



LOWER COAST ALGIERS IMPACT STUDY

City of New Orleans

City Planning Commission

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A. EXECUTIVE SUMMARY

The New Orleans City Council passed Motion M-22-447 on October 6, 2022, and Ordinance Number 29,365 on March 9, 2023, which established a new Interim Zoning District (IZD) called the Lower Algiers Rural Protection Interim Zoning District.¹ The IZD applies to all properties zoned S-RM1 Suburban Multi-Family Residential District and S-B2 Suburban Pedestrian Oriented Corridor Business District within the boundaries of the Intercoastal Waterway, the Mississippi River, the Donner Canal, and Delacroix Road. The intent of the Lower Algiers Rural Protection IZD is to temporarily prohibit the development of multi-family residences in the S-RM1 Suburban Multi-Family Residential Districts and commercial development in the S-B2 Suburban Pedestrian Oriented Corridor Business Districts until the impacts of high-density development on existing infrastructure, the environment and the community can be studied and to determine if any necessary improvements are needed to accommodate potential future growth.

BACKGROUND

Lower Coast Algiers is a geographic area that abuts Plaquemines Parish and is separated from the rest of New Orleans by the Mississippi River and the Intracoastal Waterway. The area makes up the entirety of Planning District 13 and falls under one census tract.

Lower Coast Algiers land use pattern is largely rural, with some single-family residential homes near the English Turn Golf and Country Club and within its subdivision. There are a handful of operating farms near the Mississippi River, and two Buddhist temples, but no commercial retail exists within its boundaries.

SUMMARY OF FINDINGS

Lower Coast Algiers was predominantly rural until the development of the English Turn subdivision in the late 1980s. Prior to its development, a series of studies and zoning changes occurred in the 1980s to permit the subdivision and future developments nearby. At the time, there was an intent to establish a commercial area around English Turn, but that portion of the development was never realized despite the zoning entitlements for commercial use. Lower Coast Algiers has remained largely single-family residential and rural in development pattern for the past several decades.

The City's infrastructure in the area is particularly limited. The New Orleans Police Department (NOPD) and the New Orleans Fire Department (NOFD) do not have capacity to service new high-density development in Lower Coast Algiers. The RTA does not provide service and has no intent to in the future. The Louisiana Department of Wildlife and Fisheries (LDWF) noted wildlife in the

¹ The IZD was extended twice and is now effective until 3/2/25: *Extended by Ordinance 29827 M.C.S., 3/7/24; Extended by Ordinance 30028 M.C.S., 8/27/24.*

area that needs to be preserved and protected. Entergy, Cox and other utilities can service the area but it would come at a high cost to developers to connect the infrastructure.

The existing zoning permissions and Future Land Use Map (FLUM) designations allow for some areas of higher-density development to support the English Turn subdivision. However, developments of higher density would conflict with the Master Plan’s language describing the future of Planning District 13, which says that the area should be maintained as single-family residential and with limited new development.

CONCLUSIONS/RECOMMENDATIONS

The Master Plan Future Land Use Map (FLUM) designations and the zoning districts that are in place today are a vestige of a development vision from 40 years ago that were never realized. Staff recommends modifying Master Plan FLUM designations and subsequent zoning permissions to conform to the existing land use pattern and the Master Plan’s stated intent for the overall District.

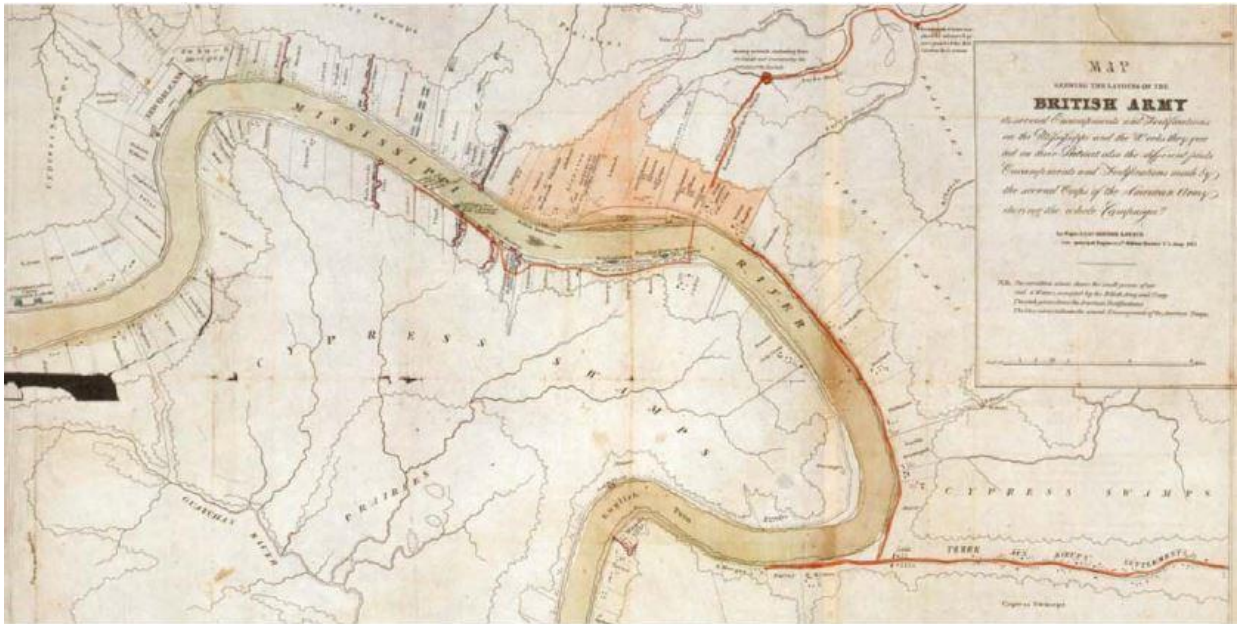
B. HISTORICAL CONTEXT

LOWER COAST ALGIERS HISTORICAL SIGNIFICANCE

Lower Coast Algiers, commonly known as English Turn, is located within the southeastern-most part of Orleans Parish on the “West Bank” of the Mississippi River. The area is within Planning District 13; its borders of which include the Mississippi River along its northern and eastern edges, the Intracoastal Canal along its western edge, and the Donner Canal along its southern edges, which acts as the parish line dividing Orleans Parish from Plaquemines Parish.

The name English Turn traces its origins to New Orleans’ colonial history. In 1699, the French navigated the river’s winding course and encountered an English warship anchored on the bend of the Mississippi River. The French, who had claimed the territory, persuaded the English that the area was unsuitable for development and convinced their vessel to turn back. Once the British retreated, the French began to settle within the area. This historical moment gave name to the area.

Over the centuries, this location of New Orleans located on such a sharp curve along the Mississippi River has proven to be a significant piece of land area during several historical events, including the Battle of New Orleans in 1815, which solidified independence for the region and



more importantly, the United States.

Figure 1: British Army Map, 1815, UNOPA Framework for Ecological Resilience in Planning District 13

C. HISTORICALLY SIGNIFICANT LAND USE PLANNING

During most of the 19th century and well into the 20th century the area was occupied mainly by plantations along the river's edge and cypress swamps inland. The English Turn transformed from a rural outpost to a suburban community during the 1980s. To prepare for these development transformations, the City Planning Commission produced a series of relevant land use plans for the area described in more detail below

1980 NEW ORLEANS COMPREHENSIVE MANAGEMENT PLAN

The 1980 New Orleans Land Use Plan was the first citywide comprehensive planning update since 1954. In association with the plan, the City Planning Commission produced a Comprehensive Management Plan. The overall goals of the plan were to provide recommendations for future urban development within the urban core of the city protected by the levee protection system, and to limit growth in environmentally sensitive areas.

The Comprehensive Management Plan stated that census data from 1975 estimated the population in Lower Coast Algiers was 409 people with little change since 1970. The District description was found to be relatively rural and inaccessible except for LA Route 406 which was linked to General DeGaulle Drive by a drawbridge over the Intracoastal Canal.

The 1975 dwelling unit count was estimated to be 124, which was a “negligible increase” of 10 units since 1970. The plan indicated that there were percentage increases in both white renter and non-white owner-occupied units, but in context to the very slow growth that was occurring in the previous years. Rent and home ownership were predominantly “lower” and “lower and middle” classified occupied units which were reflective of the rural-type housing in Lower Algiers. The plan indicated there were isolated examples of more expensively priced homes that had been built in the district.

The Comprehensive Management Plan detailed recommendations to plan for impending future developments in the area such as the English Turn Wilderness Park and English Turn Golf and Country Club. As suggested in the plan, both amenities would catalyze the planning of residential subdivisions and subsequent increase of population for the area.

The proposed land use vision was the following:

“The plan envisions the ultimate development of the entire District as a new community within Orleans Parish. Residential uses are proposed as a mixture of three density classifications with low density the predominant use.

High density use will be located generally near major arterials and with good access to open space areas. A large commercial node will serve as the focal point of the District with smaller commercial areas located in other portions to serve appropriate neighborhoods. An extensive industrial park is proposed on the northwest sector immediately below the Intracoastal Waterway. This industrial area will be buffered from residential uses by open space.

The incorporation of substantial open space ratios into the Lower Coast development is an important part of the plan concept. Linear open space is provided along major arterials and adjacent to most residential uses, particularly medium and high density housing. One of the most important open space recreational areas in New Orleans will be the English Turn Wilderness Park, which will attract visitors from the City as well as the entire Region. This park consolidates substantial acres of vacant land currently shown as Coast Guard property and adjacent lands similarly vacant into a viable park which will provide hiking trails and camping areas in a rustic, unspoiled area.”



Figure 2: 1980 New Orleans Land Use Plan Proposed Development Map in Lower Coast Algiers, City Planning Commission

1985 ENGLISH TURN LAND USE PLAN

English Turn had its own land use plan completed in 1985, titled the English Turn Land Use Plan by Caplinger Group, LTD. The plan was drafted on behalf of the City Planning Commission to prepare for the Jack Nicklaus English Turn Golf and Country Club and residential subareas surrounding the golf course. This was a significant study for the area because along with the 1977 English Turn Wilderness Park Plan, it was the first endeavor to plan around residential and non-residential development that could have the potential to exponentially increase density in Lower Coast Algiers. As stated in the plan,

"This report is intended to serve as a comparison between the Land Use plan proposed for English Turn and the City of New Orleans's 1980 Land Use Plan. The most striking feature of this comparison is that the City's Land Use Plan and the English Turn Land Use Plan do not differ significantly. The land uses proposed in the English Turn plan are the same and the acreage differences are minimal..."

This plan indicated that the Southside of the golf course development would be approximately 548.5 acres in total, with the golf course serving the adjoining residential development. The plan states, "This includes 147.7 acre single-family, 20.5 acre two-family, and 162.7-acre medium density family uses."

The Northside of English Turn was indicated to be much smaller in acreage, with only 76.5 acres, and were characterized in the plan to consist of multi-family residential and commercial uses. The plan stated,

“The commercial areas within the Northside boundaries (this does not include the commercial parcels in the area designated Future Development) serve the entire English Turn development. The Northside commercial parcels measure 25.9 acres and are located along English Turn Parkway abutting the main intersections of Standon Road and Delacroix Road. This location provides high visibility and convenient access for the neighboring residents. The Northside multi-family residential areas measure 51.6 acres. All multi-family residential areas from on the English Turn Parkway.”

There was an additional commercial corridor designated for office and retail uses which were proposed on the northern side of Stanton Road and English Turn Parkway intersection.

Notably, the plan leaves approximately 373.8 acres of land located both on the North and South sides of English Turn Parkway slated for “Future Development Area.” The description in the plan indicates that approximately 110.8+/- acres (about 30% of the Future Development Area) would be located south of the Parkway and designated for single family development. The remaining 263 acres, located north of English Turn Parkway, were suggested for a combination of potential uses such as single-family, two-family, multi-family residential, and commercial uses. For future development in the area north of English Turn Parkway the plan states:

“Single-family and two-family uses north of the Parkway account for 48% of the total future development area while multi-family uses make up 11%. Commercial uses north of the Parkway also account for 11% of the future development area.”

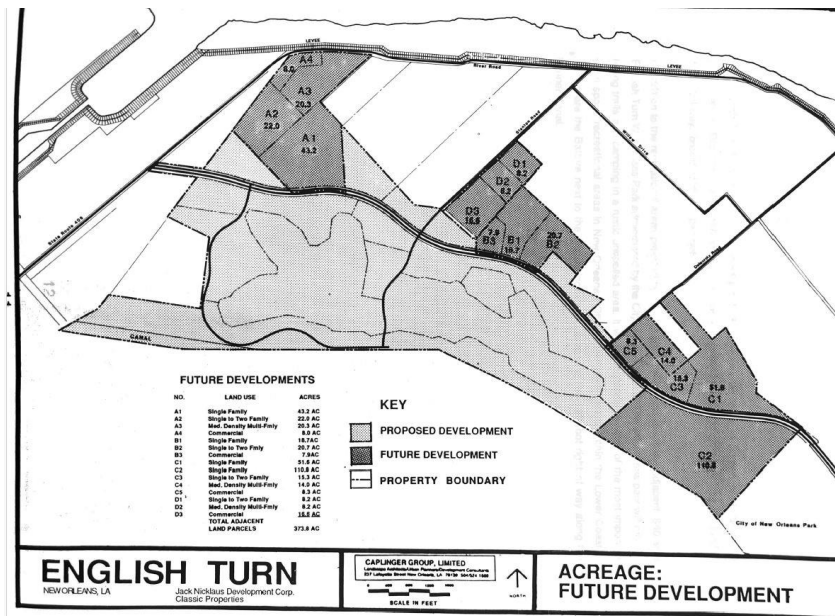


Figure 3. 1985 English Turn Jack Nicklaus Development Corporation Class Properties Acreage: Future Development, City Planning Commission

The 1985 Land Use Plan further details a key comparison between the proposed residential and commercial densities in the earlier 1980 Land Use Plan. The plan states:

“ENGLISH TURN LAND USE PLAN AND THE 1980 PLAN

The proposed English Turn land use plan and the City of New Orleans’ 1980 Land Use plan are very similar and provide for almost equal amounts of single-family and medium density multi-family residential uses. They differ primarily in the amount of commercial acreage and high-density multi-family uses proposed. The English Turn land use plan provides for a substantial amount of single-family residential, medium density multi-family residential uses, commercial uses and open space, while the City’s 1980 land use plan calls for a significant amount of high density, multi-family residential uses. Both land use plans provide for a large amount of open space. The following table compares the areas allocated for each land use in the respective plans. The English Turn acreage shown here have been calculated to the center line of the right of way of adjoining streets and canals.”

<u>LAND USE</u>	<u>ENGLISH TURN PLAN</u>		<u>1980 PLAN</u>		<u>DIFFERENCE</u>
<u>CATEGORY</u>	<u>ACREAGE</u>	<u>% OF TOTAL</u>	<u>ACREAGE</u>	<u>% OF TOTAL</u>	<u>% of Total E.T.:1980Plan</u>
Residential					
Single Family	372.0 AC	37.2%	429.9 ± AC	42.9%	-5.7%
Single to Two Family	86.7	8.7	-	--	+8.6
Medium Density, Multi-Family	256.8	25.8	245.2 ±	24.5	+1.3
High Density, Multi-Family	-	--	41.2 ±	4.1	-4.1
Commercial	65.6	6.6	39.1 ±	3.9	+2.7
Recreation Clubs	27.8	2.7	-	--	+2.7
Open Space, Parks, Playgrounds	189.9	19.0	229.5 ±	22.9	-4.0
Public / Semi - Public	-	--	13.9±	1.4	-1.4
Total	998.9 AC	100.00%	998.8 AC	100.00%	

Figure 4. 1985 English Turn Plan Land Use Category Acreage Comparison to 1980 Land Use Plan (referred to as 1980 plan, Caplinger Group, LTD

1987-1997 LOWER COAST ALGIERS ORDINANCE FOR INTERIM DEVELOPMENT REQUIREMENTS

Development came quickly to the northside of Lower Coast Algiers in the late 1980s with the development of the golf course and English Turn Subdivision. Consequently, residents

requested more regulatory zoning oversight of potential multi-family or commercial developments in the area, especially along Louisiana State Highway 406 and English Turn Parkway. On May 7th, 1987, an interim zoning ordinance was approved by City Council per Ordinance 11,805. The Ordinance States:

“SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEARBY ORDAINS, all permit applications for any building, development, access or curb cut approval, or signage proposal on lots located in Lower Coast Algiers, and abutting the right-of-way of Louisiana State Highway 406, River Road, Stanton Road, Delacroix Road, English Turn Parkway and Willow Drive, shall include a development plan which has been reviewed by the City Planning Commission Staff and approved by the City Council of new Orleans prior to the issuance of permits by the Department of Safety and Permits or Department of Streets. This requirement shall be in effect until the effective date of amendments to the Comprehensive Zoning Ordinance regarding proposed Urban Corridor Districts or similar regulations. This ordinance shall not apply to applications for permits for single-family and two-family residential uses.”

Evaluation standards for development review also included the following language:

“The City Planning Commission Staff shall also evaluate the proposed development plan and design drawings according to the following criteria where applicable:

- a) Does not thwart the purpose of the proposed English Turn Urban Corridor District, or the City Planning Commission draft Lower Coast Algiers Study;*
- b) Consistency with the proposed Landscape Ordinance for the City of New Orleans”*

The Interim Development Regulation for Lower Coast Algiers was in place for ten years, only sunseting in 1997 with the development of the 1999 New Orleans Comprehensive Plan.

1999 NEW ORLEANS COMPREHENSIVE PLAN

The New Orleans Comprehensive Plan was updated and approved by New Orleans City Council in 1999. The new plan reorganized the Planning Districts, designating Planning District 13 to encompass all of Lower Coast Algiers. The plan organized existing conditions at the time and planning recommendations by these new planning districts. Planning District 12, which covers all other areas of the West Bank of Orleans Parish, and Planning District 13 were combined in one chapter of the plan.

The plan describes development since the opening of the English Turn Development in 1990 as the following:

“Land use in District Thirteen is primarily single-family homes on large lots surrounded by woodland and marsh. There is one subdivision of the gated community of English Turn Development and Golf Course, which contains 650 acres of 200 single-family homes, and which is expected to contain as many as 800 homes before it is completed. There is no commercial development in the district. Industrial activity is limited to three acres: near the Intracoastal Waterway Bridge, a Sewage and Water Board Waste Treatment Plant located southwest from the intersection of Louisiana Highway 406 and the English Turn Parkway, and a gravel pit on the batture near the end of River Road. There are also 1,200 to 1,300 acres of semi-public use at the tip of English Turn, including a 300-acre Wilderness

Park (leased from the Coast Guard) and the Audubon Species Survival and Research Center.”


In looking at statistical changes since the 1980s, the Plan states there was “for the most part not meaningful” changes in demographics, but the most noteworthy change in District 13 had been in relation to the opening of the English Turn subdivision, “which is reflected in the 56% increase and the 144% real growth in average household income from 1980 to 1997.”

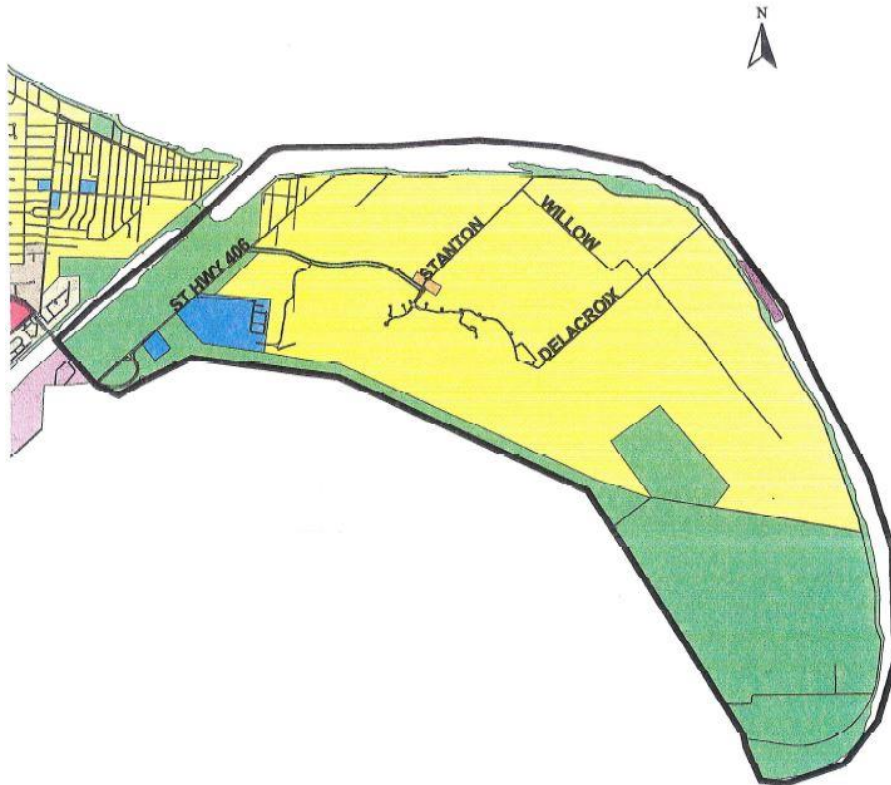
PROPOSED GENERAL LAND USE Planning District 13

NOTE: Proper interpretation of this Proposed General Land Use Map requires reading the instructions on page 246.

- Legend:
- Downtown
 - Regional Commercial
 - Neighborhood Commercial
 - Light Industrial/Office
 - Industrial
 - Institutional
 - Parkland/Recreation/Open Space
 - Residential - Single Family
 - Residential - Single and Two Family
 - Residential - Multi-Family
 - Neighborhood Mixed Use
 - Urban Mixed Use

**New Orleans 1999
Land Use Plan**
City of New Orleans, Louisiana

Prepared By:
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 CITY PLANNING COMMISSION



This chapter of the 1999 Comprehensive Plan closes with the following recommendations for District 13:

“The 1999 Land Use Plan proposes protecting Lower Algiers as a rural residential area with specific parameters on lot size and land usage. The plan also outlines the most likely location for stores which respond to commercial needs of the district, thereby ensuring residents continued stability as a neighborhood.”

2001-2002 LOWER COAST ALGIERS COMMUNITY PLAN PROPOSAL

In 2001, the New Orleans City Council proposed an English Turn/Lower Coast Algiers Interim Zoning District to limit development by preventing any subdivision requests that created lots less than three acres in size. It appears, however, this IZD did not come to fruition as an ordinance.

The proposed Interim Zoning District was the impetus for a Lower Coast Algiers Area Plan that was produced by the City Planning Commission in 2002. Suggestions for land use regulations included the following development requirement concepts to maintain the rural and natural character of the area which can be seen below in **Figure 6**. Some of these suggestions were extracted from the 1999 Comprehensive Land Use Plan, but with more detail on development standards particular to Planning District 13.

Description of Zoning and Planning Tools

Minimum lot size: Minimum lot size is the most basic method for guiding low-density development. The modernized zoning ordinance that is proposed for adoption by the City Council includes a new SF-E (Single-Family Estate) zoning category that may be applied where the rural and natural character of an area is to be maintained. The SF-E District has a minimum lot size of 1 acre (43,560 square feet). By comparison, the SF-1 Single Family District requires only a 6,700 square ft. minimum lot size.

Minimum lot frontage: Minimum lot frontage is an alternative method for guiding low-density development. The SF-E District requires a minimum lot width of 150 feet.

Maximum lot coverage: This regulation would designate a percentage of the total lot area as the maximum buildable area (e.g. a structure may cover no more than 40% of the lot).

Maximum building height: The vertical distance from the grade to the roof.

Limitation of curb cuts along certain streets: For a certain streetscape look, there may be limitations placed on the number of curb cuts (driveways, intersections with the main street)

Street cross-section design: Various designs may be considered to give both present and future roads a rural feel (e.g. neutral ground, no neutral ground, walking path, landscaping strip on side of road).

Alternative Development Scenarios: In a district with relatively large minimum lot sizes, developers may be encouraged to propose innovative site plans that allow them to reduce individual lot sizes in return for the preservation and dedication of public green spaces within walking distance of the community. Many communities have found this type of development to be popular with prospective home-buyers and beneficial to property values. (See attachment next page)

Restricted site clearing/Required wooded buffers: In an area with large lots, required wooded buffer zones may be required along property lines and streets. Benefits include privacy, the maintenance of a wooded atmosphere and absorption of rainwater. The restrictions on site clearing (trees and underbrush) may be applied to the minimum setbacks (e.g. 20 ft. rear yard) or it may be applied to a larger area.

Wilderness Connectors: Required wooded buffers may combined to delineate a wilderness connector. Rather than isolated pockets of undeveloped land, the wooded areas on individual lots would be adjacent to one another in order to preserve wildlife and maintain the natural beauty of the land. The delineated wilderness connector should be careful not to preclude all development on any individual lot.

Limited commercial zoning: After considering what type of services are desired in the area, the community should propose the location and designation of appropriate commercial zoning.

Overlay District: An overlay district may applied to an area to supplement the regulations of the underlying zoning district. Existing overlay districts are generally concerned with consistent quality of urban design. It is through the implementation of an overlay district that many of the subdivision, lot size, site clearing concerns, etc. may be addressed.

Design guidelines: A community may consider restricting certain types of development including 1) filling of land, 2) use of piers instead of slabs, 3) clearing of land without site plan review

Figure 6. Description of Zoning and Planning Tools for Lower Coast Algiers, City Planning Commission Lower Coast Algiers Area Plan Informational Packet, 2002

2007 UNOP A FRAMEWORK FOR ECOLOGICAL RESILIENCE IN PLANNING DISTRICT 13

The next planning effort for Lower Coast Algiers came in the aftermath of Hurricane Katrina. Despite Lower Coast Algiers not flooding, the storm had impacts citywide. The Unified New Orleans Plan (UNOP) was created to include all neighborhoods in planning the recovery of the city. A Framework for Ecological Resilience in Planning District 13 was a subset study of the larger UNOP planning effort. The objective of this multi-level planning process was to integrate community input and professional planning expertise into a citywide recovery and rebuilding plan. The plan outlines a detailed post-hurricane recovery assessment and documents community driven visions, goals, and principles. The plan provides sample recovery scenarios

and details potential immediate, mid-term, and long-term recovery projects and recommendations for implementation.

According to the Unified New Orleans Plan's "Planning District Data Report," there were 475 houses in District 13 with less than five persons per acre, making it "the least populated and least dense district" when the report was issued in 2007. Residential land uses were described as suburban style lots and homes of the English Turn Golf Course Community (ETGCC), independent homes on long and narrow lots in an arpent rural layout. The 2007 Plan states,

"Due to its small population, sparseness, and large areas of undeveloped forest, the District and its housing have a rural character in which its residents take pride. The preservation of this rural quality is of major concern to many in the District."

The assessment of Planning District 13 needs was based on a variety of data, including reviewing past planning efforts, utilizing shared experience across the various UNOP planning district efforts, and extensive on-the-ground observation through site surveys by the consultant team and members of the community. The plan details an enumeration of goals to meet the needs of Lower Coast Algiers based on community feedback, including the following stated in the plan:

- Provide Category 5 hurricane and flood protection.*
- Conduct an Independent Third Party Study of Flood Risk within the District.*
- Conduct a detailed ecological study with primary focus on existing wetlands and bottomland hardwood forest as a flood mitigation strategy.*
- Clean out all drainage ditches which now can impede flood mitigation.*
- Harden utility service and street infrastructure through coordinated program.*
- Provide emergency service options within or near District 13.*
- Provide options for alternate modes of emergency exiting capabilities and ensure the existing evacuation routes are within a connected street network and can withstand flood inundation. Currently there is only one public entry and exit point to and from the District, the bridge over the Intracoastal Canal which connects to District 12. In other words, District 13 can become essentially a dead-end for the residents."*

Recovery Scenario

- 01 Provide Category 5 Levee Protection
- 02 Complete an Independent Third Party Study of Flood Risk
- 03 Conduct a Detailed Ecological Study
- 04 Reinststate & Repair District-Wide Basic Infrastructure & Public Works Services
- 05 Hardening of Utility Service & Street Infrastructure Program
- 06 Study Potential Locations for Coordinated Emergency Services and a Safe Haven Emergency Center
- 07 Conduct a Study to Elevate Highway 406 in Low Topographic Zone
- 08 Extend English Turn Parkway from Stanton Road to Delacroix Road
- 09 Open Private Audubon Institute & Coast Guard Entrance in Times of Emergency
- 10 Develop & Implement a Voluntary Rain Garden Program
- 11 Develop & Implement a Voluntary Incentive-Based Hurricane & Flood Building Program
- 12 Develop & Implement a Voluntary Incentive-Based Energy Efficiency & Sustainable & Materials Program
- 13 Create a New Public Park in Low Topographic Zone Along Highway 406
- 14 Create a Master Plan for the District

A FRAMEWORK FOR ECOLOGICAL RESILIENCE IN PLANNING DISTRICT 13
 H3 STUDIO PROJECT TEAM Recovery Scenario
 January 2007
 5.8



Figure 7. Recovery Scenario Map for District 13, Unified New Orleans Plan: A Framework for Ecological Resilience in Planning District 13, 2007

Along with other recommendations to bring a coordinated effort to the recovery and resiliency of the area, one of the major recommendations in the plan was to create a Master Plan for the District. Although this section of the UNOP District 13 Plan does not state land use designations, it does detail the goals for the district’s master planning process. The project description states:

“Subsequent to the ecological study, create a District-wide Master Plan which respects the existing character and natural environment”

- Ensure open and transparent public planning process
- Consider the planning approach of conservation zoning and design guidelines; natural landscaping and resource management of public area, to increase bio-diversity and natural habitats; and the conservation and preservation of any archeological sites.
- Consider the development of an “English Turn Village Center,” including:
 - The construction of small-scale retail in the northwest corner of the District and of a community meeting place on high ground
 - Consider providing public sewerage to the entire District.
 - Develop strategies to address illegal dumping

Project Timeline: 2-5 years

Anticipated Outcomes: Careful planning of additional planning needs of the District including a village center with small-scale retail and a community meeting place.”

2015 MASTER PLAN, THE PLAN FOR THE 21ST CENTURY

The New Orleans Plan for the 21st Century, commonly known as the Master Plan, is the most recent citywide plan developed to guide growth for the city over the course of 20 years. The Master Plan’s vision focuses on livability, economic opportunity, and sustainability.

Sections of the plan state the growth of Lower Coast Algiers has remained one of the least dense neighborhoods over the City’s 200-year history; however, the plan further explains that the “greenfield” development plans that were formed in the 1980s and realized in the 1990s had slowed considerably, and because of these factors, the Plan recognizes growth in Lower Coast Algiers has stalled more than expected.

As part of the future land uses for Lower Coast Algiers (Planning District 13) the Plan states within Chapter 13, Section D, Land Use by Districts:

“Planning District 13

Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

SUMMARY OF SIGNIFICANT PLANNING STUDIES FOR LOWER COAST ALGIERS

Lower Coast Algiers has undergone careful planning over the course of the past 45 years and has evolved with the on-the-ground realities of its development. However, the zoning and FLUM designations are still rooted in the initial vision for this area which have yet to come to fruition. Planning efforts in the late 1970s through the 1980s focused on developing and preserving outdoor areas and resources, while attracting visitors to a state-of-the-art golf course and nature preserve. Rural and industrial uses were preserved, but not planned for expansion. Therefore, housing patterns remained rural for most of the area except for the large suburban single- and two-family development around the Jack Nicklaus Golf Course. Select parcels along English Turn Parkway had continued to be reserved for future commercial and potentially multi-family residential uses over the course of most of the planning efforts with the idea that any new commercial or multi-family residential uses would only be considered if the development complemented and supported the sustainability of the surrounding existing community. Those commercial and mixed-use areas have yet to be developed. Further analysis of Lower Coast Algiers existing development patterns is below in both the Historical Zoning and Existing Conditions sections of this study.

D. HISTORICAL ZONING

The zoning history of Lower Coast extends back to 1953. From the adoption of the first zoning ordinance in 1929 to 1953, the Lower Coast had no real zoning. It was not shown on the City's zoning map and likely would have been considered as having "unrestricted" zoning—which permitted any type of development—like the adjacent part of Algiers.

In 1953, true zoning was established in Lower Coast Algiers. The area along the Intracoastal Waterway was zoned for heavy industrial land use. The remainder of Lower Coast was zoned for single-family residential development. This single-family zoning of the vast majority of Lower Coast persisted until 1985. That year, a wide-ranging series of zoning changes were proposed that resulted in the general zoning patterns that still exist today.

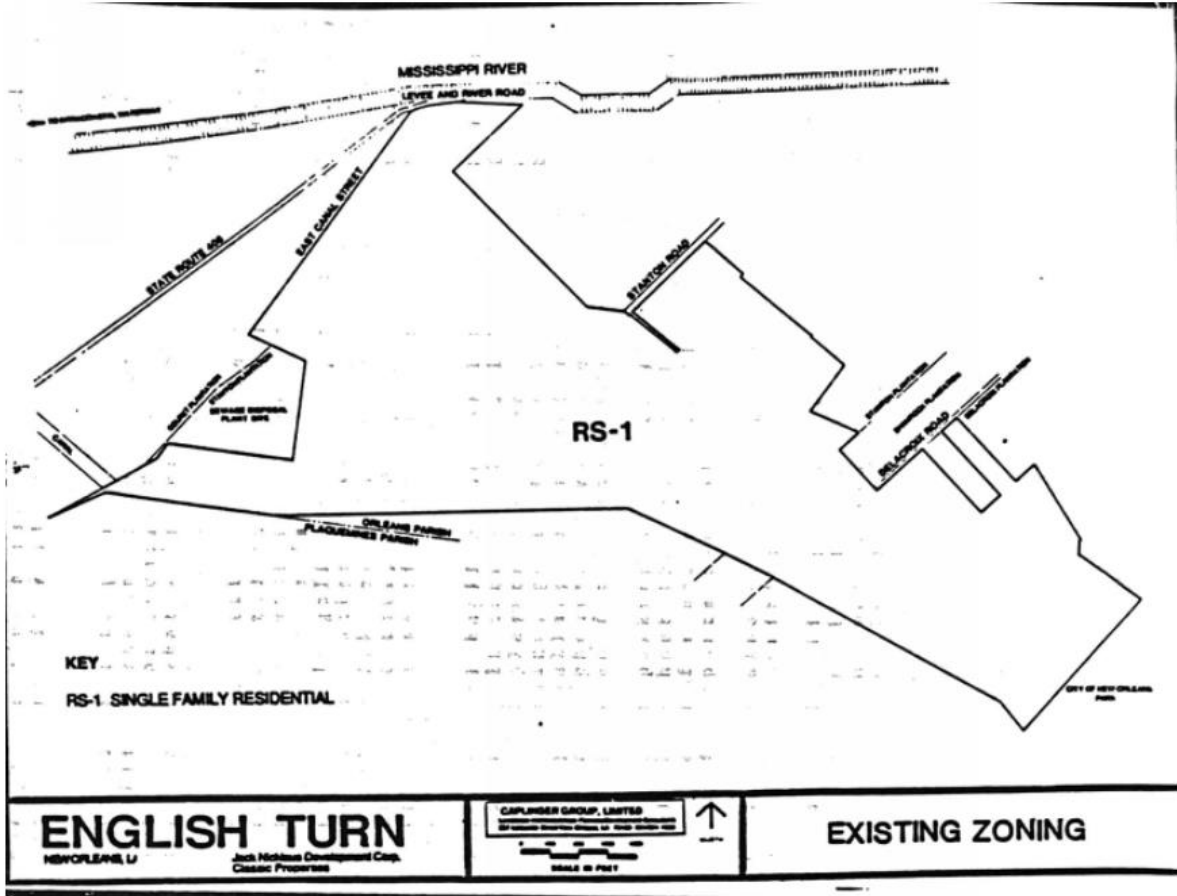


Figure 8. Existing zoning in 1985, as depicted in a map prepared for the series of zoning changes considered under Zoning Docket 127/85

In 1985, zoning changes were proposed to allow for the development of what is now the English Turn subdivision. These zoning changes enabled the 1985 English Turn Land Use Plan that was developed by Caplinger Group, LTD. (discussed in Section C) to prepare for the Jack Nicklaus English Turn Golf and Country Club and surrounding residential development.

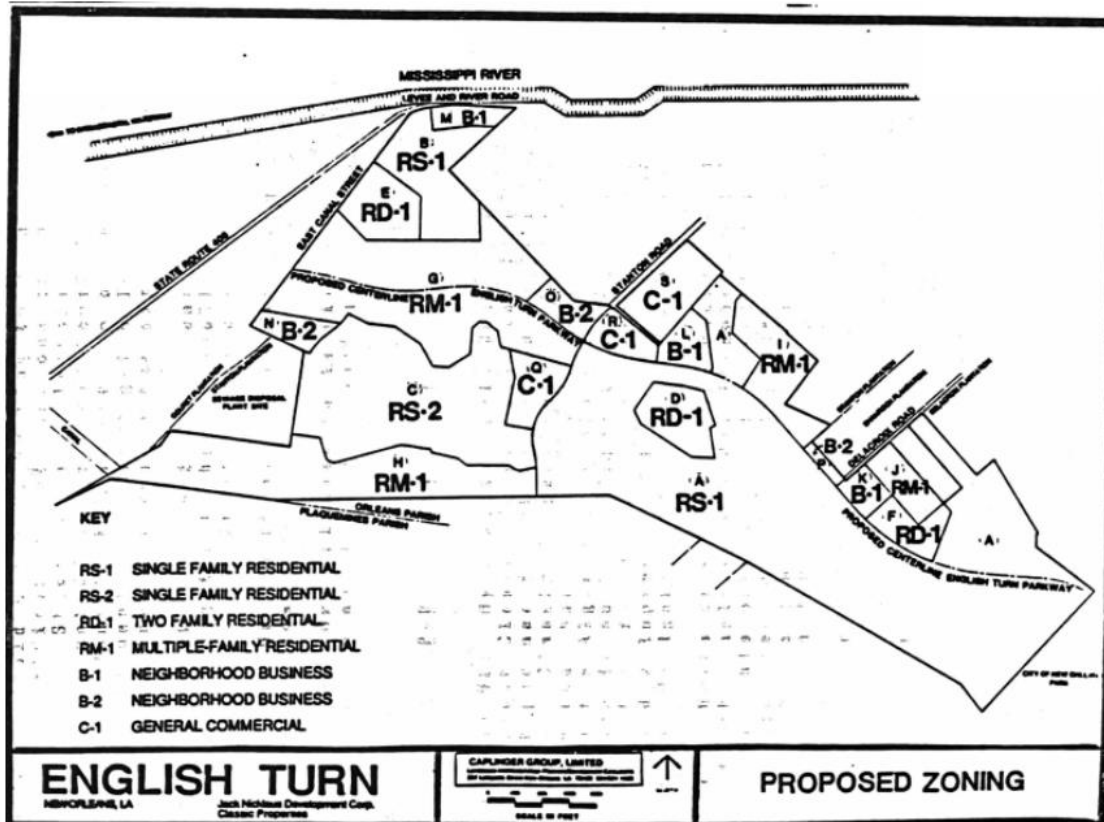


Figure 9. The proposed zoning designations considered under Zoning Docket 127/85

The zoning scheme proposed under Zoning Docket 127/85 was conceptually like the 1980 Land Use Plan. While the zoning configurations differed, the concept of maintaining open space along major arterial streets and adjacent to residential areas was consistent across the two plans, the City Planning Commission staff report noted.

Zoning was no longer limited to just single-family zoning. Consistent with the land use policies outlined in the 1985 Algiers Lower Coast Study, there was to be a mix of land uses, including single, two, and multi-family, to ensure that the “the area does not develop solely into a ‘bedroom community’”. Perhaps counter-intuitively, the inclusion of higher-density zoning would serve as density control. The report explained,

“If the area were to develop with standard 6700 square foot lots allowed by the RS-1 Single-Family Residential District the population could potentially exceed 75,000 people. However, according to the proposed land use plan, which includes a mixture of land uses, open space, and public areas, the potential population would be approximately 52,000 people. The development of a community of extremely low density could further reduce this potential population and with it some of the infrastructure requirements such as major streets.”

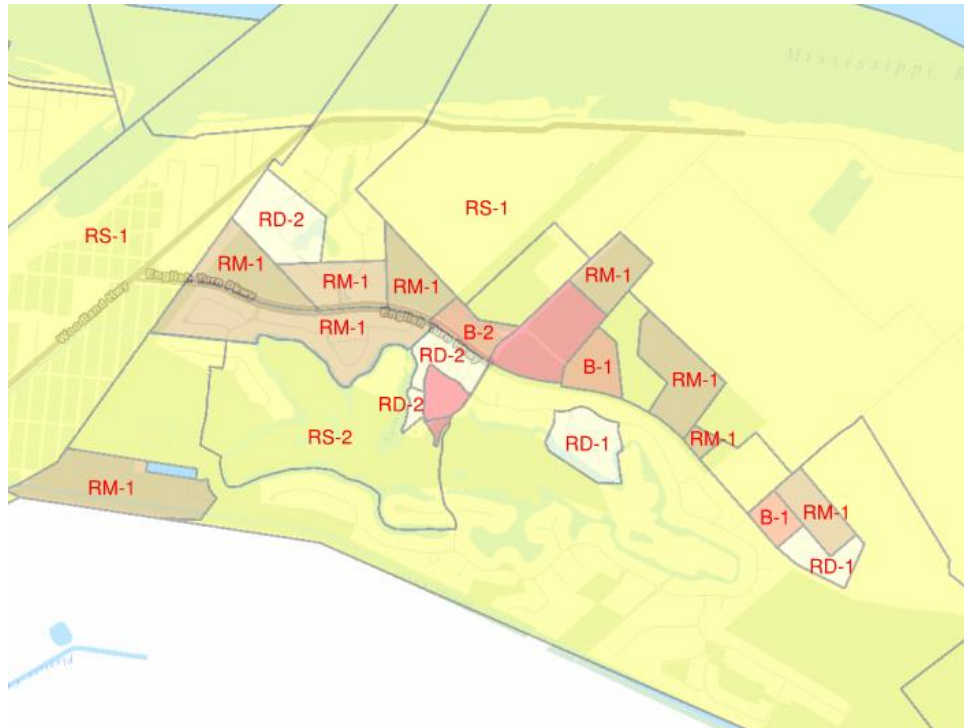


Figure 10. The zoning designations that were adopted in conjunction with Zoning Docket 127/85 were a modified version of what was proposed.

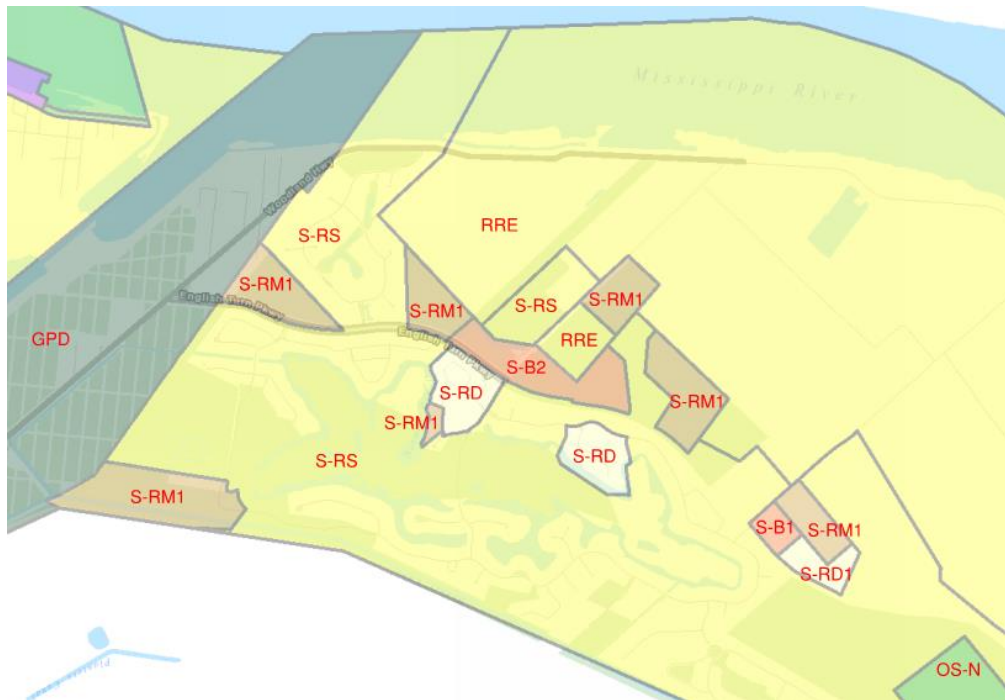


Figure 11. Today's zoning scheme is largely an updated version of what was adopted under Zoning Docket 127/85.

E. EXISTING DEMOGRAPHICS AND DEVELOPMENT PATTERNS

DEMOGRAPHICS

The entire area of Planning District 13 falls into one census tract. City Planning Staff utilized the 2020 decennial U.S. American Community Survey (ACS) as it has the most detailed demographic analysis for the area. Staff then compared this data to the 2010 ACS data to document any demographic changes over time in Lower Coast Algiers. Most notably, there was a miniscule decline in population (by 12 people) in Planning District 13 between 2010 to 2020 (with population now at 1,747 people), but a population increase between 2000 and 2010 from 1,147 residents to 1,759 residents, which is a 53.36% change in population over those 10 years.

According to 2020 ACS census data, nearly 50% of the population in Lower Coast Algiers is white, 30% Black, and 11% Asian. A little over 7% of the population identifies as 2+ races. There are 630 total household units in all Lower Coast Algiers, with an average household size of 2.77 people. The median household income in the area has remained affluent compared with the rest of the city. Per the 2010 and 2020 ACS data, the average median household income for owner-occupied units in Lower Coast Algiers in 2010 was \$160,667 and in 2020 was over \$250,000. In comparison, the average median income for all of New Orleans was only \$43,258 per the same 2020 ACS data.

There was also an increase in income from renter-occupied units in Lower Coast Algiers, where in 2010 the average median household income was \$119,350, and in 2020 it was also above \$250,000. In 2010, 47.8% of owner-occupied households in Lower Coast Algiers were spending less than 20% of monthly income on housing. This grew to 52.3% of households spending less than 20% of monthly income on housing in 2020. As a comparison, only 35.6% of owner-occupied households in all of New Orleans were spending less than 20% of their monthly income on housing. American Community Survey data is available in Appendix B.



Figure 12. Map of Census Tract 220710006.12, U.S. American Community Survey

RESIDENTIAL & COMMERCIAL DEVELOPMENT

Development patterns in Lower Coast Algiers have remained relatively the same over the last several decades. The Jack Nicklaus English Turn Golf & Country Club and Audubon Wilderness Park, which were both developed in the mid-to-late 1980s, have remained key destination points. There are now two Buddhist temples located in Lower Coast Algiers, one within a GPD General Planned Development zoning district and the other within an S-RS Suburban Single-Family Residential zoning district. There is a shipping fleet service company located along River Road on the banks of the Mississippi River and there are a handful of operating farms near the river. All these businesses are within a large S-RS Suburban Single-Family Residential zoning district.

At the time of this report, there are no commercial retail developments located in Lower Coast Algiers. The parcels zoned S-B2 Suburban Pedestrian Oriented Corridor Business District contain either single-family residential development or vacant land. Similarly, the parcels zoned S-RM1 Suburban Multi-Family Residential District currently have existing residential single-family, two-family dwellings or are vacant.

F. EXISTING LAND USE

FUTURE LAND USE MAP DESIGNATIONS

There are eight (8) Future Land Use designations in Lower Coast Algiers. FLUM designations are categories of land uses desired over time. The map reflects the land uses that correspond to the long-term vision, goals and policies expressed elsewhere in the Master plan, and it constitutes the most direct link between the Master Plan and the Comprehensive Zoning Ordinance. It is important to note, however, that the Future Land Use Map is not a zoning map and it does not govern design or function. A FLUM designation may be consistent with more than one zoning district, and site history and neighborhood context also help determine appropriate zoning for a property. The Master Plan describes the goal, range of uses, and development character in each designation



Figure 13. Future Land Use Map Designations.

PLANNING DISTRICT 13 FUTURE LAND USE DESIGNATIONS

The Land Use designations shown in Figure 13 (above) are listed provided below.

RSR - Residential Single-family Semi-Rural

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 13).

Range of Uses: Single-family dwellings, agricultural and stormwater management uses are allowed. Cluster development that preserves open space

is preferred. Supporting public recreational and community facilities are also allowed.

Development Character: Large-lot single-family new development should have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when taken with preserved open space, the overall density should not exceed one dwelling unit per 2 acres. Incorporate risk reduction and adaptation strategies in the built environment.

RSF-POST - Residential Single-family Post-War

Goal: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

RLD-POST - Residential Low Density Post-war

Goal: Preserve the scale and character of post-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill development.

Range of Uses: New development includes single-family, two-family, town home, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Commercial developments may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. New two-family and town home developments may be allowed in planned communities. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where residential structures are typically set

back away from the street on larger lots than in older, pre-war neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

RMF-POST - Residential Multifamily 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. Agricultural, stormwater management, and supporting recreational and community facilities allowed (e.g., schools and places of worship). Conversion to multifamily, neighborhood-serving, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Design guidelines and landscaping requirements required to encourage walkability and allow for proper transition to surrounding single-family and low-density neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

NC - Neighborhood Commercial

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

PDA - 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.

NA - NATURAL AREAS

Goal: 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, natural disaster resilience, natural resource and wildlife conservation, and nature-oriented recreation.

Range of Uses: Ecological management, green infrastructure (non-structural flood protection and stormwater management), and passive nature-based recreation that does not have adverse impacts on sensitive ecological and natural areas that are the conservation/preservation aim in any particular designated Natural Area. (Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support specific conservation aims or low-impact amenities consistent with permitted passive recreational activities (e.g. trails, trailheads, overlooks, rest areas, and interpretive signage).

P - PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, agricultural uses, rain gardens, bioswales and other stormwater management measures. In large parks, a variety of passive and active recreation facilities, cultural facilities, and supportive commercial uses may be allowed.

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures. Incorporate risk reduction and adaptation strategies in the built environment.

Each Future Land Use Designation has compatible zoning districts that are defined within the Comprehensive Zoning Ordinance (CZO). The CZO's appendix has a table specifying the relationship between Future Land Use Designations and Zoning Classifications.

Two of the Future Land Use designations are relevant to the City Council Motion's request to study potential high-density or high-traffic developments within the S-RM1 Suburban Multi-Family and S-B2 Suburban Pedestrian Oriented Corridor zoning districts. These include RMF-POST Residential Multifamily Post-War FLUM designation which is compatible with the S-RM1 zoning district and the NC Neighborhood Commercial FLUM designation which is compatible with the S-B2 zoning district.

The relevant Planning District 13 future land use map designations' relationships to relevant zoning districts are below. There are several zoning districts that are compatible across several future land use designations. The applicable zoning districts within the IZD are in **bold** in the table below:

MASTER PLAN FUTURE LAND USE MAP DESIGNATION	CONSISTENT ZONING DISTRICT CLASSIFICATIONS
RESIDENTIAL SEMI-RURAL SINGLE-FAMILY (RSR)	RRE Rural Residential Estate District
RESIDENTIAL POST-WAR SINGLE-FAMILY (RSF-POST)	S-RS Single-Family Residential District
RESIDENTIAL POST-WAR LOW DENSITY (RLD-POST)	S-RD Two-Family Residential District
RESIDENTIAL POST-WAR MULTIFAMILY (RMF-POST)	S-RD Two-Family Residential District
	S-RM1 Multi-Family Residential District
NEIGHBORHOOD COMMERCIAL (NC)	S-B1 Suburban Business District
	S-B2 Pedestrian-Oriented Corridor Business District
PLANNED DEVELOPMENT AREA (PDA)	GPD General Planned Development District
NATURAL AREAS (NA)	NA Natural Areas District
PARKLAND AND OPEN SPACE (P)	OS-N Neighborhood Open Space District
	NA Natural Areas District

PLANNING DISTRICT 13 FUTURE ZONING DISTRICTS

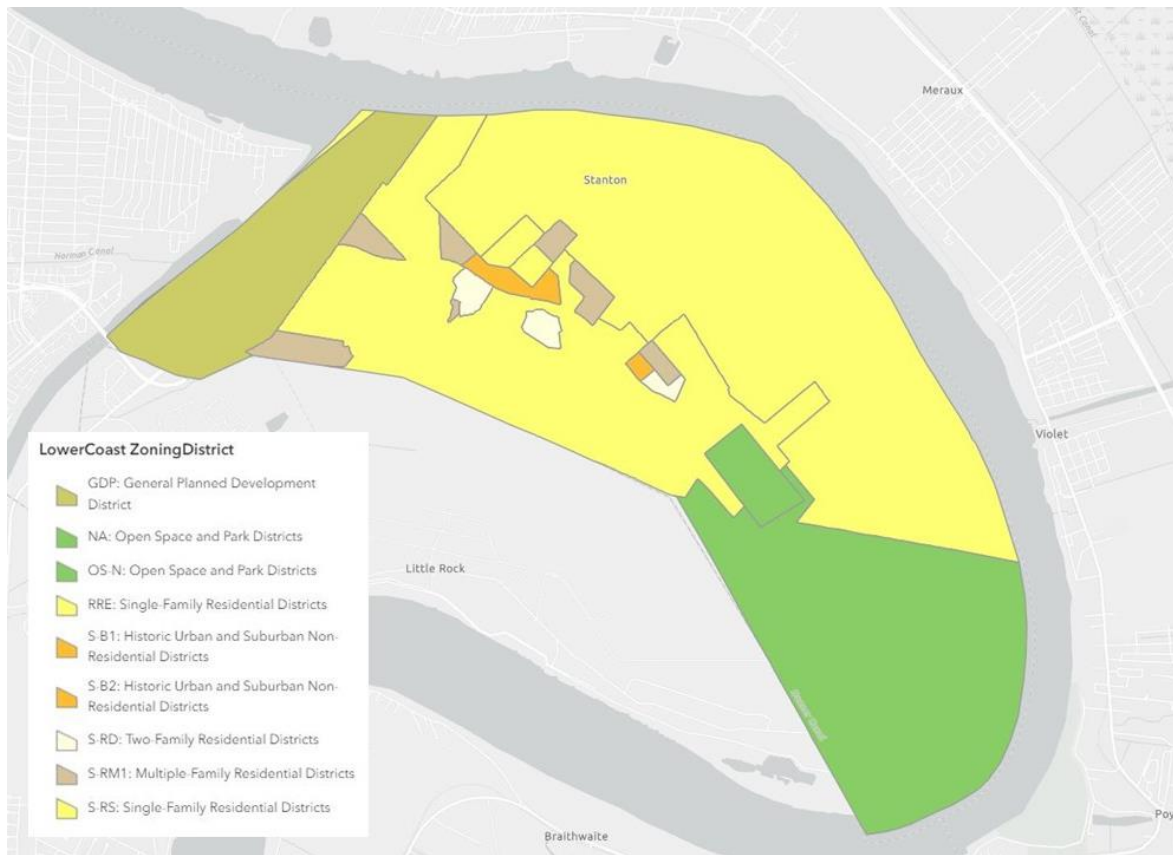


Figure 14. Lower Coast Algiers Zoning Districts

The Comprehensive Zoning Ordinance (CZO) is the law that governs land use throughout the City of New Orleans. The CZO includes lists of permitted land uses for each of the City’s zoning districts, in addition to height limits, setback requirements, urban design standards, operational rules, and other regulations. Within Planning District 13 the breakdown of square footage by zoning district classification is as follows:

Zoning District	Total Square Feet	Percent
GPD General Planned Development	24,121,532.19	10.26%
NA Natural Area	55,235,836.55	23.50%
OS-N Neighborhood Open Space District	3,794,386.676	1.61%
RRE Rural Residential Estate District	88,082,057.95	37.48%
S-B1 Suburban Business District	340,337.2619	0.14%

S-B2 Pedestrian-Oriented Corridor Business District	1,611,209.001	0.69%
S-RD Two-Family Residential District	2,372,244.555	1.01%
S-RM1 Multi-Family Residential District	6,446,030.715	2.74%
S-RS Single-Family Residential District	53,002,129.19	22.55%

Parcels zoned R-RE Rural Residential Estate District constitute the largest percentage of square footage (37.48%) in Lower Coast Algiers, followed by NA Natural Areas (23.5%) and S-RS Suburban Single-Family Residential (22.5%). The S-B2 Pedestrian-Oriented Corridor Business District zoned parcels take up less than 1% of all parcels in the district, while the S-RM1 Suburban Multi-Family Residential zoned parcels encompass 2.74% of all Lower Coast Algiers square footage.

COMPREHENSIVE ZONING ORDINANCE DESCRIPTIONS & USE PERMISSIONS

The CZO is broken into a series of Articles that cover citywide standards, individual zoning district regulations, and the processes for variances, conditional use permits, and other land use reviews. As shown above in the Future Land Use compatibility table, only certain zoning districts could be applicable within Lower Coast Algiers, as many zoning districts are specific to other areas of the city such as Lakeview, Marigny/Bywater/Treme, and the French Quarter.

The applicable zoning districts in Lower Coast Algiers are located in Articles 7, 8, 13 and 14, and are described as follows. Tables of the allowed uses and bulk and yard regulations in each district are available in Appendix A.

ARTICLE 7: OPEN SPACE DISTRICTS

OS-N Neighborhood Open Space District

The purpose of the OS-N Neighborhood Open Space District is to provide a classification for parks located within neighborhoods that serve as recreation areas for residents in the local area. Neighborhood parks are smaller in scale than regional parks and more limited in the types of recreational uses allowed. The OS-N District is also intended to provide for the preservation of natural environmental features and wildlife habitats at certain locations surrounded by developed neighborhoods, and to provide protection for the City's historic cemeteries.

NA Natural Areas District

The purpose of the NA Natural Areas District is to protect and preserve existing natural areas such as wetlands and coastal areas of marsh, estuary or waterway. Very limited development is allowed and shall be compatible with and cause little impact to these areas. The intent of the NA District is to provide stormwater protection and reduce flooding possibilities due to abnormal

tides in Lake Pontchartrain, Lake Borgne, and the various tidal waterways in and adjacent to Orleans Parish.

GPD General Planned Development District

The purpose of the GPD General Planned Development District is to provide flexibility in the site design and development of land in order to promote its most environmentally sensitive use and to preserve the natural and scenic qualities of wetlands and other natural land features. The GPD District is intended to provide protection for environmentally sensitive areas and encourage development that avoids or minimizes negative impacts and allows for innovative development techniques and flexibility in the development of the site.

Article 7 Uses and Bulk & Yard Allowances

Both the OS-N Neighborhood Open Space District and the NA Natural Areas District are very restrictive of residential, commercial, industrial, and institutional uses. The OS-N district does not allow for any residential uses, while the NA district allows only through conditional use a caretaker dwelling. The GPD General Planned Development District allows for multiple residential, commercial, industrial, and institutional uses through the conditional use process. However, the GPD does not allow for multi-family dwellings or dwellings above the ground floor.

The bulk and yard standards for the OS-N, NA, and GPD zoning districts are similar. There is no minimum district size for OS-N, but at least a 1 acre minimum district size for the NA and GPD zoning districts is required. All three districts have required front yard, interior side yard, corner side yard, and rear yard setbacks that range from 15 feet to 20 feet to ensure there is distance between any building facades and the street.

ARTICLE 8: RURAL DEVELOPMENT DISTRICTS

RRE Rural Residential Estate District

The purpose of the R-RE Rural Residential Estate District is to provide for large-lot, estate-type residential areas that create a low-density environment that relates to the natural environment. Certain non-residential uses such as places of worship and recreational uses are also allowed, when compatible with rural residential surroundings.

Article 8 Uses and Bulk & Yard Allowances

The RRE Rural Residential Estate District allows for small-scale residential development and limited commercial development to complement the rural environment. There are no real industrial uses allowed, but several institutional uses are permitted such as childcare centers, educational facilities, and places of worship. The RRE zoning district also allows for several open space uses like agricultural uses, boat launches, and campgrounds.

The RRE zoning district minimum lot area requirement is two (2) acres for residential uses and 20,000 square feet for non-residential uses. Properties in this area are required to have a minimum lot width of 100 feet and building heights are restricted to no more than 35 feet. The district also requires 25% of the lot to be permeable. This district requires a front yard setback of

20 feet and a rear yard setback of 40 feet, contributing to the rural/suburban development pattern where this zoning district is found.

ARTICLE 13: SUBURBAN NEIGHBORHOOD RESIDENTIAL DISTRICTS

S-RD Suburban Two-Family Residential District

The S-RD Two-Family Residential District is intended for use in area of the city developed in the latter half of the 20th century to facilitate the creation and maintenance of a more compact development type, where there may be a mix of housing types, including two-family and townhouse dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

S-RS Suburban Single-Family Residential District

The S-RS Single-Family Residential District is intended for single-family residential neighborhoods developed after World War II where a more uniform lotting pattern is evident with larger, generally uniform setbacks. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

S-RM1 Suburban Multi-Family Residential District

The S-RM1 Multi-Family Residential District is intended to maintain a residential environment that permits a variety of dwelling types. Population density is maintained in the medium range, and multi-family buildings up to four stories are permitted. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

Article 13 Uses and Bulk & Yard Allowances

Residential permissions are generally the same between the S-RS Suburban Single-Family Residential District and the R-RD Suburban Two-Family Residential District, with the exception that the S-RD district permits townhouses, which allows up to 6 units through the conditional use process, and Small Multi-Family Affordable dwellings by-right, which allows up to 4 units on a lot. The S-RM1 Suburban Multi-Family District allows a larger range of residential use types such as multi-family dwellings, townhouse dwellings, and large group homes. Almost all other uses, such as commercial, industrial, and institutional uses are similar among the three zoning districts with the notable exception that the S-RM1 zoning district does allow for a hospital through the conditional use process.

The S-RS zoning district has the most restrictive bulk and yard regulations for residential uses. The residential minimum lot size is 6,000 square feet and the minimum lot width is 50 feet. The S-RD and S-RM1 zoning districts allow for smaller minimum lot area size per dwelling unit (du) to allow for denser suburban residential style developments. Generally, the three zoning districts treat building height similarly as most uses are allowed up to 35', with multi-family dwellings in the S-RM1 granted an extra 10 feet of building height. The minimum open space requirements

of 40% are the same across the zoning districts and the maximum impervious surface of front yards of 40% as well. Minimum yard requirements are similar across the three zoning districts; however, there is less of a required interior sideyard setback for multi-family dwellings in the S-RM1 zoning district to allow for residential developments to be clustered closer together on a parcel.

ARTICLE 14: SUBURBAN NEIGHBORHOODS NON-RESIDENTIAL NEIGHBORHOODS

S-B1 Suburban Business District

The S-B1 Neighborhood Business District is intended to provide primarily for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with more suburban residential surroundings.

S-B2 Pedestrian-Oriented Corridor Business District

The S-B2 Pedestrian-Oriented Corridor Business District is intended for clusters of pedestrian-oriented business uses generally located along corridors. The district regulations are designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area.

Article 14 Uses and Bulk & Yard Regulations

The use permissions between S-B1 Suburban Business District and S-B2 Pedestrian-Oriented Corridor Business District are generally identical for all uses with a few exceptions. The most notable similarity between these zoning districts is the permission of dwellings above the ground floor (generally meaning a mixed multi-family and commercial development) are allowed by-right in Lower Coast Algiers within these two zoning districts. The S-B2 zoning district also allows for permanent supportive housing as a residential use through the conditional use process while that is prohibited in the S-B1 District. Similarly, commercial uses such as a bar or kennel are allowed through the conditional use process in the S-B2 district and prohibited in the S-B1 District. It should be noted that commercial short-term rentals are allowed by-right in the S-B2 zoning district and not in S-B1 district; however, there is another Interim Zoning District barring all new commercial short-term rental applications across the city at the time of this report.

In the Suburban Neighborhoods Non-Residential Districts applicable to Lower Coast Algiers (S-B1 and S-B2), residential uses are restricted to dwellings above the ground floor. In both districts, the minimum lot area per dwelling unit is 1,000 square feet. In the S-B1 zoning district, non-residential uses are required to have at least 10,000 square feet of lot area, while in the S-B2 zoning district, non-residential uses are required to have at least 20,000 square feet of lot area. Similarly, the maximum floor area for a commercial use in the S-B1 zoning district is 5,000 square feet and conditional use approval is required for anything over that maximum. In the S-B2 zoning district, commercial maximum floor area is allowed up to 25,000 square feet and conditional use approval is required over that maximum. The minimum lot depth of S-B1 and S-B2 zoned parcels are both 100 feet and the maximum building height is 40 feet. Minimum

permeable open space is less than other suburban districts with only a minimum of 20% required. The front yard, side yards, and corner side yard setback minimums are treated similarly to allow shorter setbacks for commercial infill on the parcels.

CURRENT AMENDMENTS TO FUTURE LAND USE AND PROPOSED ZONING CHANGES IN PLANNING DISTRICT 13

FUTURE LAND USE MAP AMENDMENTS

In 2022, fourteen (14) applications were submitted to change the Future Land Use Map designations in Planning District 13. They are listed in the chart below and all would affect parcels under consideration as part of this study except for the first one, PD13-01.

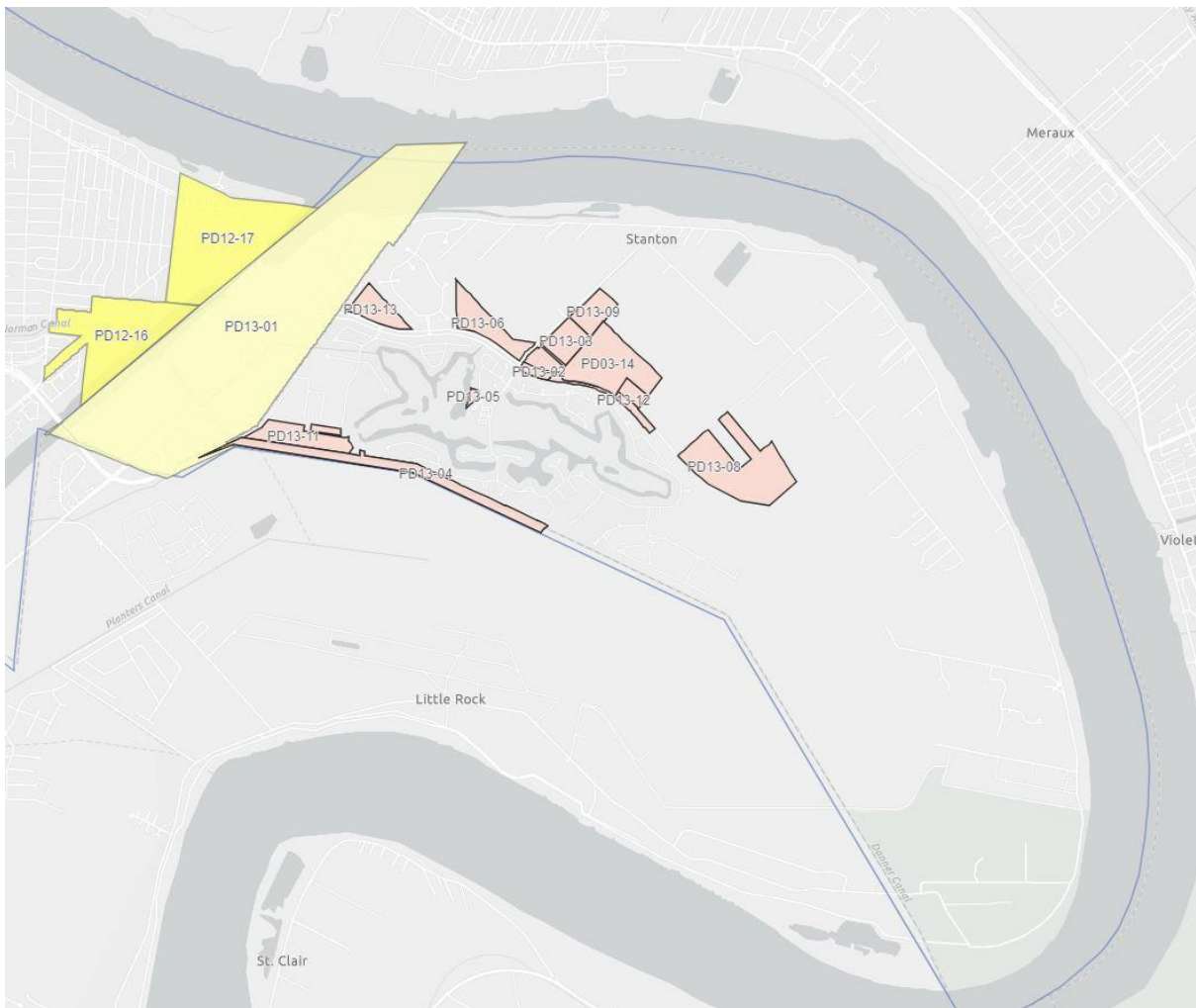


Figure 15. Map of 2022 Future Land Use Designation Change Requests

Item	Applicant	Request	Description	Zoning District
PD13-01	City Planning Commission	A request by the City Planning Commission to change the Future Land Use Map Designation from Planned Development Area to Residential Single-Family Post-War.	The area 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 (See map in report)	GPD General Planned Development
PD13-02	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Single-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	The site includes a City-owned strip of land that is an unimproved extension of the English Turn Parkway right-of-way (See map in report)	S-RS Suburban Single-Family Residential District and S-B2 Suburban Pedestrian Oriented Corridor Business District
PD13-03	Council District C	A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	The site is a 15.38 acre parcel that is located along Stanton Road just east of Stanton's Road's intersection with English Turn Parkway (See map in report)	S-B2 Suburban Pedestrian Oriented Corridor Business District
PD13-04	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	The area is about 15 acres in size and a portion of the Donner Canal Right-of-Way (See map in report)	S-RM1 Suburban Multi-Family Residential District
PD13-05	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	1 Golf Villa Drive, 5 Golf Villa Drive, 7 Golf Villa Drive, and 9 Golf Villa Drive	S-RM1 Suburban Multi-Family Residential District
PD13-06	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	An approximately 25-acre parcel with frontage on English Turn Parkway and Stanton Road (See map in report)	S-B2 Suburban Pedestrian Oriented Corridor Business District and S-RM1 Suburban Multi-Family Residential District
PD13-07	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	7-acre site that is located at the intersection of English Turn Parkway and Stanton Road (See map in report)	S-B2 Suburban Pedestrian Oriented Corridor Business District
PD13-08	Council District C	A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	Site is a 91-acre area located on Delacroix Road (See map in report)	S-B1 Suburban Business District, S-RS Suburban Single-Family Residential District and S-RM1 Suburban Multi-Family Residential District
PD13-09	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	An approximately 15 acre parcel on Stanton Road (See map in report)	S-RM1 Suburban Multi-Family Residential District
PD13-10	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	site is a nearly 6-acre parcel with frontage on English Turn Parkway (See map in report)	S-RM1 Suburban Multi-Family Residential District
PD13-11	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	The affected area is about 45 areas in size and includes two privately-owned parcels	S-RM1 Suburban Multi-Family Residential District
PD13-12	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Single-Family Post-War, Residential Multi-Family Post-War, and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	The petitioned site includes a City-owned strip of land that is an unimproved extension of the English Turn Parkway right-of-way.	S-RS Suburban Single-Family Residential District, S-RM1 Suburban Multi-Family Residential District and S-B2 Suburban Pedestrian-Oriented Corridor Business District

Item	Applicant	Request	Description	Zoning District
PD13-13	Council District C	A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	An approximately 16-acre parcel within frontage on English Turn Parkway (1 English Turn Parkway) and portions or the wholes of neighboring lots with frontage on Adams Street and Bryson Street (See Map in Report)	S-RM1 Suburban Multi-Family Residential District
PD13-14	Council District C	A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial, Residential Single-Family Post-War and Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.	nearly 50-acre L-shaped parcel with frontage on English Turn Parkway (See map in report)	S-B2 Suburban Pedestrian-Oriented Corridor Business District, S-RS Suburban Single Family Residential District and S-RM1 Suburban Multi-Family Residential District

ZONING CHANGE REQUESTS

At the time of this report, there is a zoning change request initiated by Council Motion M-24-303 for properties that would effectuate the Master Plan Future Land Use Map amendment applications (if approved) in Planning District 13. The petitioned properties include Master Plan Amendment requests PD13-02 through PD13-14, which would change all affected parcels to the R-RE Rural Residential Estate District or S-RS Single-Family Residential District. The Future Land Use Map recommendations, if approved by City Council, would align the future land use with the proposed zoning districts.

G. PUBLIC INPUT

This study relates to several zoning items that will shape the future development of the Lower Coast. The study itself is a product of the City Council's action on the Lower Coast Algiers Interim Zoning District. It is being done to inform decisions on pending updates to the Master Plan's future land use map for Planning District 13, as well as zoning actions that would implement those future land use map changes. The Interim Zoning District has been acted upon by both the City Planning Commission and the City Council. The City Planning Commission has acted on some future land use amendments and is currently reconsidering others. It is still considering the zoning actions. The reconsiderations and zoning changes will all be considered at the same meeting where this study will be considered.

When taking formal action on these matters, the City Planning Commission and City Council held formal public hearings where individuals from the public have an opportunity to voice their opinion either in-person or via submission of online comments. For the Interim Zoning District, the City Planning Commission held a public hearing on December 13, 2022, and the City Council held a public hearing on February 2, 2023. The City Planning Commission held public hearings on May 28, 2024, and July 9, 2024, to consider Planning District 13 future land use amendments and will reconsider some of those actions at the City Council's request at the November 12, 2024, CPC hearing. For the zoning change application that would implement some of the future land use amendments, the City Planning Commission held a public hearing on September 24, 2024. It will hold an additional public hearing on November 12, 2024.

The public comments for all of these items have followed a general pattern. In general, those speaking in favor of the Interim Zoning District, future land use amendments, and zoning map amendments have noted their desire that these efforts ultimately limit new development to low-density single-family residential development. These proponents have argued that the Lower Coast lacks the infrastructure and municipal services needed to support higher-density development. They further argue that the Lower Coast has a rural character that should be preserved, which requires limitations on development.

In general, those speaking in opposition to these matters have noted the actions are detrimental to both private property owners and to potential residents of new development. Private property owners are deprived of their property rights through a loss in the development potential. Prospective tenants, meanwhile, are deprived of the opportunity to live in higher-density residential developments that would no longer be allowed under the proposed rules.

Video of the public hearings can be viewed on the City's website.

H. ANALYSIS OF DEVELOPMENT DENSITY POTENTIAL

S-RM1 AND S-B2 ZONING ALLOWANCES

City Council Motion M-22-447 and Ordinance Number 29,365 established a new Interim Zoning District (IZD) called the Lower Algiers Rural Protection Interim Zoning District in March, 2023, and is still in effect at the time of this report. The IZD applies to all properties currently zoned S-RM1 Multi-Family Residential District and S-B2 Pedestrian Oriented Corridor Business District throughout Planning District 13.

Most of the zoning districts in Lower Coast Algiers allow only low-density residential and minimal commercial, institutional, and industrial uses. The S-RM1 zoning district is the only district that permits multifamily dwellings by-right (shown in blue in **Figure 16** below). Although the S-B2 zoning district does not permit multi-family dwellings by-right, it does permit dwellings above the ground floor, which are effectively multi-family dwellings with commercial uses on the ground floor (shown in green in Figure 16 below). These two zoning districts allow the highest residential density in Lower Coast Algiers.

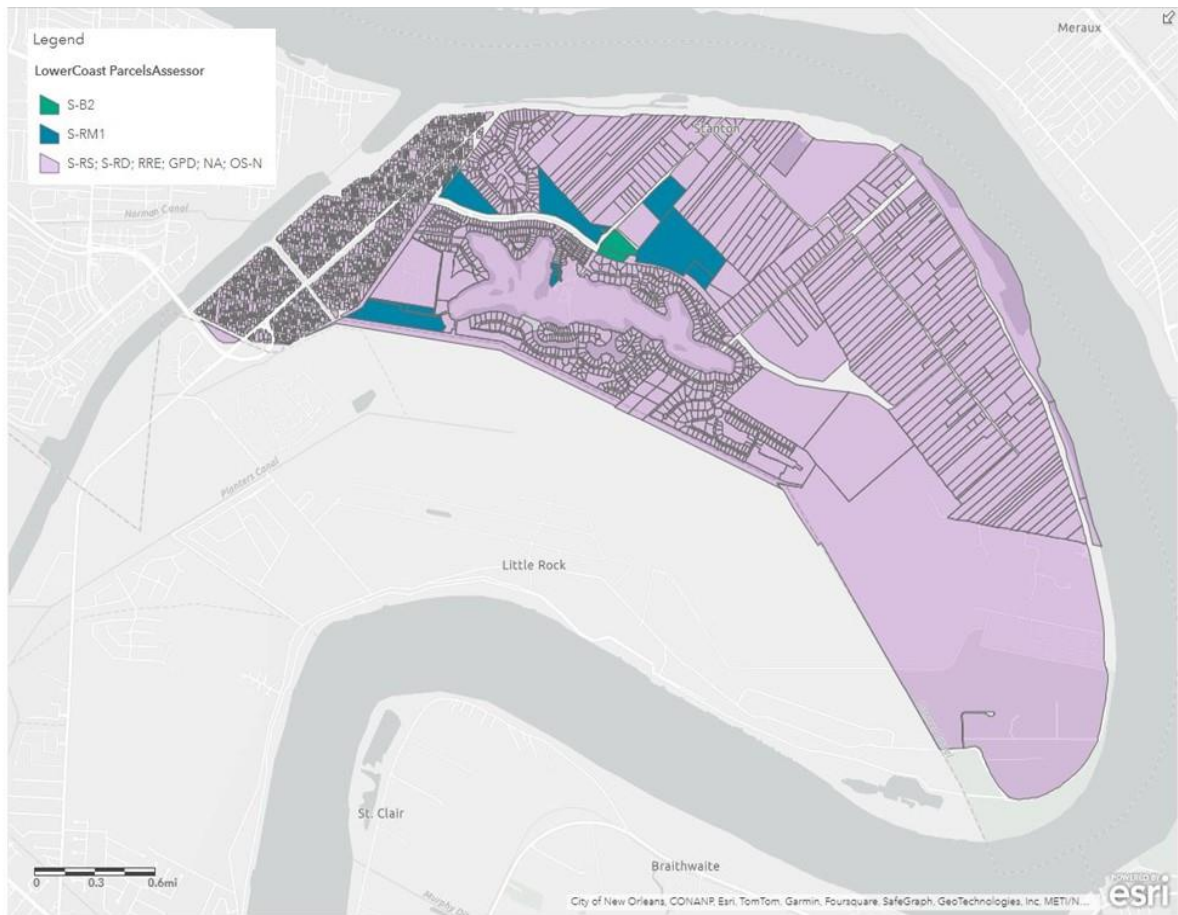


Figure 16. Map of Lower Coast Algiers Parcels Zoned S-B2 and S-RM1

The S-RM1 zoning district allows for minimal commercial, institutional, and industrial uses; the S-B2 zoning district permits a variety of commercial uses including financial institutions, grocery stores, health clubs, and government offices. There is, however, a 25,000 square foot restriction on the permitted by-right size of commercial uses per **Article 14.2.B.5 S-B2 District Commercial Use Floor Area Limitation** which states:

- a. Commercial uses are permitted uses up to twenty-five thousand (25,000) square feet of total floor area, unless conditional use approval is required per Table 14-1.
- b. Conditional use approval required for any commercial use of more than twenty-five thousand (25,000) square feet of total floor area

As stated in the district's purpose statement, S-B2 zoned properties are meant to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area. Thus, if larger format uses, such as a grocery store or government office building sought to build above the 25,000 square foot maximum, it would trigger

conditional use approval. The conditional use approval process has multiple public process steps including a neighborhood participation program, which requires the applicant to host at least one public meeting prior to submitting a land use application to the City Planning Commission. The applicant's conditional use request is then heard by the City Planning Commission, and ultimately City Council decides if the request is approved or denied. All these steps involve multiple points of community participation and feedback to help guide development decisions and ensure the ultimate proposal is consistent with the surrounding area's needs.

It should be noted that permitting and construction can only begin after this process is completed. During the permitting procurement phase, the developer must interact with multiple public and private service agencies such as the Department of Safety & Permits, the City's Floodplain Management Division, Department of Public Works, Sewage & Water Board, Entergy, Cox, along with other agencies for relevant agencies to determine if there is adequate capacity to service the development or if there are environmental impact concerns. Any cost to upsize services or ensure the development adheres to environmental concerns would be incurred by the developer.

MAX RESIDENTIAL AND COMMERCIAL DEVELOPMENT ENTITLEMENTS

The intent of the Lower Algiers Rural Protection IZD is to temporarily prohibit the development of multi-family residences in the S-RM1 Multi-Family Residential Districts and commercial development in the S-B2 Pedestrian Oriented Corridor Business Districts to provide time to determine what public services, utilities, or environmental impacts may occur because of any potential future high-density and/or high traffic developments within the IZD's boundaries. To determine these impacts, the CPC studied the max entitlements for both building square footage, dwelling units, and commercial units within the boundaries of the IZD zoned S-RM1 and S-B2 and compared that information to what is known of the household size from the 2020 American Community Survey. To note, Staff did not consider other bulk and yard requirements that would remove square footage or residential units of the development such as permeable open space or off-street parking. Therefore, the max entitlement is an overly generous estimation of the build-out. The densities of these parcels would ultimately be less when considering the other requirements of development.

CPC Staff estimated the maximum developable capacity for all properties zoned S-RM1 and S-B2 based upon land use permissions within **Article 13.3.A Bulk and Yard Regulations** and **Article 14.3.A Bulk and Yard Regulations**.

If all the properties zoned S-RM1 and S-B2 were granted the fully entitled permissions of dwellings per square foot on the property, the total count of residential units could increase from the existing seven (7) units up to 5,601 units. This could potentially increase the population anywhere between 5,601 to 15,515 people in Planning District 13, assuming the average household size is between 1 and 2.77 - which is the average number of people per household per the 2020 American Community Survey (see Demographics section of this report).

Residential Max Entitlement Changes

ZONING DISTRICT	EXISTING RESIDENTIAL UNITS	POTENTIAL RESIDENTIAL UNITS	INCREASE IN RESIDENTIAL UNITS
SB-2	1	516	515
S-RM1	6	5,091	5,085
TOTAL	7	5,608	5,601

As stated above in the use standard analysis, limited commercial uses are allowed by-right in the S-RM1 zoning district; the S-B2 zoning district could allow for a commercial building up to 25,000 square feet, which is equivalent to the standard size of a CVS or Walgreens Pharmacy. In the SB-2 zoning district, there is currently only one (1) commercial building, but it is no longer in commerce. In CPC's estimation, the total number of commercial units could increase to five (5) units, although only two (2) parcels could accommodate a maximum building footprint of 25,000 square feet.

Commercial Max Entitlement Changes

ZONING DISTRICT	EXISTING COMMERCIAL UNITS	POTENTIAL COMMERCIAL UNITS	INCREASE IN COMMERCIAL UNITS
SB-2	1	5	4
S-RM1	N/A	N/A	N/A
TOTAL	1	5	4

ANALYSIS OF PUBLIC UTILITY & PUBLIC SERVICES

Utilizing the above Max Entitlement analysis, CPC staff sent a questionnaire to 18 public and private agencies that service Lower Coast Algiers, including utility providers, public safety responders, and infrastructure entities:

- New Orleans Emergency Medical Services
- New Orleans Fire Department
- New Orleans Police Department
- New Orleans Department of Homeland Security & Emergency Preparedness
- Orleans Parish Communications District
- New Orleans Department of Public Works
- New Orleans Department of Safety and Permits, Floodplain
- New Orleans Stormwater and Green Infrastructure
- Sewerage & Water Board of New Orleans
- Regional Transit Authority
- Regional Planning Commission
- Louisiana Department of Energy and Natural Resources
- Louisiana Department of Environmental Quality
- Louisiana Department of Health
- Louisiana Department of Transportation
- Louisiana Department of Wildlife & Fisheries
- Entergy
- Cox

The questionnaire asked the following:

1. Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):
2. If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?
3. Would additional development in the affected area be negatively impacted by your agency's current capacity?
4. If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?
5. Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?
6. If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

Staff received responses from 13 agencies, all the questionnaires are available in Appendix D.

Public Safety Entities

Staff received responses from 13 agencies. Of the public safety entities, two of the most important, NOPD and NOFD, responded that they lacked the capacity to properly serve the increased number of residents. Both agencies responded that they would need to increase capacity by providing new infrastructure (stations, communications towers, etc.) and increase personnel to properly service the new development. Both NOPD and NOFD concluded that new developments would be negatively impacted by their agency's current capacity. EMS said that their capacity would depend ultimately on the demographics and/or the health disparities of the new residents and that their closest posting location is in mid-Algiers. The Orleans Parish Communications District, 311, did not suggest any issues with their capacity to service the calls from any new developments.

Infrastructure Entities

The general infrastructure entities include Department of Safety and Permits, Department of Public Works, and utility service providers. The Department of Safety and Permits provided a response explaining that they had capacity to service new developments (which would likely come in the form of permitting) and no response was provided from DPW. Utility entities, including SWB, COX and Entergy, said that while they could service new development, it would likely come with costs to the developer for initial infrastructure to establish connections. The SWB response also explained that an engineering study would need to be conducted for any new development to "to take into account the specific development location, zero net drainage impact requirements, and sewer collection and transport capacity." The SWB response included more information about the requirements for water and sewer under question 4:

"... the primary concern would be related to the conveyance capacity of piping for sewer and the drainage of water in the area. Stormwater runoff would have to be managed on site with proof of a zero net impact. Upsizing of water mains (not simply on site but for

feeds to any developed area) would be required and could be substantial in terms of size and cost depending on where the development took place. Sewer conveyance would also likely require installation of a new sewer lift station at developer expense as the existing system may not be situated to handle gravity flow to the existing lift station(s).”

The RTA noted that transit service is not available in Lower Coast Algiers and no expansion plans exist to service the area in the future. This would be a negative impact to any new residence, particularly in any affordable housing development because they would have to be dependent on a personal automobile. LDH Sanitary Services provides permitting for septic systems and made some critical remarks regarding sewerage in the area, particularly encouraging community sewerage services in lieu of septic systems if more development occurred, and the need to ensure that lot sizes meet the state’s requirements for sewerage permits.

Environmental Agencies

Environmental related agencies, like LDWF, DNR and LDEQ, were concerned a new large-scale development could have environmental impacts that would infringe on existing protected wildlife and/or would have water management repercussions. LDWF found that four state-designated natural areas occur within Lower Coast Algiers and one critical habitat, Bottomland Hardwood Forest, and one endangered species, Bald Eagle, exist within the larger area. Coordination with LDWF would be critical for any future developer to ensure proposed development doesn’t negatively impact natural wildlife.

ASSET CONSIDERATIONS

Lower Coast Algiers is made up of 8.73 square miles, about 40% of the land area in Orleans Parish on the Westbank of the Mississippi River. The Lower Coast (Planning District 13) combined with the rest of Algiers (Planning District 12) includes 21.45 square miles of area. The City’s ITI team was able to provide maps of the available infrastructure, and to calculate the number of assets provided in each district. The table below shows the number of assets by district, and the percent of assets in each district compared to the total assets in the area. The individual asset maps are available in Appendix C. Generally, the infrastructure assets available in Lower Coast is significantly less than what is available across the Intracoastal Waterway.

Asset Categories	Total Assets	Planning District 12: Algiers			Planning District 13: Lower Coast, English Turn		
		Total	Per Square Mile	Percent of Total	Total	Per Square Mile	Percent of Total
Fire Hydrants	1,930	1,858	146.06	96%	72	8.25	4%
Streetlights	5,463	5,236	411.61	96%	227	26.00	4%
RTA Stops	240	240	18.87	100%	0	0.00	0%
Police Stations	1	1	0.08	100%	0	0.00	0%
Fire Stations	4	4	0.31	100%	0	0.00	0%
Roads – State/Regional	6	4	0.31	67%	2	0.23	33%
Catch Basin	8,402	7,904	621.34	94%	498	57.03	6%
SWB Pump Stations	2	1	0.08	50%	1	0.11	50%
SWB Canals	340	340	26.73	100%	0	0.00	0%
SWB Sewer Pump Stations	20	17	1.34	85%	3	0.34	15%

TRAFFIC CONSIDERATIONS

Lower Coast Algiers has one state highway, Highway 406 or Woodland Highway, which runs roughly parallel to the intracoastal waterway, turning into River Road on the northern side of Lower Coast, and connecting into Belle Chase in Plaquemines Parish to the south. The Regional Planning Commission (RPC) commissioned a study in 2014 to consider widening the roadway. The study showed an increase in traffic until 2038 which would eventually require widening of the highway. However, RPC has no current plans to move the project forward. While the study shows the traffic increasing, it was also conducted 10 years ago and a new study would better show any traffic considerations for new developments.

I. CONCLUSION & RECOMMENDATIONS

CONCLUSION

Prior to 1986, Lower Coast Algiers was zoned mostly, if not entirely, for single-family residential development. In 1986, the Caplinger Group, Ltd. prepared the “English Turn Land Use and Zoning Plan” to support the development of close to 1,000 acres of land as English Turn. The development was to be done by the Jack Nicklaus Development Corporation and the Caplinger Plan called for single-, two-, and multi-family residential, neighborhood business, and general commercial zoning districts. What was then considered to be the English Turn site included two general areas, the proposed development area south of English Turn Parkway for single-family, two-family and multi-family development, and a future development area north of English Turn parkway for commercial and multi-family residential. English Turn Parkway served as a major arterial and grand boulevard connecting both sides. A subsequent zoning docket (127-85) modified the zoning to allow for the uses prescribed by the Caplinger Plan. The City Planning Commission report noted that development should be phased because of a lack of infrastructure and should be kept to lower densities.

Since the zoning change that allowed for more commercial and multi-family development was adopted 30 years ago, there has been no commercial or multi-family development despite their allowance in the zoning code. The subsequent phase of the English Turn development on the northside never computed and there has not been another planning process to recalibrate the entitlements and expectations of that area.

What continues to be an issue is the lack of infrastructure and resources to provide for development. While utilities and service providers have noted they have capacity to provide service, it would come at a cost to developers and to the City to lay the infrastructure. The City’s public safety agencies noted they did not have capacity to service a significant increase in the number of residents because neither NOPD nor NOFD have stations in Lower Coast. RTA does not currently provide service to Lower Coast and does not have capacity to do so. Therefore, new residents to the area would have to be car dependent. The lack of development, and the lack of existing infrastructure ready for development, reinforce the existing single-family residential and rural land use patterns that are in place today, despite certain areas having multi-family or commercial zoning.

RECOMMENDATION

The English Turn vision for commercial and multi-family development that was conceived in the 1980's, was never fully realized. The connections to utilities, and infrastructure support would be costly to any developer and to the city to properly support increases in density. The existing development pattern is single-family residential and rural with farmland and wetland areas and wildlife protected by LDWF. Any new development should be sensitive to the predominant nature of the area. As noted in Section F of this study, the Master Plan language for Planning District 13 specifically recommends little changes to the area and the preservation of single-family use. Staff recommends changing the Master Plan Future Land Use Map Designations and the zoning districts in Lower Coast Algiers to limit future high-density development.

NEXT STEPS

The CPC's study shall be forwarded to the City Council for consideration. The City Council may choose to hold its own public hearing on the Study, though it is not required. If the Council seeks to implement any changes to the CZO, a Motion can be adopted directing CPC to consider the changes. The CPC staff would subsequently write a report for consideration by the CPC. Once CPC considers the changes, they would be forwarded to the City Council for consideration who may adopt, adopt with modifications or deny the recommendations of the CPC.

J. APPENDICES

APPENDIX A: CZO USE TABLES AND BULK AND YARD REGULATIONS

Article 7 Use Tables

TABLE 7.2: PERMITTED USES

USES	OS-N	NA	GPD	USE STANDARDS
RESIDENTIAL USE				
Dwelling, Caretaker		C	C	
Dwelling, Established Two-Family			C ⁶	Section 20.3.W
Dwelling, Single-Family			C ⁶	
Existing Residential			C ⁵	
Group Home, Small			C ⁶	Section 20.3.GG
COMMERCIAL USE				
Adult Use			C ⁵	Section 20.3.B
Amusement Facility, Outdoor			C ⁵	Section 20.3.E
Bar			C ⁵	Section 20.3.G
Boat Dock	C	C		
Casino/Gaming Establishment				Section 20.3.M
Catering Kitchen			C ⁵	
Day Care Center, Adult - Small			C ⁵	Section 20.3.S
Day Care Center, Adult - Large			C ⁵	Section 20.3.S
Care Center, Adult or Child - Commercial			C ⁵	Section 20.3.S
Drive-Through Facility			C ⁵	Section 20.3.V
Employment Services			C ⁵	Section 20.3.BB
Financial Institution			C ⁵	
Gas Station			C ⁵	Section 20.3.EE
Greenhouse/Nursery			C ⁵	
Heavy Sales, Rental & Service			C ⁵	
Hotel/Motel			C	
Kennel			C ⁵	Section 20.3.II
Micro-Brewery			C ⁵	
Micro-Distillery			C ⁵	
Motor Vehicle Service & Repair, Minor			C ⁵	Section 20.3.MM
Motor Vehicle Service & Repair, Major			C ⁵	Section 20.3.MM
Office			C ⁵	
Recreational Vehicle Park			C ⁵	Section 20.3.XX
Restaurant, Carry Out			C ⁵	Section 20.3.ZZ
Restaurant, Specialty			C ⁵	Section 20.3.ZZ
Restaurant, Standard			C ⁵	Section 20.3.ZZ
Retail Goods Establishment			C ⁵	

Retail Sales of Packaged Alcoholic Beverages			C ⁵	
Short Term Rental, Commercial			C	Section 20.3.LLL
Winery			C ⁵	
INDUSTRIAL USE				
Batching Plant (Asphalt, Cement or Concrete)			C ⁵	
Borrow Pit			C ⁶	Section 20.3.J
Brewery			C ⁵	
Broadcasting Studio			C ⁵	
Composting Facility, Industrial			C ⁵	Section 20.3.BBB
Convenience Center			P	Section 20.3.TTT
Construction and Demolition Debris Recycling Facility			C ⁵	Section 20.3.P
Contractor Storage Yard			C ⁵	Section 20.3.Q
Distillery			C ⁵	
Food Processing			C ⁵	
Freight Terminal			C ⁵	
Heliport			C ⁵	Section 20.3.D
Helistop			C ⁵	Section 20.3.D
Manufacturing, Artisan			C ⁵	
Manufacturing, Light			C ⁵	
Manufacturing, Maritime-Dependent			C ⁵	
Mardi Gras Den			C ⁵	
Marina, Commercial			C ⁵	
Marine Terminal			C ⁵	
Maritime Use			C ⁵	
Mining and Drilling Activities		C	C ⁵	Section 20.3.KK
Motor Vehicle Operations Facility			C ⁵	
Movie Studio			C ⁵	
Outdoor Storage Yard			C ⁵	Section 20.3.Q
Railyard			C ⁵	
Research & Development			C ⁵	
Salvage Yard			C ⁵	Section 20.3.AAA
Separation/Recovery Facilities			C ⁵	Section 20.3.BBB
Solar Energy System	P	P	P	Section 20.3.DDD
Truck Repair			C ⁵	
Truck Stop			C ⁵	Section 20.3.FFF
Truck Terminal			C ⁵	Section 20.3.FFF
Warehouse			C ⁵	
Waste Transfer Station			C ⁵	Section 20.3.BBB
Water and Sewage Treatment Facilities			C ⁵	Section 20.3.HHH
Wholesale Goods Establishment			C ⁵	

Wind Farm		C	C	Section 20.3. III
INSTITUTIONAL USE				
Child Care Center, Small			P	Section 20.3.S
Child Care Center, Large			P	Section 20.3.S
City Hall			C	
Community Center			C ⁶	
Convent and Monastery			C ⁶	
Cultural Facility			C ⁶	Section 20.3.R
Educational Facility, Primary			C ⁶	Section 20.3.Z
Educational Facility, Secondary			C ⁶	Section 20.3.Z
Educational Facility, Vocational			C ⁵	Section 20.3.Z
Educational Facility, University			C ⁵	
Emergency Shelter			C ⁵	Section 20.3.AA
Government Offices		P	P	
Place of Worship			C ⁶	
Prison			C ⁵	
Public Works and Safety Facility		C	C	
Social Club or Lodge			C ^{5,6}	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P		C ⁶	Section 20.3.C
Agriculture – With Livestock			C ⁶	Section 20.3.C
Boat Launch		P	P	
Cemetery	P			Section 20.3.N
Fairgrounds				Section 20.3.CC
Fishing Camp		C	C	
Forest/Nature Preserve		P	P	
Horse Stables (Commercial)			C ⁶	Section 20.3.HH
Marina, Recreational		C	C	
Parks and Playgrounds	P	P ³	C ⁶	
Pier (Public)		C	C	
Private Residential Recreation Facility (Indoor or Outdoor)			C ⁶	Section 20.3.SS
Public Fishing	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
EV Charging Station (Principal Use)			C ⁵	Section 20.3.YYY
Parking Lot (Accessory Use)			C ¹¹	
Parking Lot (Principal Use)			C ⁵	Section 20.3.OO
Parking Structure (Principal Use)			C ⁵	Section 20.3.OO
Planned Development			C	Article 5
Pumping Station	P		P	Section 20.3.UU
Utilities	P ⁴	P ⁴	P ⁴	Section 20.3.GGG

Wireless Telecommunications Antenna & Facility	C, P ²	C, P ²	C, P ²	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 7-1 FOOTNOTES

1 The terms in this column ("Uses") are defined in Article 26.

2 Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

3 Parks and playgrounds in the NA District are limited to passive recreation facilities. The only structures permitted are standard playground equipment and outdoor seating furniture.

4 Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.

5 Subject to the use restrictions in Section 7.2.B.1.

6 Subject to the use restrictions in Section 7.2.B.2.

11 As authorized in Article 22, Section 22.8.B.2.a.

Article 7 Bulk & Yard Regulations

Table 7-2: Bulk and Yard Regulations			
	DISTRICT		
	OS-N	NA	GPD
BULK REGULATIONS			
MINIMUM DISTRICT SIZE	None	1 acre	1 acre
MAXIMUM BUILDING HEIGHT	35'	35'	35'
ADDITIONAL REGULATIONS			
MINIMUM YARD REQUIREMENTS			
FRONT YARD	15'	20'	20'
INTERIOR SIDE YARD	20'	20'	20'
CORNER SIDE YARD	15'	20'	20'
REAR YARD	20'	25'	20'

Article 8 Use Tables

ARTICLE 8	R-RE	USE STANDARD
RESIDENTIAL USE		
Artist Community	P	Section 20.3.F
Bed and Breakfast – Accessory	C	Section 20.3.I
Day Care Home, Adult - Small	C	Section 20.3.T
Dwelling, Single-Family	P	
Group Home, Small	P	Section 20.3.GG
Home Based Child Care, Small	P	Section 20.3.T
COMMERCIAL USE		
Day Care Center, Adult - Small	C	Section 20.3.S
Greenhouse/Nursery	P	

Kennel	P	Section 20.3.II
Food Processing	C	
Seaplane Base	C	Section 20.3.D
Solar Energy System	P	Section 20.3.DDD
Wind Farm	C	Section 20.3.III
INSTITUTIONAL USE		
Child Care Center, Small	P	Section 20.3.S
Child Care Center, Large	P	Section 20.3.S
City Hall	C	
Community Center	C	
Convent and Monastery	P	
Cultural Facility	C	Section 20.3.R
Educational Facilities	P	
Government Offices	P	
Place of Worship	P	
Public Works and Safety Facility	C	
Social Club or Lodge	C	Section 20.3.CCC
OPEN SPACE USE		
Agriculture – No Livestock	P	Section 20.3.C
Agriculture – With Livestock	P	Section 20.3.C
Boat Launch	P	
Campground	P	Section 20.3.K
Fishing Camp	P	
Horse Stables (Commercial)	P	Section 20.3.HH
Parks and Playgrounds	P	
Piers (Public or Private)	P	Section 20.3.QQ
Stormwater Management (Principal Use)	P	
OTHER		
Parking Lot (Accessory Use)	C ⁴	
Pumping Station	C	Section 20.3.UU
Utilities	P ²	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C, P ³	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	Section 20.3.JJJ

TABLE 8-1 FOOTNOTES

² Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5B.5 and Table 4-2

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁴ As authorized in Article 22, Section 22.8.B.2.a.

Article 8 Bulk & Yard Regulations

Table 8-2: Bulk and Yard Regulations		
BULK & YARD REGULATIONS		DISTRICT
		R-RE
BULK REGULATIONS		
	MINIMUM LOT AREA	Residential: 2 acres
		Non-Residential: 20,000sf
A	MINIMUM LOT WIDTH	100'
B	MAXIMUM BUILDING HEIGHT	35'
	MINIMUM PERMEABLE OPEN SPACE	25% of the lot area
	MAXIMUM IMPERVIOUS SURFACE IN FRONT YARD	30%
	MAXIMUM IMPERVIOUS SURFACE IN CORNER SIDE YARD	30%
MINIMUM YARD REQUIREMENTS		
C	FRONT YARD	20'
D	INTERIOR SIDE YARD	10% of lot width or 10', whichever is less
E	CORNER SIDE YARD	20'
F	REAR YARD	40'
	TREE PROTECTION BUFFER YARD	

Article 13 Use Tables

ARTICLE 13	S-RS	S-RD	S-RM1	USE STANDARD
RESIDENTIAL USE				
Artist Community			P	Section 20.3.F
Bed and Breakfast - Accessory	C	C	C	Section 20.3.I
Day Care Home, Adult – Small		P	P	Section 20.3.T
Day Care Home, Adult – Large			C	Section 20.3.T
Dwelling, Established Two-Family	P			Section 20.3.W
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family		P	P	Section 20.3.Y
Dwelling, Townhouse		C	P	
Dwelling, Multi-Family			P	
Dwelling, Small Multi-Family Affordable		P	P	Section 20.3.SSS

Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large			P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Home Based Child Care Center, Small	C	C	C	Section 20.3.T
Permanent Supportive Housing			P	Section 20.3.PP
Residential Care Facility		P	P	Section 20.3.YY
INDUSTRIAL USE				
Borrow Pit	C	C	C	Section 20.3.J
Solar Energy System – Small-Scale Ground Mounted Only	P	P	P	Section 20.3.DDD
INSTITUTIONAL USE				
Child Care Center, Small	C	C	C	Section 20.3.S
Child Care Center, Large	C	C	C	Section 20.3.S
City Hall	C	C	C	
Community Center	C	C	C	
Convent and Monastery	P	P	P	
Cultural Facility	C	C	C	Section 20.3.R
Domestic Protection Shelter			P	Section 20.3.U
Educational Facility, Primary	C	C	C	Section 20.3.Z
Educational Facility, Secondary	C	C	C	Section 20.3.Z
Emergency Shelter			P	Section 20.3.AA
Government Offices	P	P	P	
Hospital			C	
Place of Worship	P	P	P	
Public Works and Safety Facilities	C	C	C	
Social Club or Lodge	C	C	C	Section 20.3.CCC
Veterans Wellness Facility			C	Section 20.3.OOO
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	Section 20.3.C
Horse Stables (Commercial)	C			Section 20.3.HH
Parks and Playgrounds	P	P	P	
Private Residential Recreation Facility (Indoor or Outdoor)	P	P	P	Section 20.3.SS
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Accessory Use)	C ⁵	C ⁵	C ⁵	
Planned Development	C	C	C	Article 5
Pumping Station	P	P	P	Section 20.3.UU
Utilities	p ²	p ²	p ²	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ³	C,P ³	C,P ³	Section 20.3.JJJ

TABLE 13-1 FOOTNOTES

² Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5B.5 and Table 4-2

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁵As authorized in Article 22, Section 22.8.B.2.a

Article 13 Bulk & Yard Regulations

Table 13-2: Bulk & Yard Regulations				
BULK & YARD REGULATIONS		DISTRICTS		
		S-RS	S-RD	S-RM1
BULK REGULATIONS				
	MINIMUM LOT AREA	6,000sf/du	SF: 4,400sf/du	SF: 3,125sf/du
		Non-Residential: 20,000sf	2F: 2, 500sf/du	2F: 1,750sf/du
			Small MF Affordable: None	Small MF Affordable: None
			Townhouse: 2,000sf/du	Townhouse: 2,000sf/du
			Non-Residential: 20,000sf/du	Non-Residential: 20,000sf
A	MINIMUM LOT WIDTH	Residential: 50'	SF: 40'	SF & 2F: 30'
		Non-Residential: 100'	2F: 50'	MF – 3 Unit: 40'
			MF: 50'	MF – 4+ Unit: 50'
			Townhouse: 18' per du	Townhouse: 18' per du
B	MINIMUM LOT DEPTH	100'	Residential: 90'	Residential: 90'
			Non-Residential: 100'	Non-Residential: 100'
C	MAXIMUM BUILDING HEIGHT	35'	35'	SF, 2F, MF – 3-4 Unit, Townhouse & Non-Residential: 40'
	MINIMUM PERMEABLE OPEN SPACE	40% of lot area	40% of lot area	40% of lot area
	MINIMUM OPEN SPACE		Townhouse: 120sf/du	None
	MAXIMUM IMPERVIOUS SURFACE - FRONT YARD	40%	40%	
	MAXIMUM IMPERVIOUS SURFACE - CORNER SIDE YARD	40%	40%	
	MAXIMUM NUMBER OF ATTACHED TOWNHOUSE UNITS		6	6

	MINIMUM SPACE BETWEEN MF BUILDINGS			Building Side to Building Side: 20' when no curb cut access & 40' with curb cut access
				Building Side to Building Rear: 40'
				Building Rear to Building Rear: 60'
MINIMUM YARD REQUIREMENTS				
D	FRONT YARD	20'	20'	20'
E	INTERIOR SIDE YARD	10% of lot width or 3', whichever is greater	SF, 2F, & MF: 10% of lot width, but a minimum of 3'	SF, 2F, Townhouse & MF – 3 to 4 Unit: 10% of lot width, but a minimum of 3'
			Townhouse: 10'; unless adjacent to a single-family residential district, then 15'	MF – 5+ Unit: 5'
			Non-Residential: 10'	Non-Residential: 10'
F	CORNER SIDE YARD	10'	SF, 2F, & MF: 10% of lot width, but a minimum of 3'	10'
			Townhouse & Non-Residential: 10'	
G	REAR YARD	20% of lot depth or 20', whichever is less	20% of lot depth or 20', whichever is less	20'

Article 14 Use Tables

ARTICLE 14	S-B1 ⁵	S-B2 ⁶	USE STANDARD
RESIDENTIAL USE			
Dwelling, Above the Ground Floor	C ¹¹ / P	C ¹¹ /P	
Permanent Supportive Housing		C	Section 20.3.PP
Residential Care Facility	C	C	Section 20.3.YY
COMMERCIAL USE			
Amusement Facility, Indoor	P	P	Section 20.3.E
Animal Hospital	P	P	
Art Gallery	P	P	
Arts Studio	P	P	
Bar		C	Section 20.3.G
Catering Kitchen	P	P	
Day Care Center, Adult – Small	P	P	Section 20.3.S
Day Care Center, Adult – Large	C	C	Section 20.3.S
Day Care Center, Adult - Commercial	C	C	Section 20.3.S

Drive-Through Facility	C	C	Section 20.3.V
Financial Institution	P	P	
Funeral Home		P	
Gas Station	C	C	Section 20.3.EE
Grocery Store	P	P	
Health Club	P	P	
Kennel		C	Section 20.3.II
Live Entertainment – Secondary Use	C	C	Section 20.3.JJ
Medical/Dental Clinic	P	P	
Motor Vehicle Dealership Small	P	P	
Motor Vehicle Service & Repair, Minor	C	C	Section 20.3.MM
Office	P	P	
Outdoor Live Entertainment - Secondary Use	C	C	Section 20.3.WWW
Personal Service Establishment	P	P	
Pet Day Care Service	P	P	Section 20.3.QQ
Public Market	P	P	Section 20.3.TT
Reception Facility	C	C	Section 20.3.WW
Restaurant, Standard	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	Section 20.3.ZZ
Restaurant, Fast Food	C	C	Section 20.3.ZZ
Restaurant, Carry-Out	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	
Retail Sales of Packaged Alcoholic Beverages	C	C	
Short Term Rental, Commercial		P	Section 20.3.LLL
Small Box Variety Store	P	P	Section 20.3.NNN
INDUSTRIAL USE			
Solar Energy System - Small-Scale Ground Mounted Only	C	C	Section 20.3.DDD
INSTITUTIONAL USE			
Child Care Center, Small	P	P	Section 20.3.S
Child Care Center, Large	P	P	Section 20.3.S
City Hall	C	C	
Community Center	C	C	
Convent and Monastery	P	P	
Cultural Facility	C	C	Section 20.3.R
Educational Facility, Vocational	C	C	Section 20.3.Z
Government Offices	P	P	
Place of Worship	P	P	
Public Works and Safety Facility	C	C	
Social Club or Lodge	P	P	Section 20.3.CCC
OPEN SPACE USE			
Agriculture - No Livestock	P	P	Section 20.3.C

Agriculture - With Livestock	C	C	Section 20.3.C
Parks and Playgrounds	P	P	
Private Residential Recreation Facility (Indoor or Outdoor)			Section 20.3.SS
Stormwater Management (Principal Use)	P	P	
OTHER			
EV Charging Station (Principal Use)	P	P	Section 20.3.YYY
Parking Lot (Accessory Use)	P10	P10	
Parking Lot (Principal Use)	C	C	Section 20.3.OO
Parking Structure (Principal Use)	C	C	Section 20.3.OO
Planned Development	C	C	Article 5
Pumping Station	P	P	Section 20.3.UU
Utilities	P2	P2	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P 3	C,P3	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	Section 20.3.JJJ

TABLE 14-1 FOOTNOTES

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁵ See Section 14.2.B.4 Commercial Use Floor Area Limitations.

⁶ See Section 14.2.B.5 Commercial Use Floor Area Limitations.

¹⁰ As authorized in Article 22, Section 22.8.B.2.a

Article 14 Bulk & Yard Regulations

Table 14-2: Bulk & Yard Regulations			
BULK & YARD REGULATIONS		DISTRICTS	
		S-B1	S-B2
BULK REGULATIONS			
	MINIMUM LOT AREA	Dwellings above the ground floor: 1,000 sf/du, Non-Residential: 10,000 sf	Dwellings above the ground floor: 1,000 sf/du, Non-Residential: 10,000 sf
	MAXIMUM TOTAL FLOOR AREA - COMMERCIAL USE	Permitted up to 5,000sf of total floor area	Permitted up to 25,000sf of total floor area
	AREA - COMMERCIAL USE	Conditional use approval required for 5,000 or more square feet of total floor area	Conditional use approval required for 25,000 or more square feet of total floor area
A	MINIMUM LOT WIDTH	50'	50'
B	MINIMUM LOT DEPTH	100'	100'
	MAXIMUM NUMBER OF ATTACHED TOWNHOUSE UNITS		
C	MAXIMUM BUILDING HEIGHT	40'	40'
	MINIMUM SPACE BETWEEN MIXED USE AND MF BUILDINGS		

	MINIMUM PERMEABLE OPEN SPACE	20% of the lot area	20% of the lot area
	MINIMUM OPEN SPACE RATIO	None	None
MINIMUM YARD REQUIREMENTS			
D	FRONT YARD	Section 14.3.A.2	Section 14.3.A.2
E	INTERIOR SIDE YARD ³	None	None
F	CORNER SIDE YARD	None, to a maximum of 12'	None, to a maximum of 12'
	MINIMUM REQUIRED AGGREGATE OF SIDE YARDS (PERCENT OF LOT WIDTH)		
G	MINIMUM REAR YARD	3'	3'

APPENDIX B: AMERICAN COMMUNITY SURVEY DATA

2020 AMERICAN COMMUNITY SURVEY DATA FOR LOWER COAST ALGIERS

Density	Totals
2020 Total Population	1,747
2020 Total Housing Units	677
2020 Population Density	259.0

Household Population	Totals
2000 Household Population	1,147
2010 Household Population	1,759
2020 Household Population	1,747

Growth Rate	Percent
2010-2020 Growth Rate: Population	-0.07%
2010-2020 Growth Rate: Group Quarters Population	0.00%
2010-2020 Growth Rate: Households	0.52%

Population by Race	Percent
2020 Population of 2+ Races: Percent	7.16
2020 Pop 1 Race: Other Race: Percent	1.77
2020 Pop 1 Race: Pacific: Percent	0.17
2020 Pop 1 Race: Asian: Percent	10.93
2020 Pop 1 Race: Amer Indian: Percent	0.00
2020 Pop 1 Race: Black: Percent	30.11
2020 Pop 1 Race: White: Percent	49.86

Households	Average Total
2020 Average Household Size	2.77

Housing Units by Occupancy	Percent
2020 Owner Occupied HUs: Percent	95.24
2020 Renter Occupied HUs: Percent	4.76

Housing Units by Vacancy	Percent
2020 Vacant HUs: Other Vacant: Percent	27.66
2020 Vacant HUs: Migrant Workers: Percent	2.13
2020 Vacant HUs: Seasonal/Rec/Occasional: Percent	0.00
2020 Vacant HUs: Sold-Not Occ: Percent	0.00
2020 Vacant HUs: For Sale Only: Percent	44.68

2020 Vacant HUs: Rented-Not Occ: Percent	4.26
2020 Vacant Housing Units: Percent	6.94

HOUSEHOLD INCOME AMERICAN COMMUNITY SURVEY COMPARISON FROM 2010 TO 2020

2010				2020			
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units		Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	487	450	37	Occupied housing units	499	20	20
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)				HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS)			
Less than \$5,000	0.0%	0.0%	0.0%	Less than \$5,000	0.0%	0	0.0%
\$5,000 to \$9,999	2.5%	2.7%	0.0%	\$5,000 to \$9,999	0.0%	0	0.0%
\$10,000 to \$14,999	2.5%	2.7%	0.0%	\$10,000 to \$14,999	0.0%	0	0.0%
\$15,000 to \$19,999	0.0%	0.0%	0.0%	\$15,000 to \$19,999	1.8%	0	0.0%
\$20,000 to \$24,999	0.0%	0.0%	0.0%	\$20,000 to \$24,999	0.0%	0	0.0%
\$25,000 to \$34,999	7.6%	8.2%	0.0%	\$25,000 to \$34,999	2.6%	0	0.0%
\$35,000 to \$49,999	7.6%	8.2%	0.0%	\$35,000 to \$49,999	7.6%	0	0.0%
\$50,000 to \$74,999	6.2%	6.7%	0.0%	\$50,000 to \$74,999	7.0%	0	0.0%
\$75,000 to \$99,999	10.3%	11.1%	0.0%	\$75,000 to \$99,999	5.0%	0	0.0%
\$100,000 to \$149,999	14.0%	9.6%	67.6%	\$100,000 to \$149,999	14.2%	0	0.0%
\$150,000 or more	49.5%	50.9%	32.4%	\$150,000 or more	61.7%	20%	100.0%
Median household income (dollars)	139,432	160,667	119,350	Median household income (dollars)	154,716	250,000+	250,000+
MONTHLY HOUSING COSTS				MONTHLY HOUSING COSTS			
Less than \$100	0.0%	0.0%	0.0%				
\$100 to \$199	1.6%	1.8%	0.0%				
\$200 to \$299	10.7%	6.0%	67.6%	Less than \$300	1.6%	0	0.0%
\$300 to \$399	0.0%	0.0%	0.0%	\$300 to \$499	3.6%	0	0.0%

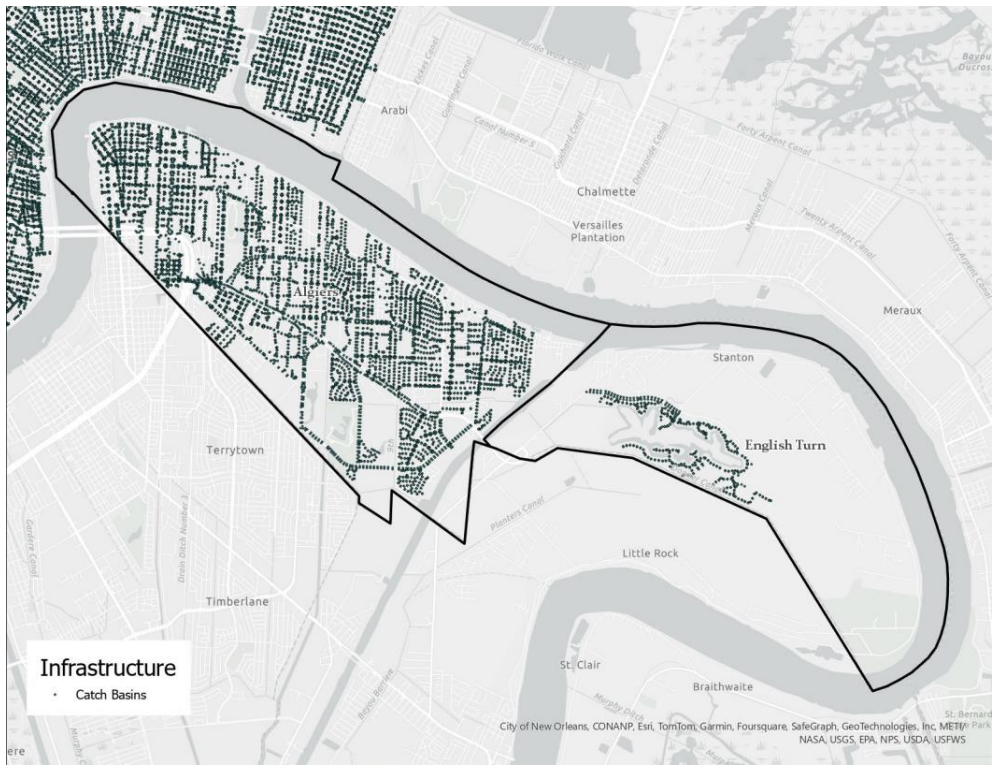
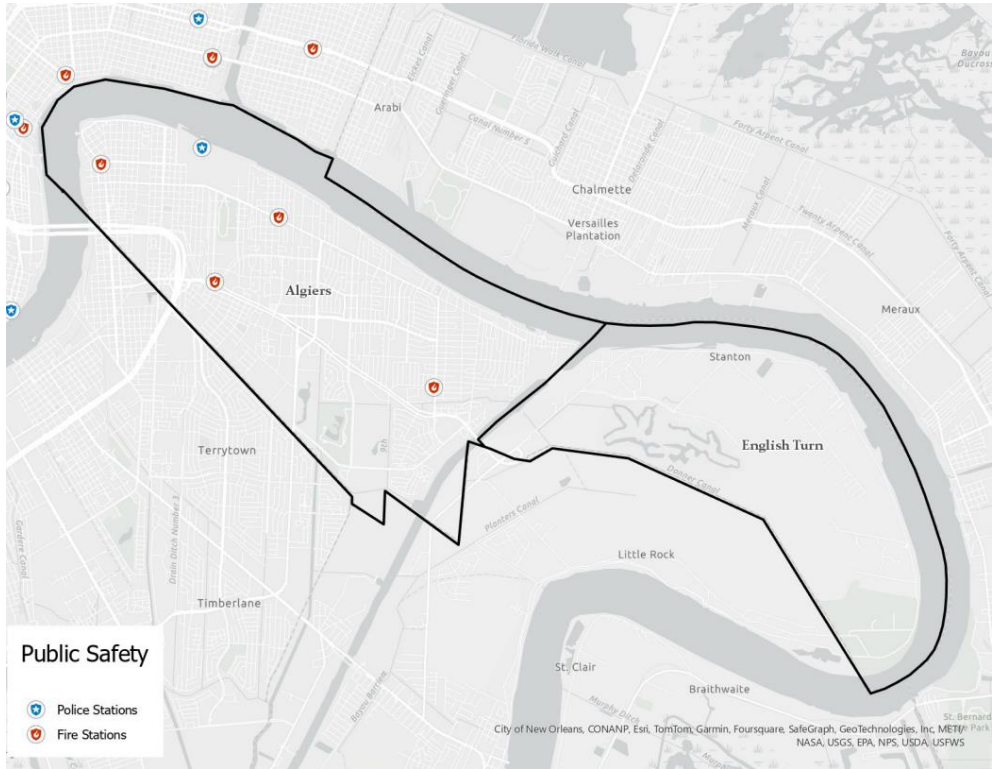
\$400 to \$499	0.0%	0.0%	0.0%
\$500 to \$599	2.9%	3.1%	0.0%
\$600 to \$699	2.5%	2.7%	0.0%
\$700 to \$799	8.2%	8.9%	0.0%
\$800 to \$899	0.0%	0.0%	0.0%
\$900 to \$999	0.0%	0.0%	0.0%
\$1,000 to \$1,499	3.3%	3.6%	0.0%
\$1,500 to \$1,999	4.9%	5.3%	0.0%
\$2,000 or more	65.9%	68.7%	32.4%
No cash rent	0.0%	(X)	0.0%
Median (dollars)	3,285	3,331	237
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS			
Less than \$20,000	4.9%	5.3%	0.0%
Less than 20 percent	0.0%	0.0%	0.0%
20 to 29 percent	0.0%	0.0%	0.0%
30 percent or more	4.9%	5.3%	0.0%
\$20,000 to \$34,999	7.6%	8.2%	0.0%
Less than 20 percent	1.6%	1.8%	0.0%
20 to 29 percent	0.0%	0.0%	0.0%
30 percent or more	6.0%	6.4%	0.0%
\$35,000 to \$49,999	7.6%	8.2%	0.0%
Less than 20 percent	0.0%	0.0%	0.0%
20 to 29 percent	1.8%	2.0%	0.0%
30 percent or more	5.7%	6.2%	0.0%
\$50,000 to \$74,999	6.2%	6.7%	0.0%
Less than 20 percent	0.0%	0.0%	0.0%

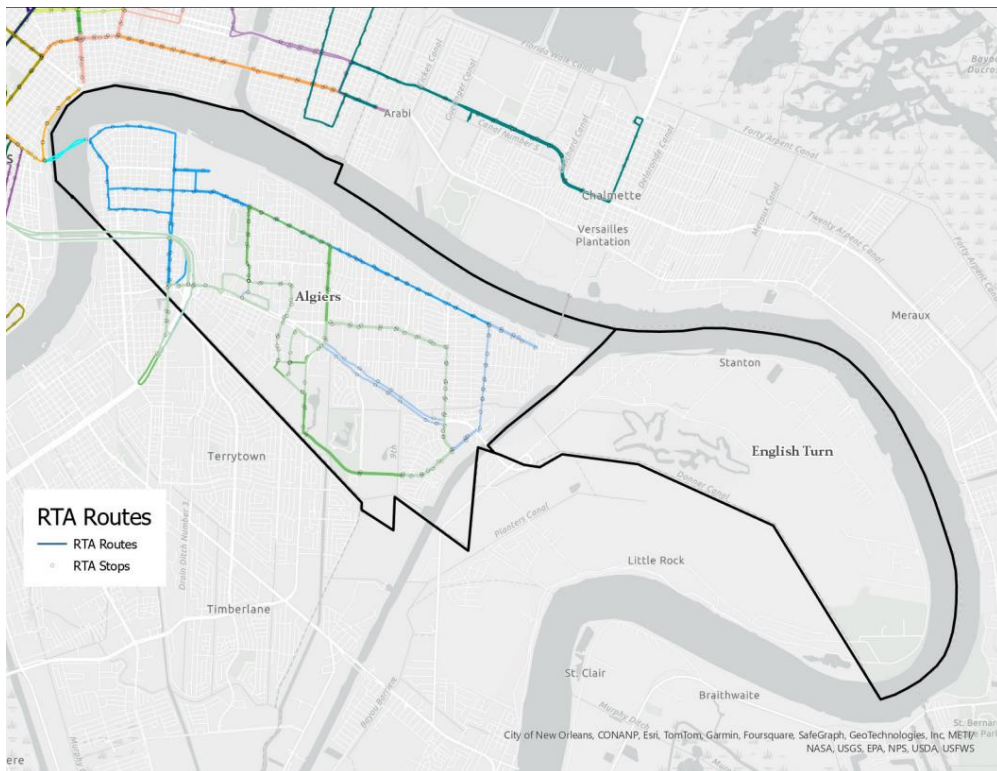
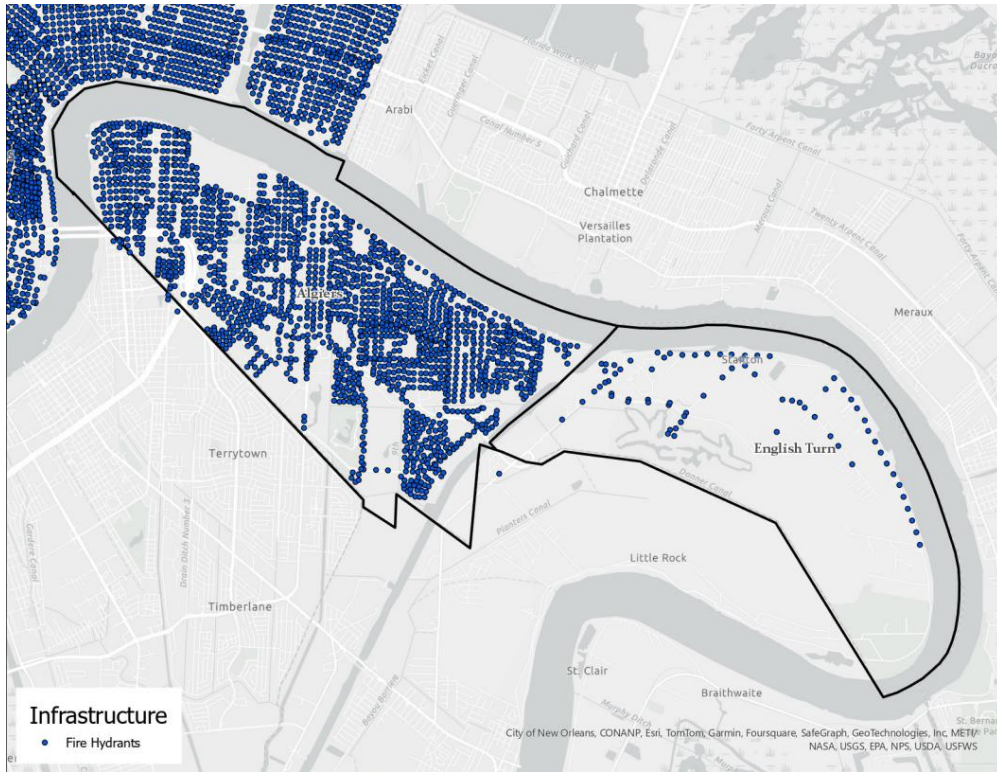
\$500 to \$799	9.8%	0	0.0%
\$800 to \$999	3.2%	0	0.0%
\$1,000 to \$1,499	18.4%	0	0.0%
\$1,500 to \$1,999	0.6%	0	0.0%
\$2,000 to \$2,499	9.0%	0	0.0%
\$2,500 to \$2,999	9.6%	0	0.0%
\$3,000 or more	44.1%	20%	100.0%
No cash rent	(X)	0	0.0%
Median (dollars)	2,693	3,500+	3,500+
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS			
Less than \$20,000	1.8%	0	0.0%
Less than 20 percent	0.0%	0	0.0%
20 to 29 percent	0.0%	0	0.0%
30 percent or more	1.8%	0	0.0%
\$20,000 to \$34,999	2.6%	0	0.0%
Less than 20 percent	1.0%	0	0.0%
20 to 29 percent	0.0%	0	0.0%
30 percent or more	1.6%	0	0.0%
\$35,000 to \$49,999	7.6%	0	0.0%
Less than 20 percent	0.0%	0	0.0%
20 to 29 percent	0.0%	0	0.0%
30 percent or more	7.6%	0	0.0%
\$50,000 to \$74,999	7.0%	0	0.0%
Less than 20 percent	4.6%	0	0.0%

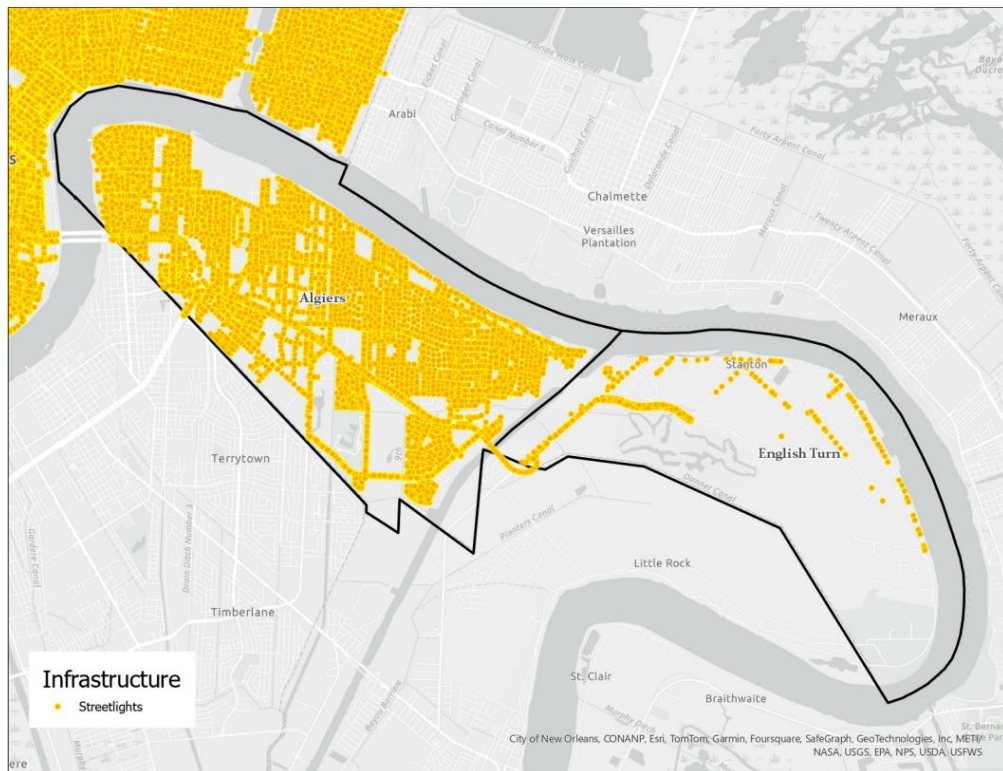
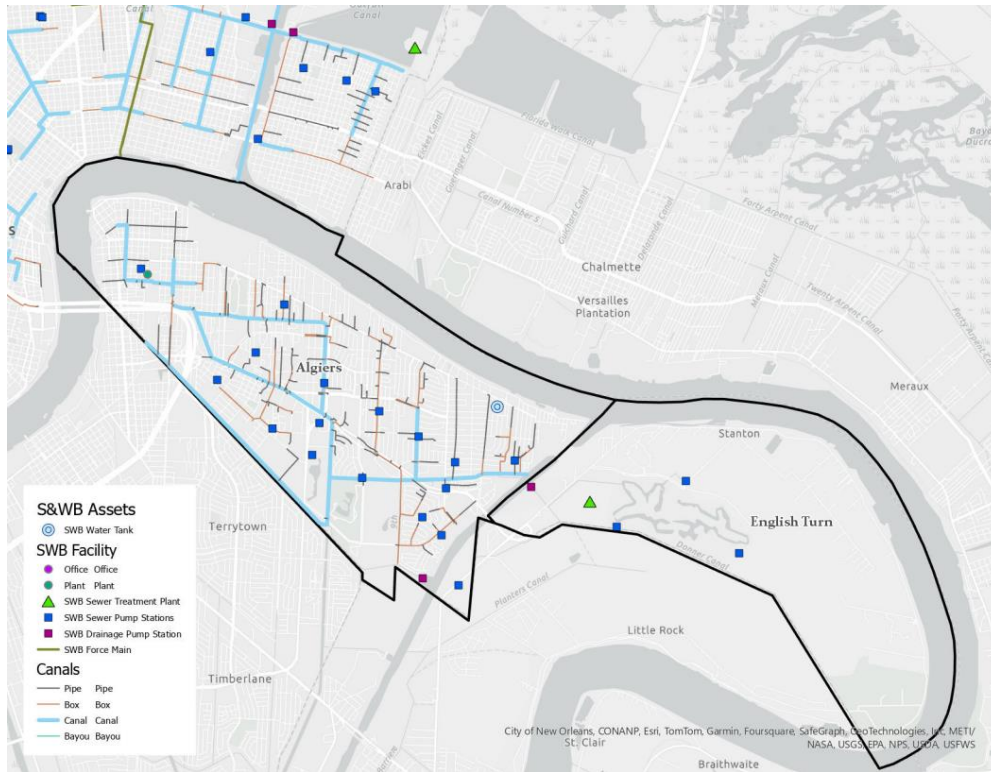
20 to 29 percent	0.0%	0.0%	0.0%
30 percent or more	6.2%	6.7%	0.0%
\$75,000 or more	73.7%	71.6%	100.0%
Less than 20 percent	47.8%	46.2%	67.6%
20 to 29 percent	8.8%	6.9%	32.4%
30 percent or more	17.0%	18.4%	0.0%
Zero or negative income	0.0%	0.0%	0.0%
No cash rent	0.0%	(X)	0.0%

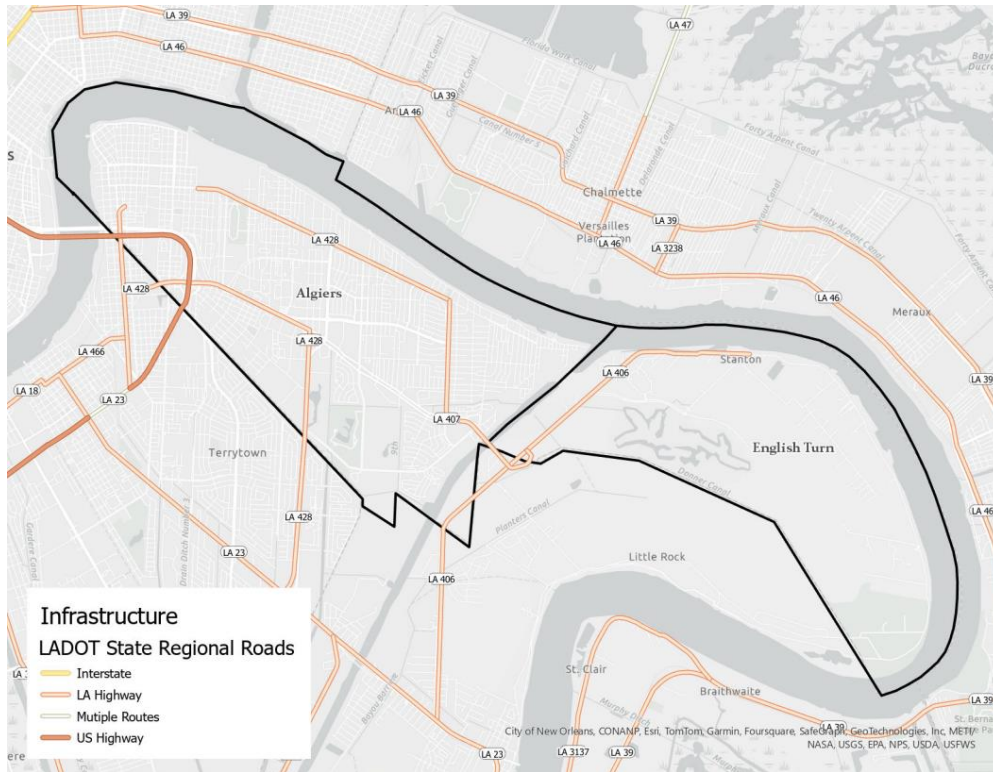
20 to 29 percent	0.0%	0	0.0%
30 percent or more	2.4%	0	0.0%
\$75,000 or more	81.0%	20%	100.0%
Less than 20 percent	52.3%	15%	75.0%
20 to 29 percent	8.6%	5%	25.0%
30 percent or more	20.0%	0	0.0%
Zero or negative income	0.0%	0	0.0%
No cash rent	(X)	0	0.0%

APPENDIX C. ASSET MAPS









APPENDIX D: QUESTIONNAIRE RESPONSES

BACKGROUND

The New Orleans City Planning Commission (CPC) is conducting a study per Council Motion M-22-447 to determine what impacts high-density and/or high-traffic developments have on existing rural infrastructure in Planning District 13 – commonly known as Lower Coast Algiers or English Turn - and what community development and infrastructure improvements may be necessary to accommodate future development.

The study area of applicability is generally bounded by the Intercoastal Waterway, the Mississippi River, the Donner Canal and Delacroix Road. The parcels being reviewed for potential development impacts are those that are within the S-RM1 Suburban Multi-Family Zoning Districts and the S-B2 Suburban Pedestrian Oriented Corridor Business Zoning Districts, highlighted in blue and green on the map below.

The total population for Planning District 13 is estimated at 1,747 persons and the average household size is 2.77 per the 2020 U.S. American Census Survey (ACS). The CPC analysis of potential increases in residential and commercial units under the current zoning classifications is detailed below.

LAND USE DISTRIBUTION DATA FOR CONSIDERATION

For the purposes of this questionnaire, the CPC estimated maximum developable capacity for all properties zoned S-RM1 and S-B2 based upon land use permissions within the Comprehensive Zoning Ordinance (czo.nola.gov). If all the properties zoned S-RM1 and S-B2 were granted the fully entitled permissions of dwellings per square foot on the property, the total count of residential units could increase from the existing seven (7) units up to 5,601 units. This could potentially increase the population anywhere between 5,601 to 15,515 people in Planning District 13, assuming anywhere between 1 to the average 2.77 number of people could occupy each new unit.

Residential Max Entitlement Changes

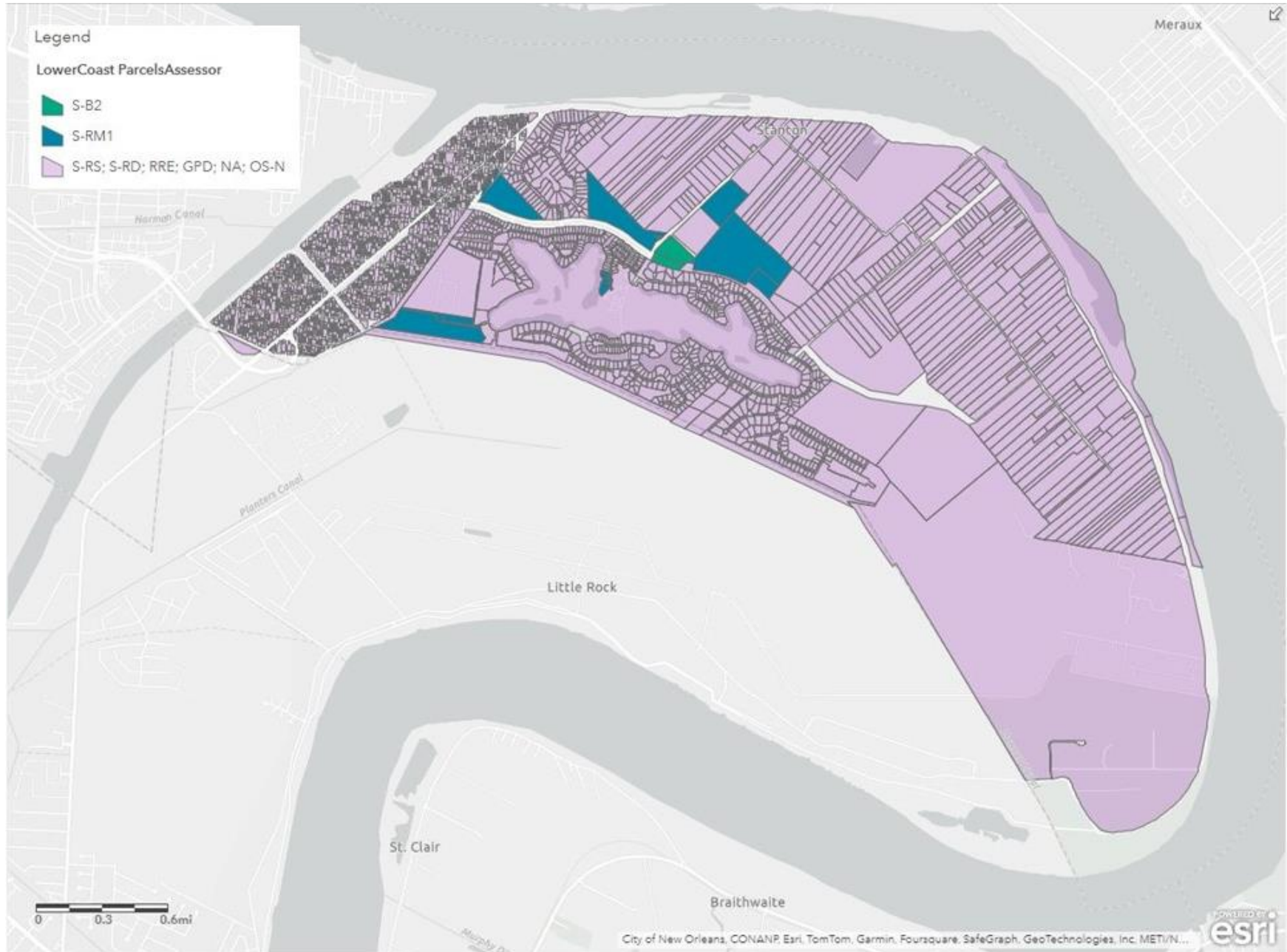
ZONING DISTRICT	EXISTING RESIDENTIAL UNITS	POTENTIAL RESIDENTIAL UNITS	INCREASE IN RESIDENTIAL UNITS
SB-2	1	516	515
S-RM1	6	5,091	5,085
TOTAL	7	5,608	5,601

Limited commercial uses are allowed by-right in the S-RM1 zoning district; the S-B2 zoning district could allow for a commercial building to be built up to 25,000 square feet, which is equivalent to the standard size of a CVS or Walgreens Pharmacy. In the SB-2 zoning district, there is currently only one (1) commercial building. In CPC’s estimation, the total number of commercial units could increase to five (5) units, and only two (2) parcels be built to the maximum building footprint of 25,000 square feet.

Commercial Max Entitlement Changes

ZONING DISTRICT	EXISTING COMMERCIAL UNITS	POTENTIAL COMMERCIAL UNITS	INCREASE IN COMMERCIAL UNITS
SB-2	1	5	4
S-RM1	N/A	N/A	N/A
TOTAL	1	5	4

MAP OF PLANNING DISTRICT 13 AND STUDY AREA ZONING DISTRICTS



QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: Cox Communications

CONTACT NAME: Kristina Sarai, Director of Government Affairs

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

Cox currently provides residential internet, video, and phone service, as well as commercial internet, metro ethernet, and voice service.

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

Cox has the capacity to support the increase in population and residential units, but additional buildout from our existing network to the newly developed area would be needed.

Would additional development in the affected area be negatively impacted by your agency's current capacity?

No.

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

Increased development would require additional construction and reinforcement of Cox's existing network, but we do not anticipate any challenges in accommodating the increase in development.

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

N/A

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

N/A

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: LA Department of Energy and Natural Resources, Office of Coastal Management

CONTACT NAME: Christine Charrier

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

NA

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

NA

Would additional development in the affected area be negatively impacted by your agency's current capacity?

NA

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

NA

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-B2 zoned parcels pose a threat to any existing wildlife or natural resources?

A formal determination may be made by applying for a Coastal Use Permit from the Louisiana Department of Energy & Natural Resources, Office of Coastal Management (OCM).

Below is a link to OCM's webpage on Applying for a Coastal Use Permit.

[Department of Energy and Natural Resources | State of Louisiana](#)

To fill out a Joint Permit Online Application, use the following link:

[Login Page \(state.la.us\)](#)

Furthermore, the Louisiana Department of Wildlife and Fisheries (LDWF), Wildlife Diversity Program may be contacted to determine if there are any rare, threatened or endangered species or critical habitats, state or federal parks, wildlife refuges, wildlife management areas or scenic rivers within or in close proximity to the proposed development. The LDWF Wildlife Diversity Program may be contacted at 337-735-8734.

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

See response above.

QUESTIONNAIRE – RECEIVED BY EMAIL

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: NEW ORLEANS EMS

CONTACT NAME: BILL SALMERON, CHIEF OF EMS

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

911 Emergency Medical Services

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

At this time, our closest posting location is in mid Algiers and will monitor call volume once the area is developed to see of any challenges.

Would additional development in the affected area be negatively impacted by your agency's current capacity?

This will depend on the demographic and/or health disparities of the population moving into this area.

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

We can re-evaluate if the area is developed on any impacts on call volume and any solutions.

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-B2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?



STATE OF LOUISIANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF THE SECRETARY

October 7, 2024

Marin Stephens, Senior Planner
New Orleans City Planning Commission - Office of Business and External Services
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
marin.stephens@nola.gov

RE: 240930/1080

**New Orleans City Planning Commission (CPC) - Planning District 13 (Lower Coast Algiers / English Turn)
City Funding
Orleans Parish**

Dear Ms. Stephens:

The Louisiana Department of Environmental Quality (LDEQ) has received your request for comments on the above referenced project.

After reviewing your request, the Department has no objections based on the information provided in your submittal. However, for your information, the following general comments have been included. Please be advised that if you should encounter a problem during the implementation of this project, you should immediately notify LDEQ's Single-Point-of-contact (SPOC) at (225) 219-3640.

- Please take any necessary steps to obtain and/or update all necessary approvals and environmental permits regarding this proposed project.
- If your project results in a discharge to waters of the state, submittal of a Louisiana Pollutant Discharge Elimination System (LPDES) application may be necessary.
- If the project results in a discharge of wastewater to an existing wastewater treatment system, that wastewater treatment system may need to modify its LPDES permit before accepting the additional wastewater.
- All precautions should be observed to control nonpoint source pollution from construction activities. LDEQ has stormwater general permits for construction areas equal to or greater than one acre. It is recommended that you contact Debbie Bissett (Debbie.Bissett@la.gov) or Melissa Reboul (Melissa.Reboul@la.gov) with the LDEQ Water Permits Division at (225) 219-3590 to determine if your proposed project requires a permit.
- If your project will include a sanitary wastewater treatment facility, a Sewage Sludge and Biosolids Use or Disposal Permit is required. An application form or Notice of Intent will need to be submitted if the sludge management practice includes preparing biosolids for land application or preparing sewage sludge to be hauled to a landfill. Additional information may be obtained on the LDEQ website at <https://deq.louisiana.gov/page/sewage-biosolids> or by contacting Ronda Burtch with the LDEQ Water Permits Division at (225) 219- 3213 or Ronda.Burtch@la.gov.



STATE OF LOUISIANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF THE SECRETARY

- If any of the proposed work is located in wetlands or other areas subject to the jurisdiction of the U.S. Army Corps of Engineers, you should contact the Corps directly regarding permitting issues. If a Corps permit is required, part of the application process may involve a water quality certification from LDEQ.
- All precautions should be observed to protect the groundwater of the region.
- Please be advised that water softeners generate wastewaters that may require special limitations depending on local water quality considerations. Therefore if your water system improvements include water softeners, you are advised to contact the LDEQ Water Permits to determine if special water quality-based limitations will be necessary.
- Any renovation or remodeling must comply with LAC 33:III.Chapter 28, Lead-Based Paint Activities; LAC 33:III.Chapter 27, Asbestos-Containing Materials in Schools and State Buildings (includes all training and accreditation); and LAC 33:III.5151, Emission Standard for Asbestos for any renovations or demolitions.
- If any solid or hazardous wastes, or soils and/or groundwater contaminated with hazardous constituents are encountered during the project, notification to LDEQ's Single-Point-of-Contact (SPOC) at (225) 219-3640 or SPOC@la.gov is required. Additionally, precautions should be taken to protect workers from these hazardous constituents.
- **The project areas are far too large and include too many locations for the LDEQ to respond with specific comments. Construction in these areas will no doubt involve extensive excavation, and the submittal does not identify historic land uses. It is therefore necessary that site specific environmental assessments be performed as appropriate to address specific environmental concerns, and provide for the safety of workers and future residents.**

If any part of the projects will involve the removal of any soils which may exceed the Screening Option Standards established by the LDEQ Risk Evaluation/Corrective Action Program (RECAP) Regulation, these materials may be considered a waste and disposed of at a permitted facility, or might be managed as part of a Solid Waste Beneficial Use or Soil Reuse Plan in accordance with LAC 33:VII.Chapter 11. Alternately, a site-specific RECAP Evaluation might be conducted and submitted to the LDEQ.

- **The following comments are provided by the Underground Storage Tank Division (USTD) and are in response to SOV No. 240930/1080:**

A file review indicates the following Agency Interest (AI) Numbers are located in the vicinity of your project in Orleans Parish, LA and at one time contained USTs on the properties that have been removed from the LDEQ database:

**AI No. 78477; Drainage Pump Station No. 11; 5301 East Sixth St.
AI No. 12800; English Turn Golf & Country Club; 1 Clubhouse Dr.**



STATE OF LOUISIANA
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If the project will involve the disturbance of any soils in former UST areas which may exceed the Screening Option Standards established by the LDEQ Risk Evaluation/Corrective Action Program (RECAP) Regulation, these materials may be considered a waste and disposed of at a permitted facility, or might be managed as part of a Solid Waste Beneficial Use or Soil Reuse Plan in accordance with LAC 33:VII.Chapter 11. Alternately, a site-specific RECAP Evaluation might be conducted and submitted to the LDEQ.

If any underground storage tanks are encountered during the project, they must be in compliance with the regulations found in LAC 33:XI of the Environmental Regulatory Code. If any contaminated soil or groundwater is encountered, the findings should be reported to LDEQ.

Currently, Orleans Parish is classified as attainment with the National Ambient Air Quality Standards and has no general conformity determination obligations.

QUESTIONNAIRE

FOR ENVIRONMENTAL AGENCIES ONLY

- (1) Would high-density development on the S-RM1 & S-B2 zoned parcels pose a threat to any existing wildlife or natural resources?
 - Land use changes may result in cumulative damaging effects to water quality (USEPA 2024; USEPA 2024a)
- (2) If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?
 - No development considerations are necessary outside of required permitting
 - Recommendations include:
 - USEPA guidance for high density development and smart growth and water
 - Storm water guidance from LDEQ and LSU AgCenter, including construction activities
 - Flood control in residential and business areas that modify infrastructure and/or drainage:
 - Modeling for areas of interest, as well as both upstream and downstream connecting waterways, is preferred to evaluate potential impacts of increased flow on up/downstream flooding, hydrology, and water quality
 - Receiving channels should be designed and sized with consideration of natural channel design methodologies and principles, as improper design can result in increased velocities and channel degradation (scouring), erosion, bank instability, and water quality degradation
 - Increased stream velocities can jeopardize residential properties, pipelines, bridges, and other infrastructure, and may cause increased pollutant loads (e.g., sediment, metals, low oxygen levels) to waterways through channel(s) realignment and configuration. The reestablishment of floodplains, naturally vegetated banks, meanders, and original lengths and slopes for stabilization can reduce such potential issues.



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- **Natural channel design and other nature-based solutions should be considered to address these, and storm water issues, before entry to downstream waters**
 - <https://watershed.la.gov/nature-based-solutions>
 - <https://www.epa.gov/green-infrastructure/green-infrastructure-design-and-implementation>
- **Detention pond design and operating practices, including but not limited to high flow releases over long durations, can affect channels as described above**
- **Flood control projects should be evaluated in combination with other flood mitigation projects proposed or ongoing in the watershed**

Please send all Solicitation of Views (SOVs) requests and questions to SOVs@la.gov.

For Air Planning & Assessment questions/inquiries, please contact John Babin at 225-219-1801 or John.Babin@la.gov.

For Water Planning & Assessment question/inquiries, please contact Kori Blitch at 225-219-3499 or Kori.Blitch@la.gov.

For Remediation question/inquiries, please contact Keith Horn at 225-219-3717 or Keith.Horn@la.gov.

For Underground Storage Tank questions/inquiries, please contact Chris Means at 225-219-3652 or Chris.Means@la.gov.

Sincerely,

A handwritten signature in cursive script that reads "m. jimenez".

Marissa Jimenez
Environmental Scientist Manager
Louisiana Department of Environmental Quality
Office of the Secretary

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: Louisiana Department of Health – Sanitarian Services

CONTACT NAME: Richard Grabert , Sanitarian 4, Onsite Wastewater

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

LDH - Sanitarian Services is responsible for the permitting, monitoring, and complaint investigation of sewage systems that are 1500 GPD or less in size.

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

Yes. Currently, Sanitarian Services has 2 sanitarians in the parish that handle sewage permitting and more sanitarians can be moved to the area to help as needed during times of an increased work load. Also, important to note, that individual sewage systems would only be required in those areas not serviced by a community sewage system/sewage line.

Would additional development in the affected area be negatively impacted by your agency's current capacity?

No, additional development would not be negatively impacted by our agency's current capacity.

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

Some more sanitarians would have to help with sewage permitting inspections if needed to provide permits in a timely manner. However, our current sanitarian work force in the area should not have any issues with an increased number of permits.

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

As long as any new individual sewage systems are properly maintained as required, the treated effluent from these systems should not cause any threat to existing wildlife, the natural resources of the region, or to public health.

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

When considering development in the area, LDH strongly encourages that community sewerage be available for connection.

If community sewerage is not available, the most important development considerations for the area would that proper drainage is available to allow the effluent from these systems to reach the natural drainage course. Another important part of development would be that the lot sizes meet the requirements of Part 13 of the State Sanitary Code. New sewage permits cannot be granted on lots that do not meet sizing requirements.

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: Louisiana Department of Wildlife and Fisheries Wildlife Diversity Program

CONTACT NAME: Michael Seymour, WDP Data Manager, mseymour@wlf.la.gov

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

Would additional development in the affected area be negatively impacted by your agency's current capacity?

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

FOR ENVIRONMENTAL AGENCIES ONLY

The Louisiana Department of Wildlife and Fisheries Wildlife Diversity Program performed a desktop survey for known locations of at-risk elements (wildlife and wildlife habitats) within the polygons shown on the MAP OF PLANNING DISTRICT 13 AND STUDY AREA ZONING DISTRICTS (above).

No State or federal wildlife management areas or refuges occur within S-B2, S-RM1, S-RS, S-RD, RRE, GPD, NA, or OS-N.

No State-designated Scenic Streams occur within S-B2, S-RM1, S-RS, S-RD, RRE, GPD, NA, or OS-N.

Four State-designated Natural Areas occur within or adjacent to S-RS, S-RD, RRE, GPD, NA, and OS-N. Please contact Chris Doffitt at 318-487-5325 for more information.

The database indicates that no known vulnerable, threatened, or endangered species or critical habitats occur within S-B2 or S-RM1. However, such elements exist within or adjacent to S-RS, S-RD, RRE, GPD, NA, and OS-N and, therefore, could occur within S-B2 and/or S-RM1:

Bottomland Hardwood Forest. Bottomland Hardwood Forest is forested, alluvial wetland occupying broad floodplain areas and is found throughout Louisiana. Although it is the predominant natural community type of the Mississippi River Alluvial Plain ecoregion, remaining patches of this forest have become largely fragmented, greatly reducing the availability and utility of natural corridors for wildlife passage in the region. Bottomland Hardwood Forest is characterized and maintained by a natural hydrologic regime of alternating wet and dry periods generally following seasonal flooding events. It is an important natural community for maintenance of water quality, providing a productive habitat for a variety of fish and wildlife species, and regulating flooding and stream recharge (LNHP 2009). Unlike many coastal stopover sites, Neotropical migratory birds may utilize large tracts of Bottomland Hardwood Forest as “full-service hotels,” which provide food, water, and shelter during their perilous journey (Mehlman et al. 2005). In general, forested floodplain habitats are mixtures of broadleaf deciduous, needleleaf deciduous, and evergreen trees and shrubs. Bottomland Hardwood Forest contains a number of species which can be aggregated into specific associations based on environmental factors such as physiography, topography, soils, and moisture regime (Allen 1997, The Nature Conservancy 2004). Remaining patches of Bottomland Hardwood Forest should be conserved, and natural hydrology of the area should be maintained or restored. Please contact Brian Early at 225-765-3992 for more details on this habitat.

Bald Eagle (*Haliaeetus leucocephalus*). This species is protected under the federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Migratory Bird Treaty Act (16 U.S.C. 703-712). All Bald Eagle nests (active, inactive, or seemingly abandoned) should be protected, and no large trees should be removed. No major activities should occur within the nesting period (September 1 – June 1). Please refer to the U.S. Fish and Wildlife Service Bald Eagle Monitoring Guidelines for more information on avoiding impacts to this species including suggested buffer distances: <https://www.fws.gov/media/bald-eagle-monitoring-guidelines-southeastern-us>

Fact sheets for Element Occurrences may be found on our website at: https://www.wlf.louisiana.gov/resources/search?q_resources=fact+sheets. The above web address will direct you to fact sheets that were created for all plant and animal species and natural communities with a G1-G2 global rank and all plant and animal species and natural communities located in Louisiana’s Coastal Zone.

The WDP compiles data on rare, threatened, endangered, or otherwise significant plant and animal species and aggregations, plant communities, and other natural features throughout the state of Louisiana. Reports summarize the existing information known at the time of the request regarding the location in question. The quantity and quality of data collected by the WDP are dependent on the research and observations of many individuals. In most cases, this information is not the result of comprehensive or site-specific field surveys; many natural areas in Louisiana have not been surveyed. This report does not address the occurrence of wetlands at the site in question. Reports should not be considered final statements on the biological elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments. WDP requires that this office be acknowledged in all reports as the source of all data provided here.

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

See desktop survey data above. Development on S-B2 and S-RM1 (S-RM2 polygon was not provided?) would further reduce Bottomland Hardwood Forest acreage. Reduction of this habitat type, particularly

along natural corridors such as rivers, diminishes the importance of the area for migratory wildlife, especially Neotropical migratory birds.

In addition, the LDWF Wildlife Diversity Program strongly encourages the use of Nature Based Solutions for watershed management where feasible and recommends protections for existing forested areas. Bottomland Hardwood Forests provide critical ecosystem services including the regulation of flooding and stream recharge. This Program recommends encouraging natural ecological processes rather than their alteration. The hydrology of the area should be maintained or restored.

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

Removal of forested acreage invariably threatens persistence of native wildlife. Strive to minimize loss of forest in the region, respect Streamside Management Zones (forested buffers along waterways), and maintain or restore natural hydrology.

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: New Orleans Fire Department (NOFD)

CONTACT NAME: Deputy Superintendent Robert Eiserloh

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

The NOFD provides fire, medical and emergency services to the Lower Coast Community

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents? Using the higher end planning number of 15515 additional residents would dramatically increase the calls for services and may necessitate additional resources placed in service in Lower Coast Algiers.

Would additional development in the affected area be negatively impacted by your agency's current capacity? Yes, with the increase in call volume and response resources must respond from across the canal. Response times will increase exponentially relative to the location of the responding resources.

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth? Identifying the proper location for a new fire station in the Lower Coast Community, building a new fire station and staffing the station with the proper resources.

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: New Orleans Office of Homeland Security and Emergency Preparedness

CONTACT NAME: Thomas Schrilla

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

NOHSEP coordinates disaster mitigation, preparedness, response, and recovery for the City of New Orleans, including Lower Coast Algiers. This includes aspects of emergency response, hurricane evacuation, and provision of resources related to disaster. Given the (currently) low population, rural nature, and economic/demographic character of the district's residents, observed needs for assistance in this part of the City have been limited and generally able to be covered by services offered in other parts of Algiers.

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

A substantial increase in the population of Lower Coast Algiers could result in increased needs within the district for dedicated emergency services, evacuation transportation assistance, establishment of resource centers post-disaster, or similar considerations. Should they become necessary, NOHSEP has the capacity to support planning, coordination, and resource support efforts for the delivery of these services. That said, it should be acknowledged that these services would also rely upon the capacity of other partners such as public safety agencies, infrastructure and utilities, and other essential services such as public transit to support their operation.

Would additional development in the affected area be negatively impacted by your agency's current capacity?

No

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

N/A

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: New Orleans Police Department

CONTACT NAME: Captain Christina Watson

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

- **At this present moment we do not. The police department's growth may not be able to handle that amount of people at the completion of this project.**

Would additional development in the affected area be negatively impacted by your agency's current capacity?

- **Yes**

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

- **NOPD would have to hire more officers. If there is a tremendous increase in calls for service a police substation may have to be built in that area. Additional communication towers may be needed, as well.**

FOLLOW UP QUESTIONS;

Captain, Thank you so much for your response. I'm hoping you don't mind answering a few follow-up questions so we get a sense of the 4th District's current capacity.

- **Are you at max capacity for your force in the 4th District already?**
- **No we are not.**
- **Can you let us know how many officers you have and how you calculate how many you may need? Is it by population or area of coverage?**
- **We currently have 41 officers assigned to the district. Our manpower is based on calls for service. It would be impossible for me to give you a number.**

- I was informed that the NOPD has a consolidation plan as well but can't seem to find it. Just curious if future development in Lower Coast Algiers would be in conflict with that plan for NOPD as well?
- I am not aware of a consolidation plan that effects the 4th District.

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

- I am not aware of any wildlife or natural resources in that area, but I am sure there is some type of wildlife.

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: Orleans Parish Communication District

CONTACT NAME: Kathrine Cargo, GIS Manager

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

9-1-1 Call taking & dispatch to NOPD, EMS, NOFD, SPCA
3-1-1 Call taking for CNO

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

Yes

Would additional development in the affected area be negatively impacted by your agency's current capacity?

No

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

Lower Coast Algiers City Planning Study Questionnaire RTA Responses

Date: October 9th, 2024

Agency Name: New Orleans Regional Transit Authority

Contact Name: Rafe Rabalais

1. Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

The RTA does not currently provide fixed route transit service to Planning District 13. The only service that the agency provides is on-demand paratransit service. Due to the area's low-density, rural character, there is limited demand for fixed route transit service. The Lower Coast of Algiers' existing infrastructure and land use patterns have not supported the provision of fixed route service. For historical context, the RTA did not provide fixed route service to the Lower Coast of Algiers prior to Hurricane Katrina, when the route network was larger than the current network.

2. If there was an increase of 5,601 new residential units and the population increased from 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

If the Lower Coast were to add 5,601 new residential units, the RTA would not have the capacity under current resources to provide adequate fixed route transit service to meet the mobility needs of these new residents. The first major constraint to expanding service is the current size of our bus fleet, which is just barely large enough to provide the promised level of service in our existing footprint. The second is the cost of operations. All bus service operates at a deficit, and operating deficits are usually most pronounced in lower density, more remote areas (which the Lower Coast would still be, even if the area were to add 5,601 new units). New routes that do not have an established rider base also typically experience a more acute operating deficit than established routes. Thus, in order to provide an adequate level of service for this area, the RTA would have to secure capital funding to purchase additional buses and would need an additional operating revenue source (i.e. taxes, fees, etc.) to cover the inevitable operating deficit of new service to the Lower Coast.

Finally, in order for new transit service to the Lower Coast to be successful, there would optimally need to be investments in sidewalks, streetscaping, pedestrian safety, and transit shelters to make the area substantially more transit-friendly than its current character. Thus, partner entities like the City of New Orleans would have to also make investments to set up transit service for success in the Lower Coast.

3. Would additional development in the affected area be negatively impacted by your agency's current capacity?

The only negative impact to new development in the Lower Coast, in regard to the RTA's current capacity, is that we would not be able to provide transit service to new residents because of the resource constraints discussed in #2 above. Thus, residents would be effectively forced into car dependency, with the household cost implications and pollution/greenhouse gas impacts that accompany car dependent communities. If additional development will specifically include subsidized or "affordable" housing units to target middle- and low-income workers, these residents would be disproportionately burdened by the lack of public transportation options.

4. If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

This is discussed to an extent in #2 above. The RTA would need a larger fleet of buses, and the RTA would need additional revenue (beyond farebox revenue) to subsidize bus service.

Also as discussed in #2, there would have to be a host of other infrastructure improvements in the Lower Coast to encourage alternative forms of transportation. These include complete streets and pedestrian safety improvements along major corridors, such as LA 406, streetscaping improvements and street trees to encourage walkability, transit shelters at key stops, accessibility improvements for the disabled community, and bike infrastructure within the Lower Coast and across the Intracoastal Waterway.

While not transit related strictly speaking, given the current rural nature of the area, drainage, road quality, and utility infrastructure would need to be assessed and may need to be upgraded in tandem with transit improvements.

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: [Safety & Permits Flood Management](#)

CONTACT NAME: [Jerome Landry](#)

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

Would need to

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

[n/a](#)

Would additional development in the affected area be negatively impacted by your agency's current capacity?

[n/a](#)

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

[n/a](#)

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

[Most of Lower Coat is in the AE special floodzone hazard area. Pockets of X exist in the area which are the best area to develop in as it's not special flood elevation and not on FIRM insurance requirement.](#)

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

[The development will need to be at a higher elevation, 3 feet above the curb is the base, and also have to take into consideration any ADA requirements. Responding in case of a flood event is not in Flood Managements department, but the developer would want to work with emergency management services to make sure all access points are safe to travel through in case of flood events.](#)

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: _____

CONTACT NAME: _____

SURVEY QUESTIONS

CALL WITH MEGAN WILLIAMS 10/9/24 at 2:00 PM by Zoom, Meagan, Marin, Rachael and Laura

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

Urban Water Program Manager – looking at policy planning and implementation for stormwater. Policy side, stormwater ordinance geared towards commercial developments. Not many policies for residents to store their water, storing that first 1.25 inches of rainfall. Planning, studying and understanding nuance of entire city but at microscopic level, neighborhood level. What’s the driver of flooding what are the triggers?

Identified drainage studies, but haven’t personally studied Algiers yet, not on the list yet. Don’t know complexities of flood risk or drivers of flooding in the area. UWP in 2019 did do some analysis and that predates Megan a bit, some things in the plan identify opportunities for SWM in Algiers. The majority of their work is building a program around stormwater, green infrastructure and building a program.

If there is a potential project that would trigger their review, what resources and who do you work with to do the hydraulic study. Commercial goes through permitting process to adhere to smwater permit. There are some things in place S&P uses, swm calculator. Would go through S&P for their review not SGI/ORS.

Not as concerned with flood zone. Would look at drainage system to see what they tie into. Would they tie into SWB system? Make sure it’s the right size. It’s pretty site specific to the permit and what’s happening on the site.

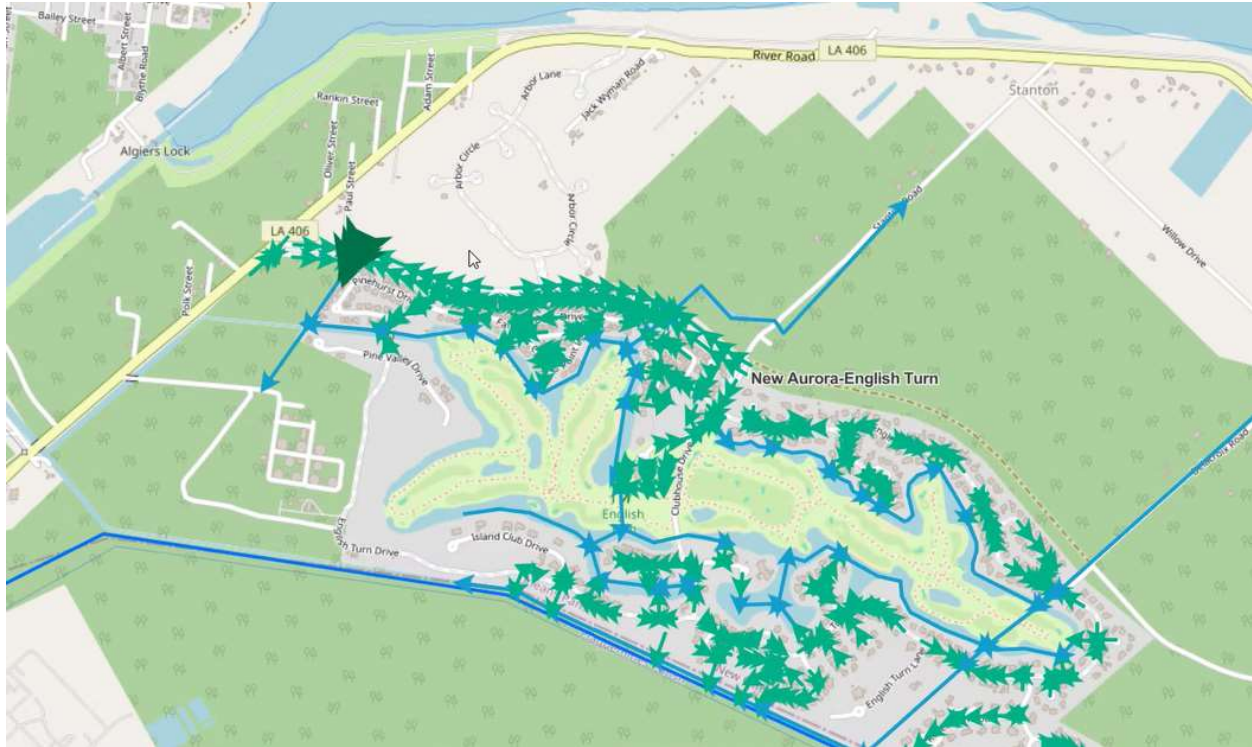
Doing three studies right now, but the studies are larger to do a study. They would need more funding for more studies. Right now the three they have are bond funded, but there isn’t a specific stream of funding. They want to break down the rest of the city to determine what the rest of the studies are that they need. It’s not on an annual basis, it’s based on priority more than anything.

Are certain areas of the city getting prioritized? No Gentilly resilience district, lakeview area, lafitte greenway. They need to do a data gap analysis. Doesn’t know what the criteria would be to prioritize which area comes next. Would need to figure out what area has been looked at and what needs to be done. Part of the analysis should bring in what development

1) West End, 2) Lakeview North and South, 3) Mid-City/City Park/Navarre (Broad to 6-10, Bayou St. John to TU Ave). Purely based on hydrolics of drainage system in the area. Larger studies are done by SWB. They have a (H&H study/project) hydraulic model of all of Algiers. Primarily focused on drainage improvements to the larger system – like the SELA project on Napoleon Avenue.

Drainage maps in DPW, looks like the whole area is hydraulically independent – all drain lines point to canal by plaquemines parish line which then appears that it leads to it's own pump station. MAP PDW504drainage

Areas, infrastructure doesn't exist or it's privately owned and we just haven't gotten the data to include it in our own maps yet, we probably have just never received the data for it yet. North by river road, could be ditches, could be septic tanks,



If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

Would additional development in the affected area be negatively impacted by your agency's current capacity?

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?

QUESTIONNAIRE

The City Planning Commission requests a response to the following questions per City Council Motion, M-22-447, which requires relevant agencies to assess whether there is appropriate existing drainage, road and utility infrastructure, along with services for fire, police, emergency response services, traffic, transit, and other public safety and environmental considerations in this area if high-density or high-traffic development comes to Planning District 13

AGENCY NAME: _____

CONTACT NAME: _____

SURVEY QUESTIONS

Please describe the current services you provide for Planning District 13 (Lower Coast Algiers):

The Sewerage and Water Board of New Orleans (SWBNO) provides potable water, sewer treatment, and stormwater management services within the service area noted above. It should be noted that specific water, sewer, and stormwater conveyance infrastructure within the English Turn subdivision are managed by and the property of the homeowners association.

If there was an increase of 5,601 new residential units and the population increased from the existing 1,747 people to anywhere between 5,601 to 15,515 people, does your agency have current capacity to provide services to these developments and new residents?

That level of development must require a specific study to be completed by a licensed engineer or engineering firm and would need to take into account the specific development location, zero net drainage impact requirements, and sewer collection and transport capacity. While the overall potable water supply and sewer treatment capacity of our facilities serving the West Bank should have capacity to accommodate such a development would likely require upsizing in water and sewer infrastructure, the cost of which must be borne by the developer.

Would additional development in the affected area be negatively impacted by your agency's current capacity?

As noted above, an engineering analysis would be required to determine any negative impact our Agency's capacity would have on any future development, and to determine the necessary upsizing of piping, additional valving/control, and potentially additional sewer pump station capacity. All of which would have to be designed and built to current standards and the cost of which must be borne by the developer.

If your agency's current capacity could not accommodate this increase in development, what would be necessary improvements to accommodate the development growth?

As noted above, the primary concern would be related to the conveyance capacity of piping for sewer and the drainage of water in the area. Stormwater runoff would have to be managed on site with proof of a zero net impact. Upsizing of water mains (not simply on site but for feeds to any developed area) would be required and could be substantial in terms of size and cost depending on where the development took place. Sewer conveyance would also likely require installation of a new sewer lift station at developer expense as the existing system may not be situated to handle gravity flow to the existing lift station(s).

FOR ENVIRONMENTAL AGENCIES ONLY

Would high-density development on the S-RM1 & S-RM2 zoned parcels pose a threat to any existing wildlife or natural resources?

If so, what would be necessary development considerations to ensure development would not threaten wildlife or natural resources?



Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 12:47 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Larry Balyeat <larry@seniorcareauthority.com>

Sent: Wednesday, October 30, 2024 12:42 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:
“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

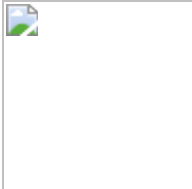
Sincerely
Lawrence Balyeat
9 Bear Creek Dr.
New Orleans, LA 70131

--

Larry Balyeat

Owner Senior Care Authority Louisiana

Main: (504)702-6830 · Direct: (504)905-7300





Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 8:59 AM
To Sabine E. Lebailleur <selebailleur@nola.gov>

From: Tracie Boutte <tracielboutte@gmail.com>
Sent: Sunday, November 3, 2024 7:26 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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Hello CPC members,

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

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Sincerely,

Tracie L. Boutte
241 English Turn Drive
New Orleans, Louisiana 70131

Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 1:11 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Lionel Brown <lovingbrown@att.net>

Sent: Wednesday, October 30, 2024 1:08 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on **November 12, 2024**. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Lionel Brown

25 Arbor Circle New Orleans, La"

Sent from my iPhone

FLUM

From Mary Kevin Cahill <M.Cahill@ardencahillacademy.com>

Date Wed 10/30/2024 2:01 PM

To CPCINFO <CPCINFO@nola.gov>

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To Whom It May Concern:

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and is in the best interest of all residents of the Algiers Lower Coast.

Sincerely,

Mary K. Cahill
38 Fairway Oaks Drive
New Orleans, LA 70131

New Orleans City Planning Commission

From Melinda Castro <drcast25@gmail.com>

Date Wed 10/30/2024 1:31 PM

To CPCINFO <CPCINFO@nola.gov>

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New Orleans City planning Commission,

I am Dr. Melinda Castro who lives in the English Turn subdivision and a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Thank you.

Melinda Castro, DHA, MSN. RN
Address: 35 Forest Oaks Drive
New Orleans, Louisiana 70131

Valerie Goines

From: Sharon Cayce <caycefamily@hotmail.com>
Sent: Thursday, October 31, 2024 9:01 AM
To: CPCINFO
Subject: Lower Coast Algiers Impact Study

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As a resident of the Lower Coast, I fully support this Impact Study!

Sharon Cayce
Ken Cayce
Sara Cayce

121 Pinehurst Drive
NOLA
912-980-1757

Sent from [Outlook](#)

Alyssa R White

From: Rabih Chedid <rchedid@me.com>
Sent: Tuesday, October 29, 2024 7:23 AM
To: CPCINFO
Subject: Future Land use map for Lower Algiers

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City Council members,

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing **on November 12, 2024**. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Thank You,
Rabih Chedid
200 Forest Oaks Dr.,
New Orleans, LA 70131

FLUM hearing 11/12/24

From Allyson Colosimo <abc12et@gmail.com>

Date Wed 10/30/2024 1:43 PM

To CPCINFO <CPCINFO@nola.gov>

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As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

Respectfully,

Allyson Colosimo
12 English Turn Dr
New Orleans LA 70131



Outlook

Re: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From Julia I Nickle <Julia.Nickle@nola.gov>
Date Wed 10/30/2024 1:52 PM
To gc12et@gmail.com <gc12et@gmail.com>

Received, thank you.

Julia I. Nickle (she/her)
City Planner I | New Orleans City Planning Commission
Office of Business and External Services (OBES)
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7031 (office) | jnickle@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application forms](#)
[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)
[One Stop App](#)
[Frequently Asked Questions](#)

From: CPCINFO <CPCINFO@nola.gov>
Sent: Wednesday, October 30, 2024 1:20 PM
To: Julia I Nickle <Julia.Nickle@nola.gov>
Subject: Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From: giuseppe colosimo <gc12et@gmail.com>
Sent: Wednesday, October 30, 2024 1:17 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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Dear Sir or Madam:

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Areas to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

Sincerely,

Giuseppe Colosimo

12 English Turn Dr

New Orleans LA 70131

Alyssa R White

From: Vera Joana <cookvj_sa@yahoo.com>
Sent: Tuesday, October 29, 2024 4:49 AM
To: CPCINFO
Subject: FLUM Modifications to Amendments

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As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Vera J. Cook
618 English Turn Dr.
New Orleans, LA 70131

[Sent from Yahoo Mail for iPhone](#)

Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 12:47 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Alessandra Poggio <alessandrapoggio@icloud.com>

Sent: Wednesday, October 30, 2024 12:44 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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To whom it may concern:

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The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

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Sincerely

Cosima Curran

33 Cypress Point Lane

New Orleans, LA

70131

Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 11:48 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: shelley deblanc <shelleydeblanc@gmail.com>
Sent: Monday, November 4, 2024 11:08 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study. The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family. Chapter 13 in the Master Plan states: "Minimal changes are recommended.

Existing subdivisions and areas near the bridge are now designated Planned Development Areas to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely,

Shelley DeBlanc
46 Fairway Oaks Drive
New Orleans La., 70131

Alyssa R White

From: Deidra Edwards <opelousasinn@hotmail.com>
Sent: Tuesday, October 29, 2024 9:11 AM
To: CPCINFO
Subject: City's Future Land Use Map (FLUM)

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As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Deidra Edwards
32 English Turn Drive
New Orleans, LA 70131



Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 8:59 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: Savannah G <savannahdg@yahoo.com>
Sent: Sunday, November 3, 2024 8:21 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Hello,

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely,

Savannah Gray
13061 Patterson Road
New Orleans, LA 70131

Alyssa R White

From: Martha Gunther <marthaseatrax@gmail.com>
Sent: Tuesday, October 29, 2024 6:56 AM
To: CPCINFO
Subject: Lower coast Algiers

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans, City Council to the City Planning Commission for hearing on November 23, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War include PD13-06, PD13-09, PS13-10, PD13-13, and PD13-14. This change is to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Martha Gunther
25 Pebble Beach Lane
New Orleans, La 70131



Fw: Support for FLUM Revisions Request PD13, -06, -09, -10, -13, and -14 and Support for M-22-447, Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 1:00 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Gary Hawkins <glhawkins531@gmail.com>

Sent: Wednesday, October 30, 2024 12:52 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM Revisions Request PD13, -06, -09, -10, -13, and -14 and Support for M-22-447, Ordinance 29365 "Lower Coast Algiers Impact Study"

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I support passage of all the District 13 FLUM revisions as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

Thank you,
Gary L. Hawkins
7 Glen Abbey Way
New Orleans, LA 70131

Fw: Meeting Nov.12, 2024

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 1:29 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: J Todd Howell <jtoddhowell@aol.com>

Sent: Wednesday, October 30, 2024 1:25 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: RE: Meeting Nov.12, 2024

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Hello,

My name is Todd and I live in Lower Coast Algiers, District 13. This is email is to voice my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan. I feel this is in the best interest of our family and all those living in Algiers Lower Coast.

All my best,

J. Todd Howell
9 English Turn Drive
New Orleans, LA 70131

Fw: Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 8:58 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: lisairvin007@gmail.com <lisairvin007@gmail.com>
Sent: Sunday, November 3, 2024 7:48 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

Sincerely,

Lisa Irvin

Sent from my iPhone



Fw: Support for FLUM revision requests PD13-06,-09,-10,-13 and support for M-22-447 Ordinance 29365

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 9:00 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: Jim Lacy <jimlacy106@gmail.com>
Sent: Monday, November 4, 2024 8:54 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13-06,-09,-10,-13 and support for M-22-447 Ordinance 29365

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align with the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely,
James R Lacy
106 English Turn Drive
NOLA, 70131

Fw: Support for modification of amendments to the FLUM

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 8:59 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: Cyril Lobo <cyrben1974@gmail.com>
Sent: Sunday, November 3, 2024 5:49 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for modification of amendments to the FLUM

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

As residents of District 13, Lower Coast Algiers, we are writing to express our support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on **November 12, 2024**. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14.

This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast considering the lack of infrastructure.

Cyril and Benita Lobo
612 English Turn Drive
New Orleans, LA 70131
Sent from my iPad

t: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From Angel Michelle <angelmichelle101@gmail.com>

Date Wed 10/30/2024 2:44 PM

To CPCINFO <CPCINFO@nola.gov>

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

Angel Michelle Hanberry
12330 Willow Dr, New Orleans, LA 70131
(My personal email)
504-261-5319



Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From rossberg@bellsouth.net <rossberg@bellsouth.net>

Date Wed 10/30/2024 2:50 PM

To CPCINFO <CPCINFO@nola.gov>

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To whom it may concern;

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely

Ross Miller

513 English Turn Dr.

New Orleans, La. 70131

Alyssa R White

From: NOHNC CLINIC <nohncjobs@gmail.com>
Sent: Tuesday, October 29, 2024 9:14 AM
To: CPCINFO
Subject: RE: FLUM AMENDMENTS

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Nirmala Mohnot
50 English Turn Dr.
New Orleans, LA 70131

Alyssa R White

From: NOHNC CLINIC <nohncjobs@gmail.com>
Sent: Tuesday, October 29, 2024 9:13 AM
To: CPCINFO
Subject: RE: FLUM AMENDMENTS

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Dhanpat Mohnot, M.D.
50 English Turn Dr.
New Orleans, LA 70131

Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From krpal43@aol.com <krpal43@aol.com>

Date Wed 10/30/2024 3:11 PM

To CPCINFO <CPCINFO@nola.gov>

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To: cpcinfo@nola.gov

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

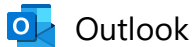
Chapter 13 in the Master Plan states:
"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Respectfully,

Enrique and Karen Renée Palacios

107 English Turn Drive

New Orleans, LA 70131



Outlook

Re: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From Julia I Nickle <Julia.Nickle@nola.gov>
Date Wed 10/30/2024 1:45 PM
To alessandrapoggio@icloud.com <alessandrapoggio@icloud.com>

Received, thank you.

Julia I. Nickle (she/her)
City Planner I | New Orleans City Planning Commission
Office of Business and External Services (OBES)
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7031 (office) | jnickle@nola.gov

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application forms](#)
[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)
[One Stop App](#)
[Frequently Asked Questions](#)

From: CPCINFO <CPCINFO@nola.gov>
Sent: Wednesday, October 30, 2024 12:47 PM
To: Julia I Nickle <Julia.Nickle@nola.gov>
Subject: Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From: Alessandra Poggio <alessandrapoggio@icloud.com>
Sent: Wednesday, October 30, 2024 12:45 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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To whom it may concern:

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

Sincerely

Enrico Poggio

33 Cypress Point Lane

New Orleans, LA

70131

Fw: Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 12:47 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Alessandra Poggio <alessandrapoggio@icloud.com>

Sent: Wednesday, October 30, 2024 12:43 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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To whom it may concern:

I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely

Alessandra Poggio

33 Cypress Point Lane

New Orleans, LA

70131



Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Thu 10/31/2024 10:34 AM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: jamesriopelle <jamesriopelle@bellsouth.net>

Sent: Wednesday, October 30, 2024 7:42 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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Hello, CPC--

I write in support of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

Thank you,

James Riopelle
13201 Patterson Rd
NO LA 70131-3208

Fw: Comment from A Studio in the Woods -Tulane for Lower Coast Hearing

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 11:48 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: Rogan, Ama D <arogan@tulane.edu>
Sent: Monday, November 4, 2024 11:07 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Jardell, Lauren C <ljardell@tulane.edu>; Sabo, John L <jsabo1@tulane.edu>
Subject: Comment from A Studio in the Woods -Tulane for Lower Coast Hearing

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To whom it may concern.

I am writing with a public comment regarding Lower Coast Algiers Impact Study CPC Hearing 11/12/24 – specifically on Availability and Capacity of Drainage and Storm Water Management infrastructure and Environmental Resources and Threats

I am the Managing Director at A Studio in the Woods which is a Tulane University facility at 13401 Patterson Road, 70131. I have worked on this piece of property for 30 years and was part of the zoning change lobby from private land to an artist residency made by our founder Joe and Lucianne Carmichael before they donated the land to Tulane University in 2004. Part of the mission of this property/land has always been forest preservation and research. Tulane has employed an ecologist, David Baker, for the past 20 years to both care for and study this forest system and to maintain it for educational use and as a retreat space. As someone who has studied this land and its ecology for so long, Mr. Baker has an extraordinary understanding of the threats to the forests of the Lower Coast. He has a unique set of data that demonstrates the various climatic and man-made impacts to the area.

Through this data, we believe there are multiple stressors to this forest – these include increase in hurricanes and strong storms as well as general subsidence. These factors certainly account for some of the extreme tree loss we have witnessed but not all. In the past 5 years alone, we have lost over 300 trees. We now believe that the S&WB practice of flushing the water lines down at our end of the road (just before it dead ends at the Audubon Species Survival Center) is major culprit to flooding ours and neighboring forests, the trees sit in standing water which kills them.

From our observations, the S&WB has increased both the amount and the pressure of the water through the lines, running this one hydrant at the end of the road just before the Audubon Property at full blast many nights a week. The result is our property is drowning! Not only damaging our forest, this excess of water cannot be ok for the overall hydrology of the area.

I implore this commission to immediately examine this practice, and work with S&WB to develop a more sustainable method for flushing the lines. Our forests are dying, and this represents a functional, financial and aesthetic loss to Tulane University, the Lower Coast and the general public that is served by A Studio in the Woods.

Respectfully,
Ama Rogan

Ama Rogan (she, her, hers)

Managing Director

[A Studio in the Woods](#)

[Facebook](#) | [Instagram](#) | [X](#)

[ByWater Institute](#)

504-650-1295



Fostering creative responses to the challenges of our time by providing retreat to artists, scholars, and the public in our protected forest on the Mississippi River in Bulbancha/New Orleans.

Check out our [2023-24 Impact Report!](#)



Re: Future Land Use For Lower Coast Algiers

From Julia I Nickle <Julia.Nickle@nola.gov>
Date Wed 10/30/2024 1:49 PM
To hpgcafl@gmail.com <hpgcafl@gmail.com>

Received, thank you.

Julia I. Nickle (she/her)
City Planner I | New Orleans City Planning Commission
Office of Business and External Services (OBES)
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7031 (office) | jnickle@nola.gov

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RESOURCES:

[Application forms](#)
[Property Viewer](#) (check the zoning of a property)
[Comprehensive Zoning Ordinance](#)
[One Stop App](#)
[Frequently Asked Questions](#)

From: CPCINFO <CPCINFO@nola.gov>
Sent: Wednesday, October 30, 2024 1:16 PM
To: Julia I Nickle <Julia.Nickle@nola.gov>
Subject: Fw: Future Land Use For Lower Coast Algiers

From: Daryl Roper <hpgcafl@gmail.com>
Sent: Wednesday, October 30, 2024 1:15 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Future Land Use For Lower Coast Algiers

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As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change

to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Thank You

Daryl Roper

4 Grand Cypress Court

New Orleans, LA 70131



Support for FLUM Revision Request PD13-06,-09,-10, 13 and 14 And Support for M-22-447 Ordinance 29365 Lower Coast Algiers Impact Study

From lindateamer@aol.com <lindateamer@aol.com>

Date Wed 10/30/2024 3:04 PM

To CPCINFO <CPCINFO@nola.gov>

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

"As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast

Thank you for your time and consideration,

Charles and Linda Teamer, Sr
32 Fairway Oaks Drive
New Orleans, LA 70131

[Sent from the all new AOL app for iOS](#)

Alyssa R White

From: Trey Toca <trey@tocaflooring.com>
Sent: Tuesday, October 29, 2024 11:52 AM
To: CPCINFO
Subject: Lower Coast Algiers

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To whom it may concern:

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing **on November 12, 2024**. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Roland Toca
75 English Turn Dr
New Orleans, LA 70131

Sent from my iPad

Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Thu 10/31/2024 10:35 AM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: John Waters <JWaters@bfrob.com>

Sent: Wednesday, October 30, 2024 8:56 PM

To: CPCINFO <CPCINFO@nola.gov>; Freddie King <Freddie.King@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

John W. Waters, Jr.
3801 Tall Pines Drive
New Orleans, LA 70131
Cell: (504) 275-6329
Jwaters@bfrob.com

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Alyssa R White

From: Benita Williams <mrs.williams1973@gmail.com>
Sent: Tuesday, October 29, 2024 10:35 AM
To: CPCINFO
Subject: Modification of Land Use Mapping (FLUM)

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Dear CPC,

As a resident of District 13, Lower Coast Algiers, I am writing to express my support for the modification of amendments to the Future Land Use Map referred by the New Orleans City Council to the City Planning Commission for hearing on November 12, 2024. The properties identified for change to Rural Real Estate (RRE) from Residential Single-Family Post-War (RSF-POST) include PD 13-06, PD 13-09, PD 13-10, PD 13-13, and PD 13-14. This change to encourage low density residential development is entirely consistent with the Master Plan and the best interest of all residents of the Algiers Lower Coast.

Respectfully Submitted,

Benita and Phil Williams
96 English Turn Drive
New Orleans, LA 70131

Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>
Date Mon 11/4/2024 11:47 AM
To Sabine E. Lebailleux <selebailleux@nola.gov>

From: Robert Winters <rewind330@yahoo.com>
Sent: Monday, November 4, 2024 11:04 AM
To: CPCINFO <CPCINFO@nola.gov>
Cc: rewind330@yahoo.com <rewind330@yahoo.com>
Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study. The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:

"Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space."

Sincerely

Robert Winters
13001 Patterson Road
New Orleans, LA 70131