

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: December 5, 2024**

**CALENDAR NO. 34,938**

**NO. 30199 MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER KING**

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 21<sup>st</sup> 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, as reconsidered as directed by the Council on September 19, 2024 in M-24-540 and as recommended on reconsideration by the City Planning Commission on November 21, 2024; and otherwise to provide with respect thereto.

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

**ORDAINS**, That the City Council hereby approves the recommendations of the City Planning Commission specified herein and directs the Executive Director of the City Planning Commission to change the appropriate Future Land Use Maps for the specified Planning District together with all the notations, references, and other information shown thereon, referred to in Ordinance No. 24,079 M.C.S., the Master Plan (also known as the “Plan for the 21<sup>st</sup> Century: New Orleans 2030”), to effectuate the directives listed below, in accordance with New Orleans Home Rule Charter Section 5-404:

**1. Planning District 12:**

- a. For property bearing municipal addresses 3501-3549 General Meyer Avenue, 3613 General Meyer Avenue, and 3711 General Meyer Avenue, as more fully

12 identified in the City Planning Commission Staff Report for request number  
13 **PD12-05**, retain the Future Land Use Category of Neighborhood Commercial  
14 (NC).

15 b. For property bearing municipal address 2501 Wall Boulevard, as more fully  
16 identified in the City Planning Commission Staff Report for request number  
17 **PD12-09**, retain the Future Land Use Category of General Commercial (GC).

18 c. For property bearing municipal addresses 3232-3700 General Meyer Avenue,  
19 1356 and 1401 Flanders Street, and 1420 Michael Street, as more fully  
20 identified in the City Planning Commission Staff Report for request number  
21 **PD12-14**, retain the Future Land Use Category of General Commercial (GC).

22 d. For property bearing municipal addresses 4589 General Meyer Avenue and  
23 1110 Kabel Drive, plus two properties across from 1110 Kabel Drive that do  
24 not have municipal addresses, as more fully identified in the City Planning  
25 Commission Staff Report for request number **PD12-15**, retain the Future  
26 Land Use Category of Neighborhood Commercial (NC).

27 2. Planning District 13:

28  
29 a. For property including 15 acres with frontage on Stanton Road, as more fully  
30 identified in the City Planning Commission Staff Report for request number  
31 **PD13-09**, change the Future Land Use Category from Residential Multi-  
32 Family Post-War (RMF-POST) to Residential Semi-Rural Single-Family  
33 (RSR).

34 b. For property including 6 acres with frontage on English Turn Parkway, as  
35 more fully identified in the City Planning Commission Staff Report for

36 request number **PD13-10**, change the Future Land Use Category from  
37 Residential Multi-Family Post-War (RMF-POST) to Residential Semi-Rural  
38 Single-Family (RSR).

39 c. For property including a 50-acre L-shaped parcel with frontage on English  
40 Turn Parkway, as more fully identified in the City Planning Commission Staff  
41 Report for request number **PD13-14**, retain the Future Land Use Category of  
42 Neighborhood Commercial (NC) for the portion of the property bearing that  
43 designation at the initiation of this request, retain the Future Land Use  
44 Category of Residential Single-Family Post-War (RSF-POST) for the portion  
45 of the property bearing that designation at the initiation of this request, and  
46 change the Future Land Use Category for remainder of the property from  
47 Residential Multi-Family Post-War (RMF-POST) to Residential Single-  
48 Family Post-War (RSF-POST).

1           **SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2 **ORDAINS**, That the City Council hereby overrules the recommendations of the City Planning  
3 Commission specified herein, or proceeds where the City Planning Commission was unable to  
4 reach a legal majority regarding their recommendation on the Council’s request for them to  
5 reconsider their initial recommendation, and directs the Executive Director of the City Planning  
6 Commission to change the appropriate Future Land Use Maps for the specified Planning District  
7 together with all the notations, references, and other information shown thereon, referred to in  
8 Ordinance No. 24,079 M.C.S., the Master Plan (also known as the “Plan for the 21<sup>st</sup> Century: New  
9 Orleans 2030”), to effectuate the directives listed below, in accordance with New Orleans Home  
10 Rule Charter Section 5-404:

- 11           1. Planning District 12:
- 12                   a. For property bearing municipal address 3327 Newton Street, as more fully
- 13                           identified in the City Planning Commission Staff Report for request number
- 14                           **PD12-03**, change the Future Land Use Category from Parkland and Open
- 15                           Space (P) to Residential Single-Family Post-War (RSF-POST).
- 16                   b. For property including multiple residential lots on the north and south sides
- 17                           of General Meyer Avenue, as more fully identified in the City Planning
- 18                           Commission Staff Report for request number **PD12-04**, retain the Future
- 19                           Land Use Category of Residential Single-Family Post-War (RSF-POST).
- 20                   c. For property bearing municipal address 64002 Behrman Drive, as more fully
- 21                           identified in the City Planning Commission Staff Report for request number
- 22                           **PD12-07**, change the Future Land Use Category from Residential Single-
- 23                           Family Post-War (RSF-POST) to Neighborhood Commercial (NC).
- 24                   d. For property bearing the municipal address of 2701 Seine Street, as more fully
- 25                           identified in the City Planning Commission Staff Report for request number
- 26                           **PD12-10**, retain the Future Land Use Category of Residential Single-Family
- 27                           Post-War (RSF-POST).
- 28                   e. For property including the area where General de Gaulle Drive and Holiday
- 29                           Drive intersect, near the southeast corner of the Behrman Neighborhood, as
- 30                           more fully identified in the City Planning Commission Staff Report for
- 31                           request number **PD12-12**, retain the Future Land Use Categories of Business
- 32                           Center (BC), General Commercial (GC), Mixed-Use High Density (MUH),

33 and Residential Single-Family Post-War (RSF-POST), all as mapped before  
34 this request was considered.

35 f. For property including the area near the intersection of General de Gaulle  
36 Drive and Holiday Drive in the Tall Timbers/Brechtel Neighborhood, as more  
37 fully identified in the City Planning Commission Staff Report for request  
38 number **PD12-13**, change the Future Land Use Category from Residential  
39 Single-Family Post-War (RSF-POST) to Neighborhood Commercial (NC).

40 g. For properties including 25 platted municipal squares in the portion of the  
41 Orleans Subdivision situated along the west side of the Intracoastal  
42 Waterway, as more fully identified in the City Planning Commission Staff  
43 Report for request number **PD12-16**, change the Future Land Use Category  
44 from Planned Development Area (PDA) to Residential Single-Family Post-  
45 War (RSF-POST).

46 h. For properties including 57 platted municipal squares in the portion of the  
47 Riverside Subdivision situated along the west side of the Intracoastal  
48 Waterway, as more fully identified in the City Planning Commission Staff  
49 Report for request number **PD12-17**, retain the Future Land Use Category of  
50 Residential Single-Family Post-War (RSF-POST).

51 2. Planning District 13:

52 a. For property including 25 acres with frontage on English Turn Parkway and  
53 Stanton Road, as more fully identified in the City Planning Commission Staff  
54 Report for request number **PD13-06**, change the Future Land Use Category

