#### **ORDINANCE**

#### (AS AMENDED)

#### CITY OF NEW ORLEANS

CITY HALL: October 10, 2024

**CALENDAR NO. 34,884** 

#### NO. 30131 MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS MORENO, MORRELL, GIARRUSSO, HARRIS, KING, GREEN AND THOMAS

AN ORDINANCE to amend and reordain Ordinance No. 24,079 M.C.S., providing for the adoption of the Master Plan (also known as the "Plan for the 21st Century: New Orleans 2030"), to adopt changes to the future land use map as recommended by the City Planning Commission in its reports transmitted August 22, 2024; and otherwise to provide with respect thereto.

## SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY

- 2 ORDAINS, That the City Council hereby approves the recommendations of the City Planning
- 3 Commission specified herein and directs the Executive Director of the City Planning Commission
- 4 to change the appropriate Future Land Use Maps for the specified Planning District together with
- 5 all the notations, references, and other information shown thereon, referred to in Ordinance No.
- 6 24,079 M.C.S., the Master Plan (also known as the "Plan for the 21st Century: New Orleans 2030"),
- 7 to effectuate the directives listed below, in accordance with New Orleans Home Rule Charter
- 8 Section 5-404:
  - 1. Planning District 2:
- a. For properties located along the South Claiborne Avenue corridor between

  Toledano Street and General Pershing Street, as more fully identified in the

  City Planning Commission Staff Report for request number PD02-01, change

b. the Future Land Use Category from General Commercial (GC) to Mixed-Use Medium Density (MUM).

- c. For properties bounded by Earhart Boulevard southbound to Simon Bolivar Boulevard, Simon Bolivar Boulevard westbound one block to Clio Street, Clio Street northbound to Magnolia Street, Magnolia Street one block westbound to Erato Street, Erato Street one block northbound to Clara Street, Clara Street two blocks westbound to Martin Luther King, Jr. Boulevard, Martin Luther King, Jr. Boulevard one block northbound to Willow Street, Willow Street one block to South Claiborne Avenue, and all properties fronting South Claiborne Avenue and adjacent to the properties designated with the General Commercial (GC) zoning district from Felicity Street upbound to Washington Avenue, as more fully identified in the City Planning Commission Staff Report for request number PD02-02, change the Future Land Use Category from General Commercial (GC) to Mixed-Use Medium Density (MUM).
- d. For property located on Lot 35B, Square 35A, in the Fourth Municipal District, bearing municipal address 1901 Tchoupitoulas Street, as more fully identified in the City Planning Commission Staff Report for request number PD02-03, change the Future Land Use Category from General Commercial (GC) and Residential Low-Density Pre-War (RLD-PRE) to Mixed-Use Medium Density (MUM).
- e. For property located on Lot V1, Square 209, in the Fourth Municipal District, bearing municipal address 2020 Saint Charles Avenue, as more fully

identified in the City Planning Commission Staff Report for request number PD02-04, change the Future Land Use Category from Residential Low-Density Pre-War (RLD-PRE) to Mixed-Use Medium Density (MUM).

#### 2. Planning District 3:

- a. For property located on Lots 83A and 84A, in Square 85A and Square 85, in the Sixth Municipal District, bearing municipal address 4500 Tchoupitoulas Street, as more fully identified in the City Planning Commission Staff Report for request number PD03-02, change the Future Land Use Category from General Commercial (GC) to Mixed-Use Medium Density (MUM).
- b. For properties bounded by Cecil Street at Avenue Highway, then northeast one block to Olive Street, south one block to Livingston Street, then northeast one block to Edinburgh Street, then half a block south on Live Oak Street, then south through the half block to Cherry Street, then northeast half a block to Palm Street, then south two blocks to Mistletoe Street, then half a block northeast to Dreyfous Playspot, then northeast one block to the west side of Palmetto Street, where the area crosses over the full length of Palmetto Street eastward at Hollygrove Street and then extends half a block northeast and then south to Dixon Street, then south to the intersection of Dixon Street, Eagle Street, and Airline Highway, and then west approximately eleven blocks on Airline Highway to Cecil Street, as more fully identified in the City Planning Commission report for request number PD03-04, change the Future Land Use Category from Neighborhood Commercial (NC) to Mixed-Use Medium Density (MUM).

- c. For properties located on lots M1, L1, K1, J2, X1, U7, U6, U3, U1, and V, in Square 4, Bloomingdale, in the Sixth Municipal District, as more fully identified in the City Planning Commission report for request number PD03-06, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Low-Density Pre-War (RLD-PRE).
- d. For property comprising the entirety of Square 69, in the Sixth Municipal District, bearing the municipal addresses of 5500-5522 Tchoupitoulas Street, as more fully identified in the City Planning Commission report for request number PD03-09, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Mixed-Use Low Density (MUL).

#### 3. Planning District 4:

- a. For properties including a series of parcels located along South Norman C. Francis Parkway, Earhart Boulevard, South Broad Street, and Washington Avenue, as more fully identified in the City Planning Commission report for request number PD04-01, change the Future Land Use Category from General Commercial (GC) to Mixed-Use Medium Density (MUM).
- b. For property located on Lot A, Square 461, and on Lot B, Square 452, in the Seventh Municipal District, bearing the municipal addresses of 7600 and 7730 Earhart Boulevard, as more fully identified in the City Planning Commission report for request number **PD04-02**, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain General Commercial (GC).

c. For properties including a group of parcels at the intersection of Carrollton Avenue and Canal Street, located in the First and Second Municipal Districts, as more fully identified in the City Planning Commission report for request number PD04-03, change the Future Land Use Category from General Commercial (GC) to Mixed-Use Medium Density (MUM).

- d. For properties including a group of sixteen south-facing adjacent parcels on Squares 761 and 750 on Ulloa Street between Carrollton Avenue and South Scott Street, as more fully identified in the City Planning Commission report for request number PD04-04, change the Future Land Use Category from Residential Low-Density Pre-War (RLD-PRE) to Mixed-Use Low Density (MUL).
- e. For properties located on Lots 14A, 15, and 470, on Squares 623 and 624, in the Third Municipal District, bearing the municipal addresses 1646-1648

  North Robertson Street, 1650 North Robertson Street, and 1664 North Robertson Street, as more fully identified in the City Planning Commission report for request number PD04-05, change the Future Land Use Category from Residential Historic Core (R-HC) to Mixed-Use Historic Core (MU-HC).
- f. For properties encompassing the entirety of Squares 670 and 671, and an additional part of the southern half of Square 672, located in the First Municipal District, bearing the municipal address 4401 Calliope Street, as more fully identified in the City Planning Commission report for request number PD04-07, change the Future Land Use Category from General Commercial (GC) to Mixed-Use High Density (MUH).

4. Planning District 5: For the property bearing municipal address 6306 Bellaire Drive, as more fully identified in the City Planning Commission report for request number PD05-01, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Single-Family Post-War (RSF-POST).

#### 5. Planning District 6:

- a. For properties located across multiple lots and squares in the Third Municipal District between Peoples Avenue and Franklin Avenue, as more fully identified in the City Planning Commission report for request number PD06-01, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Single-Family Post-War (RSF-POST).
- b. For properties located across multiple lots and squares in the Third Municipal District, including the area between Mirabeau Avenue and Paris Avenue and the area between Allen Toussaint Boulevard and Filmore Avenue, as more fully identified in the City Planning Commission report for request number PD06-03, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Single-Family Post-War (RSF-POST).
- c. For properties located across multiple lots and squares in the Third Municipal District between Mirabeau Avenue and Paris Avenue, as more fully for request number PD06-04, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Single-Family Post-War (RSF-POST).

131	d.	For property bearing the municipal address 2221 Filmore Street, as more fully
132		identified in the City Planning Commission report for request number PD06
133		05, change the Future Land Use Category from Residential Single-Family
134		Post-War (RSF-POST) to Neighborhood Commercial (NC).
135	e.	For property bearing the municipal address 5212 Elysian Fields Avenue, as
136		more fully identified in the City Planning Commission report for reques
137		number PD06-06, change the Future Land Use Category from Residentia
138		Single-Family Post-War (RSF-POST) to Neighborhood Commercial (NC).
139	f.	For property bearing the municipal address 3821 Franklin Avenue, as more
140		fully identified in the City Planning Commission report for request number
141		PD06-07, change the Future Land Use Category from Residential Low-
142		Density Pre-War (RLD-PRE) to Residential Multi-Family Pre-War (RMF-
143		PRE).
144	g.	For property bearing the municipal address 5315 Elysian Fields Avenue, as
145		more fully identified in the City Planning Commission report for request
146		number PD06-08, change the Future Land Use Category from Residential
147		Low-Density Post-War (RLD-POST) to Neighborhood Commercial (NC).
148	h.	For property bearing the municipal addresses 2406-2416 Prentiss Avenue and
149		5629 Saint Roch Avenue, as more fully identified in the City Planning
150		Commission report for request number PD06-09, change the Future Land Use
151		Category from Neighborhood Commercial (NC) to Residential Single-Family
152		Post-War (RSF-POST).

6. Planning District 7:

a. For properties including a series of parcels bounded by North Claiborne Avenue, North Robertson Avenue where it connects to North Claiborne Avenue, Japonica Street, and Poland Avenue, in Square 667, as well as an additional parcel located in the northwest corner of Square 591 consisting of three individual lots, as more fully identified in the City Planning Commission report for request number PD07-01, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain General Commercial (GC).

- b. For properties including a series of parcels bounded by Elysian Fields Avenue, Florida Avenue, and Interstate 10, consisting of 23 lots, all on block LHS or Squares 1380, 1494, or 1495, as more fully identified in the City Planning Commission report for request number **PD07-02**, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain General Commercial (GC).
- c. For property including Lot SF-1A, Block 747, bearing municipal address 1631 Elysian Fields Avenue, as more fully identified in the City Planning Commission report for request number PD07-03, change the Future Land Use Category from Residential Low-Density Pre-War (RLD-PRE) to Mixed-Use Medium Density (MUM).
- d. For properties including Lots 1-5, bearing municipal address 1400 Feliciana Street, as more fully identified in the City Planning Commission report for request number PD07-04, change the Future Land Use Category from Industrial (IND) to Residential Low-Density Pre-War (RLD-PRE).

177	e.	For properties including Lots 12 and 13, bearing municipal address 3440
178		Piety Street, as more fully identified in the City Planning Commission report
179		for request number PD07-05, change the Future Land Use Category from
180		Residential Low-Density Pre-War (RLD-PRE) to Mixed-Use Low Density
181		(MUL).
182	f.	For properties including Lots A and B in Block 650, Lots 1-16 and 28-32 in
183		Block 608, bearing municipal address 1515 Saint Ferdinand Street, 1407

- Saint Ferdinand Street, 2800 North Robertson Street, 2835 North Villere Street, and 1523 Saint Ferdinand Street, as more fully identified in the City Planning Commission report for request number PD07-06, change the Future Land Use Category from Industrial (IND) to Mixed-Use Medium Density (MUM).
- g. For properties including the entireties of Blocks 9C, 10A, and 10B, and Lot L on Square 1695, bearing municipal address 3101 Industry Street, 2900 Feliciana Street, 7879 Abundance Street, and 3000 Abundance Street, as more fully identified in the City Planning Commission report for request number PD07-07, change the Future Land Use Category from Residential Low-Density Pre-War (RLD-PRE) to Business Center (BC).

#### 7. Planning District 8:

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a. For properties bounded by Florida Avenue, Dubreuil Street, North Roman Street, and Tupelo Street, as more fully identified in the City Planning Commission report for request number PD08-01, change the Future Land Use Category from Residential Single-Family Pre-War (RSF-PRE) to Residential Low-Density Post-War (RLD-POST).

b. For property located along the right-of-way between Florida Avenue and the Bayou Bienvenue Wetland Triangle, extending from Jourdan Avenue to Tupelo Street, as more fully identified in the City Planning Commission report for request number **PD08-03**, change the Future Land Use Category from Mixed-Use Low Density (MUL) to Parkland and Open Space (P).

#### 8. Planning District 9:

- a. For properties bound by the Interstate I-10 Corridor, Chef Menteur Highway,
  Francis Drive, Majestic Oaks Drive, and Ransom Street, as more fully
  identified in the City Planning Commission report for request number PD0902, the Council accepts the City Planning Commission's recommendation of
  denial and the Future Land Use Category shall remain Residential LowDensity Post-War (RLD-POST).
- b. For properties bound by Dwyer Road, Bullard Avenue, Chef Menteur Highway, and Paris Road/Interstate I-510, as more fully identified in the City Planning Commission report for request number PD09-03, change the Future Land Use Category for the portion of the site zoned S-RS Single-Family Residential from Business Center (BC) to Residential Single-Family Post-War (RSF-POST) while the remainder of the area shall remain Business Center (BC).
- c. For properties bound by Chef Menteur Highway, Almonaster Avenue, Read Boulevard, and Michoud Boulevard, as more fully identified in the City Planning Commission report for request number **PD09-04**, change the Future Land Use Category from Planned Development Area (PDA) to Industrial (IND).

d. For property located on Lot 3-A, Square 3, in the Third Municipal District, bearing municipal address 6809 Brutus Avenue, as more fully identified in the City Planning Commission report for request number PD09-06, change the Future Land Use Category from Residential Low-Density Post-War (RLD-POST) to General Commercial (GC).

- e. For property located on an undesignated lot in Square -9, in the Third Municipal District, bounded by Hayne Boulevard and Lake Pontchartrain, bearing municipal address 13835 Hayne Boulevard, as more fully identified in the City Planning Commission report for request number **PD09-08**, change the Future Land Use Category from Natural Areas (NA) to Parkland and Open Space (P).
- f. For properties located on Lots 1-23, 4R1B2, and 4R1B1, in Square -1, in the Third Municipal District, bearing municipal addresses 5500-5661 Clements Drive and 5620-5643 Mayo Road, as more fully identified in the City Planning Commission report for request number **PD09-10**, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall remain Residential Single-Family Post-War (RSF-POST).
- g. For properties including areas that border the Pines Village and Plum Orchard neighborhoods of New Orleans East, where Pines Village is generally bounded by Downman Road, Morrison Road, and the Interstate 10 exchange, where the southern border extends to Chef Menteur Highway, crossing over the south and north sides of the street, and where Plum Orchard, like Pines Village, borders the other side of the Interstate 10 exchange at Chef

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# Menteur Highway and Ray Avenue and extends a few parcels past Crowder Boulevard, as more fully identified in the City Planning Commission report for request number PD09-21, the Council accepts the City Planning Commission's recommendation of denial and the Future Land Use Category shall Remain Neighborhood Commercial (NC) and General Commercial

- a. For properties located on Lots 4, 6, 8, 10, 12A, 15, 18, 20, 22, 24A, 26A, 28, and 30, in Square -1, in the Third Municipal District, bearing municipal addresses 14100 Chef Menteur Highway, 14200 Chef Menteur Highway, and 14300 Chef Menteur Highway, as more fully identified in the City Planning Commission report for request number PD10-01, change the Future Land Use Category from Neighborhood Commercial (NC) to Industrial (IND).
- b. For properties including a large swath of undeveloped green space that runs from Bayou Sauvage to the east, Chef Menteur Highway to the north, and the Industrial Parkway curves to the west and south, as more fully identified in the City Planning Commission report for request number PD10-02, change the Future Land Use Category from Planned Development Area (PDA) to Industrial (IND).
- c. For property including the main parcel of the former Jazzland/Six Flags site, bounded by Interstate 510, Lake Forest Boulevard/Six Flags Parkway, and Michoud Boulevard, as more fully identified in the City Planning Commission report for request number PD10-03, change the Future Land Use

272		Category from Planned Development Area (PDA) to Mixed-Use Medium
273		Density (MUM).
274	d.	For properties running along Chef Menteur Highway from Interstate 510 to

the intersection of Chef Menteur Highway and Old Gentilly Road on both sides of the street as well as properties in an area beginning roughly at the intersection of Chef Menteur Highway and Old Gentilly Road and running through Recovery Road at Bayou Sauvage on both sides of the street, as more fully identified in the City Planning Commission report for request number PD10-04, change the Future Land Use Category from Neighborhood Commercial (NC) to Mixed-Use Medium Density (MUM) with the exception of the portion of the identified site that is considered under request number PD10-01.

#### 10. Planning District 12:

- a. For property located on Lot A, Square 5, in the Fifth Municipal District, bearing municipal address 2621 General Meyer Avenue, as more fully identified in the City Planning Commission report for request number PD12-01, change the Future Land Use Category from Parkland and Open Space (P) to Residential Multi-Family Pre-War (RMF-PRE).
- b. For property located on Lots B and C, in Square 5, in the Fifth Municipal District, bearing municipal address 2701 Lawrence Street, as more fully identified in the City Planning Commission report for request number PD12-02, change the Future Land Use Category from Parkland and Open Space (P) to Residential Low-Density Pre-War (RLD-PRE).

295 c. For property on Lot E-1, in Square 8, in the Fifth Municipal District, bearing 296 municipal address 204 Pelican Avenue, as more fully identified in the City 297 Planning Commission report for request number PD12-06, change the Future Land Use Category from Residential Low-Density Pre-War (RLD-PRE) to 298 299 Mixed-Use Medium Density (MUM). 300 d. For properties including 44 lots located in Square -1, in the Fifth Municipal District, bearing municipal address 114 Atlantic Drive, as more fully 301 identified in the City Planning Commission report for PD12-08, change the 302 303 Future Land Use Category from Mixed-Use Low Density (MUL) to Residential Low-Density Pre-War (RLD-PRE). 304 e. For properties located in Square 24, in the Fifth Municipal District, bearing 305 municipal address 4817 Neil Avenue, as more fully identified in the City 306 Planning Commission report for PD12-11, the Council accepts the City 307 Planning Commission's recommendation of denial and the Future Land Use 308 309 Category shall remain Residential Single-Family Post-War (RSF-POST). 11. Planning District 13: 310 a. For properties generally bounded by the Mississippi River, the Intracoastal 311

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- a. For properties generally bounded by the Mississippi River, the Intracoastal Waterway, the Orleans/Jefferson Parish border, and a line that runs at an angle to Woodland Highway, as more fully identified in the City Planning Commission report for request number **PD13-01**, change the Future Land Use Category from Planned Development Area (PDA) to Residential Single-Family Post-War (RSF-POST).
- b. For property including a City-owned strip of land that is an unimproved extension of the English Turn Parkway right-of-way, as more fully identified

319	in the City Planning Commission report for request number PD13-02, change
320	the Future Land Use Category from Residential Single-Family Post-War
321	(RSF-POST) and Neighborhood Commercial (NC) to Residential Single-
322	Family Post-War (RSF-POST) for the entire site.
323 c.	For property including a 15.83-acre parcel located along Stanton Road just
324	east of Stanton Road's intersection with English Turn Parkway, as more fully
325	identified in the City Planning Commission report for request number PD13-
326	03, change the Future Land Use Category from Neighborhood Commercial
327	(NC) to Residential Semi-Rural (RSR).
328 d.	For property including an area approximately 15 acres in size and which is a
329	portion of the Donner Canal right-of-way, as more fully identified in the City
330	Planning Commission report for request number PD13-04, change the Future
331	Land Use Category from Residential Multi-Family Post-War (RMF-POST)
332	and Residential Single-Family Post-War (RSF-POST) to Residential Semi-
333	Rural (RSR).
334 e.	For properties bearing municipal addresses 1 Golf Villa Drive, 5 Golf Villa
335	Drive, 7 Golf Villa Drive, and 9 Golf Villa Drive, as more fully identified in
336	the City Planning Commission report for request number PD13-05, the
337	Council accepts the City Planning Commission's recommendation of denial
338	and the Future Land Use Category shall remain Residential Multi-Family
339	Post-War (RMF-POST).
340 f.	For property including an approximately 7-acre site located at the intersection
341	of English Turn Parkway and Stanton Road, as more fully identified in the
342	City Planning Commission report for request number PD13-07, the Council

343		accepts the City Planning Commission's recommenda
344		Future Land Use Category shall remain Neighborhood
345	g.	For property including an approximately 71-acre site
346		Road, as more fully identified in the City Planning C
347		request number PD13-08, change the Future Land
348		Neighborhood Commercial (NC), Residential Multi-Fa
349		POST), Residential Low-Density Post-War (RLD-PO
350		Single-Family Post-War (RSF-POST) to Residential S
351	h.	For property including an approximately 45-acre site, a
352		in the City Planning Commission report for request nur
353		the Future Land Use Category from Residential M
354		(RMF-POST) to Residential Semi-Rural (RSR).
355	i.	For property including a City-owned strip of land to
356		extension of the English Turn Parkway right-of-way, a
357		in the City Planning Commission report for request num

- located on Delacroix Commission report for d Use Category from amily Post-War (RMF-OST), and Residential Semi-Rural (RSR).
- as more fully identified mber PD13-11, change Aulti-Family Post-War
- that is an unimproved as more fully identified in the City Planning Commission report for request number PD13-12, change

j. the Future Land Use Category from Residential Single-Family Post-War
 (RSF-POST), Residential Multi-Family Post-War (RMF-POST), and
 Neighborhood Commercial (NC) to Residential Semi-Rural (RSR).

### ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS NOVEMBER 7, 2024

### HELENA MORENO PRESIDENT OF THE COUNCIL

#### **DELIVERED TO THE MAYOR ON NOVEMBER 8, 2024**

**APPROVED:** 

**DISAPPROVED:** NOVEMBER 12, 2024

#### LATOYA CANTRELL MAYOR

#### RETURNED BY THE MAYOR ON NOVEMBER 12, 2024 AT 2:45 PM

## AISHA R. COLLIER ASSISTANT CLERK OF COUNCIL

**ROLL CALL VOTE:** 

YEAS:

Giarrusso, Green, King, Moreno, Morrell - 5

NAYS:

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ABSENT:

Harris, Thomas - 2

RECUSED: 0

ASSISTANT OF ERK OF COUNCIL

THE FOREGOING IS CERTIFIED

TO BE A TRUE AND CORRECT COPY

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