



City Planning Commission



Date	_____
Tracking Number	_____

## MASTER PLAN APPLICATION

### APPLICATION FOR AMENDMENT TO THE PLAN FOR THE 21ST CENTURY

**Complete Application Required:** Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, all of the information requested below must be provided.

This is being requested along with the adjacent square 107.

### REQUEST FOR CHANGE TO FUTURE LAND USE MAP

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

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

Bounded by St Maurice Ave, Chartres Street, Tricou Street and Douglass Street.

Municipal Address(es) \_\_\_\_\_

519 St Maurice Ave, LA, 70117, 529-531 St Maurice Ave, LA, 70117, 533-535 St Maurice Ave, LA, 70117, 6220 Chartres St, LA, 70117 & 518-522 Tricou St, LA, 70117

Square Number(s) SQ 76 Lot Number(s) Lots: 4, 12, 13, 17, X

Tax Bill Number(s) 39W103302, 39W103313, 39W103311, 39W103305 & 39W103308

Square footage of area 72,518

Future Land Use Map Designation (current status) RESIDENTIAL MEDIUM DENSITY PRE-WAR

Proposed Future Land Use Map Designation MIXED-USE MEDIUM DENSITY

### MASTER PLAN APPLICATION SUBMITTAL

**APPLICATIONS FOR AMENDMENTS TO THE PLAN FOR THE 21ST CENTURY FUTURE LAND USE MAP MUST BE SUBMITTED TO THE RESPECTIVE CITY COUNCILMEMBER'S OFFICE WHERE IT MAY BE VETTED AND REFERRED TO THE CITY PLANNING COMMISSION.**

FOR CITY COUNCIL CONTACT INFORMATION, PLEASE VISIT: <https://council.nola.gov/councilmembers/>

FOR MORE INFORMATION ABOUT THE FUTURE LAND USE MAP AND THE MASTER PLAN AMENDMENT PROCESS,

PLEASE VISIT <https://nola.gov/city-planning/plan-for-the-21st-century/> OR CONTACT CPCINFO@NOLA.GOV

**FLUM Designation Request Narrative**  
**1013\_2022**

We are requesting a change in the Future Land Use designation from Medium Density Pre-War to Mixed Use Medium Density in order to create a mechanism for a more flexible and sustainable future Holy Cross neighborhood on two adjacent blocks of property – the former St Maurice Church site and the former St. Margaret’s nursing home site.

In keeping with the City’s stated interest in developing diverse and equitable neighborhoods, the select properties provide a unique mix of historical institutional structures and vacant land that could drive economic growth consistent with contextual historic neighborhoods throughout the city.

The recent economic trend of mixed-use growth along the river in the Faubourg Marigny and Bywater demonstrate the continuing demand for neighborhood scale services, but the Holy Cross neighborhood lacks designations that would allow for similar growth at a scale consistent with Holy Cross.

Simultaneously, the increased down river tourism in the city core has the potential to place additional pressure and opportunity for the creation of neighborhood scale commercial uses to service city residents.

By changing the Future Land Use designation to Mixed Use Medium Density, the city will recognize the neighborhoods potential growth while maintaining flexibility for continued residential infill.



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

Bounded by St Maurice Ave, Chartres Street, Tricou Street and Royal Street.

Municipal Address(es) \_\_\_\_\_

631 St Maurice Ave, LA, 70117 and 605 St Maurice Ave, LA, 70117

Square Number(s) SQ 107 Lot Number(s) No lot number for SQ 107

Tax Bill Number(s) 39W104122

Square footage of area 89,313

Future Land Use Map Designation (current status) RESIDENTIAL MEDIUM DENSITY PRE-WAR

Proposed Future Land Use Map Designation MIXED-USE MEDIUM DENSITY

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Boundaries of Area (A separate application is needed for each non-contiguous property) See attached map.

Alabo St to Delery St / Tricou St  
Bienvenue St / Alhambra St. to Mississippi River

Municipal Address(es) 6230 Bienvenue St New Orleans 70117  
301 Alabo St New Orleans 70117

Square Number(s) 70, 73 Lot Number(s) 1018 A/018  
 Tax Bill Number(s) 39W103103, 39W102801, 39P104306P  
 Square footage of area land - 128465 building - 139045  
 Future Land Use Map Designation (current status) IND - Industrial  
 Proposed Future Land Use Map Designation INS - Institutional

### MASTER PLAN APPLICATION SUBMITTAL

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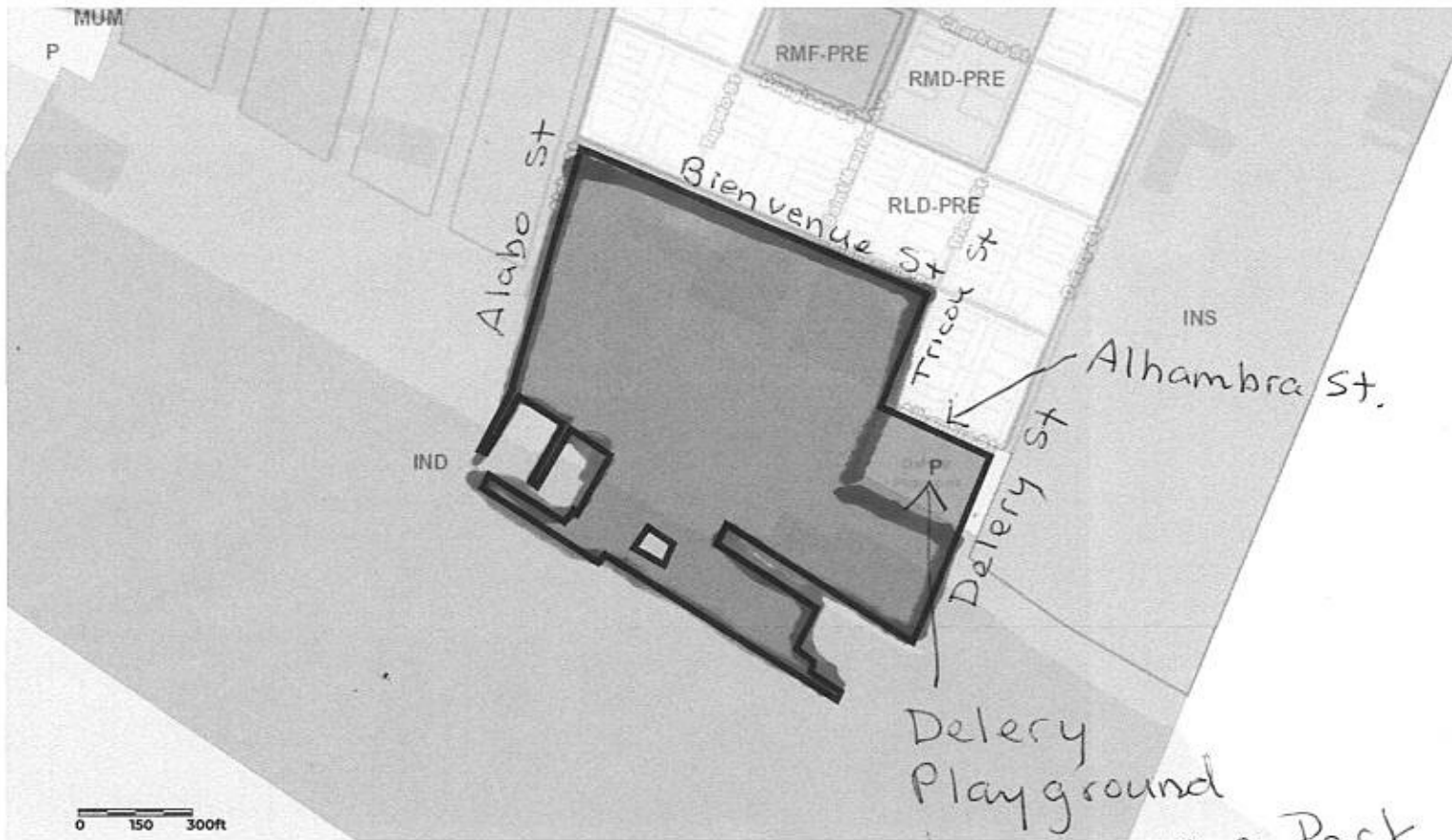
To Whom It May Concern:

This property is a vision that I have had from the first time I saw these abandoned warehouse buildings.

In the aftermath of Hurricane Hugo, Charleston, SC found itself with a shortage of skilled craftsmen to rebuild the devastated city. In response, a group of movers and shakers planted the seed that lead to the founding of the American College of the Building Arts. ACBA is a nonprofit liberal arts college that educates and trains artisans in the traditional building arts to foster exceptional craftsmanship and encourage the preservation, enrichment and understanding of the world's architectural heritage. This is the inspiration I have for those abandoned warehouses.

A school like this would offer so many benefits its hard to think of them all. Besides the educational benefits, the supply of skilled artisans for the city, the restoration and use of abandoned buildings (that could be done as their first project); it would be a huge boon for the Lower Ninth Ward. Unlike any other use, commercial or industrial, it would have the lowest impact as far as traffic and the biggest impact as an economic driver of other small businesses. I can see coffee shops and small restaurants popping up that could now be supported by a new addition to our community - students and faculty of our new school.

It is with this vision that I ask you to change the Master Plan designation from Industrial (IND) to Institutional (INS).



Delery  
Playground  
to remain a Park



# Orleans Parish, LA

## Summary

Tax Bill Number	39W102801
Municipal District	3
Location Address	301 ALABO ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	<a href="#">Show Viewer (41122506)</a>
Land Area (sq ft)	128465
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	70
Book	01
Lot/Folio	A/018
Line	006
Legal Description	1. 5Q 70 275/139-165X42/115 ALA 2. BO LOT A PARCEL H 1/2 SQ TUP 3. ELO 275/VARX225/121 TUPELO 5 4. 0X309/322 MAURICE 64X357/364 5. TRICOU 491/LG BR/V 6/APTS
Assessment Area	HOLY CROSS COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>



## Owners

[BOARD OF COMM OF THE PORT OF N O](#)  
1350 PORT OF NEW ORLEANS PL  
NEW ORLEANS LA 70130 0000

## Quick Links

[Estimate Taxes](#)

[Tax Information](#)

## Valuation

	2023 Uncertified	2022 Certified	2021 Certified
Land Value	\$642,300	\$642,300	\$642,300
+ Building Value	\$67,200	\$67,200	\$67,200
= Total Value	\$709,500	\$709,500	\$709,500
Assessed Land Value	\$64,230	\$64,230	\$64,230
+ Assessed Building Value	\$10,080	\$10,080	\$10,080
= Total Assessed Value	\$74,310	\$74,310	\$74,310
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
<b>Special Assessment Treatment</b>			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

## Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/18/1978	\$0		BOARD OF COMMISSION OF THE PORT OF N O	00000000	00000000

## Photos





# Orleans Parish, LA

## Summary

Tax Bill Number	39P104306P
Municipal District	
Location Address	301 ALABO ST
Property Class	
Special Tax District	
Subdivision Name	
Zoning District	<a href="#">Show Viewer (41122506)</a>
Land Area (sq ft)	0
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	
Book	
Lot/Folio	/
Line	
Legal Description	N/A
Assessment Area	
Parcel Map	<a href="#">Show Parcel Map</a>

## Owners

[BELLE CHASSE MARINE TRANS INC](#)  
 PO BOX 10890  
 JEFFERSON LA 70181 0890

## Notices

- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)

## Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)

## Valuation

	2023 Uncertified
Land Value	\$0
+ Building Value	\$0
= Total Value	\$0
Assessed Land Value	\$0
+ Assessed Building Value	\$0
= Total Assessed Value	\$0
+ Homestead Exemption Value	\$0
= Taxable Assessment	\$94,570
<b>Special Assessment Treatment</b>	
Age Freeze	
Disability Freeze	
Assessment Change	
Tax Contract	

No data available for the following modules: Change Orders, Sales, Photos, Sketches.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 10/10/2022, 8:07:10 AM

Version 2.3.225



# Orleans Parish, LA

## Summary

Tax Bill Number	39W103103
Municipal District	3
Location Address	6230 BIENVENUE ST
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	<a href="#">Show Viewer (41122506)</a>
Land Area (sq ft)	0
Building Area (sq ft)	139045
Revised Bldg Area (sq ft)	0
Square	73
Book	01
Lot/Folio	/018
Line	027
Legal Description	1. SQS 78 73 70 5.174 ACRES 2. BLDGS #1 2 3 & 4 3. GROUND AND BLDG LEASE WITH 4. PORT OF NEW ORLEANS 5. IMPROVEMENTS ONLY
Assessment Area	HOLY CROSS COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>



## Owners

BRANDON INTERNATIONAL INC  
2500 ENTERPRISE DR  
ALLEN PARK ML 48101 3528

## Notices

- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)

## Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)

## Valuation

	2023 Uncertified	2022 Certified	2021 Certified
Land Value	\$0	\$0	\$0
+ Building Value	\$105,000	\$99,800	\$99,700
= Total Value	\$105,000	\$99,800	\$99,700
Assessed Land Value	\$0	\$0	\$0
+ Assessed Building Value	\$15,750	\$14,970	\$14,960
= Total Assessed Value	\$15,750	\$14,970	\$14,960
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$15,750	\$14,970	\$14,960
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

## Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
6/22/1990	\$0		BRANDON INTERNATIONAL INC	849843	000022044

## Photos



City Planning  
Commission



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Boundaries of Area (A separate applicaton is needed for each non-contiguous property) \_\_\_\_\_

\_\_\_\_\_

Municipal Address(es) \_\_\_\_\_

\_\_\_\_\_

Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

Tax Bill Number(s) \_\_\_\_\_

Square footage of area \_\_\_\_\_

Future Land Use Map Designation (current status) \_\_\_\_\_

Proposed Future Land Use Map Designation \_\_\_\_\_

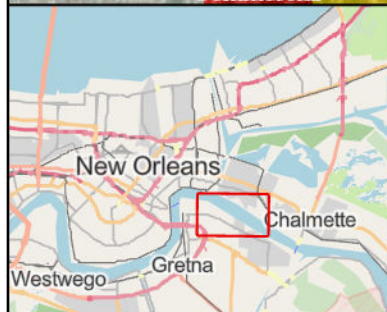
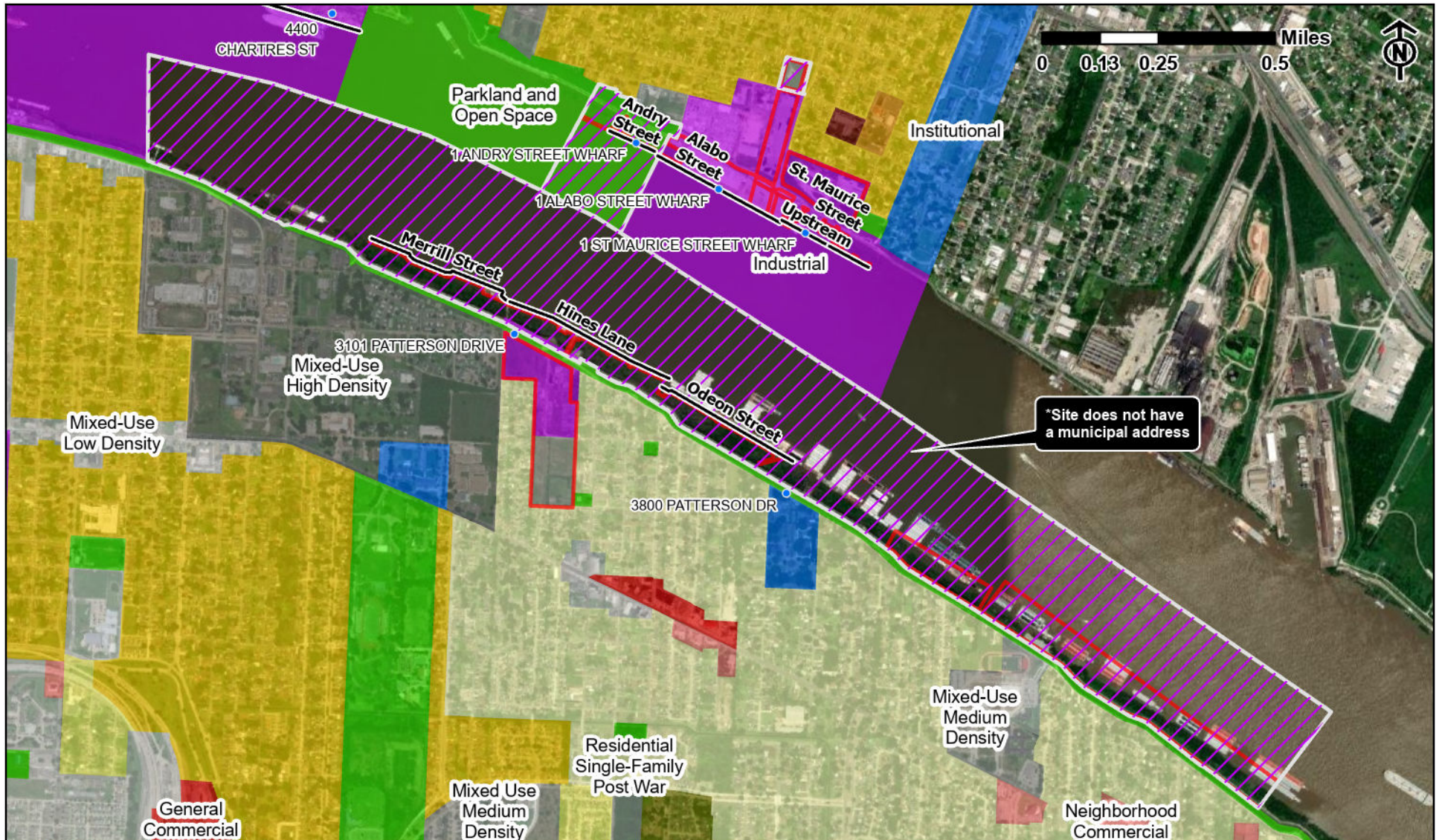
### MASTER PLAN APPLICATION SUBMITTAL

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## Port NOLA Request for Change to Future Land Use Map Algiers Fleeting Areas

<b>Legend</b>	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Port Addresses</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Wharf Face</li> <li><span style="border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> Port Property</li> <li><span style="border: 1px dashed purple; width: 20px; height: 10px; display: inline-block;"></span> Industrial Land Use Change Request</li> </ul>
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Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/12/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet

**PORT NOLA**  
THE PORT OF NEW ORLEANS



City Planning  
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Boundaries of Area (A separate applicaton is needed for each non-contiguous property) \_\_\_\_\_

\_\_\_\_\_

Municipal Address(es) \_\_\_\_\_

\_\_\_\_\_

Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

Tax Bill Number(s) \_\_\_\_\_

Square footage of area \_\_\_\_\_

Future Land Use Map Designation (current status) \_\_\_\_\_

Proposed Future Land Use Map Designation \_\_\_\_\_

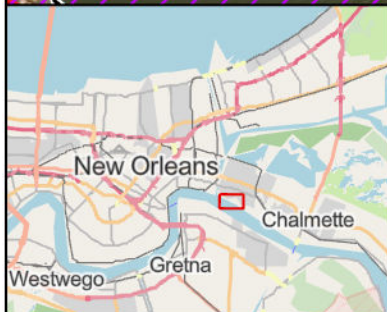
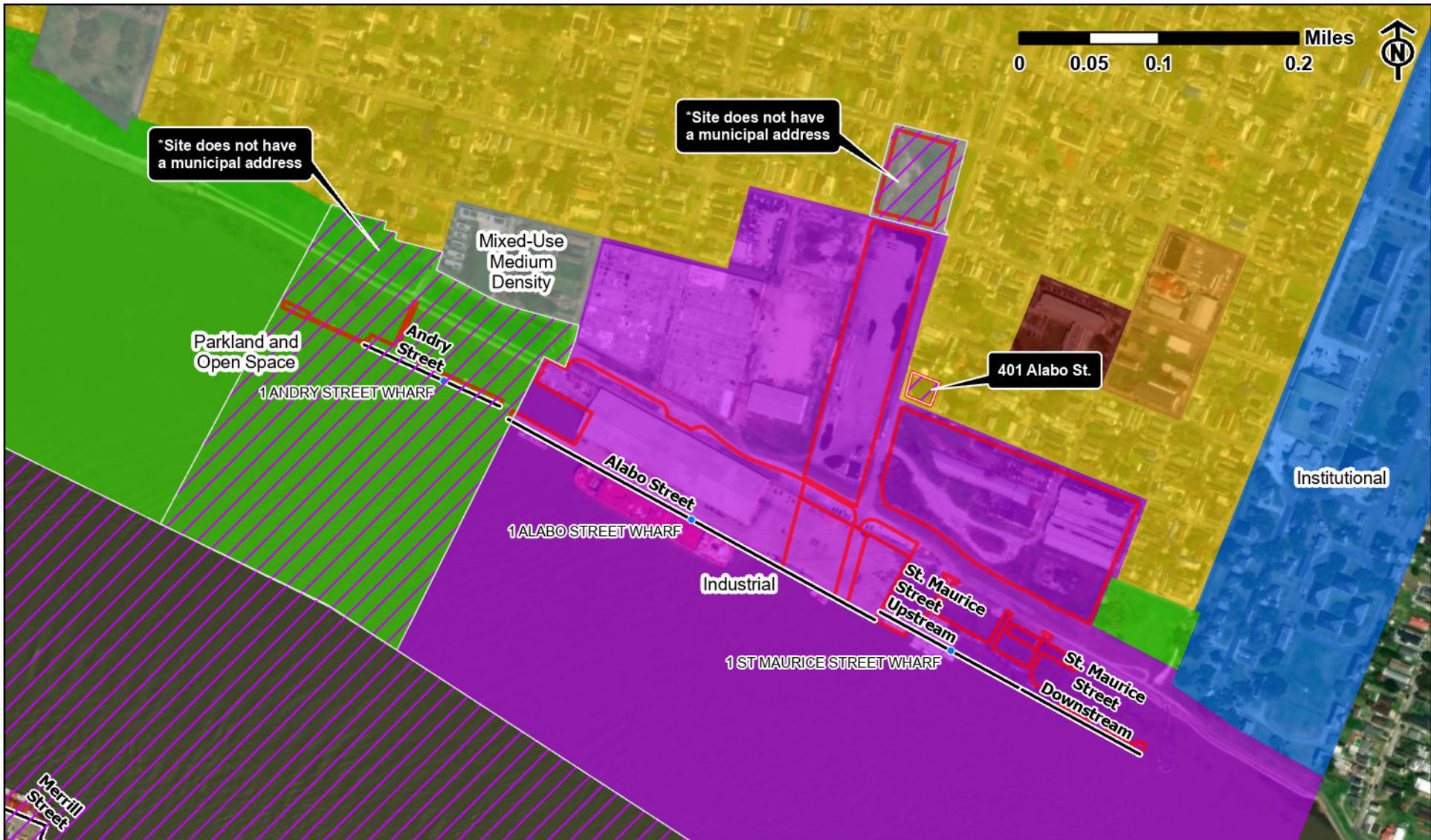
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## Port NOLA Request for Change to Future Land Use Map Andry St. Wharf & Alabo St. Complex

• Port Addresses	□ Port Property
— Wharf Face	▨ FLUM Change Request

Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/13/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet





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Municipal Address(es) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

Tax Bill Number(s) \_\_\_\_\_

Square footage of area \_\_\_\_\_

Future Land Use Map Designation (current status) \_\_\_\_\_

Proposed Future Land Use Map Designation \_\_\_\_\_

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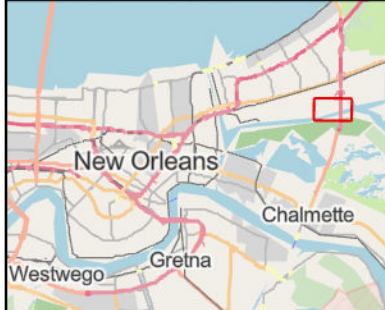


\*Site does not have a municipal address

Planned Development Area

Industrial

Natural Areas



## Port NOLA Request for Change to Future Land Use Map Aurora Property

### Legend

- Port Addresses
- Wharf Face
- Port Property
- ▨ FLUM Change Request

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Date: 10/13/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet







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

Florida Ave to Bayou Bienvenue

Jourdan Aer to Dubreuil St

Municipal Address(es) 6401 Florida Av New Orleans 70117

(Florida Ave right of way) a.k.a. Sankofa Wetland

Park & Nature Trail

see attached Tax

Square Number(s) Assessor's page Lot Number(s) 1018

Tax Bill Number(s) 39W702902

Square footage of area See attached Tax Assessor's page approx 40 acres

Future Land Use Map Designation (current status) MUL - Mixed Use Low Density

Proposed Future Land Use Map Designation NA - Natural Areas or P+OS - Parkland and Open Spaces

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# Orleans Parish, LA

## Summary

Tax Bill Number	39W702902
Municipal District	3
Location Address	6401 FLORIDA AV
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	Viewer not available
Land Area (sq ft)	0
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	
Book	07
Lot/Folio	/018
Line	014
Legal Description	1. FLORIDA AVE RIGHT OF WAY 2. WATER NATURAL RESOURCE AREA 3. VACANT
Assessment Area	VIAVANT COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	Map Not Available

## Owners

THE CITY OF NEW ORLEANS  
1300 PERDIDO ST ROOM 5W17  
NEW ORLEANS LA 70112 0000

## Quick Links

[Estimate Taxes](#)

[Tax Information](#)

## Valuation

	2023 Uncertified	2022 Certified	2021 Certified
Land Value	\$0	\$0	\$0
+ Building Value	\$0	\$0	\$0
= Total Value	\$0	\$0	\$0
Assessed Land Value	\$0	\$0	\$0
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

No data available for the following modules: Notices, Change Orders, Sales, Photos, Sketches.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 10/10/2022, 8:07:10 AM

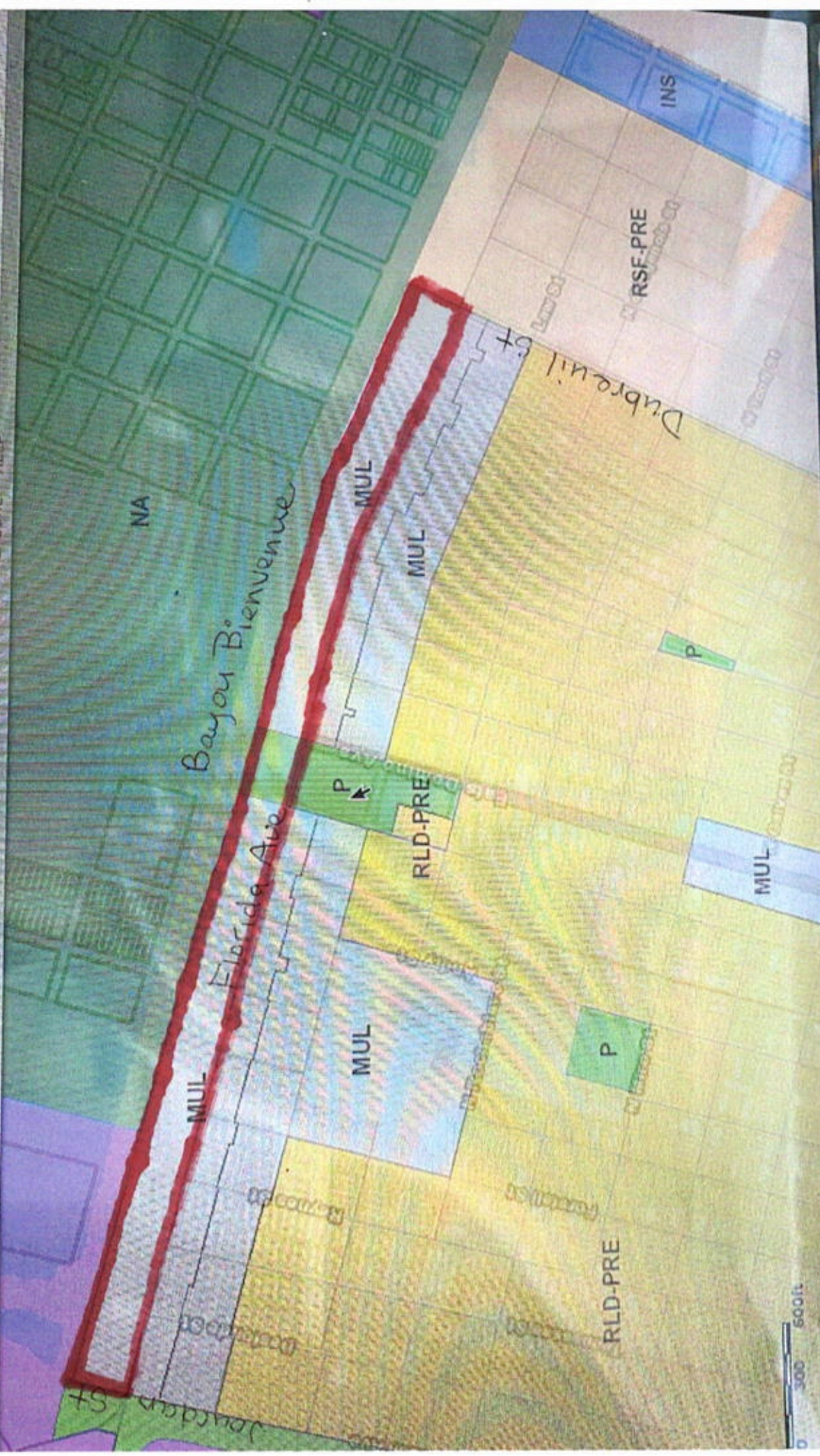


Version 2.1.225

# of New Orleans Property Viewer

Search by Address, Name, or Tax Bill

LAYERS PRINT MEASURE HELP



MacBook Pro

To Whom It May Concern:

The property in question, being developed as Sankofa Wetland Park and Nature Trail, by description seems to be more inline with a zoning of Natural Areas (NA) according to Future Land Use Map Categories as amended by City Council 2017-2018. The goal being: Increase, retain and preserve coastal land, natural areas, woodlands, ecologically sensitive habitats, and wetlands resources by conserving, improving, and/or restoring these areas for the purposes of aesthetic value, biodiversity, and natural disaster resilience, natural resource and wildlife conservation, and nature oriented recreation.

The alternative zoning category seems to be Parkland and Open Spaces (P&OS). This zoning is more inline with other comparable spaces in the city, Lafitte greenway and Bayou St. John for example.

The present zoning of Mixed Use Low Density (MUL) makes sense for the river side of Florida Ave, but certainly not the bayou side.



Date _____
Tracking Number _____

## MASTER PLAN APPLICATION

### APPLICATION FOR AMENDMENT TO THE PLAN FOR THE 21ST CENTURY

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Boundaries of Area (A separate application is needed for each non-contiguous property) see attached map  
Lamarche St. from Douglas St. to Chartres St.

Municipal Address(es) 5635 Douglas St. New Orleans, LA 70117

Square Number(s) 61 Lot Number(s) 8/014 lots 8-16 Douglas

Tax Bill Number(s) 39W102109

Square footage of area 44226 sq. ft.

Future Land Use Map Designation (current status) IND - Industrial

Proposed Future Land Use Map Designation MUM - Mixed Use Medium Density

### MASTER PLAN APPLICATION SUBMITTAL

**APPLICATIONS FOR AMENDMENTS TO THE PLAN FOR THE 21ST CENTURY FUTURE LAND USE MAP MUST BE SUBMITTED TO THE RESPECTIVE CITY COUNCILMEMBER'S OFFICE WHERE IT MAY BE VETTED AND REFERRED TO THE CITY PLANNING COMMISSION.**

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To Whom It May Concern:

The property in question adjoins the backyards of the 500 block of Fats Domino Ave. in the Holy Cross Historical District. It is the only property in that group of properties now zoned Maritime Industrial that is not owned by the Port of New Orleans. It does not do business as any thing connected to the industry of the port, but as of last year allowed an automobile junkyard to move in, Rony's Towing and Recovery LLC. When our councilperson Ms. Nguyen was questioned about why a junkyard could move into the middle of our historic neighborhood, it was stated that it was allowed as car storage under Maritime Industrial zoning. The "cars" stored here are inoperable and beyond repair, they are JUNK. This use has nothing to do with what is allowed under Maritime Industrial as I understand the CZO.

I would suggest that a more appropriate zoning for this property is MUM. This adds to and aligns with the zoning of two other properties adjoining the port and offers the preferred barrier between industrial and residential.

I understand that our neighborhood and its infrastructure must tolerate the semis and other traffic concerns generated by the port, but added industrial traffic becomes burdensome. Lastly, the placing of a junkyard in the middle of probably the poorest of all New Orleans Historic Districts inches towards environmental injustice.





# Orleans Parish, LA

## Summary

Tax Bill Number	39W102109
Municipal District	3
Location Address	5635 DOUGLAS ST
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	HOLY CROSS
Zoning District	<a href="#">Show Viewer (41120992)</a>
Land Area (sq ft)	44226
Building Area (sq ft)	4212
Revised Bldg Area (sq ft)	0
Square	61
Book	01
Lot/Folio	8/014
Line	009
Legal Description	1. SQ 61 LOT 8 THRU 16 DOUGLAS 2. THRU CHARTRES & LAMANCHE STS 3. 162 X 273 4. SMALL METAL OFFICE & METAL 5. WAREHOUSE
Assessment Area	HOLY CROSS COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>



## Owners

[THE COLLEY REAL ESTATE LLC](#)  
PO BOX 52381  
NEW ORLEANS LA 70152 2381

## Notices

[2022 Assessment Notice \(PDF\)](#)

## Quick Links

[Estimate Taxes](#)

[Tax Information](#)

## Valuation

	2023 Uncertified	2022 Certified	2021 Certified
Land Value	\$221,100	\$221,100	\$221,100
+ Building Value	\$84,200	\$80,000	\$80,000
= Total Value	\$305,300	\$301,100	\$301,100
Assessed Land Value	\$22,110	\$22,110	\$22,110
+ Assessed Building Value	\$12,630	\$12,000	\$12,000
= Total Assessed Value	\$34,740	\$34,110	\$34,110
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$34,740	\$34,110	\$34,110
<b>Special Assessment Treatment</b>			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

## Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
2/22/2001	\$0			01-09600	000212923
10/15/1993	\$1,500,000			10181993	000076874
4/19/1977	\$0			10181993	000000000
12/7/1976	\$0			06021992	000000000

## Photos





City Planning  
Commission



Date	_____
Tracking Number	_____

## MASTER PLAN APPLICATION

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\_\_\_\_\_  
\_\_\_\_\_

Municipal Address(es) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

Tax Bill Number(s) \_\_\_\_\_

Square footage of area \_\_\_\_\_

Future Land Use Map Designation (current status) \_\_\_\_\_

Proposed Future Land Use Map Designation \_\_\_\_\_

### MASTER PLAN APPLICATION SUBMITTAL

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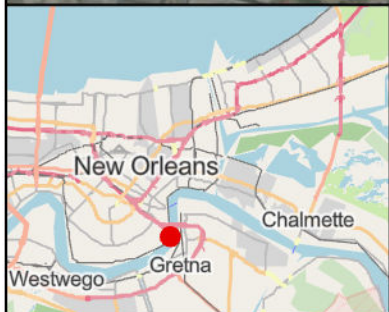
## Port NOLA Request for Change to Future Land Use Map Orange Street Wharf

### Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
- Port Property

Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/12/22



Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet





City Planning  
Commission



Date	_____
Tracking Number	_____

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Municipal Address(es) \_\_\_\_\_

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Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

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Proposed Future Land Use Map Designation \_\_\_\_\_

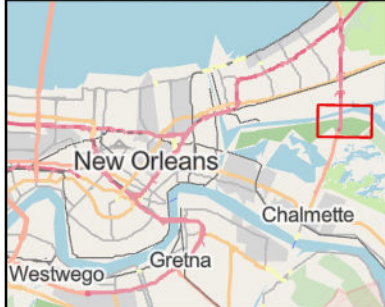
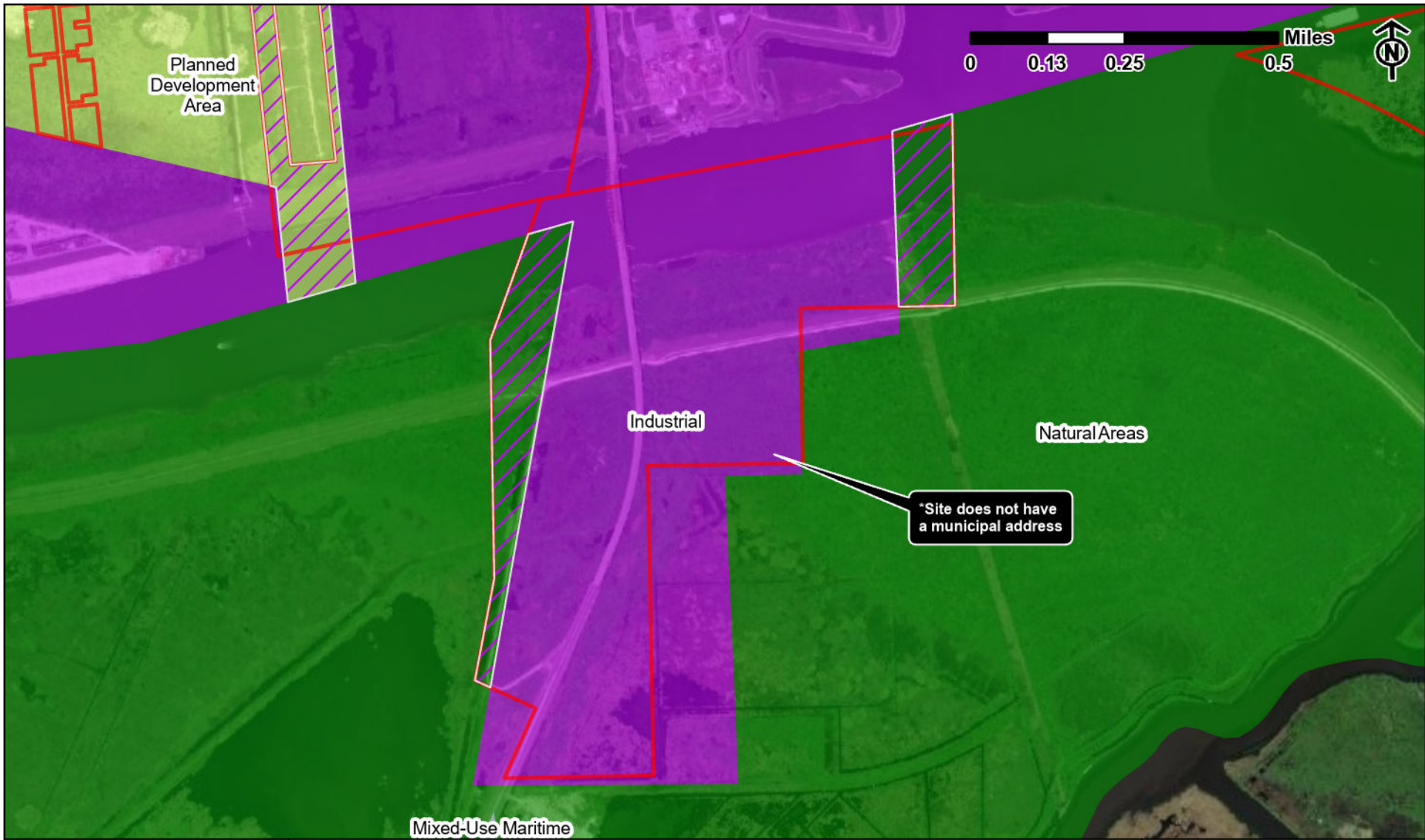
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## Port NOLA Request for Change to Future Land Use Map Paris Road Property

<b>Legend</b>	
• Port Addresses	□ Port Property
— Wharf Face	▨ FLUM Change Request
Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar	
Date: 10/13/22	
Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet	





City Planning  
Commission



Date	_____
Tracking Number	_____

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Municipal Address(es) \_\_\_\_\_

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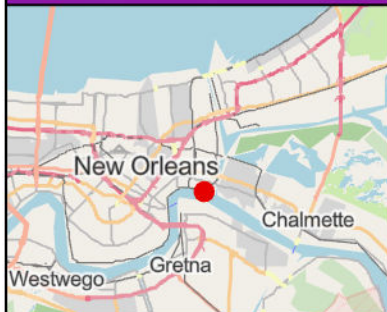
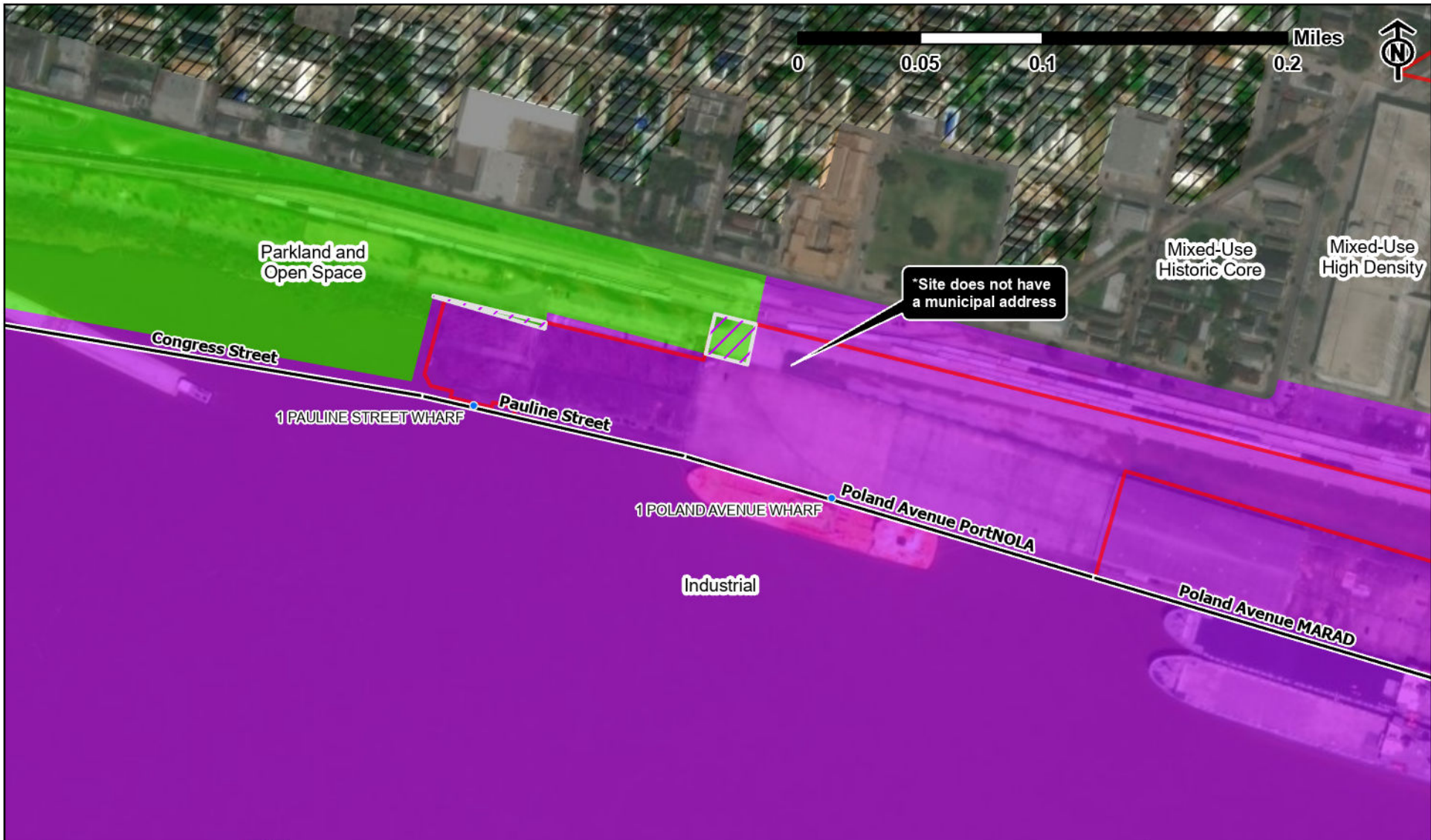
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## Port NOLA Request for Change to Future Land Use Map Pauline Street Wharf

### Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
- Port Property

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**JEAN-PAUL A. ESCUDIER**  
Executive Counsel

PORT OF NEW ORLEANS  
1350 Port of New Orleans Place  
New Orleans, LA 70130  
O: 504.528.3231  
jp.escudier@portnola.com

October 13, 2022

**Via E-Mail**

New Orleans City Council  
Attn: Paul Harang, Chief of Staff  
1300 Perdido Street, 2<sup>nd</sup> Floor West  
New Orleans, Louisiana 70112

**Via E-Mail**

Robert D. Rivers, Executive Director  
City Planning Commission  
City of New Orleans  
1300 Perdido Street #7  
New Orleans, Louisiana 70112

RE: Comments to Proposed 2022-2023 Master Plan Amendment  
Proposed Amendments to Future Land Use Map Designations

Dear Councilmembers and Mr. Rivers:

We submit this letter on behalf of the Board of Commissioner of the Port of New Orleans (the “Board”) and the New Orleans Public Belt Railroad Commission for the Port of New Orleans (“NOPB”) in conjunction with the comment period for proposed amendments to the Future Land Use Map (“FLUM”) designations during the current 2022-2023 review of the City of New Orleans Master Plan. We appreciate the efforts the City and all involved parties are undertaking to update the FLUM designations to accurately reflect the current and anticipated uses of certain properties throughout Orleans Parish.

As a preliminary matter, we submit that any participation in this process by the Board and NOPB is purely voluntary and that, as set forth more fully hereinbelow, local ordinances are not applicable to them as political subdivisions of the State acting within their core functions. That being said, in an effort to prevent any potential confusion by public officials or the general public that may result from inconsistencies between formal designations and Board or NOPB uses, we submit the enclosed applications for changes to certain specific property designations.

As you are aware, both the Board and NOPB are political subdivisions of the State of Louisiana, legislatively affiliated and sharing a common board of commissioners and a common Chief Executive Officer in Ms. Brandy Christian. The rights and powers of the Board and NOPB are set forth in Louisiana Revised Statute 34:1, *et seq.*, and Revised Statute 33:4530, *et seq.*, respectively, which charge them with responsibility for promoting and regulating maritime and rail commerce through the Port of New Orleans. These rights and duties are necessary to serve a vital interest of the State, the region and the nation; and thus, each entity is afforded the powers and protections of the State in the accomplishment of its legislatively-mandated mission.

Moreover, the Board has been given additional constitutional protection by Article VI, Section 43 of the Constitution of the State of Louisiana of 1974, which provides that “[a]ll deep-water port commissions and all deep-water port, harbor, and terminal districts as organized and constituted on January 1, 1974, including their powers and functions, structure and organization, and territorial jurisdiction, are ratified and confirmed and shall continue to exist.” La. Const. Art. VI, Sec. 43. The Constitution further states that “[o]nly by law enacted by the favorable vote of two-thirds of the elected members of each house may the legislature consolidate or abolish any such commission or district or diminish, reduce, or withdraw from any such commission or district any of its powers and functions and affect the structure and organization, distribution, and redistribution of the powers and functions of any such commission or district, including additions to or reductions of its territorial jurisdiction.” *Id.*

Further, both the Board and NOPB are beneficiaries of Article VI, Section 9(B) of the Louisiana Constitution which states, “Notwithstanding any provision of this Article, the police power of the state shall never be abridged.” We note the well-established jurisprudence that interprets this Article to state that local ordinances may not infringe upon state entities, such as the Board and NOPB, when exercising their core functions, which are deemed to be of vital interest to the State as a whole. *See City of New Orleans v. Bd. of Dirs. of the La. State Museum*, 98-1170 (La. 03/02/99), 739 So.2d 748. This has specifically been applied to zoning ordinances both by Louisiana courts and in Louisiana Attorney General opinions. *See City v. La. State Museum*, *supra*; *Lake Charles Harbor & Terminal Dist. v. Calcasieu Pr. Police Jury* (La. App. 3 Cir. 1993), 613 So.2d 1031; *In re: Dept. of Culture, Recreation & Tourism*, La. Atty. Gen. Op. No. 97-197.

Nevertheless, we recognize that inconsistent designations on the FLUM as related to Board and NOPB uses, both present and as may occur in the future, may result in confusion to both public officials and the general public. Accordingly, in an effort to forestall any such potential confusion, we submit the enclosed Applications for Amendment to the Plan for the 21<sup>st</sup> Century on behalf of the Board and NOPB, requesting changes to specific designations to the following properties (please note, NOPB properties are included as part of some area maps listed below):

1. Certain “Aurora Properties”;
2. Areas near Pauline Street;
3. Certain “Paris Road Properties”
4. Area including Andry and Alabo Wharves
5. Area referred to as “Algiers Fleeting Area”
6. Area near Orange Street Wharf
7. Area near Powder Street Wharf

Notwithstanding the foregoing, the Board and NOPB specifically reserve any and all rights and powers afforded to them under the Louisiana Constitution, applicable law and/or jurisprudence.

For all of the reasons set forth above, we request your most favorable consideration of the requests to change the specific property designations submitted herewith. Should you have any questions or concerns or would like any additional information, please do not hesitate to contact us.



Sincerely,



Jean-Paul A. Escudier  
Executive Counsel

JPAE/  
Enclosures

cc: Paul Cramer (via email)  
Brandy Christian (via email)  
Laura Mellem (via email)  
Tomeka Bryant (via email)  
Rose LeBreton, Esq. (via email)  
Zach Smith (via email)



City Planning  
Commission



Date	_____
Tracking Number	_____

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\_\_\_\_\_

Square Number(s) \_\_\_\_\_ Lot Number(s) \_\_\_\_\_

Tax Bill Number(s) \_\_\_\_\_

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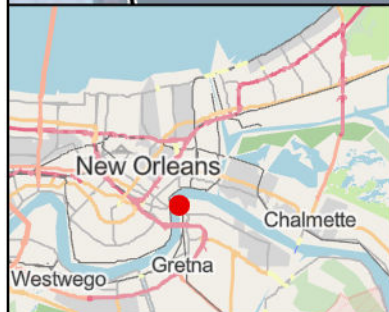
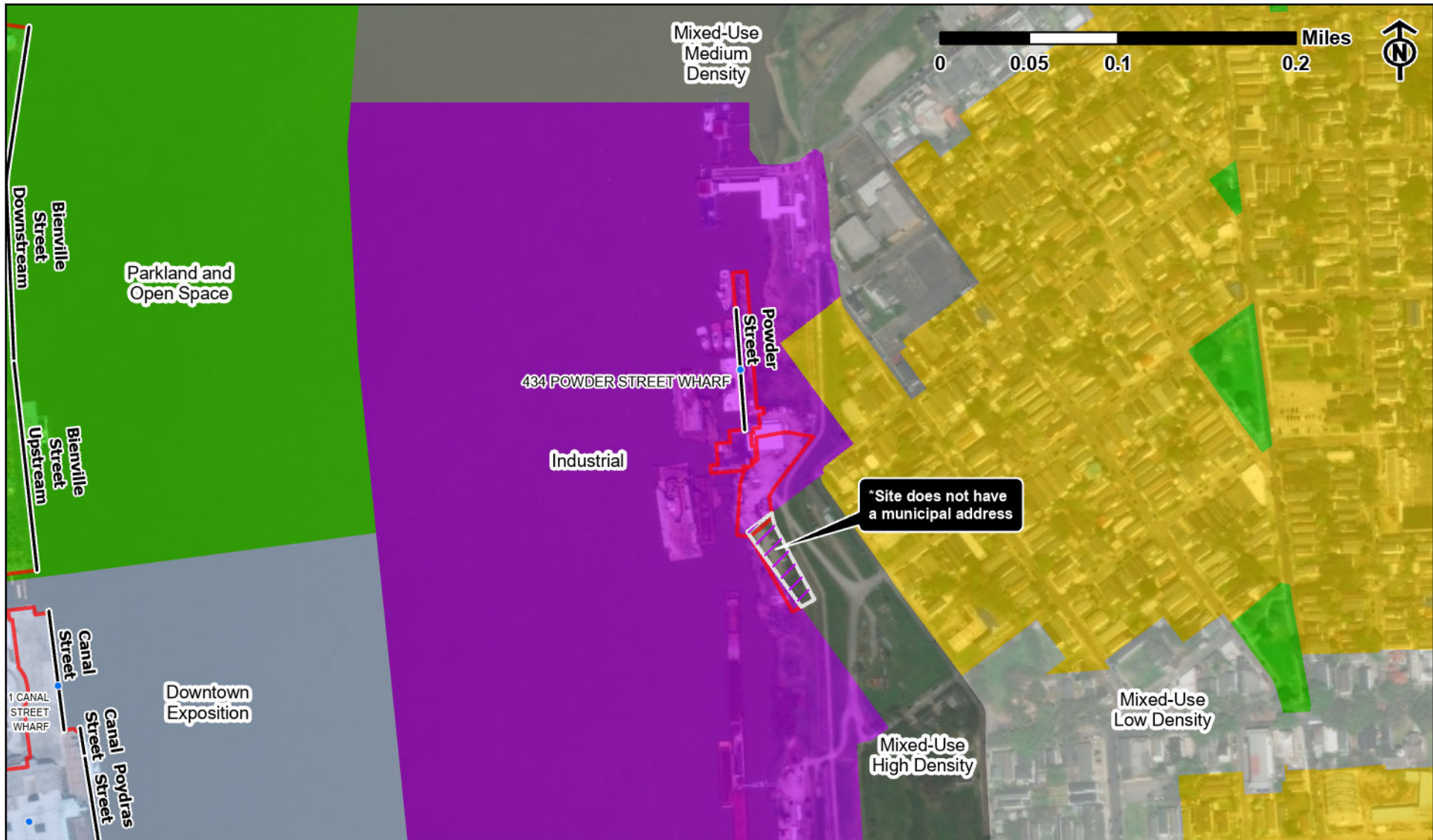
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## Port NOLA Request for Change to Future Land Use Map Powder Street Wharf

### Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
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**PORT NOLA**  
THE PORT OF NEW ORLEANS