

**Monday, November 18, 2024**

**2022-24 MASTER PLAN AMENDMENTS RECONSIDERATIONS PLANNING  
DISTRICT 12 AND 13**

**GENERAL INFORMATION**

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**I. GENERAL INFORMATION**

The Home Rule Charter of the City of New Orleans requires that the City Planning Commission shall “Prepare, adopt, amend, and recommend to the Council a twenty year Master Plan for the physical development of the City.” “The Master Plan shall consist of a statement of development goals, objectives, and policies for the physical growth and development of the City, and shall include maps and a text setting forth principles, standards, and proposals.” The Master Plan, titled “New Orleans 2030: A Master Plan for the 21<sup>st</sup> Century”, was adopted by the City Planning Commission in January, 2010, and by the City Council on August, 2010.

The Home Rule Charter, Section 5-404, requires a review of the Master Plan “at least once every five years, but not more than once per calendar year, and at any time in response to a disaster or other declared emergency, the Commission shall review the Master Plan and shall determine, after one or more public hearings whether the plan requires amendment or comprehensive revision. If amendment or comprehensive revision is required, the Commission shall prepare and recommend amendments or comprehensive revisions and readopt the plan.” The Charter requires at least one public meeting for each planning district affected by amendments as well as one formal public hearing.

In September of 2022, the City Planning Commission voted to open the Master Plan Amendment Application period to address Future Land Use Map, or FLUM, designations, four years after the last amendment period in 2018. Specifically, the changes in this round will address inconsistencies with properties’ FLUM designations and their zoning districts and/or land-use. The Commission found that though the Master Plan is a plan designed to take New Orleans through the year 2030, it is heavily focused on recovery from the devastating effects of Hurricane Katrina and the subsequent failures of the levee systems. While disaster recovery was the immediate priority, the need to plan for the city’s long-term future is also necessary. The City has worked with numerous partners to generate several initiatives recommending how New Orleans should adapt to a changing natural environment, create flexible and reliable systems, invest in economic development, and prepare the city for future disasters.

The CPC considered 103 applications to amend the FLUM of the Master Plan over the course of eight city planning commission hearings. The recommendations were transmitted to city Council for their august 22<sup>nd</sup> meeting. Within ninety (90) days of its receipt, the Council shall adopt

the Master Plan, reject it, or propose modification. If it rejects the plan, or proposes any modification, the Council shall refer it back to the City Planning Commission for public hearing and comment. The City Planning Commission shall consider and provide a recommendation to the City Council on the rejection or modification within (60) sixty days of receipt from the City Council and transmit the recommendation back to City Council for final adoption.

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. Any zoning changes necessary to bring the Comprehensive Zoning Ordinance into consistency with amendments to the Master Plan will be considered at a later date with their own public processes.

On September 19, The City Council sent back seventeen (17) reconsiderations for Planning Districts 12 and 13 via Motion M-24-540. These reconsiderations were heard at the November 12, 2024, City Planning Commission hearing.

Once the reconsiderations are transmitted back to council, they have 45 days to take action. Council's vote finalizes the consideration, after which time any adopted FLUM amendments will be mapped and zoning changes to effectuate the FLUM amendment change will be considered subsequently through the zoning change process.

At the November 7, 2024, City Council meeting, City Council acted upon Calender Ordinance 34884, adopting fifty-seven (57) of the City Planning Commission's FLUM amendment recommendations. With Motion M-24-686, the Council returned twenty-nine (29) separate FLUM amendment items to the City Planning Commission for further reconsideration and modification in Planning Districts 2 through 10. The City Planning Commission, in accordance with requirements of the City Charter, will schedule its public hearing and reconsideration of these items specified in the motions within 60 days of receipt of the Motion from the Clerk of Council.

**PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

**Reconsideration:** Planning District 12, item (PD012-03)

**Applicant:** City Planning Commission and Council District C

**Request:** *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre-War*

**Location:** The petitioned property is located on Lots 7A, 8, 9, 10, 11 and 12A, Square 5, in the Fifth Municipal District. The municipal address is 3327 Newton Street. The property is located in the Algiers neighborhood.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District

**Current Land Use:** Vacant

**Purpose:** The applicant purchased a former park from the City and would like to develop it with residences.

**Staff Analysis:** *Site Description & Land Use:* The subject site is a 20,732 square foot property located at the corner of Newton and Flanders Streets in Algiers.

The site is currently vacant, but it has historically been a park, when previously owned by the City of New Orleans.



*Figure 1. Subject Site*

*Surrounding Land Use Trends:* The area around the subject property is developed with single- and two-family residences.

*Surrounding Zoning and FLUM Designations:* The site is located in the middle of a residential area that is zoned S-RS Suburban Single-Family Residential District and designated RSF-POST Residential Single-Family Post-War by the Master Plan. Development on the north, west and south sides of the subject property is characterized by a mix of single- and two-family dwellings.<sup>1</sup> While development on the east side of the subject site, across Flanders Street is more uniformly developed with single-family dwellings.

*Impacts:* The subject property is zoned OS-N Neighborhood Open Space District. This district is intended for city-owned parks; accordingly, the uses permitted in this district reflect uses seen in parks, such as stormwater management or public fishing. Besides uses that cater to a park or playground, no other uses are permitted in the OS-N District. Without a FLUM change that could lead to an eventual zoning change, the site is undevelopable. Changing the FLUM designation on this site would result in a vacant square located in the middle of a residential area to be developable with single- or two-family dwellings, a land use that matches surrounding development. Considering the land is not owned by the City anymore and therefore cannot be used as park space, staff believes the

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<sup>1</sup> That area is subject to another FLUM amendment request, PD012-04, that would change the Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War to account for the fact that it is developed with a mix of single- and two-family dwellings as opposed to being exclusively developed with single-family dwellings.

request is the most appropriate for the site. However, since all the surrounding residential area is proposed to be located within a Residential Low-Density *Post-War* FLUM designation (see PD012-4), as opposed to Residential Low-Density *Pre-War* FLUM designation, staff recommends modified approval to a FLUM that would match adjacent residential development, while allowing the same types of uses (single- and two-family dwellings)

**Original Staff**

**Recommendation:** **Modified Approval** of the FLUM Designation Change to **Residential Low Density Post-War**.

Reasons for Recommendation:

1. The property is no longer owned by the City and cannot be used as a park.
2. The recommended FLUM is the same as all surrounding properties, which are developed with single- and two-family dwellings.
3. The proposed FLUM would allow the rezoning of this property to the same zoning district as surrounding residential development and would allow it to be redeveloped in similar way as all the neighboring properties.
4. The modified recommendation (Residential Low-Density Post-War) is more appropriate than the proposed Residential Low Density Pre-War FLUM since the site is not developed with structures built before WW2 and is surrounded by residential development proposed to be within a Residential Low-Density Post-War FLUM designation (See PD012-04).

**City Planning Commission Hearing (April 23, 2024)**

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. There was no speaker to speak on behalf of this request. Commissioner Johnson made a motion to approve the request per staff's recommendation of modified approval. Commissioner Lunn seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 12-03** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Joshi-Gupta, Johnson, Jordan, Lunn, Steeg, Witry

NAYS:

ABSENT: Stewart

#### Reasons for Recommendation:

1. The property is no longer owned by the City and cannot be used as a park.
2. The recommended FLUM is the same as all surrounding properties, which are developed with single- and two-family dwellings.
3. The proposed FLUM would allow the rezoning of this property to the same zoning district as surrounding residential development and would allow it to be redeveloped in similar way as all the neighboring properties.
4. The modified recommendation (Residential Low-Density Post-War) is more appropriate than the proposed Residential Low Density Pre-War FLUM since the site is not developed with structures built before WW2 and is surrounded by residential development proposed to be within a Residential Low-Density Post-War FLUM designation (See PD012-04).

#### **What does the Council Motion ask the CPC to reconsider?**

The City Council asked the City Planning Commission to consider modifying the Future Land Use Map Designation from the recommendation of Residential Low Density Post-War to Residential Single-Family Post-War for the property.

#### **Have any issues been raised relative to the potential impacts of the CPC's original recommendation that may change or modify the analysis and recommendation?**

No specific issues have been raised relative to the potential impacts of the CPC's original recommendation. The properties surrounding the petitioned site are currently all designated Residential Single-Family Post-War; therefore, the reconsideration proposes that this site matches the existing neighboring FLUM designation. However, the neighboring area is also subject of a separate FLUM amendment (PD12-04), which recommends that the existing Residential Single-Family Post-War FLUM designation be changed to Residential Low Density Post-War to better reflect the existing land use pattern of the neighborhood, characterized by a mix of single- and two-family dwellings, rather than being strictly developed with single-family dwellings.

The issue at hand with this reconsideration is the purpose of the two designations. The goals of each designation are as follows:

#### **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.

## 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.

The difference between both designation is that one is meant to promote single-family development only, while the other promotes both single- and two-family dwellings. This difference is apparent in the zoning districts that are compatible with the FLUM designations. The table below specifies which zoning districts would be compatible with the Residential Low Density Post-War and Residential Single-Family Post War designations on these sites located in Algiers<sup>2</sup>:

Master Plan Future Land Use Map	Consistent Zoning District Classifications
Residential Post-war Low Density (RLD-POST)	S-RD Two-Family Residential District
Residential Post-war Single-family (RSF-POST)	S-RS Single-Family Residential District

Since the S-RD Two-Family Residential District allows for both single- and two-family dwellings by-right, it better reflects the existing development in the area. Therefore, the staff does not support the proposed reconsideration.

**Recommendation:** **Denial** of the reconsideration of FLUM Designation Change to **Residential Single-Family Post-War**.

### Reasons for Recommendation:

1. The Residential Single-Family Post-War designation would not promote the retention of existing two-family dwellings and preclude the development of new two-family dwellings.
2. The proposed amendment would not be consistent with the existing development pattern of surrounding neighborhood.

### City Planning Commission Hearing (November 12, 2024)

The staff presented the case to the commission with the recommendation of denial to change the FLUM designation to Residential Single-Family Post-War. Staff stated the recommendation of changing the affected properties from the Parkland and Open Space

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<sup>2</sup> Other Zoning Districts are compatible with these FLUMs but they only apply to Lakeview and Lake Vista neighborhoods.

FLUM designation to the Residential Low Density Post-War FLUM designation, as originally recommended by the City Planning Commission.

There were no speakers present either in support or in opposition to the requested reconsideration. Commissioner Lunn made a motion to deny the reconsideration request per staff's recommendation. Commissioner Flick seconded the motion which was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 12-03** IS HEREBY RECOMMENDED FOR **DENIAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Johnson, Jordan, Joshi-Gupta, Lunn, Steeg, Stewart

NAYS: None

ABSENT: Brown, Witry

**Reasons for Recommendation:**

1. The Residential Single-Family Post-War designation would not promote the retention of existing two-family dwellings and preclude the development of new two-family dwellings.
2. The proposed amendment would not be consistent with the existing development pattern of surrounding neighborhood.



# PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

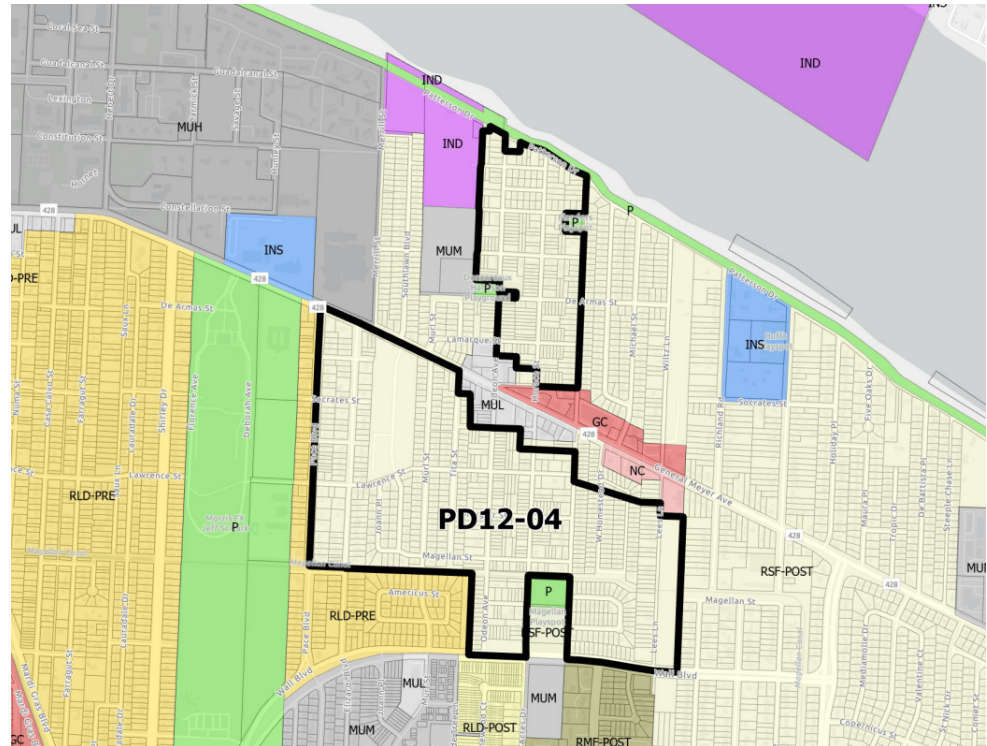
**Reconsideration:** Planning District 12, item 4 (PD012-04)

**Applicant:** City Planning Commission

**Request:** *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War*

**Location:** The petitioned properties are located on multiple residential lots on the north and south side of General Meyer Avenue, in the Fifth Municipal District, in Algiers.

**FLUM Map:**



**Current Zoning:** S-RS Suburban Single-Family Residential District

**Current Land Use:** Single and Two-Family Dwellings

**Purpose:** The petitioned area was historically developed with a mix of single- and two-family dwellings; however, the existing Future Land Use Map (FLUM) Designation is typically used to designate suburban areas that are solely developed with single-family residences. The proposed change of FLUM would better reflect existing development.

Staff Analysis:

*Site Description & Land Use:* The subject site covers a wide residential area that is split by General Meyer Avenue. The portion located between General Meyer Avenue and the Mississippi River is developed with a mix of single- and two-family dwellings, while the portion on the south side of General Meyer Avenue displays a more fine-grained development pattern, with some streets developed with a similar mix of single- and two-family dwellings, and other streets developed more uniformly with single-family residences only or two-family residences only. In surveying the area, staff distinguished the following sub-areas, labeled A through I on the map below:

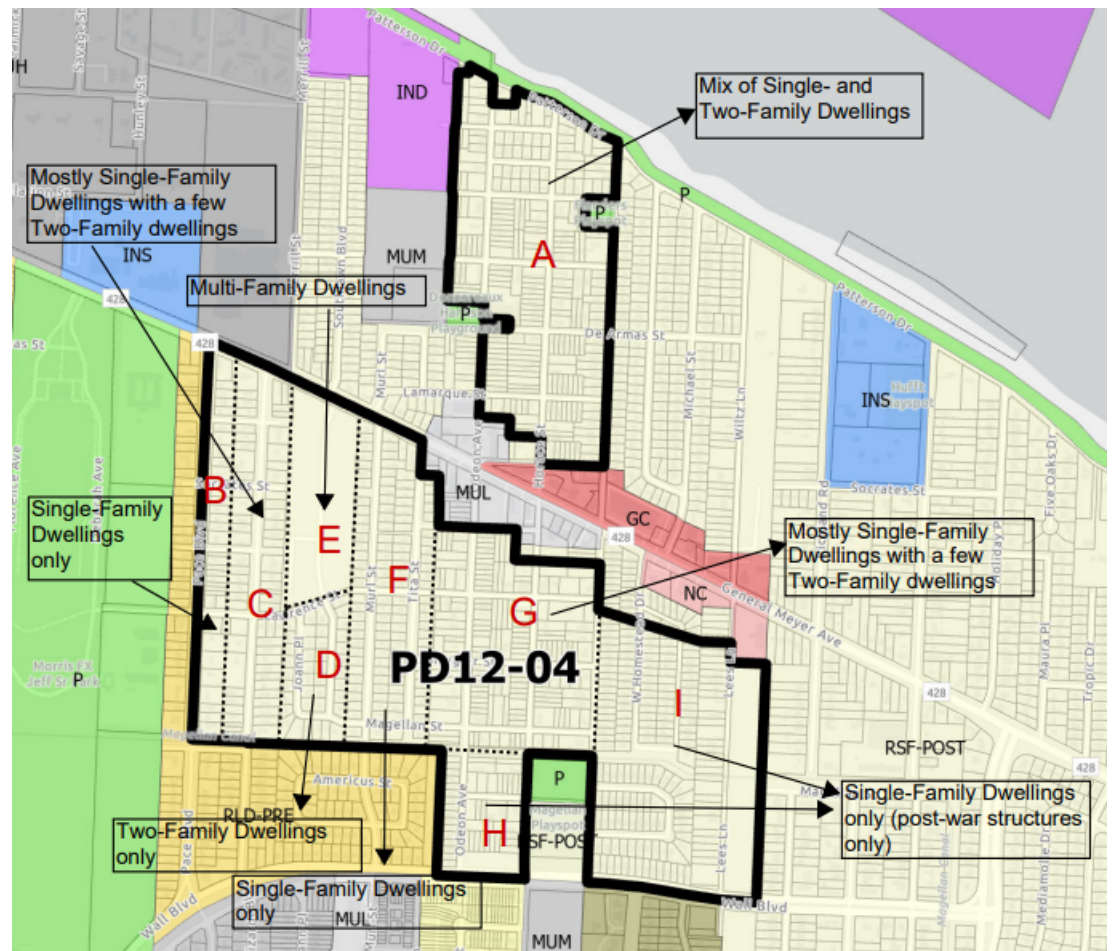


Figure 1. Subject Area Characteristics

The map above shows the following:

- **Area A:** The area between General Meyer and the Mississippi River is characterized by a mix of single- and two-family dwellings, constructed at different time periods and with different architectural types, and justifies the proposed change of FLUM to the Residential Low Density Post War designation. There is a higher count of two-family dwellings than in the petitioned areas south of General Meyer Avenue.

- **Areas B through G** are generally developed mostly with single-family dwellings interspersed with some two-family dwellings, with the exception of Area D, which is strictly two-family and Area E, which is strictly multi-family. Some streets are more uniformly developed with single-family dwellings than others, but the type of development (aside from Areas D and E) is similar in that structures were built at different time periods (some pre-War, some Post War) with different architectural styles (mix of traditional shot gun styles, on slab ranch styles, etc) and several vacant lots. Staff believes the development pattern in this area also justifies the proposed change of FLUM.
- **Area B:** The most western strip of land of the petitioned site, on the east side of Pace Avenue (across the street from Behrman Park) is developed with single-family residences. This development pattern is the same as across Pace Street, though that western side of Pace Street is designated *RLD-PRE Residential Low Density Pre-War*, which also is intended for single- and two-family dwellings. For that reason, and so as to not create a pocket of *RSF-POST Residential Single-Family Post-War* (which limits development to single-family dwellings), positioned between two areas designated *RLD-PRE Residential Low Density Pre-War* or *RLD-POST Residential Low Density Post-War*, staff believes this area should see its FLUM designation changed as proposed, to *RLD-POST Residential Low Density Post-War*.
- **Area C:** Properties on each side of Elizardi Streets are developed with mostly single-family dwellings interspersed with a few two-family residences. Structures were constructed at different time periods and with varied architectural styles. Staff believes this area should see its FLUM designation changed as proposed, to *RLD-POST Residential Low Density Post-War*.



*Figure 2. Two-Family dwellings on Elizardi Street*

- **Area D:** Properties on each side of Jo Ann Place and Southlawn Boulevard (South of Lawrence Street), are strictly developed with two-family dwellings that were all built at the same time with the same architectural style. Staff believes this area should see its FLUM



designation changed as proposed, to *RLD-POST Residential Low Density Post-War*.



Figure 3. Two-Family Dwellings on Jo-Ann Place

- **Area E:** Properties located along Southlawn Boulevard, between Lawrence Street and General Meyer Avenue, while shown as undeveloped on the map above, are actually developed with multi-family dwellings. Since the *RLD-POST Residential Low Density Post-War* FLUM designation states that multi-family dwellings are allowed when compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridor, Staff believes this area should see its FLUM designation changed as proposed.



Figure 4. Multi-Family Dwellings on Southlawn Boulevard.

- **Area F:** Properties located on each sides of Murl and Tita Streets are developed with single-family dwellings built at different time periods with various architectural styles. Though those two particular streets do not contain any two-family residences, they are located at the center of





































