

ORDINANCE

(AS AMENDED)

CITY OF NEW ORLEANS

CITY HALL: February 13, 2025

CALENDAR NO. 34,988

NO. 30243 MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS GIARRUSSO, HARRIS, 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, as reconsidered as directed by the Council on November 7, 2024 in M-24-686, and as recommended on reconsideration by the City Planning Commission on January 7, 2025; 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 21st Century: New Orleans 2030”), to effectuate the directives listed below, in accordance with New Orleans Home Rule Charter Section 5-404:

1. Planning District 3:

a. For property bearing municipal addresses 5400 Tchoupitoulas Street, as more fully identified in the City Planning Commission Staff Report for request

number **PD03-01**, retain the Future Land Use Category of General Commercial (GC).

b. For properties along Earhart Boulevard between Monroe Street and College Court, as more fully identified in the City Planning Commission Staff Report for request number **PD03-03**, retain the Future Land Use Category of Neighborhood Commercial (NC).

c. For property bearing municipal address 2418 Calhoun Street, as more fully identified in the City Planning Commission Staff Report for request number **PD03-07**, retain the Future Land Use Category of Residential Low Density Pre-War (RLD-PRE).

2. Planning District 6:

a. For property including lots and squares in the third municipal district along Allen Toussaint Boulevard, as more fully identified in the City Planning Commission Staff Report for request number **PD06-02**, retain the Future Land Use Category of Residential Single-Family Post-War (RSF-POST).

3. Planning District 8:

a. For property including the area bounded by Douglass Street, Lamanche Street, Fats Domino Avenue, and Chartres Street, as more fully identified in City Planning Commission Staff Report for request number **PD08-04**, change the Future Land Use Category from Industrial (IND) to Residential Low-Density Pre-War (RLD-PRE).

b. For property including the area bounded by the Mississippi River, Alabo Street, Bienvenu Street, and Delery Street, as more fully identified in City Planning Commission Staff Report for request number **PD08-05**, change the

Future Land Use Category from Industrial (IND) to Residential Medium-Density Pre-War (RMD-PRE).

4. Planning District 9:

- a. For property including the area bounded by Dwyer Road, Westlake Drive, Seagull Lane, and the I-10 Service Road, as more fully identified in the City Planning Commission Staff Report for request number **PD09-01**, retain the Future Land Use Category of Residential Single-Family Post-War (RSF-POST).
- b. For property including the area located across Squares 1, 2, 3, 4, 6, -1, and 3JJ, bounded by Mayo Road, Lake Forest Boulevard, the I-10 Service Road South, and the Lawrence Canal, as more fully identified in the City Planning Commission Staff Report for request number **PD09-11**, retain the Future Land Use Category of Residential Low Density Post-War (RLD-POST).
- c. For property including the area bounded by the Lawrence Canal, Cindy Place, the I-10 Service Road South, and Lake Forest Boulevard, as more fully identified in the City Planning Commission Staff Report for **PD09-12**, retain the Future Land Use Category of Residential Multi-Family Post-War (RMF-POST).

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That the City Council hereby overrules the recommendations of the City Planning Commission specified herein, or proceeds where the City Planning Commission was unable to reach a legal majority regarding their recommendation on the Council's request for them to reconsider their initial recommendation, and directs the Executive Director of the City Planning 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 21st 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 3:

- 12 a. For property bearing the municipal addresses 1300-1323 Broadway Street, as
13 more fully identified in the City Planning Commission Staff Report for
14 request number **PD03-05**, retain the Future Land Use Category of Residential
15 Low Density Pre-War (RLD-PRE).
- 16 b. For property bearing the municipal addresses 6301, 6309, and 6325 Freret
17 Street, as more fully identified in the City Planning Commission Staff Report
18 for request number **PD03-08**, retain the Future Land Use Category of
19 Residential Low Density Pre-War (RLD-PRE).
- 20 c. For property bearing the municipal address 2210 Calhoun Street, as more
21 fully identified in the City Planning Commission Staff Report for request
22 number **PD03-10**, retain the Future Land Use Category of Residential Low
23 Density Pre-War (RLD-PRE).
- 24 d. For property bearing municipal address 6325 Clara Street, as more fully
25 identified in the City Planning Commission Staff Report for request number
26 **PD03-11**, retain the Future Land Use Category of Residential Low Density
27 Pre-War (RLD-PRE).
- 28 e. For property bearing the municipal address of 6320 Clara Street, as more fully
29 identified in the City Planning Commission Staff Report for request number

30 **PD03-12**, retain the Future Land Use Category of Residential Low Density
31 Pre-War (RLD-PRE).

32 2. Planning District 4:

- 33 a. For property located in Square 507 bounded by Thalia Street, South Gayoso
34 Street, and Washington Avenue, as more fully identified in the City Planning
35 Commission Staff Report for request number **PD04-06**, change the Future
36 Land Use Category from Residential Low Density Pre-War (RLD-PRE) to
37 Industrial (IND).

38 3. Planning District 8:

- 39 a. For property including the area bounded by Saint Maurice Avenue, Tricou
40 Street, Royal Street, and Douglass Street, as more fully identified in the City
41 Planning Commission Staff Report for request number **PD08-02**, change the
42 Future Land Use Category from Residential Pre-War Medium Density
43 (RMD-PRE) to Mixed-Use Medium Density (MUM).

44 4. Planning District 9:

- 45 a. For property bearing the municipal address 13680 Lincoln Beach Boulevard
46 (formerly Hayne Boulevard), as more fully identified in the City Planning
47 Commission Staff Report for request number **PD09-05**, retain the Future
48 Land Use Category of Residential Single-Family Post-War (RSF-POST).
- 49 b. For property bearing the municipal address 7201 Dwyer Road, as more fully
50 identified in the City Planning Commission Staff Report for **PD09-07**, retain
51 the Future Land Use Category of Residential Single-Family Post-War (RSF-
52 POST).

- 53 c. For properties located within two undesignated squares in addition to Square
54 1, Lots 3B-8A-1, and 3B-8B, bounded by the Farrar Canal, Lake Forest
55 Boulevard, Read Boulevard, and I-10 Service Road South, and properties
56 bounded by Lake Forest Boulevard, Bundy Road, the 1-10 Service Road
57 South, and the Citrus Canal, as more fully identified in the City Planning
58 Commission Staff Report for request number **PD09-09**, retain the Future
59 Land Use Categories of Neighborhood Commercial (NC) and General
60 Commercial (GC).
- 61 d. For property bearing the municipal address of 13860 Lincoln Beach
62 Boulevard (formerly Hayne Boulevard) and 8020-8024 Vincent Road, as
63 more fully identified in the City Planning Commission Staff Report for
64 request number **PD09-14**, retain the Future Land Use Categories of
65 Neighborhood Commercial (NC) and Residential Low-Density Post-War
66 (RLD-POST).
- 67 e. For properties bearing the municipal addresses 14500-14516 Lincoln Beach
68 Boulevard (formerly Hayne Boulevard), and 7900-8016 Buffalo Road, as
69 more fully identified in the City Planning Commission Staff Report for **PD09-**
70 **16**, retain the Future Land Use Category of Residential Low-Density Post-
71 War (RLD-POST).
- 72 f. For properties bearing the municipal addresses 14000-14250 Lincoln Beach
73 Boulevard (formerly Hayne Boulevard), as more fully identified in the City
74 Planning Commission Staff Report for **PD09-17**, retain the Future Land Use
75 Category of Planned Development Area (PDA).

- 76 g. For properties bearing the municipal addresses 6-5999 Bullard Avenue,
77 11297-40922 Lake Forest Boulevard, 12401 Levy Drive, and 11110 Lake
78 Forest Boulevard, as more fully identified in the City Planning Commission
79 Staff Report for **PD09-18**, retain the Future Land Use Categories of General
80 Commercial (GC) and Neighborhood Commercial (NC).
- 81 h. For properties bearing the municipal addresses 5725-7700 Lake Forest
82 Boulevard, 8258-8700 Lake Forest Boulevard, 5200-5630 Crowder
83 Boulevard, 7701 Dwyer Road, 8325-8721 Dwyer Road, and 5601 Mayo
84 Road, as more fully identified in the City Planning Commission Staff Report
85 for **PD09-19**, retain the Future Land Use Categories of General Commercial
86 (GC) and Neighborhood Commercial (NC).
- 87 i. For properties bearing municipal addresses 5401-5621 Read Boulevard and
88 10101-10201 Dwyer Road, as more fully identified in the City Planning
89 Commission Staff Report for **PD09-20**, retain the Future Land Use
90 Categories of General Commercial (GC) and Neighborhood Commercial
91 (NC).
- 92 j. For properties along Chef Menteur Highway and Read Boulevard, properties
93 further east, along Chef Menteur Highway between Good Drive and
94 Nottingham Drive, and properties on the Northwest corner of Chef Menteur
95 Highway and Bullard Avenue, as more fully identified in the City Planning
96 Commission Staff Report for **PD09-22**, retain the Future Land Use Categories
97 of Neighborhood Commercial (NC) and General Commercial (GC).
- 98 k. For property bearing the municipal address 4402 Reynes Street, as more fully
99 identified in the City Planning Commission Staff Report for **PD09-23**, retain

100 the Future Land Use Category of Residential Low Density Post-War (RLD-
101 POST).

102 1. For property bearing the municipal address 5400 Read Boulevard, as more
103 fully identified in the City Planning Commission Staff Report for **PD09-24**,
104 retain the Future Land Use Category of Residential Single-Family Post-War
105 (RSF-POST).

106 m. For property bearing the municipal address 17600 Paris Road, as more fully
107 identified in the City Planning Commission Staff Report for PD09-25, retain
108 the Future Land Use Category of Neighborhood Commercial (NC).

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS MARCH 13, 2025

JP MORRELL
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON MARCH 14, 2025

APPROVED:
~~DISAPPROVED~~ MARCH 19, 2025

LATOYA CANTRELL
MAYOR

RETURNED BY THE MAYOR ON MARCH 19, 2025 AT 2:50 P.M.

AISHA R. COLLIER
ASSISTANT CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Giarrusso, Harris, King, Moreno, Morrell, Thomas - 6

NAYS: 0

ABSENT: Green - 1

RECUSED: 0

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THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY



ASSISTANT CLERK OF COUNCIL