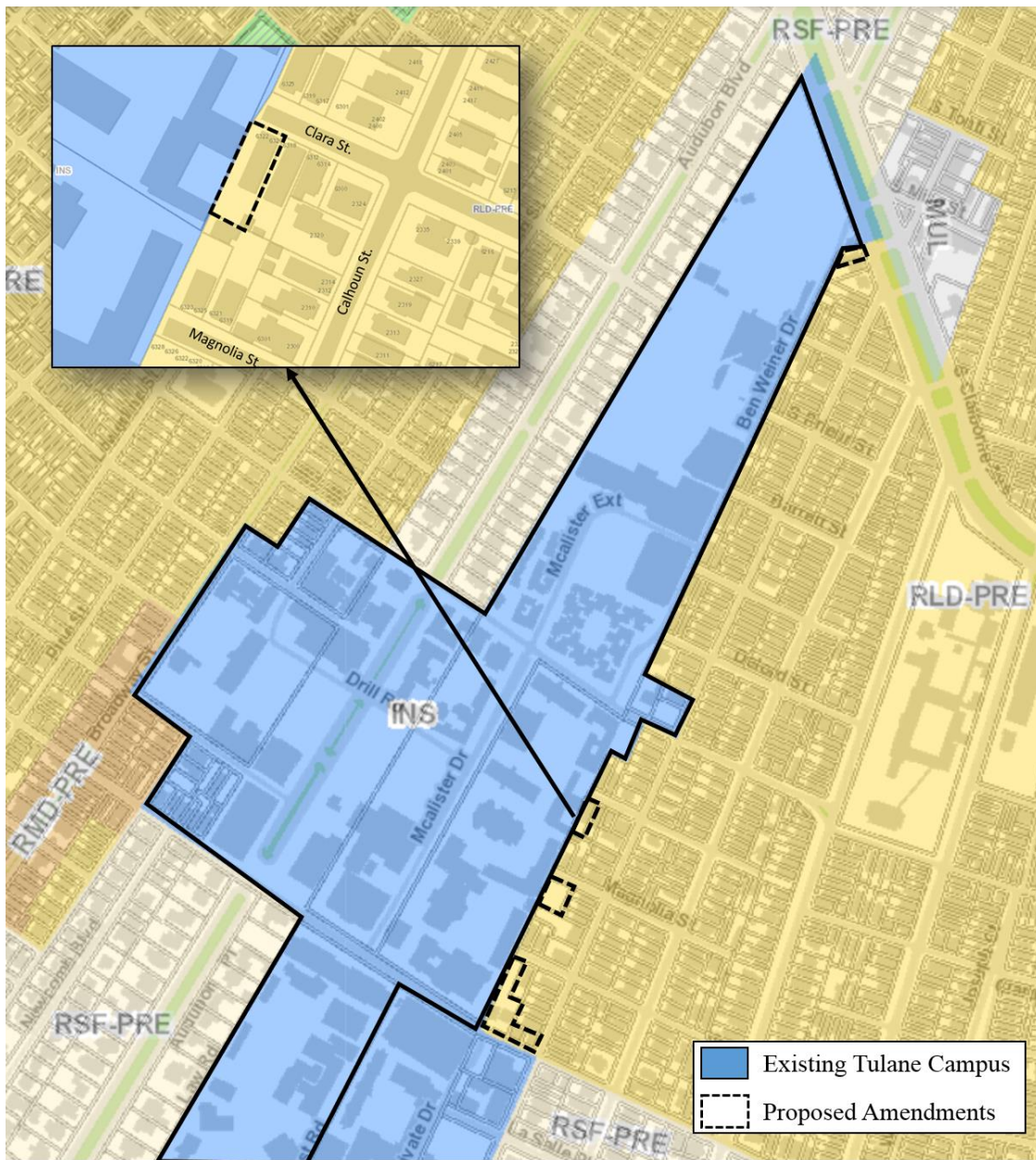
Figure 1: Subject Property



Surrounding Land Use Trends: The area around the subject property is predominantly residential in nature, with the exception of the institutional uses of Tulane and Loyola universities. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The subject property shares a side property line with Tulane University.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square and most of the residential portions of Uptown. Adjacent to the subject property is an INS Intuitional designation that covers the Uptown campuses of Tulane and Loyola Universities.

Figure 2: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments shown



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and

economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

It would be detrimental to the culture and character of New Orleans if our major institutions were forced to relocate or failed to make necessary physical improvements to keep them as elite private schools. It would also be extremely difficult for surrounding residential neighborhoods to continue to absorb the potential externalities of expansions closer to the edges of campuses if these institutions continue their pattern of growth. The reality is that in order for these institutions to continue to evolve and to be compatible with surrounding residential uses, a separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans. Analyzing the proposed requests on a parcel by parcel basis would not provide the needed analysis for the harmonious growth of the university and city. Given the need for a more thorough planning process that will develop policies for campus expansion, the staff believes that the proposed amendments to expand the institutional designation into the surrounding neighborhood are not approvable at this time.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Institutional.

Original CPC Recommendation: Approval of the FLUM Designation Change to Institutional

Reason for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.

3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

What does the Council Motion ask the CPC to reconsider?

City Council is requesting the City Planning Commission reconsider retaining the Residential Low Density Pre-War designation rather than the proposed Institutional designation.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

Tulane University's encroachment into the surrounding residential neighborhood is a significant concern and could result in displacement of residents and set a precedent for allowing the expansion of the University's footprint.

Staff Recommendation: Approval of the reconsideration to retain Residential Low Density Pre-War.

Reasons for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Reconsideration: Motion No. M-17-412, Planning District 3, item b. (PD 03-17)

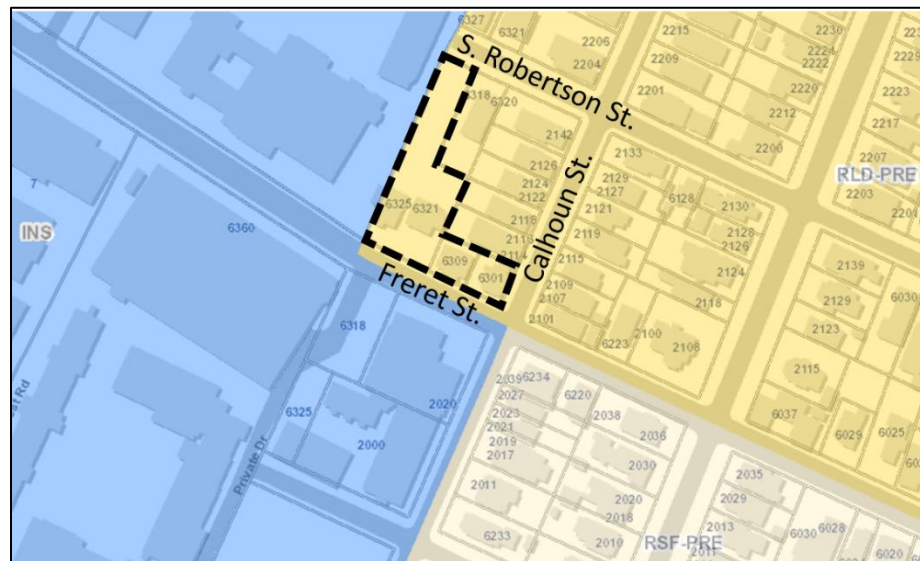
Applicant: Tulane University

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Institutional*

Location: The petitioned property is comprised of Lots K, 12, and 13, Square 106, bounded by Freret Street, S. Robertson Street, Calhoun Street and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are 6301-25 Freret Street. The property is located in the Uptown New Orleans National Historic District.²

FLUM Map:



Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: Four single-family residential structures, one of which is currently being utilized as an annex to the Tulane Law School.

Purpose:

The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus. In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more

² Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

gracious transition zone at their campus edge and to incorporate these properties into the stormwater management program.

Staff Analysis:

Site Description & Land Use: The subject site is irregularly-shaped and has approximately 225 feet of frontage on Freret Street in between Calhoun Street and Tulane University. The subject area includes four properties with frontage on Freret Street and one with frontage on S. Robertson Street that were originally developed with single-family residences. The property was granted a conditional use in 1982 for the utilization of four lots for university purposes.³ It appears that all of the properties, with the exception of the Law Annex building at 6325 Freret Street, are currently being utilized as single-family residences.

Figure 3: Subject Properties



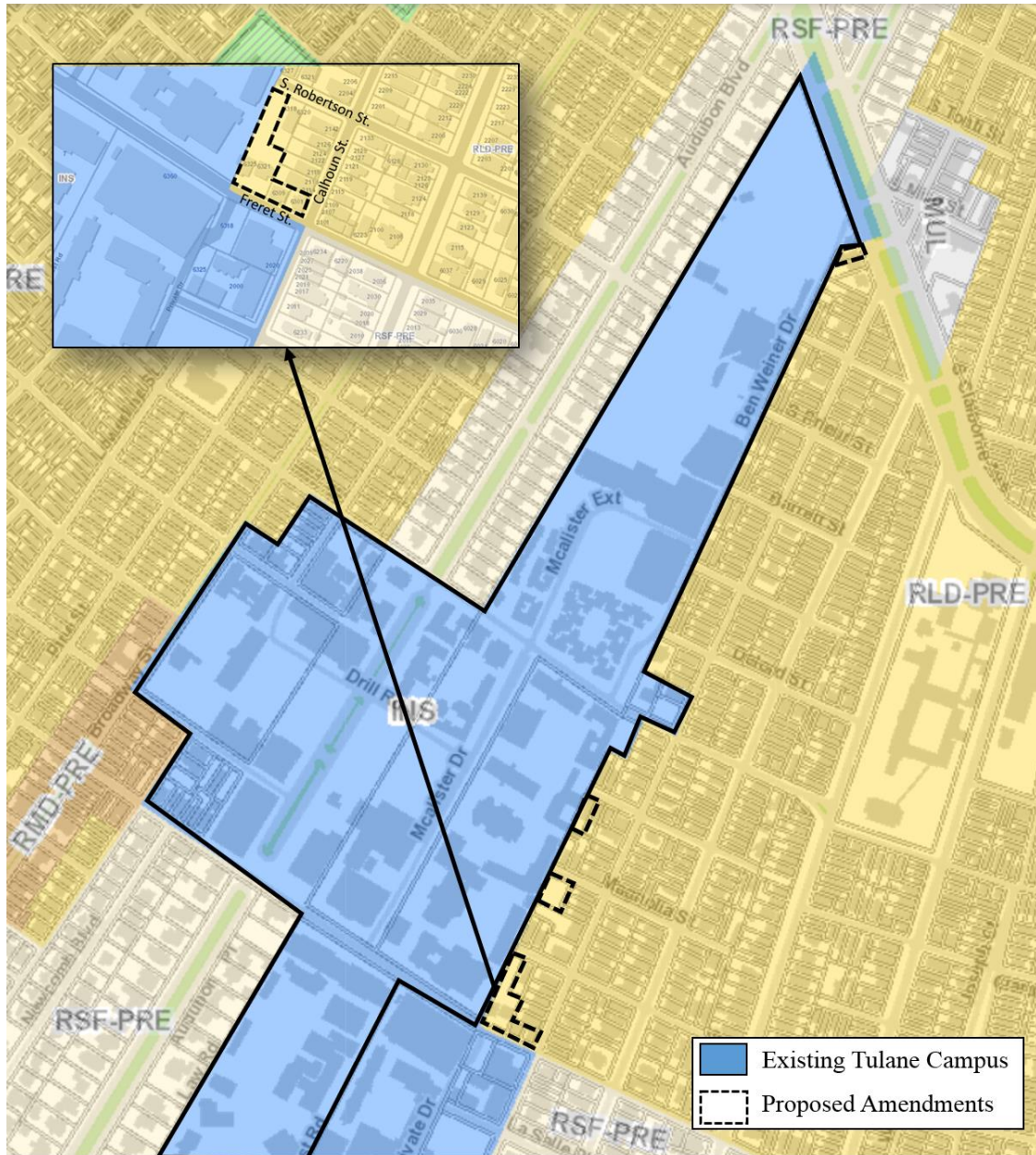
Surrounding Land Use Trends: The area around the subject property is predominantly residential in nature, with the exception of the institutional uses of Tulane and Loyola universities. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The subject property shares a side property line with Tulane University.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square and most of the residential portions of Uptown. Adjacent to the subject property is an INS Intentional designation that covers the Uptown campus of Tulane University. Directly

³ ZD15/82, Ord. No. 10,460 (M.C.S. 8727)

across Freret Street from the petitioned site is another INS designation that covers the Loyola University campus.

Figure 4: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments shown



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their

communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

It would be detrimental to the culture and character of New Orleans if our major institutions were forced to relocate or failed to make necessary physical improvements to keep them as elite private schools. It would also be extremely difficult for surrounding residential neighborhoods to continue to absorb the potential externalities of expansions closer to the edges of campuses if these institutions continue their pattern of growth. The reality is that in order for these institutions to continue to evolve and to be compatible with surrounding residential uses, a separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans. Analyzing the proposed requests on a parcel by parcel basis would not provide the needed analysis for the harmonious growth of the university and city. Given the need for a more thorough planning process that will develop policies for campus expansion, the staff believes that the proposed amendments to expand the institutional designation into the surrounding neighborhood are not approvable at this time.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Institutional.

Original CPC

Recommendation: Approval of the FLUM Designation Change to Institutional

Reason for Recommendation:

1. The predominant development pattern of the surrounding area is residential.

2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

What does the Council Motion ask the CPC to reconsider?

City Council is requesting the City Planning Commission reconsider retaining the Residential Low Density Pre-War designation rather than the proposed Institutional designation.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

Tulane University's encroachment into the surrounding residential neighborhood is a significant concern and could result in displacement of residents and set a precedent for allowing the expansion of the University's footprint.

Staff Recommendation: Approval of the reconsideration to retain Residential Low Density Pre-War.

Reasons for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Reconsideration: Motion No. M-17-412, Planning District 3, item c. (PD03-21)

Applicant: Joe Macaluso Realty

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Neighborhood Commercial.*

Location: The petitioned properties are located on Lots C, A2, and Z, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets. The municipal addresses are 3014 Leonidas Street, 3027 Monroe Street, and 8615 Earhart Boulevard. The properties are located in the Hollygrove neighborhood.

FLUM Map:



Current Zoning: HU-RD2 Historic Urban Two-Family Residential District

Current Land Use: Vacant

Purpose: The block currently has two FLUM designations: Residential Low-Density Pre-War and Neighborhood Commercial. The applicant seeks to change the entire block to Neighborhood Commercial to develop it as one site.

Staff Analysis:

Site Description & Land Use: The subject square is a trapezoid-shaped lot, due to the angle of Earhart Boulevard. The subject lots contain approximately 56,800 square feet located across the majority of Square 450, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets in the Hollygrove neighborhood. Lot Z, which fronts both Monroe Street and Earhart Boulevard, contains a vacant residential structure, while the remainder of the lot had been cleared sometime prior to Hurricane Katrina. Lot A2, fronting Monroe Street, is also vacant (vacant single-family residence). Lot C, which contains multiple residential properties, is also vacant and has been vacant since at least 2007. The section of Lot C fronting Leonidas Street contains a row of six Arts and Crafts style double shotgun houses—all of which are vacant. The portion of Lot C fronting Earhart Boulevard contains what once was a two-family dwelling—now also vacant and blighted. The portion of Lot C with frontage on Colapissa Street contained a pair of small multi-family dwellings until they were demolished between May 2015 and April 2016, citing fire damage. These residences appear to have sustained a fire sometime between August 2007 and April 2011, during which time the properties sat vacant. The area, including the subject block, flooded during Hurricane Katrina. The subject lots were used historically as residential uses, largely two-family but also one single-family.

Surrounding Land Use Trends: The area around the subject property ranges in use from single- and two-family residential, to vacant lots and dwellings, to commercial (beauty salon), an electricity substation, and light industrial uses. The historic land use pattern in this portion of Hollygrove is also mixed-use and includes single-, two-, and multi-family residential, commercial, industrial, and other (utility) uses. Lot Y, also on the subject square, previously was a Church's Chicken restaurant.

Surrounding FLUM Designations: The surrounding FLUM designation is largely Residential Low Density Pre-War, with the Earhart corridor designated as Mixed-Use Low Density and Neighborhood Commercial. Lot Y on the subject square is designated as Neighborhood Commercial, however the remainder of the square is Residential Low Density Pre-War.

Impacts: The request could allow for the property owner to redevelop the majority of the square, demolishing the row of architecturally significant shotgun doubles and other residential structures that have been vacant and blighted, in a largely residential area.

Original Staff

Recommendation: Modified Approval of the FLUM Designation Change to Neighborhood Commercial for Lots Z and A2, with Lot C maintaining its Residential Low Density Pre-War FLUM designation.

Original CPC

Recommendation: Approval

Reason for Recommendation:

1. The row of six vacant double shotgun homes, part of Lot C, contribute to the character of the neighborhood and have the potential to be revitalized and returned to commerce.

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map from Neighborhood Commercial to remain Residential Low Density Pre War for the properties located on Lot C, Square 450 ... to specifically review the appropriateness of the Neighborhood Commercial designation for the row of shotguns located at 3014-16, 3018-20, 3022-24, 3026-28, 3030-32, and 3034-36 Leonidas Street.



Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

The subject site contains an intact blockface of double shotguns that contributes to the character of the area and has the potential for revitalization.

Staff Recommendation: Approval of the reconsideration to retain Residential Low Density Pre-War.

Reasons for Recommendation:

1. The row of six vacant double shotgun homes, part of Lot C, contribute to the character of the neighborhood and have the potential to be revitalized and returned to commerce.

Planning District 4

Reconsideration: Motion No. M-17-412, Planning District 4, item a. (PD-4-08)

Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from RLD-PRE Residential Low Density Pre War to MUL Mixed Use Low Density*

Location: The area includes all lots designated RLD-PRE on Squares 217, 245, 246, and 275, in the Second Municipal District, bounded by Canal, N. Galvez, Iberville, and S. Derbigny Streets. There are multiple municipal addresses. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Residential and Industrial

Purpose: The City Council request came with no stated purpose.

Staff Analysis:

Site Description & Land Use: The subject area includes the half block portion of the square located between Canal and Iberville Streets that is in a RLD-PRE FLUM designation. A portion of this area closest to Canal Street is recommended in PD-04-39 to be changed from RLD-PRE to MUM Mixed Use Medium Density. The portion in PD-04-39 is predominantly industrial and commercial (see PD-04-39 for a more detailed description). The remaining portion is much more residential in nature (single-, two-, and small multi-family) with some industrial uses (warehouse, auto storage, and parking). For the properties that front Iberville Street, the squares closer to N. Claiborne Avenue (Squares 217 and 245) are much more industrial, while the squares closer to N. Galvez Street (Squares 246 and 275) are mostly residential.

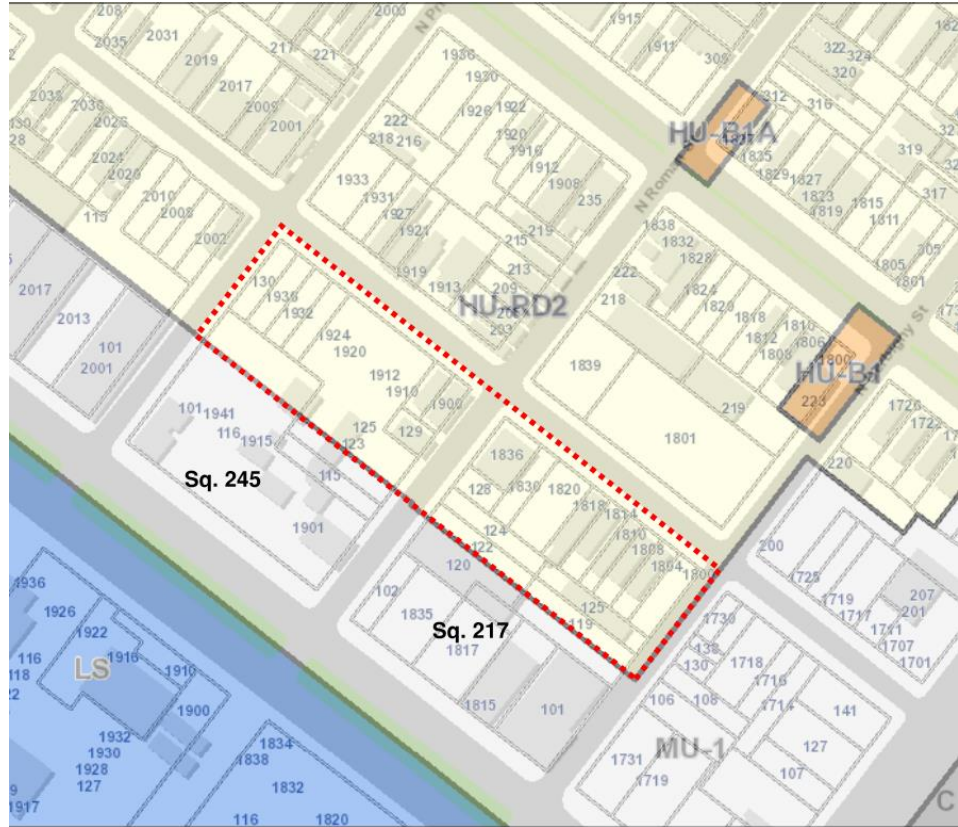
Surrounding Land Use Trends: This is a mixed use area. Higher intensity commercial and industrial uses have been traditionally been located on Canal Street. Under the prior zoning ordinance, the entire area was part of an C-1A Commercial District, which encouraged commercial and industrial uses to encroach from Canal Street to Iberville Street. This pattern is more pronounced in the portion directly behind Canal Street fronting properties (PD-04-39) and in the blocks closest to N. Claiborne Avenue (Square 217 and 245). This portion of Canal Street has been underutilized, but with the new LSU and VA hospitals opening up across Canal Street, new investment is coming to this area and properties are starting to redevelop.

Surrounding FLUM Designations: The subject area is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of 16 squares located between Canal, N. Galvez, and St. Louis Streets and N. Claiborne Avenue. The adjacent properties fronting Canal Street are located in a MUM Mixed Use Medium Density FLUM designation, and FLUM Amendment PD-04-39 recommends changing a portion of the subject area to MUM. This request would create a smaller MUL Mixed Use Low Density FLUM designation. Across Canal Street is an MUHLS Mixed Use Health/Life Sciences Neighborhood.

Impacts: The staff recommends approval of FLUM Amendment PD-04-39, which would change a portion of the requested area to MUM. Therefore, the staff recommends denial of that portion in this request, to change to MUL. The remaining area is made up of mostly the lots that face Iberville. On Squares 246 and 275, there is only one instance of industrial encroachment in this area and the vast majority of the lots are single- or two-family residential. Therefore, the staff recommends denial of this portion of the request. On Squares 217 and 245, there are still some single- and two-family residences, but a majority of this remaining area is non-residential uses. Therefore, the staff recommends approval of this portion of the request. In summary, the staff recommends the FLUM designation that more closely represents the development pattern for each portion of this request.

Original Staff

Recommendation: Modified Approval of the FLUM Designation Change: Denial of the portion requested under PD-04-39;⁴ Denial of the portion between N. Galvez and N. Prieur Streets in Squares 246 and 275; and Approval to MUL Mixed Use Low Density for the portion not part of PD-04-39 between N. Prieur and N. Derbigny Streets on Squares 217 and 245.



Original CPC Recommendation: Modified Approval

Reason for Recommendation:

1. The proposed MUL Mixed Use Low Density FLUM designation is consistent with the land use for a portion of this area and is inconsistent with another portion of this site.
2. A portion of the area is proposed to be changed to MUM Mixed Use Medium Density FLUM designation in FLUM Amendment PD-04-39.

⁴ PD-04-39 recommends approval of this area to become MUM Mixed Use Medium Density

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing Residential Low Density Pre War designation for the area between N. Prieur and N. Derbigny Streets on Squares 217 and 245. There are multiple addresses. (PD 4-08 in ordinance Attachment A).

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

No reason or issues were presented relative to the potential impacts of the CPC's original recommendation. The staff maintains that the reasons for the original recommendation, including the predominant land use of the area as non-residential though there are still some single- and two-family residences and the Mixed Use Low Density FLUM designation more closely represents the development pattern of the subject area, are appropriate. Therefore, the staff maintains its original recommendation in the reconsideration of this request.

Staff Recommendation:

Retain the City Planning Commission recommendation to change the areas designated Residential Low Density Pre War between N. Prieur and N. Derbigny on Squares 217 and 245 to Mixed-Use Low Density in the Future Land Use Map.

Reasons for Recommendation:

1. The proposed MUL Mixed Use Low Density FLUM designation is consistent with the land use for a portion of this area and is inconsistent with another portion of this site.
2. There are a majority of non-residential uses on this portion of Iberville Street.

Reconsideration: Motion No. M-17-412, Planning District 4, item b. (PD-4-48)

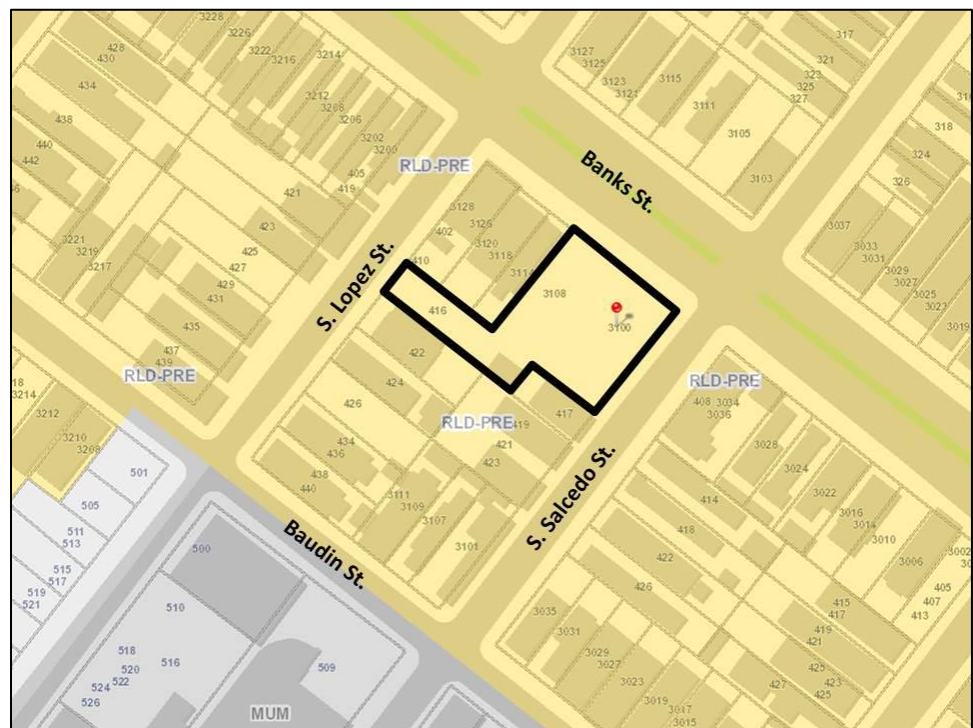
Applicant: NORF 2 GCE Green 3100 Banks St, LLC

Council District: B

Request: *Change of Future Land Use Map Designation from RLD-PRE Residential Low Density Pre-War to MUM Mixed Use Medium Density*

Location: The petitioned property is located on Lot X-1-F, Square 654, in the First Municipal District. The municipal addresses are 3100-3108 Banks Street and 416 South Lopez Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant. Historic land uses includes commercial, industrial, and institutional uses

Purpose: The applicant stated the request would allow for increased density, retail uses, and create a walkable, mixed-use environment.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 17,000 square foot property located at the corner of Banks and S. Salcedo Streets in the Mid-City neighborhood. The site is currently vacant, but it has historically been occupied with a machine shop, auto painting facility, storage yard, movie theater, and most recently a church community center.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is variety of different uses including small multi-family, convenience stores, an office, a proposed restaurant, and a couple of small warehouses. The existing and historic land use pattern in this portion of Mid-City is mixed-use, especially on this and the adjacent blocks. There is a trend in this portion of Mid-City for the development of medium- to large-sized multi-family on larger lots with a history of non-residential uses.

Surrounding FLUM Designations: The site is located in an HU-RD2 Two-Family Residential District, but the applicant has submitted a complete building permit to construct a 17 unit multi-family residential building under the former B-2 zoning for the site. There are properties in the vicinity that are located in HU-B1 and HU-B1A Neighborhood Commercial and HU-MU Neighborhood Mixed-Use Districts. The existing Residential Low Density Pre-War FLUM designation does not account for the mixed-use land use and zoning of the subject site and adjacent properties.

Impacts: The request could result in a mixed-use development that could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established, high-demand neighborhood. Given the surrounding mixed-use development pattern, the impact of a mixed-use FLUM should not be that much greater than similar properties in the vicinity. However, the proposed Mixed-Use Medium Density FLUM designation is generally reserved for major corridors and intense commercial nodes and would not be appropriate for this location, especially adjacent to low density residential uses. Therefore, the staff recommends a Mixed Use Low Density FLUM designation.

Original Staff

Recommendation: Modified Approval of the FLUM Designation Change to MUL Mixed Use Low Density

Original CPC

Recommendation: Modified Approval of the FLUM Designation Change to MUL Mixed Use Low Density

Reason for Recommendation:

1. The subject site is a larger property with a history of non-residential uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

3. There is a trend of multi-family developments in the vicinity for properties of similar size and history.

What does the Council Motion ask the CPC to reconsider?

The City Council Motion requests the City Planning Commission to reconsider retaining the Residential Low Density Pre-War Future Land Use Map Designation rather than the recommend Mixed-Use Low Density on Lot X-1-F, Square 654, in the First Municipal District. The municipal addresses are 3100-3108 Banks Street and 416 South Lopez Street.

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

Though not stated in the Motion, staff learned through conversation with Council staff that there are concerns about creating a “spot FLUM” and that the FLUM amendment is unnecessary since the site was recently granted a zoning change from an HU-RD2 Historic Urban Two Family Residential District to an HU-MU Historic Urban Mixed Use District that was considered consistent with the current RLD-PRE Residential Low Density Pre-War FLUM designation. Also, some residents of the Mid City neighborhood have raised concerns about the impact increased density and intensity would have on the mostly residential neighborhood, particularly in regards to the increased stress the change would have on the area’s infrastructure especially as it relates to drainage.

It should be noted that the applicant submitted a Master Plan Amendment requesting a Future Land Use Map change from RLD-PRE Residential Low Density Pre-war to MUM Mixed Use Medium Density on September 9, 2016. The applicant subsequently submitted a zoning change application requesting a change from an HU-RD2 Two Family Residential District to an HU-MU Historic Urban Mixed Use District in order to construct a 20-unit residential and 2,800 square foot mixed use development. The City Council approved the zoning change and Ordinance No. 27, 354 reflecting the zoning change to an HU-MU District was adopted on April 12, 2017. However, at the time of this report no active permits were in effect.

Staff Recommendation: Approval of the reconsideration to retain the RLD-PRE Residential Low Density Pre-War FLUM designation.

Reason for Recommendation:

1. Maintaining the existing RLD-PRE Residential Low Density Pre-War FLUM designation is consistent with the zoning change that was granted to the site.

Reconsideration: Motion No. M-17-412, Planning District 4, item c. (PD-4-51)

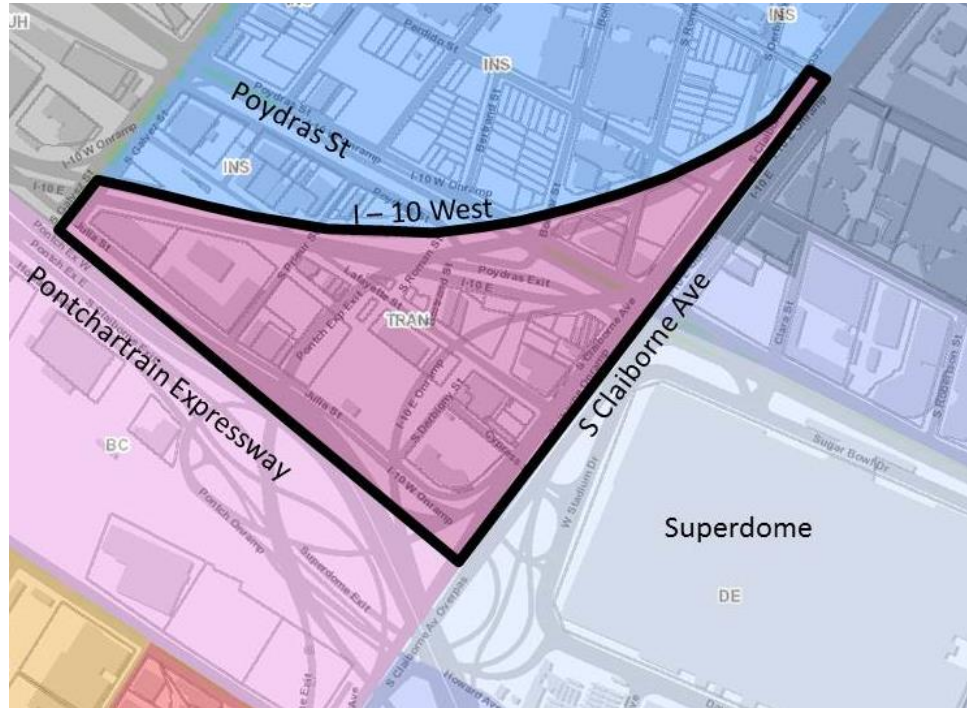
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from TRAN Transportation to IND Industrial*

Location: The site includes all properties currently designated TRAN Transportation bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue.

FLUM Map:



Current Zoning: HI Heavy Industrial District

Current Land Use: A mix of industrial, warehouse, office, utilities, off-street parking, and vacant land and structures.

Purpose: City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories.

Staff Analysis:

Site Description & Land Use: The site includes a triangularly shaped area bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue that includes portions of 13 squares. The area includes a mix of industrial, warehouse, office, utilities, and off-street parking uses and some vacant properties and structures.

Surrounding Land Use Trends: There is a mix of land uses surrounding this area. Across S. Claiborne Avenue are the Superdome and some office buildings in the Central Business District. Across I-10 West is the LSU Medical School Campus. Across the Pontchartrain Expressway there are industrial uses and railroad right-of-way. The subject area, with its industrial uses, is different from the nearby institutional and CBD uses.

Surrounding FLUM Designations: The area is located in an HI Heavy Industrial District. The surrounding FLUM Designations include some CBD specific land use categories (DE Downtown Exposition, DMU Mixed-Use Downtown, and MUHLS Mixed-Use Health/Life Sciences Neighborhood), INS Institutional, and BC Business Center. The surrounding FLUM Designations are not appropriate for the subject area given its Heavy Industrial zoning and land use pattern, and the proposed IND Industrial FLUM designation is a better fit for this site.

Impacts: The staff proposes eliminating the existing TRAN Transportation FLUM designation. The proposed IND Industrial FLUM designation matches the existing development pattern and zoning for the area. The proposed FLUM change should have little to no impact on the surrounding land uses.

Original Staff

Recommendation: Approval of the FLUM Designation Change to IND Industrial

Original CPC

Recommendation: Approval of the FLUM Designation Change to IND Industrial

Reason for Recommendation:

1. The City Planning Commission staff proposes eliminating the existing TRAN Transportation FLUM designation for this area.
2. The proposed IND Industrial FLUM designation is consistent with the land use and zoning for this site.

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map Designation from the recommended Industrial to Institutional for all properties currently designated Transportation bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue. (PD 4-48 in ordinance Attachment A).

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

The concern is that the Future Land Use Map category as recommended by staff only allows sites to be designated with industrial zoning classifications. Despite the area being located under the I-10 overpass, the uses that are currently located in this area do not appear to conduct heavy industrial activities. The Institutional FLUM category would allow

several additional zoning designations including commercial, medical, and educational zoning classifications in addition to maintaining a light industrial zoning classification. Furthermore, the neighboring squares bounded by I-10, S. Claiborne and Tulane Avenues, and S. Galvez Street are all within the Institutional Future Land Use Map designation and applying the Institutional designation to this area will result in an expansion of this land use designation and provide consistency for this area.

Staff Recommendation: Approval of the reconsideration to change the Future Land Use Map designation to Institutional.

Reasons for Recommendation:

1. The Institutional FLUM designation is compatible with a light industrial zoning district, which would generally allow the types of uses found the area.
2. The Institutional designation will provide more options for the future land use of the area.

Reconsideration: Motion No. M-17-412, PD 11, Item d. (PD 04-52)

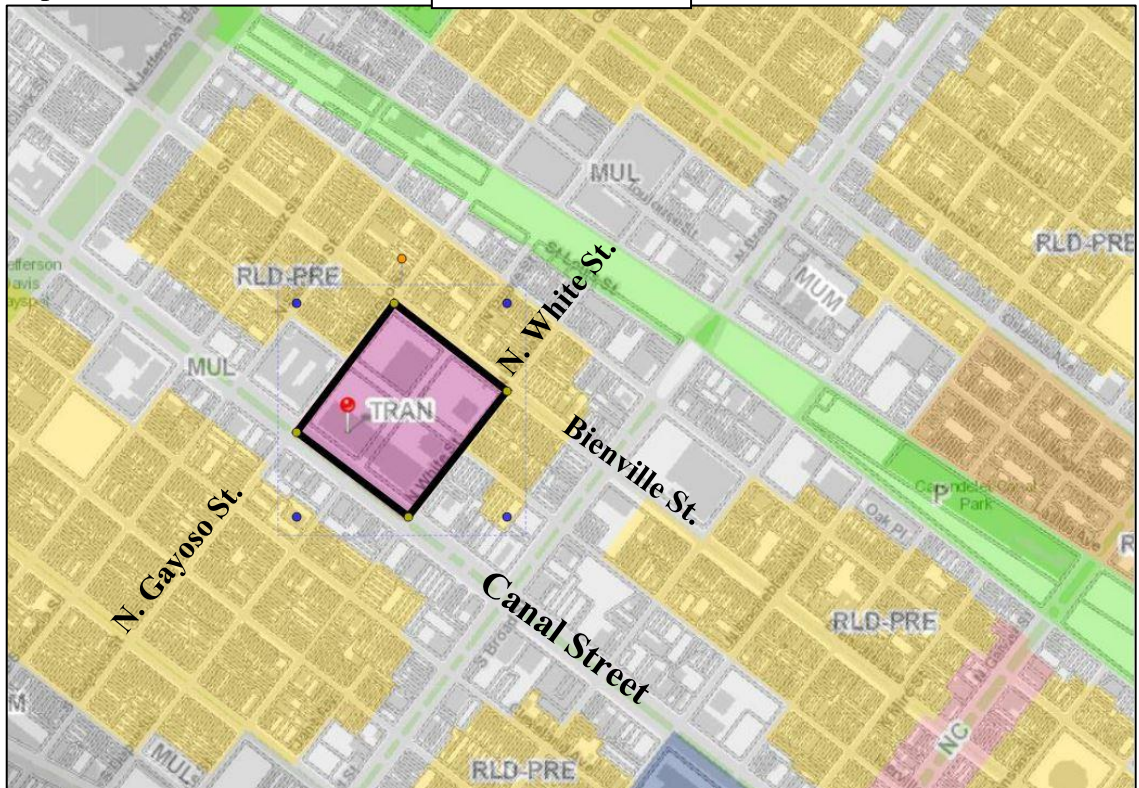
Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from *Transportation* to *Industrial*

Location: Squares 365, 366, 396, and 397 bounded by Bienville Ave, S White, Canal, and N Gayoso Streets. Municipal address is 2901 Canal Street.

FLUM Map

Current FLUM



Current Zoning: LI – Light Industrial District

Staff Analysis:

The request is to change the FLUM from *Transportation* to *Industrial*. City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of uses in most other categories. Along with this proposed text amendment, City Planning proposes replacing these areas designated Transportation on the Future Land Use Map with appropriate new FLUM designations.

The site is the Regional Transit Authority, which operates a network of buses, streetcars, ferries, and paratransit vehicles in the greater New Orleans area. This site houses offices

and storage and maintenance facilities for the RTA's fleet. This facility has operated at this location for decades. It is an appropriate location because Canal Street has both bus lines and street car lines so accessibility to the maintenance facility by all of the vehicles in the fleet is essential

Surrounding Land Use & Zoning

The subject property is located on Canal Street and is in the Mid-City neighborhood. Mid-City is a pre-war neighborhood that traditionally has had a wide mix of uses. To the north of the RTA facility, immediately across N. Gayoso Street, is Warren Easton Charter High School. Canal Street on both sides is heavily commercial with offices, fast food restaurants, and other businesses. To the north, behind the subject property, is a mostly residential neighborhood, zoned HU-RD2, consisting mostly of shotgun doubles.

Existing Zoning Map – Subject Property Zoned LI



Front of RTA Building, Canal Street



The RTA facility is well screened from outside views and has operated at this location for decades.

City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation into appropriate other designations. The proposal for the subject property is *Industrial*. The current zoning designation of the subject site, LI Light Industrial District, is intended to remain as it is consistent with the zoning appropriate under the Industrial land use designation. This district will not change, as it is intended to “...provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted. Light industrial uses are typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities.”

Original Staff

Recommendation: Approval of the FLUM Designation Change to Industrial

Original CPC

Recommendation: Approval of the FLUM Designation Change to Industrial

Reason for Recommendation:

1. City Planning has proposed the deletion of the “Transportation” Future Land Use category and replacement with appropriate new FLUM designations.
2. The site size, location, and current use are conducive to uses in Industrial FLUM designation.

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map Designation from the recommended Industrial to *Institutional* for Squares 365, 366, 396, and 397 bounded by Bienville Ave, S

White, Canal, and N Gayoso Streets. Municipal address is 2901 Canal Street. (PD 4-49 in ordinance Attachment A).

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

The Council motion does not state any issues or concerns. The original recommendation by CPC to change to an Industrial FLUM designation was primarily to provide consistency with the existing uses that take place at the RTA site and the current zoning designation - *LI Light Industrial District*. However, this zoning designation is also consistent with the proposed *Institutional* FLUM Designation.

In addition, the “Range of Uses” in the *Institutional* FLUM category now includes transit and transportation facilities, so there is no conflict of the existing use with the FLUM designation being reconsidered.

Staff Recommendation: Approval of the FLUM Designation Change to *Institutional*.

Reasons for Recommendation:

1. City Planning has proposed the deletion of the “Transportation” Future Land Use category and replacement with appropriate new FLUM designations.
2. The site size, location, and current use are conducive to uses in the *Institutional* FLUM designation.
3. The current zoning designation - LI Light Industrial District - is consistent with the recommended *Institutional* FLUM designation.

Planning District 5

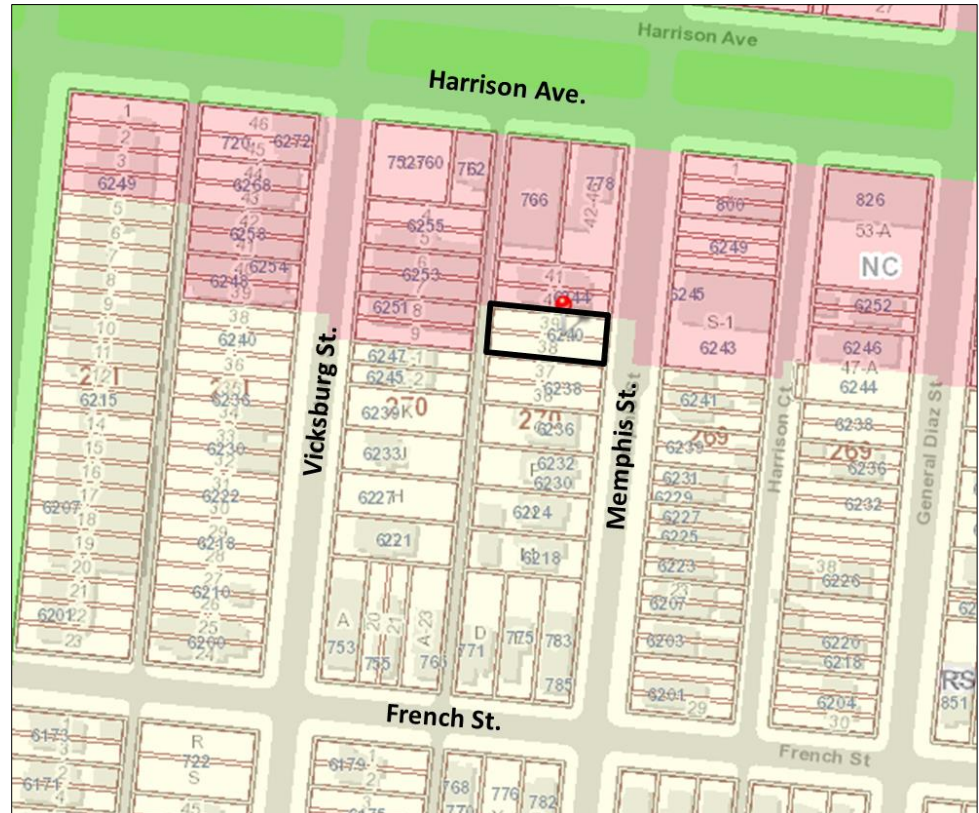
Reconsideration: Motion No. M-17-412, Planning District 5, item a. (PD05-07)

Applicant: Demo Diva

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post War to Neighborhood Commercial.*

Location: Lots 38 and 39, Square 270, bounded by Memphis, French, and Vicksburg Streets and Harrison Avenue, in the Second Municipal District. The municipal address is 6240 Memphis Street. The properties are located in the Lakeview neighborhood.

FLUM Map:



Current Zoning: S-LRS1 Suburban Lakeview Single-Family Residential District

Current Land Use: Vacant

Purpose:

The applicant has expressed interest in developing the petitioned site commercially and has noted that these properties have been cut out of the Neighborhood Commercial FLUM

designation.

Staff Analysis:

Site Description & Land Use: The subject area is located along the Harrison Avenue corridor in the Lakeview neighborhood. Historically, from at least 1951, the subject sites were used in conjunction and contained a single-family dwelling with a detached auto house. In 2009, the City approved a request by the property owner, Road Home Corporation, for demolition, and the home was subsequently demolished. The lots have remained vacant since then. Demo Diva, LLC, the applicant, purchased the property in February 2016 with the desire to develop it commercially.

Surrounding Land Use Trends: The Harrison Avenue corridor, which includes Harrison Avenue as well as properties on intersecting streets just off of Harrison, is developed primarily with commercial properties, including financial institutions, restaurants, medical clinics, and retail goods establishments. There are also several instances of institutional uses, including a branch of the New Orleans Public Library, St. Dominic's Catholic Church and School, St. Paul's Episcopal Church and School, and a fire station. There is also a mixed-use structure containing offices and multi-family dwellings nearby. The Harrison Avenue corridor has historically had a tradition of non-residential use. However, non-residential uses have slowly sprouted up on properties located just off of Harrison on historically residential properties. Sanborn Maps from 1951 show the early stages of commercial and institutional development along Harrison Avenue, including a movie theater and a fire station. At that time, the area had been subdivided, but many lots were still unimproved. Interior lots along Memphis Street, which are now developed commercially, were single- and two-family residential in 1951. Sanborn Maps from 1994 depict the encroachment of commercial use into the neighborhood, including on the lots adjacent to and across the street from the petitioned property.

Surrounding FLUM Designations: The petitioned site has a FLUM designation of Residential Single-Family Post-War. It abuts the Neighborhood Commercial FLUM that covers approximately one third of the squares fronting Harrison Avenue. Across Canal Boulevard, the properties fronting Harrison are designated Mixed-Use Low Density. Parkland and Open Space designations are also located nearby.

Impacts: This change would allow the Neighborhood Commercial FLUM boundary to become more standardized by straightening the boundary line. Both the applicant and the City Planning Commission received negative feedback from some neighbors during the Neighborhood Participation Program meetings and the Master Plan public meeting held in Lakeview. The applicant initially intended to build a two-story commercial building, with a "residential-cottage, boutique look," with a reclaimed wood showroom on the ground floor and offices on the second floor. However, the applicant decided to adjust her plans after receiving feedback from neighbors. The new plan, according to the applicant, will abandon the showroom and will solely contain executive suites with an architectural style designed to blend in with the surrounding residential neighborhood.

Original Staff

Recommendation: Approval of the FLUM Designation Change to Neighborhood Commercial

Original CPC

Recommendation: Approval of the FLUM Designation Change to Neighborhood Commercial

Reason for Recommendation:

1. Adjusting the boundary line of the NC FLUM area would provide consistency with the adjacent squares where the NC FLUM extends onto the intersecting streets.
2. Other properties previously developed residentially adjacent to and across the street from the petitioned properties have transitioned to commercial.

What does the Council Motion ask the CPC to reconsider?

City Council is requesting the City Planning Commission consider retaining the Residential Single-Family Post-War designation rather than the proposed Neighborhood Commercial designation.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

Neighbors have expressed concern regarding the encroachment of the commercial corridor along Harrison Avenue deeper into the residential neighborhood.

Staff Recommendation:

Retain the original CPC recommendation of Neighborhood Commercial designation.

Reasons for Recommendation:

1. Adjusting the boundary line of the NC FLUM area would provide consistency with the adjacent squares where the NC FLUM extends onto the intersecting streets.
2. Other properties previously developed residentially adjacent to and across the street from the petitioned properties have transitioned to commercial.

Planning District 11

Reconsideration: Motion No. M-17-412, Planning District 11, Item a. (PD 11-01)

Applicant: Board of Commissioners of the Port of New Orleans

Council District: E

Request: *Change of Future Land Use Map Designation from Planned Development Area to Industrial*

Location: The petitioned site is a large un-subdivided property in the Third Municipal District. The subject site is bounded by the Intracoastal Waterway, Interstate 510 (Paris Road) and Almonaster Boulevard.

FLUM Map:

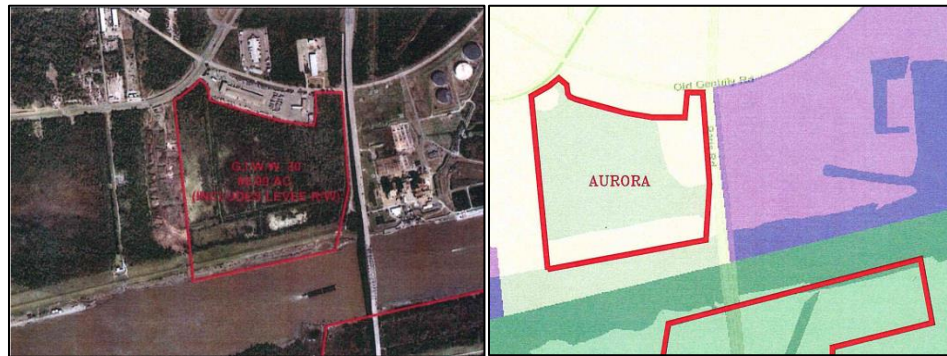


Image 1 and 2: The “Aurora” subject site.

Current Zoning: General Planned Development District

Current Land Use: Vacant Land

Purpose: The request would align with other land uses along the Intracoastal Waterway and allow for future industrial development.

Staff Analysis:

Site Description & Land Use: Identified by the Port of New Orleans as “Aurora,” the subject site is approximately 89 acres in size. Aurora is bounded by the Intracoastal Waterway, Interstate 510 (Paris Road) and Almonaster Avenue.

Surrounding Land Use Trends: The area adjacent to the subject site is a truck stop on Old Gentilly Road, a power plant across from Interstate 510 and maritime industrial uses to the west along the Intracoastal Waterway. The remainder of the surrounding area is significantly underdeveloped. The existing and historic land use pattern in this portion of

New Orleans East are predominantly natural area and industrial. Sanborn Maps suggest that there has been no history of industrial use on the subject site.



Image 3: The “Aurora” subject site.

Surrounding FLUM Designations: The site is surrounded by undeveloped Industrial, PDA Planned Development Area, and Natural Area FLUM designations.

Impacts: The proposal to change the Future Land Use designation from Planned Development Area to Industrial would impact the ability of the city and the community to review and provide input on proposed development. It may also impact the ability of the subject site to sustain important environmental and hurricane storm surge protection functions.

The City of New Orleans, with input from community members, elected officials, and industry experts, developed the *Resilient New Orleans* strategic plan, a plan of action geared towards shaping a more resilient future for New Orleans. This resilience plan, coupled with the *Urban Water Plan*, describe a “multiple lines of defense” strategy to protect New Orleans from future natural disasters. This stems from the idea that, in order to adequately safeguard New Orleans from a hurricane storm-surge, several layers of protection are required. These layers of protection, or lines of defense, include not only structural protection such as levees and floodwalls, but also non-structural elements such as green infrastructure and flood management areas. Large undeveloped areas, such as the subject site, have the ability to provide a buffer between the origins of a storm surge and the developed areas.

The subject site is currently designated as a Planned Development Area. The intention of a *Planned Development Area* is as follows:

GOAL: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

RANGE OF USES: Single-family, two-family and multifamily residential, recreational, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred.

DEVELOPMENT CHARACTER: The type and scale of new development would be determined through a multitiered planned development process that would require community input and city approval. Largescale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred.

Given the proximity of the subject site to Lake Borgne, the Golden Triangle (the triangular area of marsh separating Lake Borgne, intracoastal waterway and the Mississippi River Gulf Outlet), the Intracoastal Waterway, and the Mississippi Gulf River Outlet, the goals, range of uses, and development character of the Planned Development Area designation are appropriate. This designation allows for development and utilization of the subject site, allowing for limited industrial uses, while requiring a formal planning process with community input. This designation would also ensure appropriate transitions from any proposed development to the surrounding land uses, while promoting open space and environmental protection.

The requirement for any proposed development in the PDA Planned Development Area to undergo a formal planning process with input from the community provides a necessary level of review and an opportunity to address important environmental concerns. Even if the Port of New Orleans is a leader in sustainable practices, this review process and the express preference that development preserves open space would have the net effect of allowing development without increasing the vulnerability of the City's flood protection system.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Industrial.

Original CPC Recommendation: Denial of the FLUM Designation Change to Industrial

Reason for Recommendation:

1. There has been no history of industrial use on the subject site.
2. Industrial development of the entire subject area would be detrimental to the City's storm-surge protection.

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map from Planned Development Area to Industrial on the large un-subdivided property in the Third Municipal District. The subject site is bounded by the Intracoastal Waterway, Interstate 510 (Paris Road) and Almonaster Boulevard (also known as the Port of New Orleans' "Aurora" property) (PD 11-01 in the City Planning Staff Report).

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

The City Council motion did not mention any issues or concerns but the reconsideration was made at the request of the owner and applicant, the Board of Commissioners of the Port of New Orleans. Officials from the Port met with CPC staff to explain their position.

The Port has stated that, contrary to the original staff report that states the site has no history of industrial uses, the site has been used for dredge spoils. Dredge spoils is not considered a use by the Master plan or Comprehensive Zoning Ordinance

The Port states the second reason was, according to the original staff report, “Industrial development of the entire subject area would be detrimental to the City’s storm- surge protection”. The Port also states this property is located within the Lake Borgne Surge Barrier and the Orleans Levee District protection system and cannot provide the protection implied by the Land Use and Zoning designations. However, the city benefits from redundant stormwater management plans and the CPC staff still believes industrial development of this entire subject site would impact the ability of the site to perform necessary and important stormwater management, habitat, and hurricane storm surge protection functions.

The intention of an *Industrial* Area is as follows:

GOAL: Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.

RANGE OF USES: Heavy manufacturing, maritime uses, water treatment and transfer, large warehousing/distribution facilities, stormwater management, and limited commercial uses are allowed. Transit and transportation facilities are allowed.

DEVELOPMENT CHARACTER: Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when abutting residential neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The staff still believes that, based on the intention of this language, the subject property is not appropriate for an *Industrial* FLUM classification.

Staff Recommendation: Retain the City Planning Commission’s original recommendation of Planned Development Area.

Reasons for Recommendation

1. Other than the dredge spoils, there has been no history of industrial use on the subject site.
2. Industrial development of the entire subject area would be detrimental to the City's storm-surge protection.
3. The Range of Uses in the recommended *Planned Development Area* FLUM designation specifically allows commercial or industrial uses dependent on formal planning process.

Reconsideration: Motion No. M-17-412, Planning District 11, Item b (PD 11-02)

Applicant: Board of Commissioners of the Port of New Orleans

Council District: E

Request: *Change of Future Land Use Map Designation from Natural Area to Industrial*

Location: The petitioned site are multiple lots located on an unknown square, Lots Y, 2, 3, and 4 in the Third Municipal District. The subject site is bounded by the Gulf Intercoastal Waterway, Old Paris Road right-of way and the Mississippi Gulf River Outlet.

FLUM Map:

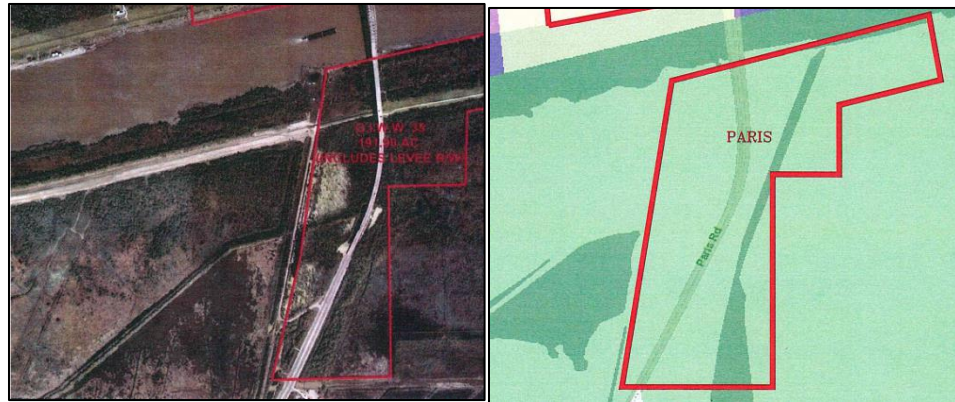


Image 1 and 2: The “Paris” subject site.

Current Zoning: Natural Area District

Current Land Use: Vacant Land

Purpose: The request would align with the land uses along the Intracoastal Waterway and allow for future industrial development.

Staff Analysis:

Site Description & Land Use: Identified by the Port of New Orleans as “Paris, “ the subject site is an approximately 192 acres bounded by the Gulf Intercoastal Waterway, Old Paris Road right-of way and the Mississippi Gulf River Outlet.

Surrounding Land Use Trends: The surrounding area is all natural lands and waterways. There are no industrial uses that would be compatible with the requested FLUM change. On Paris Road, the only land use within the vicinity is a bait shop and a water sports/recreation facility. The remainder of the surrounding area is in a natural state. The

existing and historic land use pattern in this portion of New Orleans East is predominantly natural area. There has been no history of industrial use on the subject site.

Surrounding FLUM Designations: The site is surrounded by undeveloped Natural Area FLUM designations. In the vicinity, all of the undeveloped areas south of the Gulf Intercostal Waterway are designated Natural Area. Fulfilling the requested FLUM designation of Industrial of the subject site would not align with the existing zoning of a Natural Area.



Image 3: The southern portion of the “Paris” subject site.



Image 4: The eastern portion of the “Paris” subject site.

Impacts: The proposal to change the Future Land Use designation from Natural Area to Industrial would impact the ability of the subject site to perform necessary and important stormwater management, habitat, and hurricane storm surge protection functions.

The City of New Orleans, with input from community members, elected officials, and industry experts, developed the *Resilient New Orleans* strategic plan, a plan of action geared towards shaping a more resilient future for New Orleans. This resilience plan, coupled with the *Urban Water Plan*, describe a “multiple lines of defense” strategy to protect New Orleans from future natural disasters. This stems from the idea that, in order to adequately safeguard New Orleans from a hurricane storm-surge, several layers of protection are required. These layers of protection, or lines of defense, include not only

structural protection such as levees and floodwalls, but also non-structural elements such as green infrastructure and flood management areas. Large natural areas, such as the subject site, have the ability to provide a buffer between the origins of a storm surge and the developed areas, such as New Orleans East and the Lower Ninth Ward, that require protection. The subject site is well positioned to provide this buffer, as it is situated near the intersection of the City of New Orleans and many of the pathways for water to enter the, such as Lake Borgne, the Golden Triangle, the Intracoastal Waterway, and the Mississippi Gulf River Outlet.

A change from the existing FLUM designation of NA Natural Area to Industrial would have the net effect of increasing the vulnerability of the City's flood protection system. Even if the Port of New Orleans followed the Green Marine program and is a leader in sustainable practices, the mere conversion of land from undeveloped to industrial would impact not only the immediate vicinity, but also the ability of the area to provide one of the lines of defense that the City has identified as a necessary component of a more resilient New Orleans.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Industrial.

Original CPC Recommendation: Denial of the FLUM Designation Change to Industrial.

Reason for Recommendation:

1. There has been no history of industrial use on the subject site.
2. Industrial development of the subject area would be detrimental to the City's storm-surge protection.

What does the Council Motion ask the CPC to reconsider?

The City Council Motion reads: "Consider modifying the Future Land Use Map from Natural Area to Industrial for the property located on multiple lots located on an unknown square, Lots Y, 2, 3, and 4 in the Third Municipal District. The subject site is bounded by the Gulf Intercostal Waterway, Old Paris Road right-of way and the Mississippi Gulf River Outlet (also known as the Port of New Orleans' "Paris" property) (PD 11-02 in the City Planning Staff Report)."

The applicant, the Board of Commissioners of the Port of New Orleans, still requests the Future Land Use Map Designation from *Natural Area* to *Industrial*.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

Representatives of the Port met with CPC staff on September 6, 2017 and submitted a formal written request also dated September 6, 2017. Stating that "...existing Land Use

and Zoning designations of the Paris Property renders property undevelopable”, the letter states that the site does have a history of industrial uses, as a site for dredge spoils. The Port also argues that the site would not be detrimental to the City’s storm surge protection because it is located within the Lake Borgne Surge Barrier and the Orleans Levee District Protection System.

The CPC staff still believes industrial development of this entire subject site would impact the ability of the site to perform necessary and important stormwater management, habitat, and hurricane storm surge protection functions. The staff has considered alternatives to the original *Natural Area* designation and believes *Planned Development Area* to be an appropriate alternative. The goals, range of uses, and development character are appropriate and some commercial and industrial development could take place under certain circumstances. Below is the amended FLUM description for *Planned Development Area*.

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Single-family, two-family and multifamily residential; recreational, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred. Agricultural, stormwater management, and public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The type and scale of new development would be determined through a multitiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred. Incorporate risk reduction and adaptation strategies in the built environment.

Staff Recommendation: Modified Approval to change of Future Land Use Map Designation from *Natural Area* to *Planned Development Area*.

Reasons for Recommendation

1. There has been a limited history of industrial use on the subject site.
2. Industrial development of the entire subject area would be detrimental to the City’s to perform necessary and important stormwater management, habitat, and storm surge protection functions.

3. The Range of Uses in the recommended *Planned Development Area* FLUM designation specifically allows commercial or industrial uses dependent on formal planning process.

Planning District 12

Reconsideration: Planning District 12, item a: (PD-12-01B)

Request Number: PD 12-01B

Applicant: Councilmember Ramsey

Council District: C

Request: *Change of Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density*

Location: All properties designated RMF-POST in Planning District 12⁵

FLUM Map:



⁵ The size of the reconsidered site only includes 6201 and 6301 Stratford Place within PD 12-01B.

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: Residential Care Facility

Purpose: To encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate infill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Staff Analysis: Due to the general nature of the original analysis for a very large area, the staff will not re-print here.

Original Staff

Recommendation: Denial of the FLUM Designation Change to Mixed Use High Density

Original CPC

Recommendation: Denial of the FLUM Designation Change to Mixed Use High Density

What does the Council Motion ask the CPC to reconsider?

Council requests CPC to consider Residential Low Density Post War for 6201 and 6301 Stratford Place. The area considered is substantially smaller than the original PD-12 01-B as it only includes two lots within this area. According to City records, these two sites include group home facilities licensed under 6321 Stratford Place.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

No concerns or issues were included in the Council's Motion. The site is directly across from single family residential homes.

Staff Recommendation:

The City Planning Commission staff recommends keeping the original City Planning Commission recommendation.

Reason for Recommendation:

1. The lot sizes and boundaries are better suited with their current FLUM classification of RMF-Post and considering the current land use of a Residential Care Facility.

Reconsideration: Motion No. M-17-412, Planning District 12, Item 01-E (PD 12-01-E)

Applicant: Councilmember Ramsey

Council District: C

Request: Change of Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density

Location: Lots designated Residential Multi-Family Post War bounded by Behrman Place, Behrman Highway, Oregon Street, Hudson Street, Maine Street, and General De Gaulle Drive, in the 5th Municipal District.

FLUM Map:



Purpose:

To encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate infill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city's housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Staff Analysis:

The goals and characteristics of the current FLUM designation for these properties are as follows:

RMF-POST Residential Multi-Family Post-War

Goal: Preserve the character and scale of existing suburban multifamily residential areas and encourage new multifamily development at nodes along potential mass transit routes or major city roadways that can support greater densities.

Range of Uses: Mixed single- and two-family units, and multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed.

Development Character: Maximum of 36 units/acre. Design guidelines and landscaping requirements required to encourage walkability and allow for proper transition to surrounding single-family and low density neighborhoods.

The original analysis was more general in nature for all the Residential Multi Family Post War areas in Aligers, so it is not provided here in its entirety.

Original Staff

Recommendation: Denial of the FLUM Designation change to MUH Mixed-Use High Density.

Original CPC

Recommendation: Denial of the FLUM Designation change to MUH Mixed-Use High Density.

Reason for Recommendation:

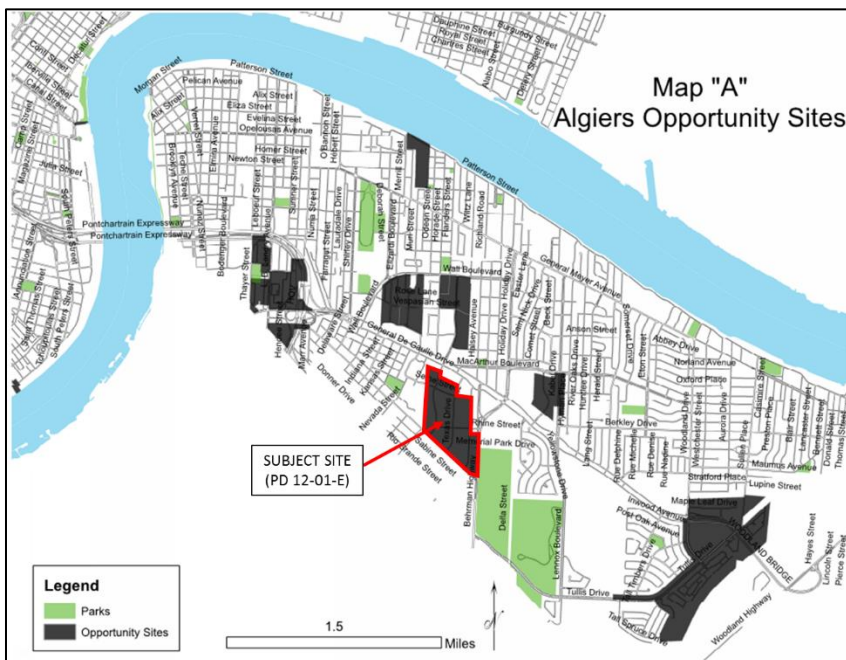
1. The multi-family district forms a logical transition from the single family district to the general commercial district and the streets form a sensible boundary for the FLUM designation. Only a portion of this area has frontage on a major street and that portion is already developed with Woldenberg Village.

What does the Council Motion ask the CPC to reconsider?

Consider modifying the Future Land Use Map from Residential Multi-Family Post War to Mixed Use Low Density for the lots designated Residential Multi-Family Post War bounded by Behrman Place, Behrman Highway, Oregon Street, Hudson Street, Maine Street, and General De Gaulle Drive, in the 5th Municipal District. (PD 12-01-E in the City Planning Staff Report)

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

No issues have been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation. However, the City has issued a Request For Proposals (RFP) for an Algiers Renaissance Plan was released on September 8, 2017. Through the RFP, the City seeks to evaluate and make recommendations of development scenarios for under-developed areas (opportunity sites) on the Westbank of New Orleans. The plan will explore the necessary zoning, partnerships, incentives and marketing to attract walkable mixed-use and town center type developments.



The subject site is included in the selected opportunity sites that will be examined by this future study. The staff believes that any changes to the FLUM designation for the subject site should be informed by the recommendations of this in-depth study that will include neighborhood participation, market analysis, transportation and mobility studies and design analysis.

Staff Recommendation: Retain the City Planning Commission’s original recommendation to keep the RMF-Post Residential Multifamily Post War designation.

Reasons for Recommendation:

1. The multi-family district forms a logical transition from the single family district to the general commercial district and the streets form a sensible boundary for the FLUM designation. Only a portion of this area has frontage on a major street and that portion is already developed with Woldenberg Village.

2. Future land use decisions of the subject site should adhere to the recommendations of the Algiers Renaissance Plan.

Reconsideration: Planning District 12, item a: (PD-12-06)

Request Number: PD 12-06

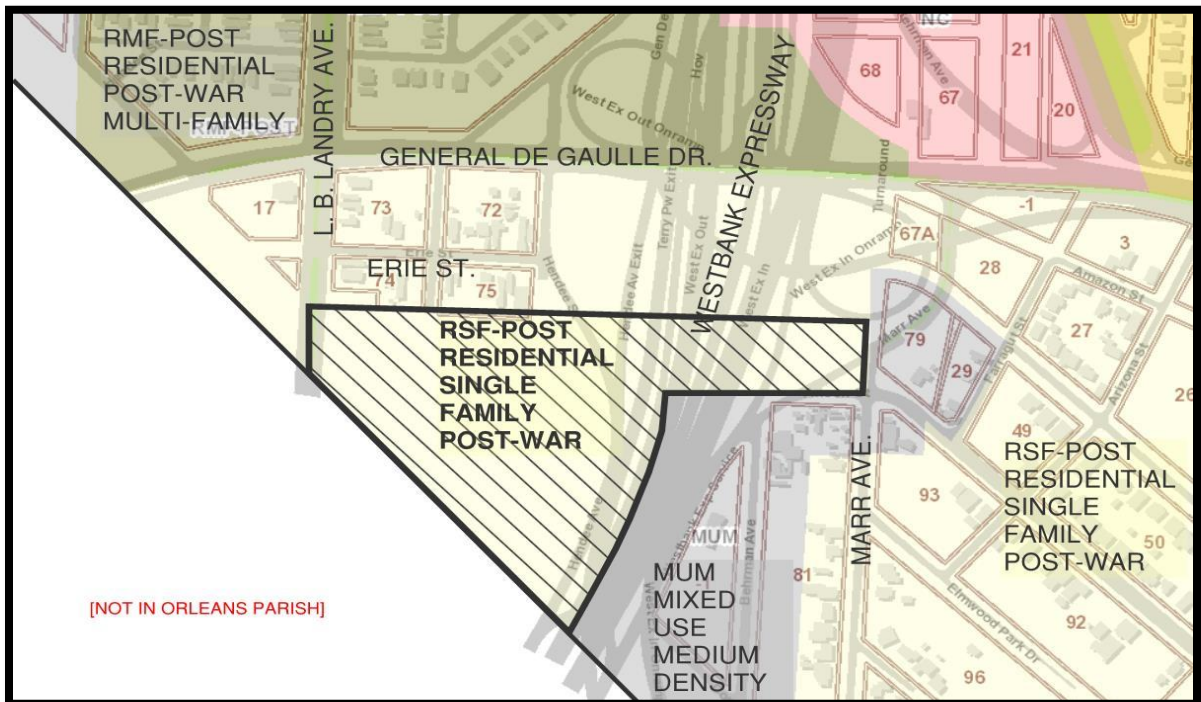
Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from RSF-POST Residential Single-Family Post-War to GC General Commercial*

Location: Hendee Incinerator Site. The site is south of squares 74 and 75 in the Fifth Municipal District, and undesignated portions of land bounded by LB Landry, JP Line, WestBank Exp, rear property lines of lots fronting on Erie street, and a continuation of said line to Marr Avenue, and Marr Avenue.

FLUM Map:



Current Zoning: S-RS Suburban Single Family Residential District

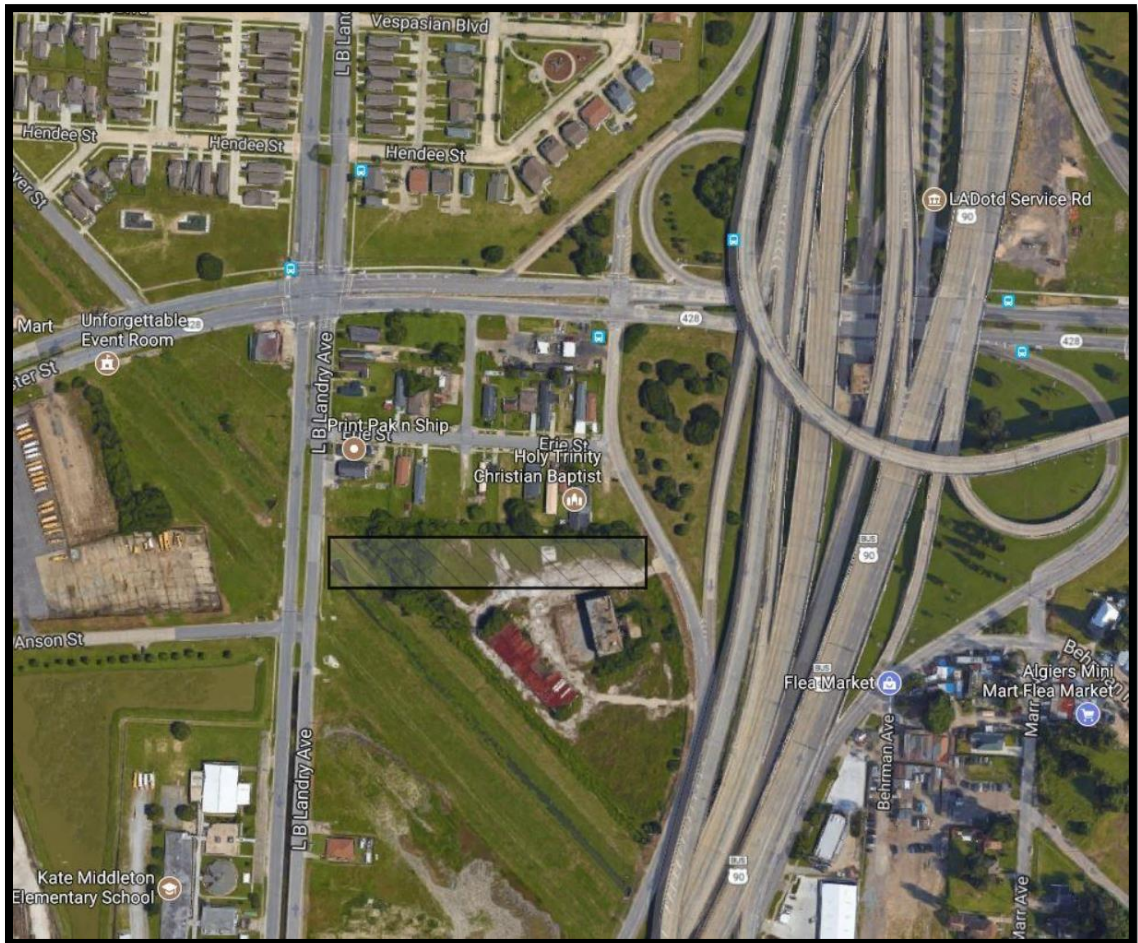
Current Land Use: Decommissioned and vacant heavy industrial use.

Purpose: Allow the sale and redevelopment of the former Hendee Incinerator site and former Algiers Transfer Station.

Staff Analysis:

Site Description & Land Use: The subject site encompasses approximately twenty (20) acres and includes the nearly five and one half (5.5) acres that is the former city-owned Hendee Incinerator Site. The Hendee Incinerator was vacant from 1974 when it was closed to comply with the Federal Clean Air Act until it was demolished in 2015, but was used as the Algiers Transfer Station until 1993. Outside of the former incinerator and waste transfer station site, the remainder of the subject site is largely vacant.

Surrounding Land Use Trends: The subject site is located on the border between Orleans Parish and Jefferson Parish. Within Orleans Parish, the site is bounded by L. B. Landry Ave., Erie St., the Marr Ave. Ext. and the Westbank Expressway. The Jefferson Parish boundary makes up the southern edge of the site. Across the Westbank Expressway to the east of the site is a large area zoned as mixed-use and developed with single- and two-family residences and several medium sized commercial outlets. The northern boundary of the site is the rear property lines of the residences that front on Erie St. Erie St. forms the southern border of a small enclave of single- and two-family residences that is bounded by Erie St., Hendee St., and General De Gaulle. This neighborhood is characterized by small streets and sidewalks on both sides of the street.



Surrounding FLUM Designations: The subject site is part of a larger FLUM designation of RSF-POST Residential Single Family Post-War that extends from General De Gaulle Dr. to the Orleans Parish line. Immediately to the west of the site is a MUM Mixed Use Medium Density area.

Impacts: The request to change the FLUM designation from RSF-POST Residential Single-Family Post-War to GC General Commercial would allow the land to be re-developed.

Original Staff

Recommendation: Approval of the FLUM Designation Change to GC General Commercial

Original CPC

Recommendation: Approval of the FLUM Designation Change to GC General Commercial

Reason for Recommendation:

1. The designation as GC General Commercial would allow the re-development of the site to bring it back into use.
2. Due to its history as an incinerator, the site is more attractive for commercial development.
3. Due to its proximity to the expressway, the site is well suited for GC General Commercial.

What does the Council Motion ask the CPC to reconsider?

Council requests CPC to consider a Natural Area as a 100-ft buffer zone between General Commercial and Residential designations of the closest lot lines of residential properties along Erie Street. The site considered for the natural area is substantially smaller than the site approved for General Commercial.

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

The concern is that there should be a buffer between the residential area long Erie Street and any future commercial development of the Hendee Site. A buffer between residential and commercial properties is more appropriately achieved through zoning standards that require buffers between residential and commercial properties.

Recommendation:

The City Planning Commission staff recommends retaining the City Planning Commission Recommendation for General Commercial.

Reason for Recommendation:

1. A buffer between residential and commercial properties is more appropriately achieved through zoning standards that require buffers between residential and commercial properties.

Reconsideration: Motion No. M-17-412, Planning District 12, item d. (PD12 – 12)

Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from TRAN Transportation to IND Industrial*

Location: All properties currently TRAN Transportation on the river side of Patterson between Adrian and Nolan Streets

FLUM Map:

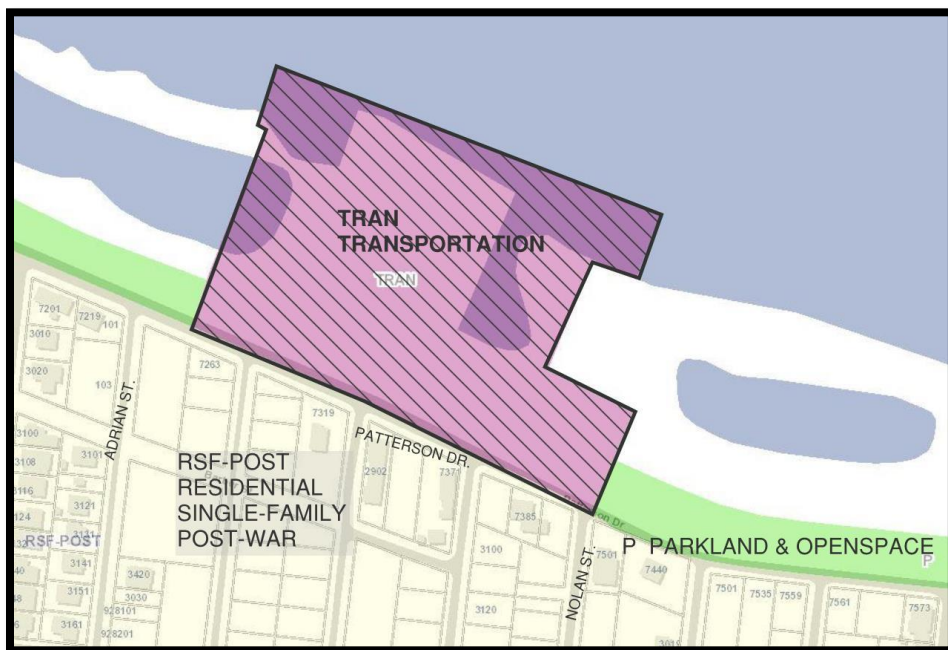


Figure 1

Current Zoning: MI Maritime Industrial

Current Land Use: Algiers to Chalmette Ferry Terminal

Purpose:

City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

Staff Analysis:

Site Description & Land Use: Site is located on the west bank of New Orleans, along the Mississippi River in Lower Algiers. It is approximately eight and one half (8.5) acres of city- and state-owned area, which includes both dry land and intermittently-exposed land. It is currently used as the Lower Algiers/Chalmette Ferry Terminal.

Surrounding Land Use Trends: On either side of the subject site, the levee area on the River side of Patterson Rd. is zoned as OS-N Neighborhood Open Space. However, just upriver on the river side of the levee there is an S-B1 Suburban Business District. On the land side of Patterson Road is a large residential area that is zoned as S-RS Suburban Single-Family Residential District.

Surrounding FLUM Designations: On either side of the subject site, the levee area on the River side of Patterson Rd. is designated as P Parkland and Open Space. However, just upriver on the river side of the levee there is an area that is MUL Mixed-Use Low Density. On the land side of Patterson Road is a large residential area that is designated as an RSF-POST Residential Single-Family Post-War District.

Impacts: The request to change the FLUM designation IND-Industrial would allow area to remain in use as a ferry terminal.

Original Staff

Recommendation: Approval of the FLUM designation change to IND Industrial

Original CPC

Recommendation: Approval of the FLUM designation change to IND Industrial

Original Reason for Recommendation:

1. City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

What Does the Council Motion Ask the CPC to Reconsider?

M-17-412 Listed: Planning District 12, d) Consider modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to Mixed Use Low Density for all properties currently mapped Transportation on the river side of Patterson between Adrian and Nolan Streets (PD 12-09 in ordinance Attachment A (See Figure 1))

Have Any Issues Been Raised Relative to the Potential Impacts of the CPC's Original Recommendation that may Change or Modify the Analysis and Recommendation?

Potential impacts and concerns about the recommended FLUM designation change to IND Industrial include potential future proposals for more intensive industrial usage that could adversely impact the residential community behind the levee. However, the reconsidered MUL Mixed-Use Low Density FLUM designation has its own potential concerns of incompatible residential usages on the riverside of the levee. The FLUM designation change to IND Industrial would be consistent with the use of a ferry terminal and the current MI Maritime Industrial zoning.

Staff Recommendation: Retain the City Planning Commission of the FLUM designation change to IND Industrial

Reason for Recommendation:

1. The change to the FLUM designation IND-Industrial is appropriate because the site is used as a ferry terminal.
2. The current Maritime-Industrial Zoning District is consistent with the FLUM designation of IND-Industrial.
3. There is no justification to change to the FLUM designation to Mixed-Use Low Density since that would allow various residential uses on the riverside of the levee.

Reconsideration: Motion No. M-17-412, Planning District 12, item e. (PD 12 – 13)

Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from TRAN Transportation to IND Industrial*

Location: All properties currently designated TRAN Transportation bounded by the Mississippi River, Morgan, Seguin, Delaronde Streets

FLUM Map:

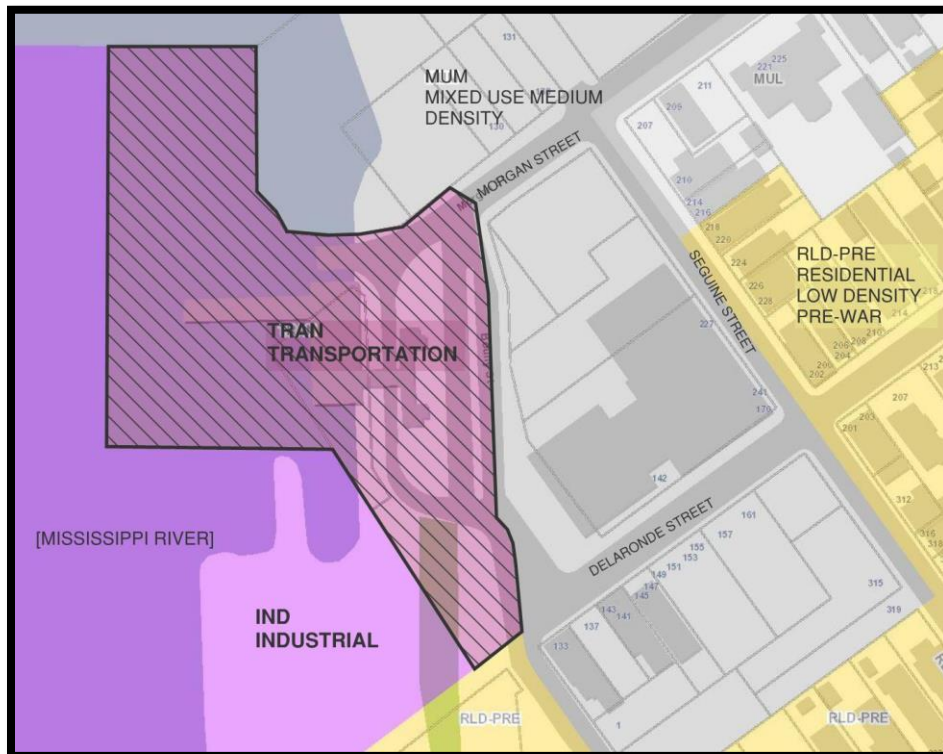


Figure 1

Current Zoning: MI Maritime Industrial

Current Land Use: Algiers Point to Canal Street Ferry Terminal

Purpose: City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text

amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

Staff Analysis:

Site Description & Land Use: Site is located on the west bank of New Orleans, along the Mississippi River near Algiers Point. It is approximately three (3) acres of city- and state-owned area, which includes both dry land and intermittently-exposed land. It is currently used as the Algiers Ferry Terminal.

Surrounding Land Use Trends: The subject site as well as portions of the levee and batture on the west bank but to the south of the site is zoned as an MI-Maritime Industrial District and used for various shipping-related activities. Immediately to the north and east of the subject site is an MU-1 Medium Intensity Mixed-Use District that is comprised of small commercial enterprises and single- and two-family residences. There is an HU-RD2 Historic Urban Two-Family Residential District located on the southeast side of the site, which is also comprised of single- and two-family residences.

Surrounding FLUM Designations: The subject site is bounded on the north and east by an MUM Mixed Use Medium Density area. To the southeast is an RLD-PRE Residential Low Density Pre-War area, and to the west and south is large IND Industrial area.

Impacts: The request to change the FLUM designation IND-Industrial would allow area to remain in use as a ferry terminal.

Original Staff

Recommendation: Approval of the FLUM designation change to IND Industrial

Original CPC

Recommendation: Approval of the FLUM designation change to IND Industrial

Original Reason for Recommendation:

1. City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

What Does the Council Motion Ask the CPC to Reconsider?

Consider modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to Mixed Use Low Density for all properties currently designated

Transportation bounded by the Mississippi River, Morgan, Seguin, Delaronde Streets. (PD 12-10 in ordinance Attachment A)

Have Any Issues Been Raised Relative to the Potential Impacts of the CPC's Original Recommendation that may Change or Modify the Analysis and Recommendation?

Concerns about the recommended FLUM designation change to IND Industrial include the potential for more intensive industrial usage that could adversely impact the historic Algiers Point community behind the levee. However, the reconsidered MUL Mixed-Use Low Density FLUM designation has its own potential concerns of incompatible residential uses on the riverside of the levee. The FLUM designation change to IND Industrial would be consistent with its use as a ferry terminal, its Maritime Industrial zoning, and it would be contextually related to the prominent industrial usage just south of the subject site.

Staff Recommendation: Retain the City Planning Commission's recommendation of the FLUM designation change to IND Industrial

Reason for Recommendation:

1. The change to the FLUM designation IND-Industrial is appropriate because the site is used as a ferry terminal.
2. The current Maritime-Industrial Zoning District is consistent with the FLUM designation of IND-Industrial.
3. There is no justification to change to the FLUM designation to Mixed-Use Low Density since that would allow various residential uses on the riverside of the levee.

Reconsideration: Motion No. M-17-412, Planning District 12, Item f. (PD 12-11)

Applicant: Board of Commissioners of the Port of New Orleans

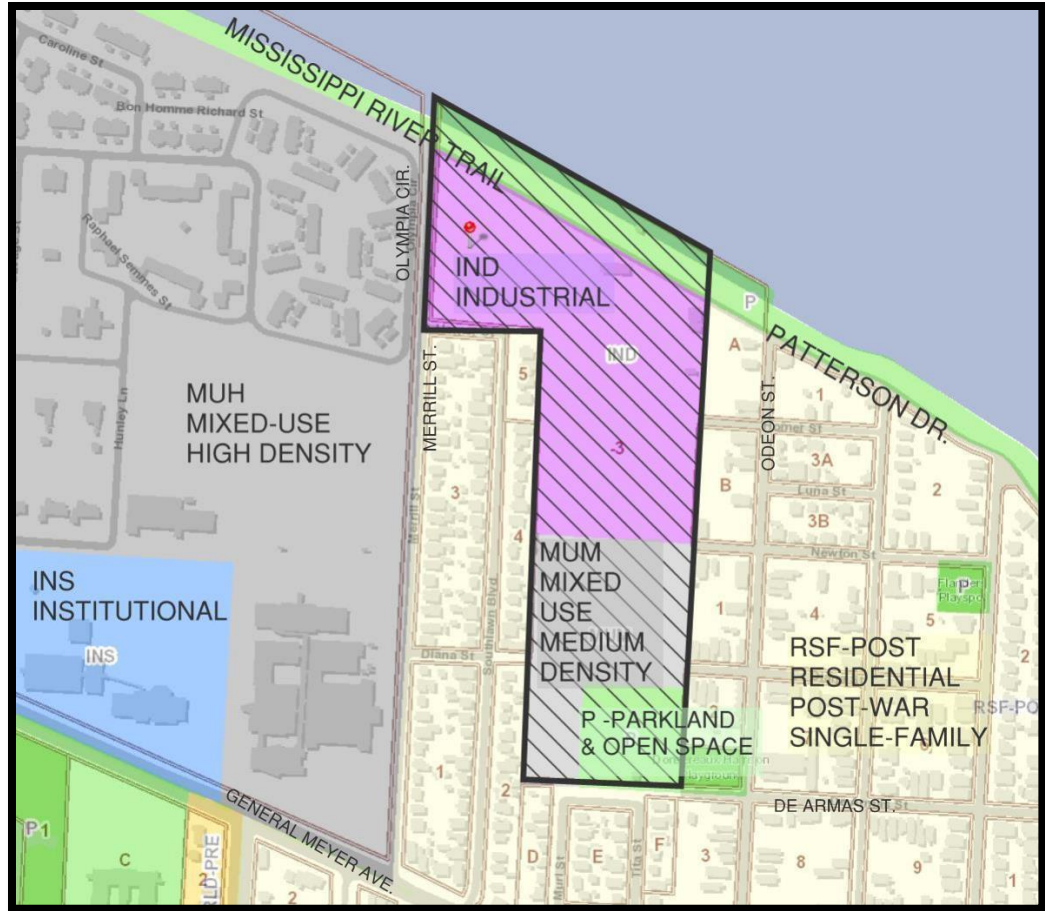
Council District: C

Request: Change of Future Land Use Map Designation from P Parkland and Open Space, IND Industrial, and MUM Mixed Use Medium Density to IND Industrial

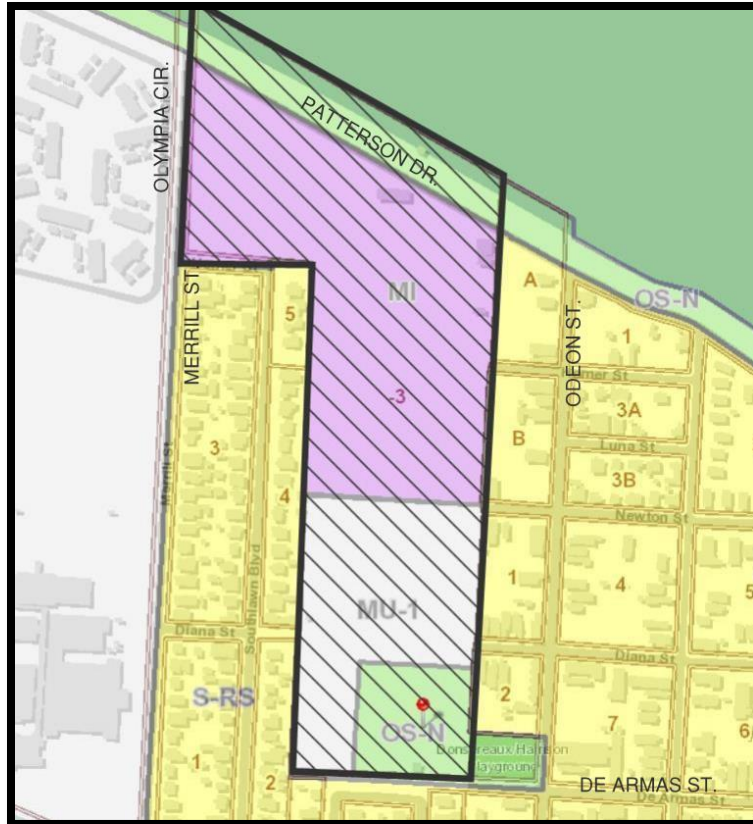
Location: Lots 1 - 12, Plantation Property

FLUM Map:





Current Zoning: MI Maritime Industrial District, MU-1 Medium Intensity Mixed-Use District, and OS-N Neighborhood Open Space



Current Land Use: The batture, which is the portion of the property that touches the Mississippi River, is currently Buck Kreihs Marine Repair facility. South of the batture is the levee, which is also used as the Mississippi River Trail. South of the levee and across Patterson Dr., the site is vacant and improved only with flat concrete work remaining from former industrial developments. The southernmost portion of the site is leased to the City of New Orleans as park land.

Purpose: Development of entire parcel, approximately 25 acres, for industrial use.

Staff Analysis:

Site Description & Land Use: The site is comprised of three separate lots that together total approximately twenty five (25) acres in size. Historically, this site was zoned as HI Heavy Industrial. It was developed as the Todd Shipyard and operated by the Port of New Orleans as a maritime use.

On the river side of Patterson Dr., the portion of the site on the batture from Merrill St. to just to the west of Odeon St. is currently used as a marine repair facility. On the inland side of the batture, the Mississippi River Trail on the levee runs through that length of the site. On the inland side of Patterson Dr. the site is vacant and improved only with flat concrete

work remaining from former warehouses and internal, private roads. The southernmost portion of the site is leased to the City of New Orleans as park land.

Surrounding Land Use Trends: The subject site is considered to be part of the Federal City neighborhood, which is characterized by the presence of the Marine Corps Support Facility, US Coast Guard, New Orleans Military and Maritime Academy, and the Algiers Naval Station. On the river side of Patterson Dr., the batture is dominated by shipping related uses such as docks and piers. Mississippi River Trail runs on the top of the levee on the west bank.

On the inland side of Patterson Dr., the site is surrounded by single and two family residences on lots that vary in width but which appear to be, on average, approximately forty five feet (45') wide. The neighborhoods tend to have sidewalks on both sides of the street with off-street parking available. The houses tend to have setbacks in the ten ft. (10') to fifteen ft. (15') range. There are pockets of small neighborhood businesses located on Patterson Dr. The Naval Academy and other larger institutions are located just to the west of the site.

Surrounding FLUM Designations: The Port of New Orleans' parcel has three different FLUM designations – P Parkland and Open Space, IND Industrial, and MUM Mixed Use Medium Density. While the site is surrounded on three sides by RSF-POST Residential Single Family Post-War, the area to the west that makes up the majority of the large institutional uses such as the Naval Facility are designated as MUH Mixed Use High Density. Inside of the MUH Mixed Use High Density area is a square that is designated as INS Institutional.

Impacts: The FLUM designation for this property was changed to its current designations during a Master Plan update. With the adoption of the new CZO in August 2015, the zoning was amended to be consistent with the Master Plan. Although the entire site was formerly used as heavy industrial, those uses are no longer in operation.

Currently, the front half of the inland portion of the site, from Patterson Dr. to the Newton St. Extension, is both designated in the FLUM as IND Industrial and zoned as an MI Maritime Industrial District. Given the location and proposed uses, the staff believes that an *Industrial* designation for that portion would be sufficient to provide for support uses for the industrial and ship repair uses along the river.

Due to the proximity to residential areas and the distance from the river, staff believes that the remaining inland portion of the site, from the Newton St. Extension to De Armas St., would be less appropriate for heavy industrial or maritime use. The current *Mixed Use Medium Density* FLUM designation provides flexibility for future uses on the site by allowing "limited light industrial uses," while still calling for design that ensures proper transitions to surrounding lower-density neighborhoods.

The southernmost portion of the site is currently designated as P Parkland and Open Space and zoned as OS-N Neighborhood Open Space. It is under a lease with the City of New

Orleans until 2025 and is used as a playground. Staff agrees that this portion of the site should remain designated as P Parkland and Open Space.

Finally, the staff recommends that the top strip of the levee should remain designated *Parkland and Open Space* on the Future Land Use Map.

Original Staff

Recommendation: Denial of the FLUM designation change to IND Industrial.

Original CPC

Recommendation: Denial of the FLUM designation change to IND Industrial.

Reason for Recommendation:

1. Due to the proximity to residential areas and the distance from the river, staff believes that the remaining inland portion of the site, from the Newton St. Extension to De Armas St., would be less appropriate for heavy industrial or maritime use. The current *Mixed Use Medium Density* FLUM designation provides flexibility for future uses on the site by allowing “limited light industrial uses,” while still calling for design that ensures proper transitions to surrounding lower-density neighborhoods.

What does the Council Motion ask the CPC to reconsider?

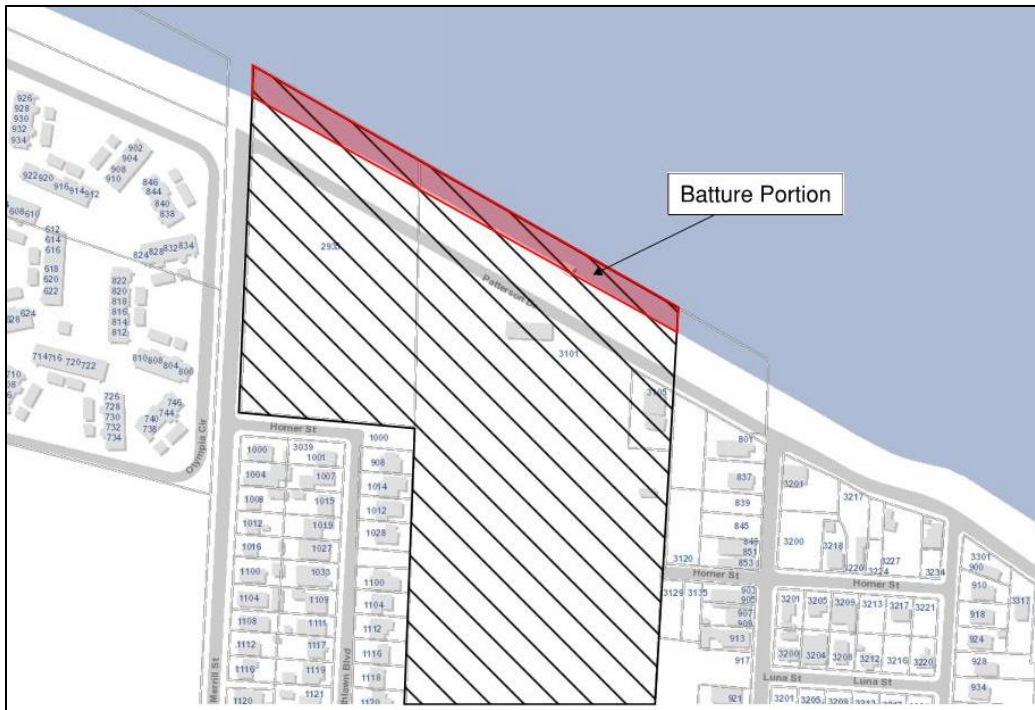
Consider modifying the Future Land Use Map from Parkland and Open Space, Industrial, and Mixed Use Medium Density to Industrial on Lots 1-12, Plantation Property, I the Fifth Municipal District, or, alternatively, consider modifying the Future Land Use Map from parkland and Open Space to Industrial for only the portion of the site along the batture. The subject site is bounded by the Mississippi River, Odeon Street, Homer Street, Merrill Street, and DeArmas Street (also known as the Port of New Orleans’ “Todd Shipyard” property) (Request Number PD 12-11 in the City Planning Staff Report).

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

The staff met with the applicant (representatives from the Port of New Orleans) on September 6, 2017, which was followed up by a memo from the Port of New Orleans on September 7, 2017. Additionally, Port representatives spoke in favor of the reconsideration at the City Planning Commission meeting on September 12, 2017. During these three instances the applicant expressed the desire to make the Batture portion of the property consistent with its longtime use with a future zoning change to MI Maritime Industrial. In order to do this the site will require an Industrial FLUM designation. The applicant stressed that the historical and current uses of this site are maritime industrial and will continue to be so. The staff agrees that the batture portion of the property warrants an Industrial FLUM designation.

The applicant also addressed the southeast portion of the property with a Parkland and Open Space FLUM designation. The site is not owned by the City, but is leased by the City until 2025, and is currently utilized as park space. The applicant requested that the site be re-designated as Mixed-Use Medium Density to match the Port owned property directly to the north and since the Parkland and Open Space designation is not appropriate for the site because the land is not owned by the City. The applicant mentioned that a FLUM change to Mixed-Use Medium Density would give the site more flexibility as redevelopment is reconsidered while still allowing the site to remain park space.

Staff Recommendation: Modified Approval of the FLUM Designation Change for the portion of the property designated Parkland and Open Space to Mixed-Use Medium Density; Approval of the FLUM Designation Change for the batture portion of the site from Parkland and Open Space to Industrial.



Reasons for Recommendation:

1. The batture portion of the site is currently operating as Buck Kreihs Marine Repair facility and has 100 years of history of maritime industrial use. The maritime industrial uses along the batture have historical connections to the portion of Port property across the levy that has historically functioned as industrial warehouses supporting the maritime industrial uses along the river.

2. There currently exists approximately 5.3 miles of uninterrupted Parkland and Open Space FLUM designations along the levy between Adrian Lane in Old Aurora and the RTA ferry terminal in Algiers Point, much of which is developed as a public walking and bike trail. If this FLUM designation were to change to industrial, it would represent the only break in Parkland and Open Space throughout these 5.3 miles.
3. Due to the proximity to residential areas and the distance from the river, staff believes that the remaining inland portion of the site, from the Newton St. Extension to De Armas St., would be less appropriate for heavy industrial or maritime use. The current Mixed Use Medium Density FLUM designation provides flexibility for future uses on the site by allowing “limited light industrial uses,” while still calling for design that ensures proper transitions to surrounding lower-density neighborhoods.
4. The southernmost portion of the site is currently designated as Parkland and Open Space and zoned as OS-N Neighborhood Open Space. It is leased to the City of New Orleans until 2025 and is used as a playground. Staff believes that the Parkland and Open Space FLUM designation is inappropriate since the City does not own the property and that changing the FLUM to Mixed-Use Medium Density would allow the site greater possibilities regarding future redevelopment while allowing the site remain park space contemporaneously.

Reconsideration: William’s Amendment: (Items a through z, aa through ee)

Request: Request by Councilmember At Large – Williams, for the Change of Multiple Future Land Use Map Designations from Mixed Use Low Density to Mixed Use Medium Density (Many of these properties are located within the Irish Channel, Lower Garden District, Esplanade Ridge, Uptown, Mid-City, Parkview, and Carrollton neighborhoods).

Location: The request includes properties designated MUL in multiple locations throughout the City (please see map).

FLUM Map: See attached map

Current Zoning: Multiple Historic Urban Neighborhoods Residential and Non-Residential Districts are included in the proposal, including:

- HU-RD1 Two-Family Residential District
- HU-RD2 Two-Family Residential District
- HU-RM1 Multi-Family Residential District
- HU-B1A Neighborhood Business District
- HU-B1 Neighborhood Business District
- HU-MU Neighborhood Mixed-Use District

Current Land Use: Mixed Use: commercial, industrial, institutional, vacant, and residential

Purpose:

Councilmember Williams submitted the request on behalf of HousingNOLA stating that the change of the FLUM designations “will help alleviate the affordable housing crisis our city is facing.” HousingNOLA has proposed the FLUM change from MUL Mixed Use Low Density to MUM Mixed Use Medium Density for properties located in the following areas:

- Areas currently designated MUL that are within 500 feet of high-frequency transit corridors.
- Contiguous areas currently designated as MUL that are partially within a 500-foot distance from high-frequency transit corridors, but may be partially outside this 500-foot distance.
- Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas:”
- Located within a 30-minute transit/walk commute of major job centers,
- Currently underutilized or underdeveloped, without a previously existing consistent residential character,
- Within high-opportunity neighborhoods.

Staff Analysis:

The MUM designation supports a number of mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

Site Description & Land Use: The subject areas include parcels located in the Historic Urban Residential and Non-Residential Neighborhoods Zoning Districts. The proposed areas comprise several large sites that occupy all or a portion of the blocks along Broad Street between Banks and O'Reilly Streets, Canal Street between Galvez and Hennessey Streets, Oak Street between S. Carrollton and Monticello Avenues, Magazine Street between Henry Clay and Washington Avenues and between Philip and Race Streets, and two areas in Central City bounded by the Pontchartrain Expressway, St. Thomas, Melpomene, St. Charles Avenue and also the area bounded by St. Charles Avenue, Felicity and Baronne Streets, Martin Luther King Boulevard, Carondelet Street and the Pontchartrain Expressway. In addition to the large subject areas described above, there are several smaller sites comprising frontages along several linear streets, block faces, and squares in the Mid-City, Uptown, Central City, Gentilly, St. Roch, 7th Ward, and Bywater neighborhoods that are located on smaller parcels. Most of these sites are commercial and residential mixed-use areas. Many commercial uses occupy former residential structures and include service-oriented businesses (retail stores, offices, banks, and standard and specialty restaurants). Residential uses include single-, two-, and multi-family development. There are also several instances of more intense uses including industrial (gas stations, auto-repair facilities, warehouses, etc.), and institutional uses (churches, schools, medical facilities). There are also instances of vacant properties.

Surrounding Land Use Trends: The proposed FLUM change areas are intended to address parcels located in and around job centers and along transit routes. The surrounding land uses of these sites include neighborhoods comprised of residential development as well as some of the City's more intense commercial areas. The areas surrounding Almonaster and Carrollton Avenues, Broad, Canal, Magazine, Oak, and Maple Streets are predominantly residential and commercial mixed-use. The areas surrounding the proposed parcels in Central City and the Lower Garden District also include residential and commercial mixed uses as well as some industrial and institutional uses along Jackson Avenue and the Pontchartrain Expressway. There are also instances of mid-size multi-family in these areas as well. Along the smaller corridors and within the interiors of the neighborhoods there is mostly lower density residential with some other lower-scale land uses interspersed throughout.

Surrounding FLUM Designations: The subject properties are all within MUL Mixed Use Low Density FLUM designations that occupy the subject portions of the Almonaster, St. Charles, Jackson, and Carrollton Avenue, as well as the Canal, Broad, Oak, Maple, Street corridors as well as in the lakeside direction of Canal Street and the northerly direction of Broad Street. There are MUM Mixed Use Medium Density FLUM designations in the CBD direction of Canal Street and the southerly

direction of Broad Street. The subject request would extend these districts. Directly adjacent to the subject area towards the interior of the neighborhood are RLD-PRE Residential Low Density Pre-War. Other FLUM designations in the vicinity include NC Neighborhood Commercial, MUHLS Mixed Use Health/Life-Sciences, P Parkland and Open Space, MUH Mixed Use High Density, INS Institutional, and TRAN Transportation.

Impacts: The request would change petitioned properties currently located in an MUL Mixed-Use Low Density designation to the MUM Mixed-Use Medium Density designation. These proposed properties are mostly located along major corridors throughout the City, while several of the smaller or cluster sites occupy only blocks and squares, or portions of the block or squares. The staff found many properties where the FLUM change is appropriate given that these areas are situated along major streets, high frequency transit lines, and in several instances positioned at intersections where transit lines intersect in the City. These areas are well suited for higher density development and several of the areas are also adjacent to existing higher density areas. The staff considered the impacts the change to MUM would have on the adjacent sites and whether the change would accommodate the more intense use in the MUM corresponding zoning categories. To that end, the staff considered the impacts the MUM designation would have on each of the requested parcels using the following guideline and considerations:

- Sites need to have enough area to accommodate MUM capacity. Lots that do not provide enough lot area to accommodate higher density development were not included in the staff's recommendation.
- Sites occupying entire squares or large corners are considered to be ideal locations for increased density while smaller lots in between these sites should remain low density.
- The staff was cognizant in its determinations that the allowance of increased density may encourage demolition requests and therefore did not recommend sites that would need more area to accommodate denser development.
- The staff considered areas with low density zoning classifications and the possibility of creating situations where the FLUM change would create large swaths of inconsistencies with the zoning.
- The proposed MUM designation description requires appropriate transitions to lower-density residential areas in order to mitigate the impacts on the residential area directly adjacent to the subject area. Thus, the adjacency to low-density neighborhoods was considered.
- Increased density is appropriate for areas around the Lafitte Greenway and along Carrollton Avenue, Broad and Canal Streets as these areas are near amenities, schools, services, and transit lines.

- Interior sites located on the proposed sections of Iberville Street and Bienville Avenue between Jefferson Davis Parkway and David Street are typically smaller lower density sites. The historic land use pattern of these streets should be maintained.
- MUL should be maintained for sites located within a neighborhood and not on a main corridor.
- The eastern portion of Canal Street between David Street and S. Hennessey Street is mostly occupied by former residential structures that have been adaptively repurposed for offices and other low density uses and should maintain the low density character.
- The area along St. Louis Street between Carrollton Avenue and N. Bernadotte Street does not have a main street or the infrastructure to accommodate denser development.
- The sites near Tulane Avenue between S. White S. Scott Streets are typically too small to accommodate increased density as these are considered tiered-down from the more intense uses along Tulane Avenue.
- The Magazine Street corridor was previously considered for higher density in earlier Master Plan discussions. It was considered more appropriate at the mixed use low density level.

Original Staff

Recommendation: Modified Approval of the FLUM designation change to Mixed-Use Medium Density as shown in the attached map.

Original CPC

Recommendation: Modified Approval of the FLUM designation change to Mixed-Use Medium Density as shown in the attached map.

Reasons for Recommendation:

1. The recommendation allows for increased density along major corridors and on sites with appropriate lot area to accommodate uses provided in the MUM Mixed Use Medium Density FLUM designation.
2. Sites that do not provide enough lot area for increased density were recommended to maintain the low density designation.
3. The MUM designation supports a number of mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

What does the Council Motion ask the CPC to reconsider?

The Council Motion asks the CPC to reconsider sites originally recommended to change from the Mixed-Use Low Density designation to the Mixed-Use Medium Density designation. The properties under reconsideration are a small portion of the properties originally considered by the CPC. The properties under reconsideration are clustered into three groups. Group 1 are letters *a-i* in the Williams Amendment Reconsideration (mostly clustered on Carrollton Avenue near Oak Street). Group 2 are letters *j-l* in the Williams Amendment Reconsideration (near City Park Avenue) and Group 3 are letters *m-ee* in the Williams Amendment Reconsideration (Canal Street between Carrollton Avenue and N. Lopez Street with the addition of few specific properties near this cluster).

Have any issues been raised relative to the potential impacts of the CPC’s original recommendation that may change or modify the analysis and recommendation?

Residents have voiced concern the Mixed Use Medium Density designation may promote demolition of historic buildings to create larger, taller buildings that won’t fit in with the historic fabric of the neighborhood. Another concern is that increased density that allows for both residential and commercial uses could increase property values and taxes in the surrounding neighborhood with the potential of displacing families. Residents have stated they’re concerned about increased traffic and flooding that could accompany increased density. Lastly, residents stated they’re worried increased density would lead to rampant commercial development rather than affordable housing.

The majority of the lot sizes in the reconsidered areas are too small to accommodate the higher density designation without demolition and resubdivision. Many of the reconsidered properties contain only 6,000-7,000 square feet of area. Although the reconsidered properties are along high frequency transit lines and major corridors, the existing scale and current use of the buildings does not support a higher density designation and should be reconsidered to retain their Mixed-Use Low Density designation.

Staff notes that most of the properties fronting Canal Street riverside of Jefferson Davis Parkway have already been approved for the Mixed Use Medium Density Designation. Jefferson Davis Parkway is a natural demarcation line between the two density designations and therefore the properties corresponding to the letters *v, w, x, y* in the William Amendment Reconsideration should retain staff’s original recommendation of Mixed Use Medium Density.

Recommendation: Staff recommends approval for City Council’s reconsideration in Groups 1 and 2 to retain the current Mixed Use Low Density designation and modified approval for the reconsidered properties in Group 3 to retain the current Mixed Use Low Density designation for all properties on the north side of Jefferson Davis Parkway. The staff recommends keeping the original CPC recommendation of Mixed Use Medium Density for the parts of Group 3

Reasons for Recommendation:

1. Staff re-evaluated the reconsidered properties during a site visit and found properties in Groups 1, 2 and 3 were largely single and two story buildings. Most are already occupied and the majority are historic buildings. Under the current Mixed Use Low Density designation, sites may still have room for growth and multi-family residential is allowed.
2. The buildings in Groups 1, 2 and 3 are residences, small restaurants, schools, gas stations, banks, or former residences that have been adaptively repurposed for offices and other low density uses. Nearly all the buildings are occupied with the exception of just a few vacant buildings and parking lots. Some of these vacant buildings would be better as an adaptive reuse rather than a demolition and new build. An adaptive reuse wouldn't need a different density designation.
3. Staff notes that there are a few buildings in the reconsidered areas that might be appropriate for higher density in Groups 1 and 3. However, the surrounding structures and overall area would not be appropriate for the same designation.
4. Staff recommends modified approval from Group 3 because most of the properties fronting Canal Street riverside of Jefferson Davis have already been approved for the Mixed Use Medium Density Designation. Jefferson Davis Parkway is a natural demarcation line between the two density designations and therefore the properties corresponding to the letters v, w, x, y in the William Amendment Reconsideration should retain staff's original recommendation of Mixed Use Medium Density.

Reconsideration: Williams Amendment/Council at Large (Items a through z, aa through ee)

Request: Request by Councilmember At Large – Williams, for the Change of Multiple Future Land Use Map Designations from Mixed Use Low Density to Mixed Use Medium Density (Many of these properties are located within the Irish Channel, Lower Garden District, Esplanade Ridge, Uptown, Mid-City, Parkview, and Carrollton neighborhoods).

Location: The request includes properties designated MUL in multiple locations throughout the City (please see map).

Current Zoning: Multiple Historic Urban Neighborhoods Residential and Non-Residential Districts are included in the proposal, including:

- HU-RD1 Two-Family Residential District
- HU-RD2 Two-Family Residential District
- HU-RM1 Multi-Family Residential District
- HU-B1A Neighborhood Business District
- HU-B1 Neighborhood Business District
- HU-MU Neighborhood Mixed-Use District

Current Land Use: Mixed Use: commercial, industrial, institutional, vacant, and residential

Purpose: Councilmember Williams submitted the request on behalf of HousingNOLA stating that the change of the FLUM designations “will help alleviate the affordable housing crisis our city is facing.” HousingNOLA has proposed the FLUM change from MUL Mixed Use Low Density to MUM Mixed Use Medium Density for properties located in the following areas:

- Areas currently designated MUL that are within 500 feet of high-frequency transit corridors.
- Contiguous areas currently designated as MUL that are partially within a 500-foot distance from high-frequency transit corridors, but may be partially outside this 500-foot distance.
- Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas:”
 - Located within a 30-minute transit/walk commute of major job centers,
 - Currently underutilized or underdeveloped, without a previously existing consistent residential character,
 - Within high-opportunity neighborhoods.

Staff Analysis: *Site Description & Land Use:* The subject areas include parcels located in the Historic Urban Residential and Non-Residential Neighborhoods Zoning Districts. The proposed areas comprise several large sites that occupy all or a portion of the blocks along Broad Street between Banks and O’Reilly Streets, Canal Street between Galvez and Hennessey Streets, Oak Street between S. Carrollton and Monticello Avenues, Magazine Street between

Henry Clay and Washington Avenues and between Philip and Race Streets, and two areas in Central City bounded by the Pontchartrain Expressway, St. Thomas, Melpomene, St. Charles Avenue and also the area bounded by St. Charles Avenue, Felicity and Baronne Streets, Martin Luther King Boulevard, Carondelet Street and the Pontchartrain Expressway. In addition to the large subject areas described above, there are several smaller sites comprising frontages along several linear streets, block faces, and squares in the Mid-City, Uptown, Central City, Gentilly, St. Roch, 7th Ward, and Bywater neighborhoods that are located on smaller parcels.

Most of these sites are commercial and residential mixed-use areas. Many commercial uses occupy former residential structures and include service-oriented businesses (retail stores, offices, banks, and standard and specialty restaurants). Residential uses include single-, two-, and multi-family development. There are also several instances of more intense uses including industrial (gas stations, auto-repair facilities, warehouses, etc.), and institutional uses (churches, schools, medical facilities). There are also instances of vacant properties.

Surrounding Land Use Trends: The proposed FLUM change areas are intended to address parcels located in and around job centers and along transit routes. The surrounding land uses of these sites include neighborhoods comprised of residential development as well as some of the City's more intense commercial areas. The areas surrounding Almonaster and Carrollton Avenues, Broad, Canal, Magazine, Oak, and Maple Streets are predominantly residential and commercial mixed-use. The areas surrounding the proposed parcels in Central City and the Lower Garden District also include residential and commercial mixed uses as well as some industrial and institutional uses along Jackson Avenue and the Pontchartrain Expressway. There are also instances of mid-size multi-family in these areas as well. Along the smaller corridors and within the interiors of the neighborhoods there is mostly lower density residential with some other lower-scale land uses interspersed throughout.

Surrounding FLUM Designations: The subject properties are all within MUL Mixed Use Low Density FLUM designations that occupy the subject portions of the Almonaster, St. Charles, Jackson, and Carrollton Avenue, as well as the Canal, Broad, Oak, Maple, Street corridors as well as in the lakeside direction of Canal Street and the northerly direction of Broad Street. There are MUM Mixed Use Medium Density FLUM designations in the CBD direction of Canal Street and the southerly direction of Broad Street. The subject request would extend these districts. Directly adjacent to the subject area towards the interior of the neighborhood are RLD-PRE Residential Low Density Pre-War. Other FLUM designations in the vicinity include NC Neighborhood Commercial, MUHLS Mixed Use Health/Life-Sciences, P Parkland and Open Space, MUH Mixed Use High Density, INS Institutional, and TRAN Transportation.

Impacts: The request would change petitioned properties currently located in an MUL Mixed-Use Low Density designation to the MUM Mixed-Use Medium Density designation. These proposed properties are mostly located along major corridors throughout the City, while several of the smaller or cluster sites occupy only blocks and squares, or portions of the block or squares. The staff found many properties where the FLUM change is appropriate given that these areas are situated along major streets, high frequency transit lines, and in several instances positioned at intersections where transit lines intersect in the City. These areas are well suited for higher density development and several of the areas are also adjacent to existing higher density areas. The staff considered the impacts the change to MUM would have on the adjacent sites and whether the change would accommodate the more intense use in the MUM corresponding zoning categories. To that end, the staff considered the impacts the MUM designation would have on each of the requested parcels using the following guideline and considerations:

- Sites need to have enough area to accommodate MUM capacity. Lots that do not provide enough lot area to accommodate higher density development were not included in the staff's recommendation.
- Sites occupying entire squares or large corners are considered to be ideal locations for increased density while smaller lots in between these sites should remain low density.
- The staff was cognizant in its determinations that the allowance of increased density may encourage demolition requests and therefore did not recommend sites that would need more area to accommodate denser development.
- The staff considered areas with low density zoning classifications and the possibility of creating situations where the FLUM change would create large swaths of inconsistencies with the zoning.
- The proposed MUM designation description requires appropriate transitions to lower-density residential areas in order to mitigate the impacts on the residential area directly adjacent to the subject area. Thus, the adjacency to low-density neighborhoods was considered.
- Increased density is appropriate for areas around the Lafitte Greenway and along Carrollton Avenue, Broad and Canal Streets as these areas are near amenities, schools, services, and transit lines.

- Interior sites located on the proposed sections of Iberville Street and Bienville Avenue between Jefferson Davis Parkway and David Street are typically smaller lower density sites. The historic land use pattern of these streets should be maintained.
- MUL should be maintained for sites located within a neighborhood and not on a main corridor.
- The eastern portion of Canal Street between David Street and S. Hennessey Street is mostly occupied by former residential structures that have been adaptively repurposed for offices and other low density uses and should maintain the low density character.
- The area along St. Louis Street between Carrollton Avenue and N. Bernadotte Street does not have a main street or the infrastructure to accommodate denser development.
- The sites near Tulane Avenue between S. White S. Scott Streets are typically too small to accommodate increased density as these are considered tiered-down from the more intense uses along Tulane Avenue.
- The Magazine Street corridor was previously considered for higher density in earlier Master Plan discussions. It was considered more appropriate at the mixed use low density level.

Original Staff

Recommendation: Modified Approval of the FLUM designation change to Mixed-Use Medium Density as shown on map.

Original CPC

Recommendation: Modified Approval of the FLUM designation change to Mixed-Use Medium Density as shown on map.

Reasons for Recommendation:

1. The recommendation allows for increased density along major corridors and on sites with appropriate lot area to accommodate uses provided in the MUM Mixed Use Medium Density FLUM designation.
2. Sites that do not provide enough lot area for increased density were recommended to maintain the low density designation.
3. The MUM designation supports a number of mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

What does the Council Motion ask the CPC to reconsider?

The Council Motion asks the CPC to reconsider sites originally recommended to change from the Mixed-Use Low Density designation to the Mixed-Use Medium Density designation. The properties under reconsideration are a small portion of the properties originally considered by the CPC. The properties under reconsideration are clustered into three groups. Group 1 are letters *a-i* in the Williams Amendment Reconsideration (mostly clustered on Carrollton Avenue near Oak Street). Group 2 are letters *j-l* in the Williams Amendment Reconsideration (near City Park Avenue) and Group 3 are letters *m-ee* in the Williams Amendment Reconsideration (Canal Street between Carrollton Avenue and N. Lopez Street with the addition of few specific properties near this cluster).

Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?

Residents have voiced concern the Mixed Use Medium Density designation may promote demolition of historic buildings to create larger, taller buildings that won't fit in with the historic fabric of the neighborhood. Another concern is that increased density that allows for both residential and commercial uses could increase property values and taxes in the surrounding neighborhood with the potential of displacing families. Residents have stated they're concerned about increased traffic and flooding that could accompany increased density. Lastly, residents stated they're worried increased density would lead to rampant commercial development rather than affordable housing.

The majority of the lot sizes in the reconsidered areas are too small to accommodate the higher density designation without demolition and resubdivision. Many of the reconsidered properties contain only 6,000-7,000 square feet of area. Although the reconsidered properties are along high frequency transit lines and major corridors, the existing scale and current use of the buildings does not support a higher density designation and should be reconsidered to retain their Mixed-Use Low Density designation.

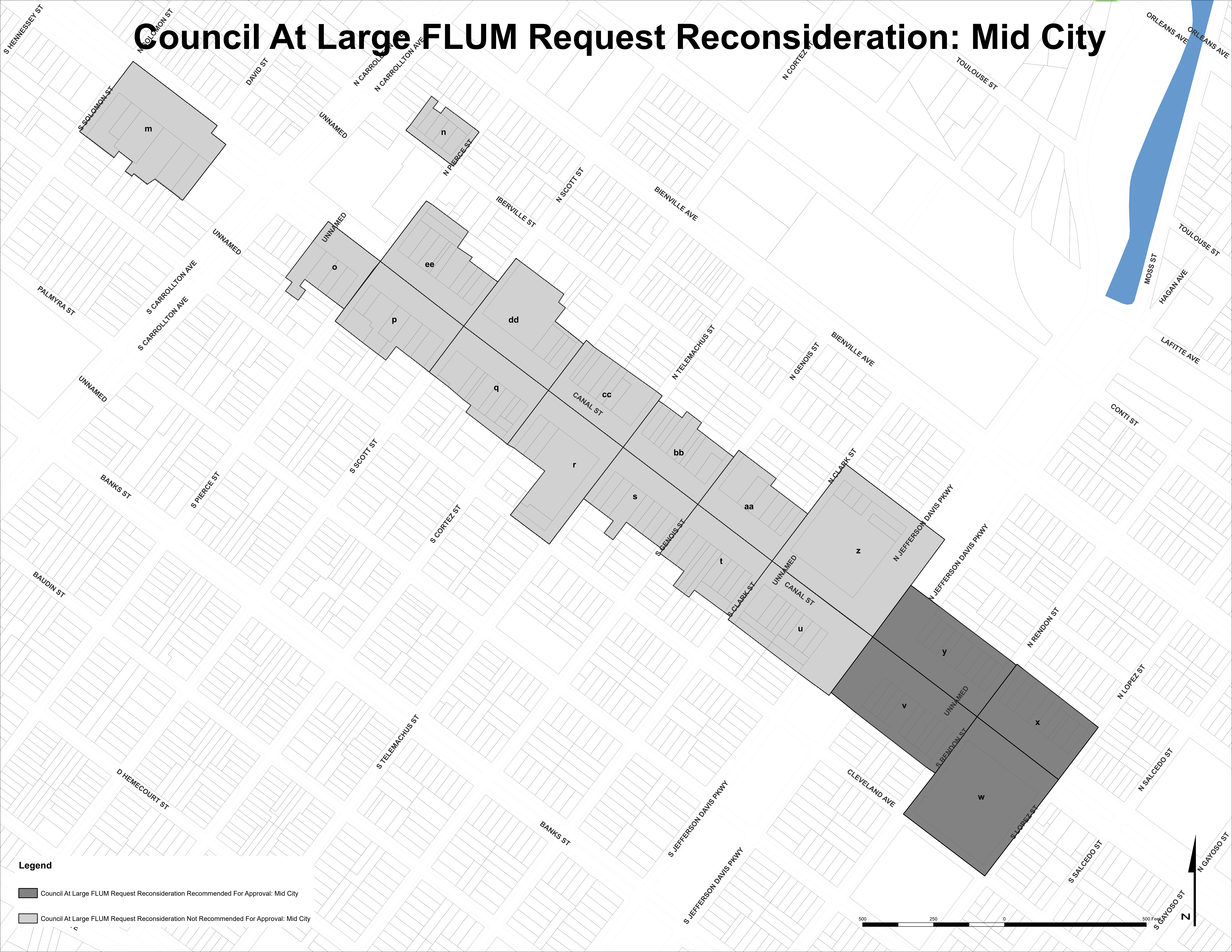
Staff notes that most of the properties fronting Canal Street riverside of Jefferson Davis Parkway have already been approved for the Mixed Use Medium Density Designation. Jefferson Davis Parkway is a natural demarcation line between the two density designations and therefore the properties corresponding to the letters *v, w, x, y* in the William Amendment Reconsideration should retain the CPC's original recommendation of Mixed Use Medium Density.

Recommendation: Staff recommends approval for City Council's reconsideration in Groups 1 and 2 to retain the current Mixed Use Low Density designation and modified approval for the reconsidered properties in Group 3 to retain the current Mixed Use Low Density designation for all properties on the north side of Jefferson Davis Parkway. The staff recommends keeping the original CPC recommendation of Mixed Use Medium Density for the parts of Group 3

Reasons for Recommendation:

1. Staff re-evaluated the reconsidered properties during a site visit and found properties in Groups 1, 2 and 3 were largely single and two story buildings. Most are already occupied and the majority are historic buildings. Under the current Mixed Use Low Density designation, sites may still have room for growth and multi-family residential is allowed.
2. The buildings in Groups 1, 2 and 3 are residences, small restaurants, schools, gas stations, banks, or former residences that have been adaptively repurposed for offices and other low density uses. Nearly all the buildings are occupied with the exception of just a few vacant buildings and parking lots. Some of these vacant buildings would be better as an adaptive reuse rather than a demolition and new build. An adaptive reuse wouldn't need a different density designation.
3. Staff notes that there are a few buildings in the reconsidered areas that might be appropriate for higher density in Groups 1 and 3. However, the surrounding structures and overall area would not be appropriate for the same designation.
4. Staff recommends modified approval from Group 3 because most of the properties fronting Canal Street riverside of Jefferson Davis have already been approved for the Mixed Use Medium Density Designation. Jefferson Davis Parkway is a natural demarcation line between the two density designations and therefore the properties corresponding to the letters *v*, *w*, *x*, *y* in the William Amendment Reconsideration should retain the CPC's original recommendation of Mixed Use Medium Density.

Council At Large FLUM Request Reconsideration: Mid City



Legend

■ Council At Large FLUM Request Reconsideration Recommended For Approval: Mid City



■ Council At Large FLUM Request Reconsideration Not Recommended For Approval: Mid City

500 250 0 500 Feet

N

Council At Large FLUM Request Reconsideration: Riverbend

Legend

-  Council At Large FLUM Request Reconsideration Not Recommended For Approval
-  Council At Large FLUM Request Reconsideration Recommended For Approval



Council At Large FLUM Request Reconsideration: Canal St./ City Park Ave.



Legend
Council At Large FLUM Request Reconsideration Not Recommended For Approval
Council At Large FLUM Request Reconsideration Recommended For Approval

