

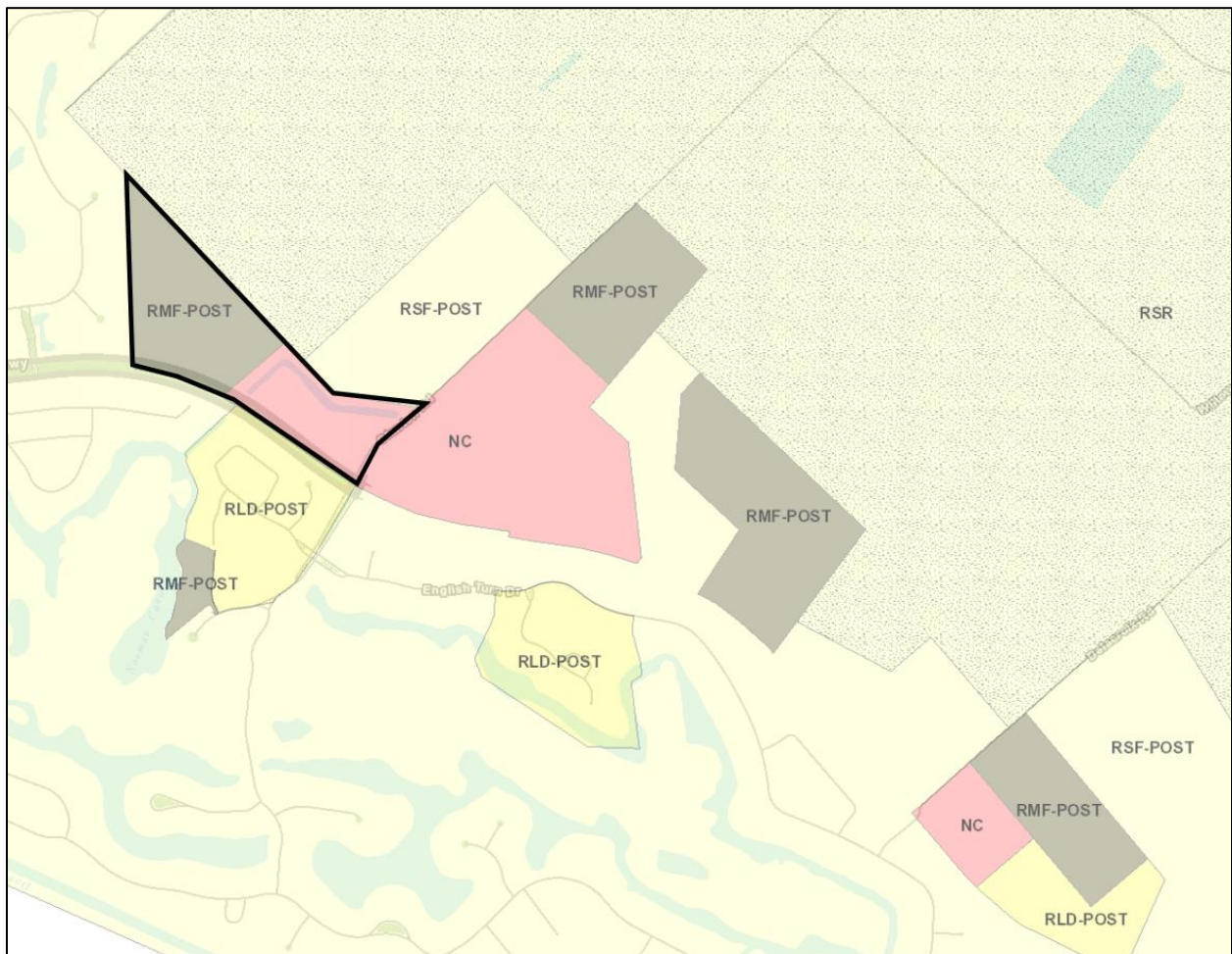
**PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

Reconsideration: Planning District 13, Item (13-06)

Applicant: City Council District C

Request: *Change of 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*

Location: The petitioned site is an approximately 25-acre parcel with frontage on English Turn Parkway and Stanton Road.



*Figure 1. Subject Site*

Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District and S-RM1 Suburban Multi-Family Residential District





*Surrounding Land Use Trends:* The subject property adjoins to the western side the Arbors, which is a large-lot residential subdivision. Directly across English Turn Parkway from the property is another large-lot subdivision, English Turn. The property is adjoined to the northeastern side by a series of large tracts of land that generally extend to the Mississippi River or which front on Stanton Road. These properties are mostly undeveloped, although there are some examples that are developed with residences.

*Surrounding FLUM Designations:* The property has two FLUM designations. The eastern portion of the property is included within a Neighborhood Commercial FLUM designation that includes other, neighboring properties along English Turn Parkway and Stanton Road. (The other properties within this Neighborhood Commercial FLUM designations are the subjects of other Master Plan amendment requests). The western portion is within a Residential Multifamily Post-War FLUM designation that is one of a series of such multi-family FLUM designations on the northeastern side of English Turn Parkway. To the opposite side of English Turn Parkway from the site are Residential Single-Family Post-War, Residential Low Density Post-War, Residential Multi-Family Post-War designations that span the English Turn subdivision. It is also located at the edge of a Neighborhood Commercial FLUM designation that extends along English Turn Parkway and Stanton Road (The property is also adjoined on two sides by Residential Single-Family Post-War FLUM designations. Along the eastern side of the property is an expansive Residential Single-Family Semi-Rural FLUM designation that spans most of the area between this site and the Mississippi River, as well as a Residential Single-Family Post-War designation applied along the western side of Stanton Road.

*Impacts:* The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character through development to one that seeks to preserve it by limiting development.

This limitation on development would preserve the existing, semi-rural character of the area, but would also severely limit the production of new housing units, particularly more affordable units in higher-density developments.

Nonetheless, the staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby

parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

**Original Staff**

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

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**City Planning Commission Meeting (May 28, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War. A resident speaking on behalf of Lower Coast residents stated that his group supports a FLUM change to either of the two designations suggested by the Council, the Residential Single-Family Post-War designation or the Residential Semi-Rural Single-Family designation. He noted a preference for the Semi-Rural designation, however. He noted that his opinion was based on the fact that the Lower Coast is almost uniformly single-family residential and that the limited infrastructure and the costs of infrastructure installation was prohibitive for anything other than single-family residential development. Another resident noted his support, believing that the text of the Master Plan requires an amendment to the Semi-Rural designation to be approved.

A speaker in opposition, representing the property owner, provided background of a recent development plan for the site, which has been prevented by the Lower Algiers Rural Protection Interim Zoning District. The speaker cited pending litigation related to this matter.

An engineer and land surveyor working on behalf of the property owner spoke to site and engineering considerations related to the development, including wetlands and wetland permitting requirements, tree preservation, drainage permitting, and protected species' habitats.

Another speaker on behalf of the property owner noted pending federal litigation, alleging violations of the Fair Housing Act. She noted that the census block including this property is approximately 32% African-American and Hispanic, responding to an earlier question from one

of the Commissioners about the area's racial makeup. She also argued that the Interim Zoning District that is in place was a pretext used to prevent the proposed development.

There was additional discussion about the area's racial/ethnic composition.

Commission Johnson sought input from the Law Department regarding the effect of pending litigation on any action the Commission may take. The Law Department advised that the Commission may proceed with action on this application. The Executive Director opined that while the Commission may proceed, he could request an executive session involving the Law Department staff representing the City on this matter to brief the Commission prior to a future meeting.

Commissioner Steeg made a motion to defer this matter for up to three months to enable an executive session with the Law Department. Commissioner Johnson seconded the motion. The motion was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-06 IS HEREBY DEFERRED FOR UP TO THREE MONTHS.

YEAS: Brown, Johnson, Jordan, Joshi-Gupta, Steeg, Stewart, Witry

NAYS: None

ABSENT: Lunn, Flick

**City Planning Commission Meeting (July 9, 2024)**

The matter was scheduled for further consideration at the July 9, 2024 meeting. The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident spoke on behalf of Lower Coast residents, saying that the parcel suffers from some infrastructure limitations—poor roads, poor access to amenities, and delayed municipal and emergency services. He said that any development of the site should be done through a “conservation subdivision.” The speaker concluded by saying he supported the staff’s recommended FLUM change to Residential Single-Family Post-War.

The property owner said indicated that the property has abundant sewer and water access, that English Turn is of sufficient size and capacity to support development. She requested that the current FLUM designation be retained.

A speaker in opposition to the FLUM change said that she was hoping to live in the development that is proposed for the site, so the zoning restrictions that have prevented its development have personally affected her wellbeing.

A representative of the property owner noted that the zoning that prevent the development of the site, an interim zoning district, required studies to be performed regarding the infrastructure, municipal services, and environmental impact, but that these studies have not been performed. She said that claims regarding the site’s elevation and utility availability made by opponents are not accurate. She requested that the Commission vote against the FLUM amendment for this reason.

There was discussion by the Commissioners and the staff, including about the development that was proposed for the site.

Commissioner Steeg made a motion to approve the change to Residential Single-Family Post-War, as recommended by the staff. Commissioner Flick seconded the motion, which passed.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-06 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE



EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: Jordan, Stewert

ABSENT: Brown, Witry

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**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 Single-Family Post-War to Residential Semi-Rural Single-Family for the property. (The motion initiating this reconsideration, Motion M-24-540, refers to the FLUM designation as “Rural Real Estate (RRE),” which was an error; the Residential Semi-Rural Single-Family designation is what was intended.)

**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?**

The Council motion requesting that the Commission did not specify a reason for reconsideration. This reconsideration request, when viewed as a group with the other reconsideration requests, would cause virtually all of the area north of English Turn Parkway to have a rural designation that is closely aligned with the existing, mostly undeveloped character of the area. In effect, English Turn Parkway would become the dividing line between predominantly rural residential development to the north and mostly suburban-style residential development to the south.

The original Council request instructed the Commission to consider changing this parcel’s designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War. The staff report noted that either designation would be appropriate, given the context of the site, but the staff recommended a change to the suburban-style Residential Single-Family Post-War to ensure consistency with the other Planning District 13 recommendations, which were also recommended by staff to Residential Single-Family Post-War.

The Commission followed the staff recommendation for this item but not for others, instead recommending the rural designation, so the Commission’s recommendation ended up

being a patchwork of suburban and rural designations. This reconsideration and the other Planning District 13 reconsiderations would replace the patchwork with a nearly uniform rural designation for the area north of English Turn Parkway.

### *Reconsideration analysis*

In reconsidering this application and making a recommendation between the suburban and rural designation of this site, it is ultimately necessary to conclude whether this parcel should be a continuation of the suburban-style development to one side of it or the rural development to the other. This conclusion will be based on what development character and density levels are viewed as best for the site.

### Character

The character of the area surrounding this differs from one side to the other. Neighboring development to the west and south of the site along English Turn Parkway is suburban in character. These bordering areas include the large-lot suburban-style residential developments of English Turn and the Arbors, as well as the designed, manicured condition of English Turn Parkway itself.

This character changes dramatically just east and north of the site. The developed portion of English Turn Parkway ends at Stanton Road, which is a dirt and gravel road forming the eastern boundary of the site. Land to the north and east of the site includes large, multi-acre parcels, most of which are undeveloped or minimally developed.

### Density levels

The residential density levels surrounding the site are varied, as well. The adjoining developments of English Turn and the Arbors are large-lot subdivisions that have an average residential lot size of around 24,000 square feet. This is a much lower density level than is allowed by the Residential Post-War Single-Family future land use designation (which is implemented through the S-RS Suburban Single-Family Residential zoning district), which requires a minimum of 6,000 square feet for residential lot. It is a much higher density level than is allowed under the Residential Semi-Rural Single-Family future land use designation, which (implemented through the RRE Rural Residential Estate zoning district) requires 2 acres of area per lot.

The decision to designate this site for Residential Post-War Single-Family future land use would allow 179 lots to be developed based on the site size and the minimum lot area requirements. As a practical matter, the actual number of lots that could be achieved on the site would be much lower after deducting area toward streets and infrastructure, and designing lots in conventional shapes. If developed at a mid-range density level akin to that of English Turn and the Arbors, up to 45 lots could potentially be developed based on lot area. In contrast, designating the site for Residential Semi-Rural Single-Family development would allow at most 12 lots.

<b>Minimum lot area per dwelling unit requirements</b>
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<b>Master Plan FLUM designation</b>	<b>Equivalent zoning district</b>	<b>Minimum residential lot size</b>
RSR Residential Semi-Rural Single-Family	RRE Rural Residential Estate District	2 acres (87,120 sf)
RSF-POST Residential Post-War Single-Family	S-RS Suburban Single-Family Residential District	6,000 sf
<b>Adjoining suburban-style development</b>		
	<b>Average residential lot size</b>	
<b>English Turn/Arbors</b>	23,987 sf	
<b>Development potential for this site</b>		
PD013-06 Parcel	24.75 acres (1,078,219 sf)	
Max number of lots if developed at RRE Density	12	
Max number of lots if developed at S-RS	179	
Lots if developed at English Turn/Arbors density level	45	

Evaluation of the text of the Master Plan Land Use Element for Planning District 13

The rural designation suggested by the Council motion must be evaluated against the text of the Master Plan’s Land Use Element for Planning District 13. The text reads:

“Planning District 13

Minimal changes are recommended. Existing subdivision 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 developments at higher densities should be in the form of conservation subdivisions that cluster housing to allow for significant open space.”

This text, which cannot be amended through the current Master Plan update process, provides the basis upon which map changes must be made. While the text recommends there be “minimal changes” to the existing development condition, that a “unique rural character” be preserved, and that there generally be two acres of land per dwelling unit, that language seems to contemplate the parts of Planning District 13 that are truly rural.

This site is not truly rural in context. It is located along a fully developed portion of English Turn Parkway and directly neighbors the suburban-style English Turns and Arbors subdivisions. It is served by utilities that run along the English Turn Parkway right-of-way. Due to this context, the “minimal changes” recommendation of Planning District 13 is best achieved through a low-density suburban designation for the site, extending the low-density suburban designation that applies to English Turn and the Arbors. The rural

designation suggested by Council would be more inconsistent with the property's surroundings.

The Master Plan's text stating that "residential developments at higher densities should be in the form of conservation subdivisions" does not conflict with a suburban designation. The suburban designation allows for residential development at densities similar to neighboring development, not dramatically higher. The conservation subdivisions recommended by the Master Plan's text can be achieved through the planned-development zoning tool, which can be used for larger sites in zoning district that implement the suburban future land use classification but cannot be used in the zoning district that implements the rural future land use designation.

The staff finds that the suburban future land use designation is most consistent with the character of the property and its surroundings and with the text component of the Master Plan.

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

**Reason for Recommendation:**

1. This site is within a suburban portion of Lower Coast, adjacent to two suburban-style residential subdivisions in English Turn and the Arbors. It borders the multi-lane English Turn Parkway and has access to utilities. Based on this context, as well as the text of the Master Plan regarding Planning District 13, the most appropriate development is suburban-style residential development of the type envisioned by the Residential Single-Family Post-War designation.

**City Planning Commission Meeting (November 12, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident spoke in support of the Planning District 13 FLUM amendments to ensure low-density residential development. She felt that the findings of the Lower Algiers Impact Study, as well as an overall City emphasis on retaining the city's tree canopy and the tree canopy's effectiveness in mitigating the impacts of climate change, support reducing the development potential of Lower Algiers.

Another resident in support described the area as “country,” noting the absence of infrastructure and municipal services, and arguing that the area was not well-suited for higher-density development.

Another resident in support noted that the subject property and its surroundings include woodlands and wildlife habitats. He said that the Lower Coast Algiers Association recommended the semi-rural FLUM designation, not the post-War residential designation recommended by the staff. He believed this semi-rural designation was consistent with the development trend in recent years.

A speaker in opposition, representing the property owner, argued that the “minimal changes are recommended” language cited in the staff report is ambiguous. She argued that the text of the Master Plan does not supersede the map; rather the two go hand in hand. She also argued that elements of the text do not apply to her clients land and that other elements of the text are undefined and unclear. Further, she noted that her client’s property is miniscule in comparison in size to the overall area of Lower Algiers.

Another speaker in opposition stated this FLUM amendment will make permanent the Interim Zoning District, which she noted was in violation of the Fair Housing Act of 1968. She also referenced federal litigation and Justice Department interest in the matter. Finally, the litigation threatens the availability to the City of Department of Housing and Urban Development funding.

A third speaker in opposition argued that the suggested FLUM amendment did not promote the overall community welfare.

The property owner provided her perception of the potential impact of ongoing litigation on the City’s ability to secure federal housing funds. She described the development that is proposed for her site, noting its amenities and open spaces. She argued that there has not been sufficient private investment in recent decades and that her development would help revitalize the area.

Commissioner Steeg made a motion to approve as recommended by the staff. Commissioner Flick seconded the motion.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 13-06** IS HEREBY RECOMMENDED FOR **APPROVAL** TO RESIDENTIAL SINGLE-FAMILY POST-WAR. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Steeg, Stewart

NAYS: Johnson, Jordan, Joshi-Gupta, Lunn

ABSENT: Brown, Witry

The motion failed for lack of a legal majority. No additional motion was made. Therefore, this matter proceeds to the City Council with **no recommendation** from the City Planning Commission.

**Reason for Recommendation:**

1. The Commission was unable to come to a consensus on this matter and did not issue a recommendation.

**PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

Reconsideration: Planning District 13, Item (PD 13-09)

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a nearly 15-acre parcel with frontage on Stanton Road.

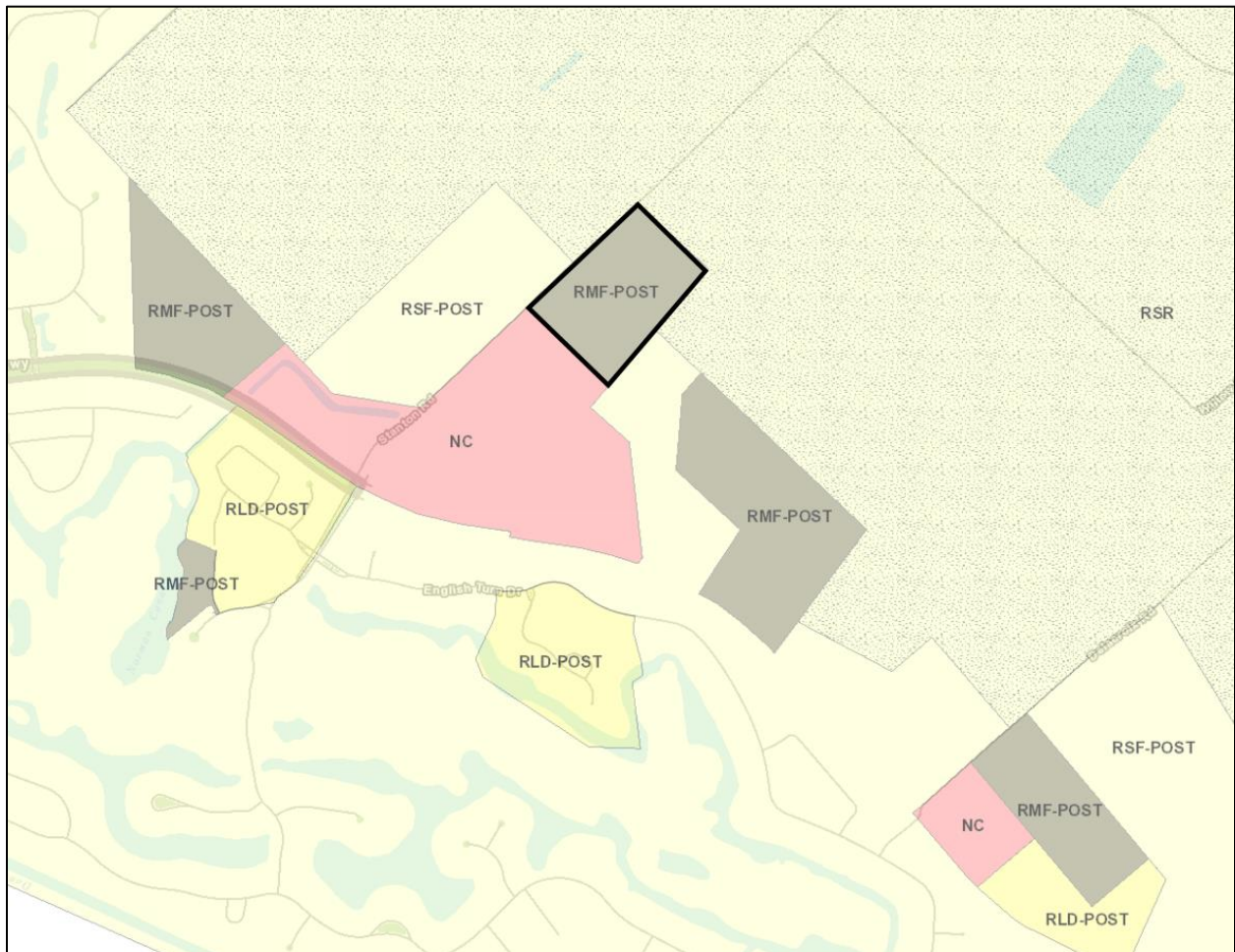


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land.





Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

**Purpose:** This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

**Staff Analysis:** *Site Description & Land Use:* The subject property is a nearly rectangular, approximately 15-acre parcel with frontage on Stanton Road. It is entirely wooded.

*Surrounding Land Use Trends:* With the exception of a few residences along Stanton Road, this property is surrounded by undeveloped or mostly undeveloped land. Farther along Stanton Road to the east are instances of residences of along the Mississippi River. In the opposite direction along Stanton Road, opposite English Turn Parkway, is the English Turn residential subdivision.

*Surrounding FLUM Designations:* The property occupies the entirety of an Residential Neighborhood Multifamily Post-War FLUM designation that is one of a series of such multi-family FLUM designations on the northeastern side of English Turn Parkway. It is also located at the edge of a Neighborhood Commercial FLUM designation that extends along English

Turn Parkway and Stanton Road (which is the subject of other Master Plan amendment requests). The property is also adjoined on two sides by Residential Single-Family Post-War FLUM designations. Along the eastern side of the property is an expansive RRE Residential Rural Estate FLUM designation that spans most of the area between this site and the Mississippi River.

*Impacts:* The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

**Original Staff**

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

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**City Planning Commission Meeting (May 28, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War. A resident speaking on behalf of Lower Coast residents stated her group's support for the FLUM change to the Residential Semi-Rural Single-Family designation, noting the rural character of the property and its surroundings.

There was a speaker in opposition, noting opposition to any FLUM changes that would limit multi-family development opportunities for parcels that currently have a multi-family residential FLUM designation.

Commissioner Steeg made a motion to approve the staff's recommendation. Commissioner Witry seconded the motion, which was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-09 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: Brown, Flick

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**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 Single-Family Post-War to Residential Semi-Rural Single-Family for the property. (The motion initiating this reconsideration, Motion M-24-540, refers to the FLUM designation as "Rural Real Estate (RRE)," which was an error; the Residential Semi-Rural Single-Family designation is what was intended.)

**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?**

The Council motion requesting that the Commission reconsider the FLUM amendment for this site did not specify a reason for reconsideration. This reconsideration request, when viewed as a group with the other reconsideration requests, would cause virtually all of the area north of English Turn Parkway to have a rural designation that is more closely aligned with the existing, mostly undeveloped character of the area. In effect, English Turn Parkway would become the dividing line between predominantly rural residential development to the north and mostly suburban-style residential development to the south.

The original Council request instructed the Commission to consider changing this parcel's designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-

War. The staff report noted that either designation would be appropriate, given the context of the site, but the staff recommended a change to the suburban-style Residential Single-Family Post-War to ensure consistency with the other Planning District 13 recommendations, which were also recommended by staff to Residential Single-Family Post-War.

The Commission followed the staff recommendation for this item but not for others, instead recommending the rural designation, so the Commission's recommendation resulted in a patchwork of suburban and rural designations. This reconsideration, along with the other Planning District 13 reconsiderations, would replace the patchwork with a nearly uniform rural designation for the area north of English Turn Parkway.

### *Reconsideration analysis*

#### Context

In reconsidering this application and making a recommendation between the suburban and rural designation of this site, the staff must evaluate the site in the context of surrounding development. The Lower Coast of Algiers is, in general, bifurcated between two development types: the large-lot, suburban style development that encompasses the English Turn and the Arbors subdivisions, and the rural, mostly undeveloped tracts of land that predominate in the area between the Mississippi River and English Turn Parkway.

This particular site is within the area between the Mississippi River and English Turn Parkway that has a more rural character. The site fronts on Stanton Road, which is a single-lane dirt and gravel road that cannot accommodate substantial vehicular traffic in its current form. The site is bordered to two sides by RRE Rural Real Estate zoning districts, which exist to implement the Residential Semi-Rural Single-Family future land use designation. To the south is 1600 Stanton Road (the subject of PD13-03), which is a nearly 16-acre site being developed with a single-family residence, and to the north are a series of large parcels, most of which are undeveloped. Those that are developed are at low residential densities.

The site is bordered to the other two sides by conventional, suburban-style zoning in the S-RS Suburban Single-Family Residential District. That zoning applies to mostly undeveloped parcels.

This site, with its multi-family future land use designation, exists as a bit of a higher-density island in the midst of low-density residential zoning. While the current multi-family zoning exists as a result of past planning efforts, as discussed in the *Lower Coast Algiers Impact Study*, there is nothing in terms of infrastructure availability or surrounding land use to suggest that this particular site is relatively well-suited for higher-density residential development.

The City Council motion suggests that this site should be designated for rural future land use, rather than the suburban residential future land use recommended by the Commission. The staff agrees with this given the recommendations that the Commission has made for neighboring development. In considering PD13-03, the Commission recommended that 1600 Stanton Road, directly south of this property, have a rural future land use designation. 1600 Stanton Road is similarly-situated to this property, having frontage on Stanton Road



and being similar in size. This site, located between that similar, rural-designated property to the south and another rural-designated property to the north, should be consistent with the two.

### Evaluation of the text of the Master Plan Land Use Element for Planning District 13

The rural designation suggested by the Council motion is a better fit for this location than the suburban designation suggested by the Commission, as it better aligns with the text of the Master Plan's Land Use Element for Planning District 13. The text reads:

“Planning District 13

Minimal changes are recommended. Existing subdivision 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 developments at higher densities should be in the form of conservation subdivisions that cluster housing to allow for significant open space.”

This text, which cannot be amended through the current Master Plan update process, provides the basis upon which map changes must be made. Its imperative that there be minimal changes to the existing development condition, that a “unique rural character” be preserved, and that there generally be two acres of land per dwelling unit, are best fulfilled by the Residential Semi-Rural Single-Family designation. This land use designation aligns directly with the text because it emphasizes the preservation of rural areas, cluster development, and two acres per dwelling unit. The full text of the designation is below:

“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.”

Given these considerations, the staff supports the change to Residential Semi-Rural Single-Family’

**Recommendation:** **Approval** of the reconsideration of FLUM Designation Change to **Residential Semi-Rural Single-Family.**



**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers. It creates a direct alignment between the text element of the Master Plan for Planning District 13 and the map element, as both call for the preservation of the area's rural character, low-density residential development, and cluster development.

**City Planning Commission Meeting (November 12, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Semi-Rural Single-Family.

A resident spoke in support of the FLUM amendment. He noted his agreement with the recommendation contained in the staff report.

A speaker in opposition, representing the property owner, argued that multi-family development is supported by the infrastructure and that there was no reason to not allow it.

Another speaker in opposition stated this FLUM amendment represented a resistance to change but that it was necessary for the city to change and move forward. She said that the Commission must act in accordance with the needs of all of the city's citizens.

A third speaker in opposition, the property owner, argued that the suggested FLUM text stating that "minimal changes are recommended" meant that there should be minimal changes to zoning and allowed land use, such that multi-family use of this site should remain permitted. She also argued that there was limited demand for single-family residences in the area but that there was significant need for multi-family housing. She further said that there was infrastructure present to support multi-family development.

There was discussion among the Commission and staff about the Master Plan designation generally for Planning District 13, the zoning history of Planning District 13, and the FLUM amendment recommendations for surrounding parcels.

Commissioner Joshi-Gupta made a motion to approve as recommended by the staff. Commissioner Lunn seconded the motion.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 13-09** IS HEREBY RECOMMENDED FOR **APPROVAL** TO RESIDENTIAL SEMI-RURAL SINGLE-FAMILY. 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 Commission recommends the change to the Residential Semi-Rural Single-Family designation due to the mostly undeveloped context of the site and the lack of infrastructure to serve it.

# PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS

## STAFF REPORT RECONSIDERATION

Reconsideration: Planning District 13, Item (PD 13-10)

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a nearly 6-acre parcel with frontage on English Turn Parkway.

FLUM Map:

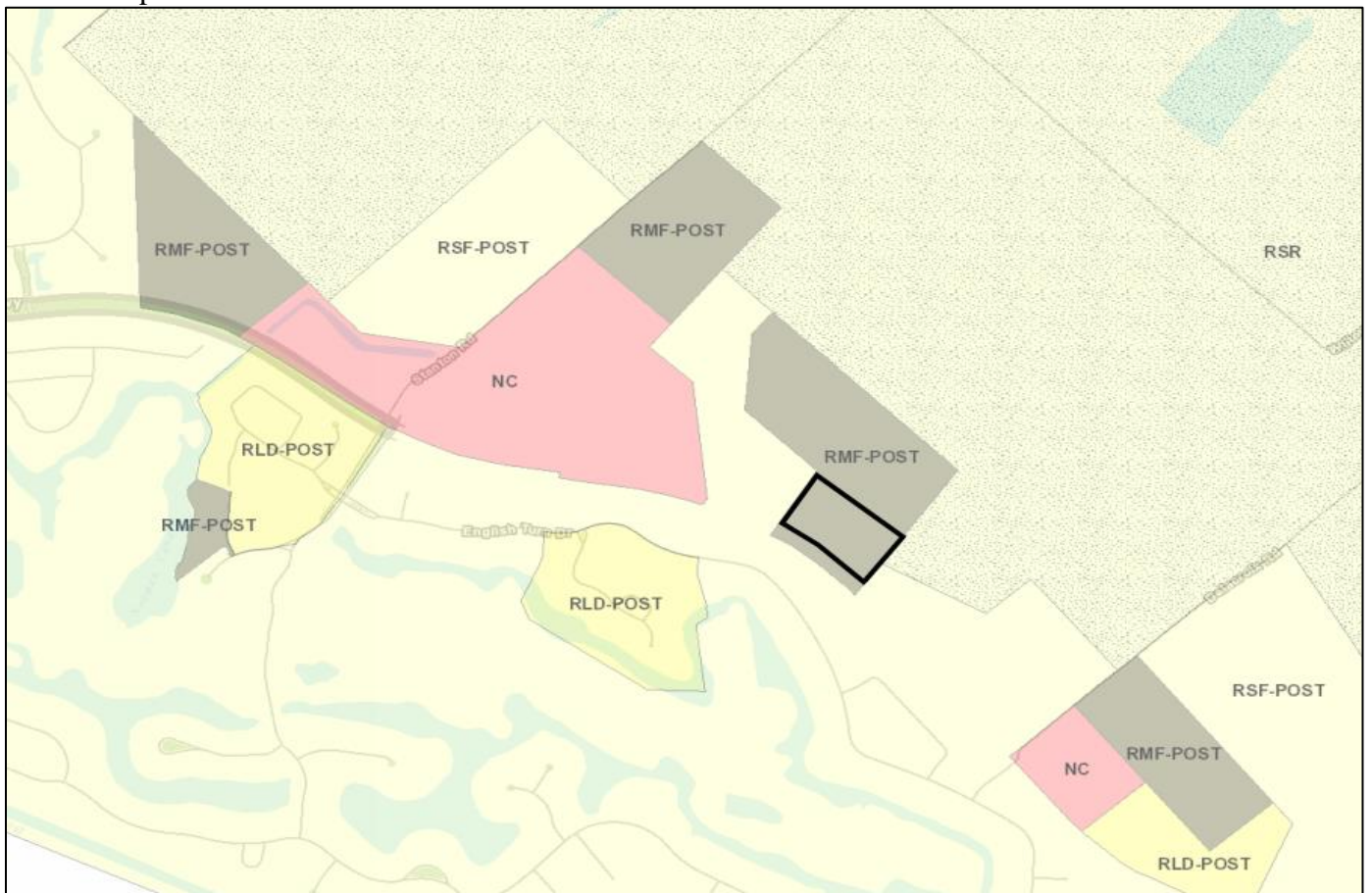


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land.



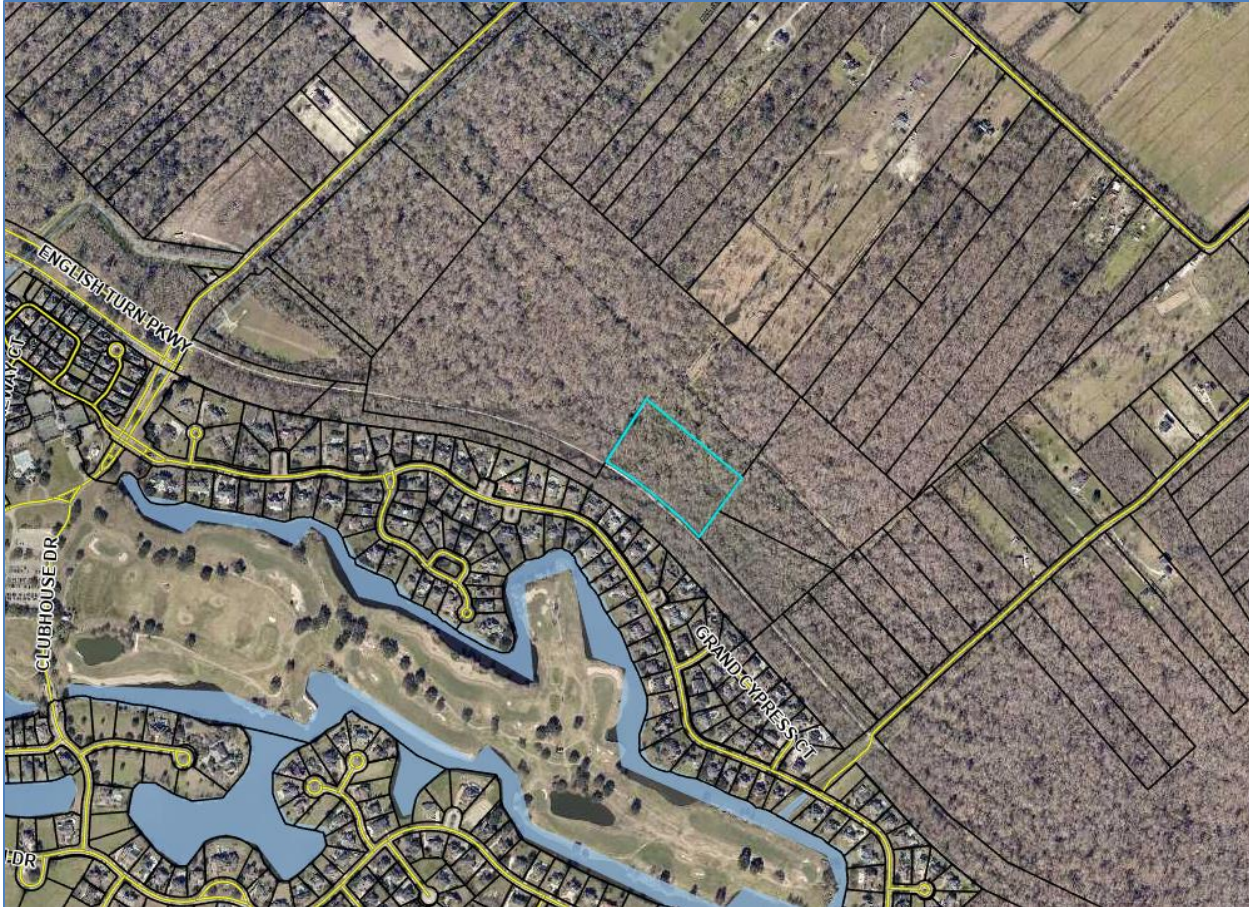


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

**Purpose:** This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

**Staff Analysis:** *Site Description & Land Use:* The subject property is a nearly rectangular, almost 6-acre parcel with frontage on an unimproved segment of English Turn Drive. It is entirely wooded.

*Surrounding Land Use Trends:* On three sides, this property abuts large swaths of mostly undeveloped land. Across English Turn parkway from the site is the English Turn subdivision, a large-lot residential subdivision.

*Surrounding FLUM Designations:* The property is within an L-shaped Residential Multi-Family Post War designation that also includes a portion of the parcel that wraps this site to the rear and western side. Other nearby FLUM designations include the RRE Residential Rural Estate designation and the NC Neighborhood Commercial FLUM designation. Despite the variation between

their FLUM designations, this site and the other properties on the northeastern side English Turn Parkway are all mostly or entirely undeveloped. To the opposite side of English Turn Parkway from the site is an expansive Residential Single-Family Post-War FLUM designation that is applied to the English Turn subdivision, a large-lot residential subdivision.

*Impacts:* The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations nearby parcels.

#### **Original Staff**

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

#### **Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

#### **City Planning Commission Meeting (May 28, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War. A resident speaking on behalf of Lower Coast residents stated her group's support for the FLUM change, noting the rural character of the property and its surroundings, including the undeveloped character of the adjoining right-of-way.

There was a speaker in opposition, noting opposition to any FLUM changes that would limit multi-family development opportunities for parcels that currently have a multi-family residential FLUM designation and that this matter should be considered alongside other properties with multi-family designations, including those that are currently the subject of litigation.



Commissioner Lunn made a motion to approve the staff's recommendation. Commissioner Steeg seconded the motion, which was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-09 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Johnson, Lunn, Steeg, Stewart, Witry

NAYS: Jordan, Joshi-Gupta

ABSENT: Brown, Flick

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**Reconsideration at the City Planning Commission Meeting (July 9, 2024)**

The item was scheduled for reconsideration by the City Planning Commission at the request of a property owner. The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident speaking on behalf of Lower Coast residents stated his group's support for a FLUM change to Residential Semi-Rural Single-Family, stating that the change is consistent with the rural nature of the area and with density limitations contained within the Master Plan.

The partner of the property owner described the property and asked that the FLUM designation be left as it is.

Commissioner Steeg a motion to approve the change to Residential Single-Family Post-War. Commissioner Flick seconded the motion, which passed.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-10 IS HEREBY RECOMMENDED FOR APPROVAL. 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, Steeg, Stewart

NAYS: None

ABSENT: Brown, Lunn, Witry

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**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 Single-Family Post-War to Residential Semi-Rural Single-Family for the property. (The motion initiating this reconsideration, Motion M-24-540, refers to the FLUM designation as “Rural Real Estate (RRE),” which was an error; the Residential Semi-Rural Single-Family designation is what was intended.)

**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?**

The Council motion requesting that the Commission did not specify a reason for reconsideration. This reconsideration request, when viewed as a group with the other reconsideration requests, would cause virtually all of the area north of English Turn Parkway to have a rural designation that is more closely aligned with the existing, mostly undeveloped character of the area. In effect, English Turn Parkway would become the dividing line between predominantly rural residential development to the north and mostly suburban-style residential development to the south.

The original Council request instructed the Commission to consider changing this parcel's designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War. The staff report noted that either designation would be appropriate, given the context of the site, but the staff recommended a change to the suburban-style Residential Single-Family Post-War to ensure consistency with the other Planning District 13 recommendations, which were also recommended by staff to Residential Single-Family Post-War.

The Commission followed the staff recommendation for this item but not for others, instead recommending the rural designation, so the Commission's recommendation ended up being a patchwork of suburban and rural designations. This reconsideration and the other Planning District 13 reconsiderations would replace the patchwork with a nearly uniform rural designation for the area north of English Turn Parkway.

#### *Reconsideration analysis*

In reconsidering this application and making a recommendation between the suburban and rural designation of this site, it is ultimately necessary to conclude whether this parcel should be a continuation of the rural development (where development exists) alongside it on the northern side of English Turn Parkway or the suburban-style development of English Turn subdivision, on the opposite side of English Turn Parkway.

#### Context

The English Turn Parkway right-of-way serves as a stark dividing line in character, with the area north of the English Turn right-of-way, including this site, being mostly undeveloped. The nearby development that does exist is clustered along Delacroix and Willow Roads and is rural in character.

This site has no street access at present. It fronts only on a segment of English Turn Parkway that is not improved, except for the presence of electrical transmission lines. The developed portion of English Turn Parkway ends at Stanton Road, about a half-mile from this site.

Given this rural context and lack of infrastructure, the site is suited only for the lowest-density residential development. Under the rural future land use designation, which requires a 2 acre minimum lot size through zoning, the 5.8 acre site could only be divided into two parcels. With a suburban future land use designation, the site could be developed with up to 42 residential parcels, based on the 6,000 square feet per lot area requirement that would be imposed through zoning. This far exceeds what the available infrastructure could support and no infrastructure improvements, except for any that would be made by a potential developer, are forthcoming in the foreseeable future.

## Evaluation of the text of the Master Plan Land Use Element for Planning District 13

The rural designation suggested by the Council motion is a better fit for this location than the suburban designation suggested by the Commission, as it better aligns with the text of the Master Plan's Land Use Element for Planning District 13. The text reads:

### “Planning District 13

Minimal changes are recommended. Existing subdivision 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 developments at higher densities should be in the form of conservation subdivisions that cluster housing to allow for significant open space.”

This text, which cannot be amended through the current Master Plan update process, provides the basis upon which map changes must be made. It's imperative that there be minimal changes to the existing development condition, that a “unique rural character” be preserved, and that there generally be two acres of land per dwelling unit, are best fulfilled by the Residential Semi-Rural Single-Family designation. This land use designation aligns directly with the text because it emphasizes the preservation of rural areas, cluster development, and two acres per dwelling unit. The full text of the designation is below:

### “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 manag[e]ment 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.”

Given these considerations, the staff supports the change to Residential Semi-Rural Single-Family’

**Recommendation: Approval** of the reconsideration of FLUM Designation Change to **Residential Semi-Rural Single-Family**.

### **Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers. It creates a direct alignment between the text element of the Master Plan for Planning

District 13 and the map element, as both call for the preservation of the area's rural character, low-density residential development, and cluster development.

### **City Planning Commission Meeting (November 12, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Semi-Rural Single-Family.

A resident spoke in support of the FLUM amendment. He noted that the recommendations of the Lower Algiers Impact Study, as well as the context and lack of street access, support a change to the semi-rural designation.

A speaker in opposition, who said she spoke on behalf of the property owner, said that this property has frontage on a portion of English Turn Parkway that, while not currently developed, could easily be developed. She said that the property owner would like to retain the existing multi-family designation, which would support their intended eventual development of the site for single-family residential purposes.

There was discussion among the staff and Commission about who would bear the cost of infrastructure installation, as well as the FLUM designation of adjacent property.

Commissioner Steeg made a motion to approve as recommended by the staff. Commissioner Flick seconded the motion.

#### **Motion:**

**BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-10 IS HEREBY RECOMMENDED FOR APPROVAL TO RESIDENTIAL SEMI-RURAL SINGLE-FAMILY. 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 Commission recommends the change to the Residential Semi-Rural Single-Family designation due to the mostly undeveloped context of the site and the lack of infrastructure to serve it.

**PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

Reconsideration: Planning District 13, Item (PD 13-13)

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The FLUM designation includes several properties: 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.

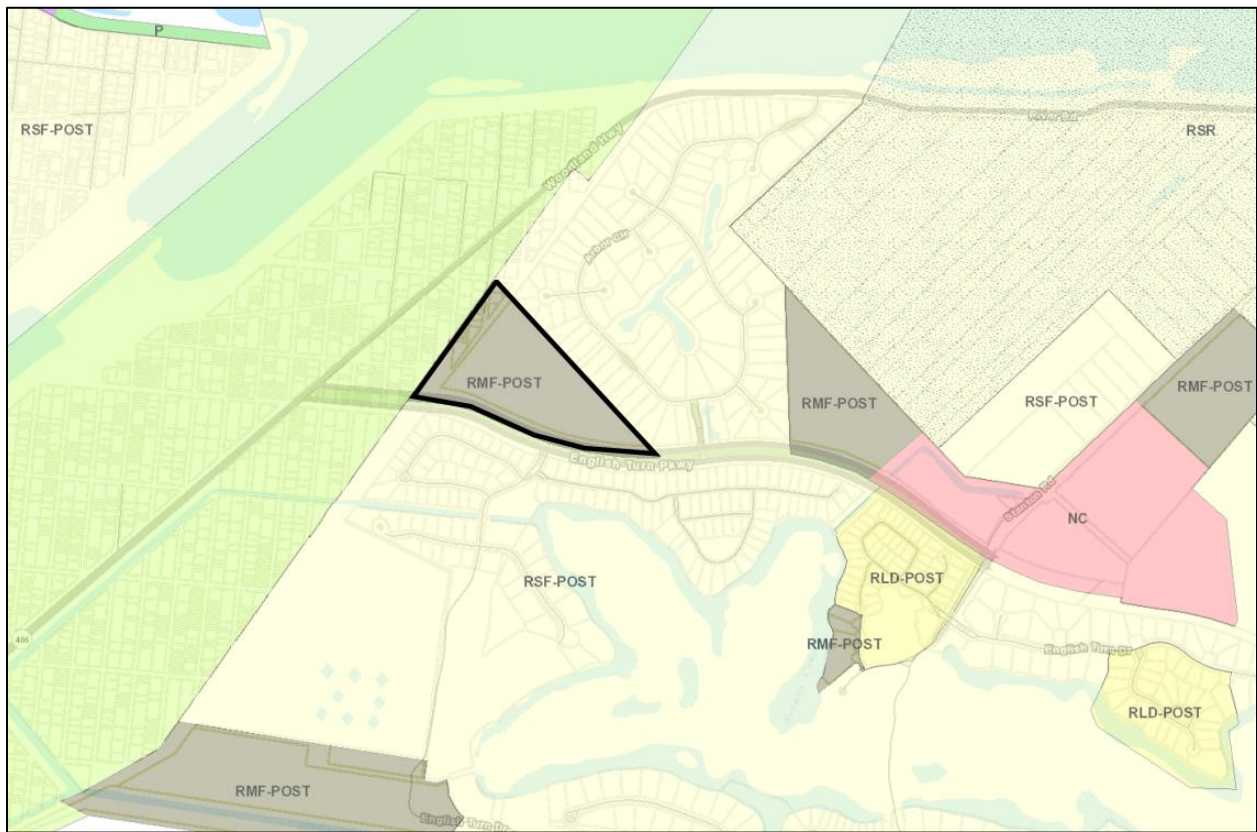


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land. Aerial photographs indicate that portions of the lots on Adams Streets are used or have previously been used for vehicle storage.

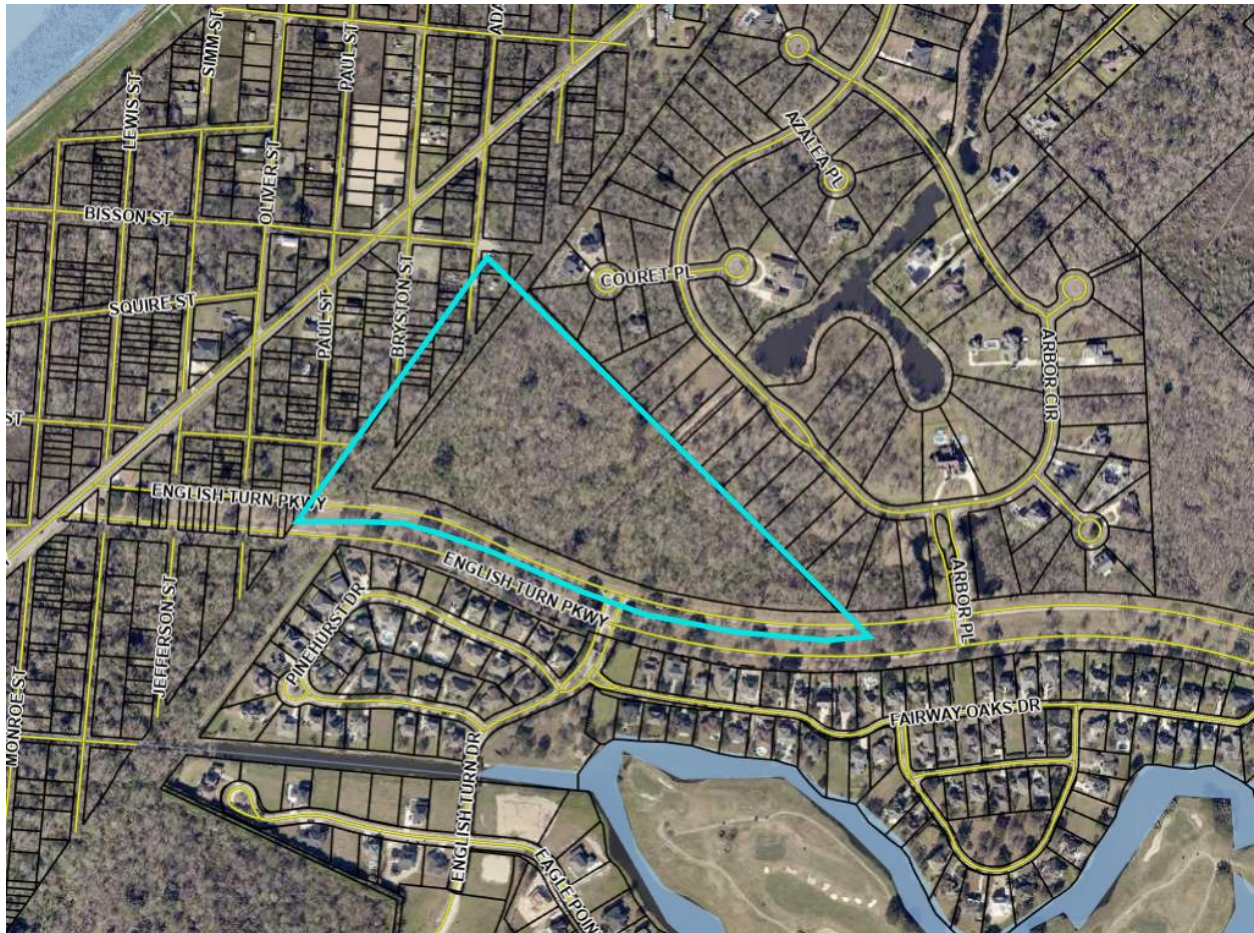


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

**Purpose:** This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

**Staff Analysis:** *Site Description & Land Use:* The majority of the FLUM designation is occupied by 1 English Turn Parkway, which is a large parcel fronting on English Turn Parkway. The FLUM designation also includes a series of small lots along Adams and Bryon Streets, which are along the western edge of the FLUM designation. All of the properties are undeveloped.

*Surrounding Land Use Trends:* The FLUM designation forms a wedge located between two large-lot residential subdivisions, the Arbors (which neighbors the FLUM designation to the northeast) and English Turn (which neighbors it to the south). These subdivisions re developed with large, detached single-family residences. The majority o f the lots within English Turn are currently developed; many of the lots within the Arbors are not yet

developed. To the west of this FLUM designation is a mostly undeveloped area that is served by Woodland Highway but mostly undeveloped, saved for occasional homes primarily along Woodland Highway.

*Surrounding FLUM Designations:* This Residential Multifamily Post-War FLUM designation is bordered on two sides by an expansive Residential Single-Family Post-War designation that includes most of English Turn and the Arbors. To its west is a Planned Development Area FLUM designation that includes the area between the site and the Intracoastal Waterway. Although this FLUM designation includes numerous squares that are divided into small lots, these lots generally front on undeveloped “paper” streets that prevents the development of the lots. Thus, the area is mostly undeveloped except for the relatively few lots which have true street frontage, most of which are along or just off of Woodland Highway.

*Impacts:* The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area’s character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

**Original Staff**

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

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

**City Planning Commission Meeting (May 28, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War. A resident speaking on behalf of Lower Coast residents



stated her group's support for a FLUM change Residential Semi-Rural Single-Family, arguing that the designation is most compatible with the Master Plan.

There was one speaker in opposition, who was representing the property owner. The speaker representing the property owner noted that the parcel is linked to City sewer and located along English Turn Parkway, so there is street access, allowing it to accommodate development.

Commissioner Witry made a motion to defer this matter for up to three months, similar to what was done with Planning District 13-06. Commissioner Johnson seconded the motion. The motion was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-13 IS HEREBY DEFERRED FOR UP TO THREE MONTHS.

YEAS: Johnson, Lunn, Steeg, Stewart, Witry

NAYS: Jordan, Joshi-Gupta

ABSENT: Brown, Flick

**City Planning Commission Meeting (July 9, 2024)**

The matter was scheduled for further consideration at the July 9, 2024 meeting. The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident spoke on behalf of Lower Coast residents, saying that the parcel suffers from some infrastructure limitations, and that any development of the site should be done through a "conservation subdivision." The speaker concluded by saying he supported the staff's recommended FLUM change to Residential Single-Family Post-War.

A speaker in opposition noted the presence of infrastructure to serve the property. She noted that the development was comparable in density to the "villa" portion of the English Turn subdivision.



Another speaker in opposition, noting the presence of infrastructure, the site's adjacency to the English Turn subdivision, and its long-standing zoning for multi-family development.

A third speaker in opposition stated that she felt that there were no constraints that would prevent the development of the site, and that the property owner should be given the opportunity to develop the site.

There was discussion by the Commissioners and the staff, including about the density levels that the site could support, given its size.

Commissioner Lunn made a motion to approve the change to Residential Single-Family Post-War, as recommended by the staff. Commissioner Joshi-Gupta seconded the motion.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-13 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Joshi-Gupta, Lunn

NAYS: Johnson, Flick, Jordan, Steeg, Stewert

ABSENT: Brown, Witry

The motion failed.

Commissioner Steeg made a motion to deny the FLUM change, so that the designation will remain Residential Multi-Family Post-War. Commissioner Johnson seconded the motion, which passed.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-13 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: Johnson, Flick, Jordan, Steeg, Stewert

NAYS: Joshi-Gupta, Lunn

ABSENT: Brown, Witry

**Reason for Recommendation:**

1. The property is relatively well-suited to multi-family development, compared to other properties in the Lower Coast of Algiers, because of the existing presence of infrastructure, as well as its location between two residential subdivisions.

### **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 Single-Family Post-War to Residential Semi-Rural Single-Family for the property. (The motion initiating this reconsideration, Motion M-24-540, refers to the FLUM designation as “Rural Real Estate (RRE),” which was an error; the Residential Semi-Rural Single-Family designation is what was intended.)

### **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?**

The Council motion requesting that the Commission did not specify a reason for reconsideration. This reconsideration request, when viewed as a group with the other reconsideration requests, would cause virtually all of the area north of English Turn Parkway to have a rural designation that is more closely aligned with the existing, mostly undeveloped character of the area. In effect, English Turn Parkway would become the dividing line between predominantly rural residential development to the north and mostly suburban-style residential development to the south.

The original Council request instructed the Commission to consider changing this parcel’s designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War. The staff report noted that either designation would be appropriate, given the context of the site, but the staff recommended a change to the suburban-style Residential Single-Family Post-War to ensure consistency with the other Planning District 13 recommendations, which were also recommended by staff to Residential Single-Family Post-War.

The Commission recommended that the existing multi-family designation be retained, finding it to be appropriate because of the availability of infrastructure and the adjacency to suburban-style subdivisions, not rural development.

#### *Reconsideration analysis*

In reconsidering this application and making a recommendation between retaining the existing multi-family future land use designation or adopting the rural designation, it is necessary to look at the surrounding context, as well as the requirements set by the text portion of the Master Plan’s Land Use Element.

#### Context

This site is an undeveloped wedge of land situated between two large-lot, suburban subdivisions, English Turn and the Arbors. It is accessible via the four-lane developed segment of English Turn and has access to utility lines extending along English Turn Parkway. Compared to more rural, isolated portions of Lower Coast, this location and context make it unusually well-suited for higher-density development.

Under the existing multi-family future land use designation that the Commission recommends be retained, which is implemented through the S-RM1 Suburban Multi-Family Residential District, up to 571 residential units are achievable based on the 16-acre site's size. As a practical matter, a much lower number would be achievable after accounting for setbacks, height limitations, parking requirements, and open space regulations. If the suburban single-family residential future land use designation were applied, which was recommended by the staff, up to 119 single-family residences would be allowed (with the caveat that site constraints, street access requirements, and other practical considerations would reduce the actual number that could be built). If developed at a density level similar to English Turn and the Arbors, the area could accommodate around 30 homes. In contrast, the rural designation requires a 2 acre minimum lot size which would result in only eight parcels. Such a low density would make it an anomaly compared to English Turn and the Arbors.

### Evaluation of the text of the Master Plan Land Use Element for Planning District 13

The rural designation suggested by the Council motion must be evaluated against the text of the Master Plan's Land Use Element for Planning District 13. The text reads:

#### “Planning District 13

Minimal changes are recommended. Existing subdivision 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 developments at higher densities should be in the form of conservation subdivisions that cluster housing to allow for significant open space.”

This text, which cannot be amended through the current Master Plan update process, provides the basis upon which map changes must be made. While the text includes the directive that there be “minimal changes” to the existing development condition, that a “unique rural character” be preserved, and that there generally be two acres of land per dwelling unit, that language seems to contemplate the parts of Planning District 13 that are truly rural. In the context of this site, sandwiched between to suburban subdivisions, the “minimal changes” recommendation would be best achieved through a suburban designation for this site—as that matches the suburban character of the immediate surroundings, rather than a rural designation, which would be inconsistent with the immediate surroundings.

The text regarding “residential developments at higher densities should be in the form of conservation subdivisions” does not conflict with a suburban designation. The suburban designation allows for residential development at densities similar to neighboring development, not dramatically higher. The desired conservation subdivisions can be achieved through the planned-development zoning tool, which can be used for larger sites in zoning district that implement the suburban future land use classification but cannot be used in the zoning district that implements the rural future land use designation.

The staff concludes that the suburban future land use designation is most consistent with the character of the property and its surroundings and with the text component of the Master Plan.

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

**Reason for Recommendation:**

1. This site is within a suburban portion of Lower Coast, between two suburban-style residential subdivisions in English Turn and the Arbors. It borders the multi-lane English Turn Parkway and has access to utilities. Based on this context, as well as the text of the Master Plan regarding Planning District 13, the most appropriate development is suburban-style residential development of the type envisioned by the Residential Single-Family Post-War designation.

**City Planning Commission Meeting (November 12, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident spoke in support of the staff's recommendation on the FLUM amendment. \

A speaker in opposition said that the Commission had previously recommended that the existing multi-family FLUM designation should be retained based on the Commission's evaluation of the site and its surroundings. She encouraged the Commission to retain that recommendation.

Another speaker in opposition said that the proposed FLUM changes would not benefit all members of the community.

A third speaker in opposition requested that the Commission retain its original recommendation.

Commissioner Lunn made a motion to deny the change, such that the site retains its current, multi-family FLUM designation. Commissioner Joshi-Gupta seconded the motion.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 13-13** 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, Stewart

NAYS: Steeg

ABSENT: Brown, Witry

**Reasons for Recommendation:**

1. The Commission concluded that there was no reason to change its previous recommendation of denial.

**PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

Reconsideration: Planning District 13, Item (PD13-14)

Applicant: City Council District C

Request: *Change of 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*

Location: The petitioned site is a nearly 50-acre L-shaped parcel with frontage on English Turn Parkway.

FLUM Map:

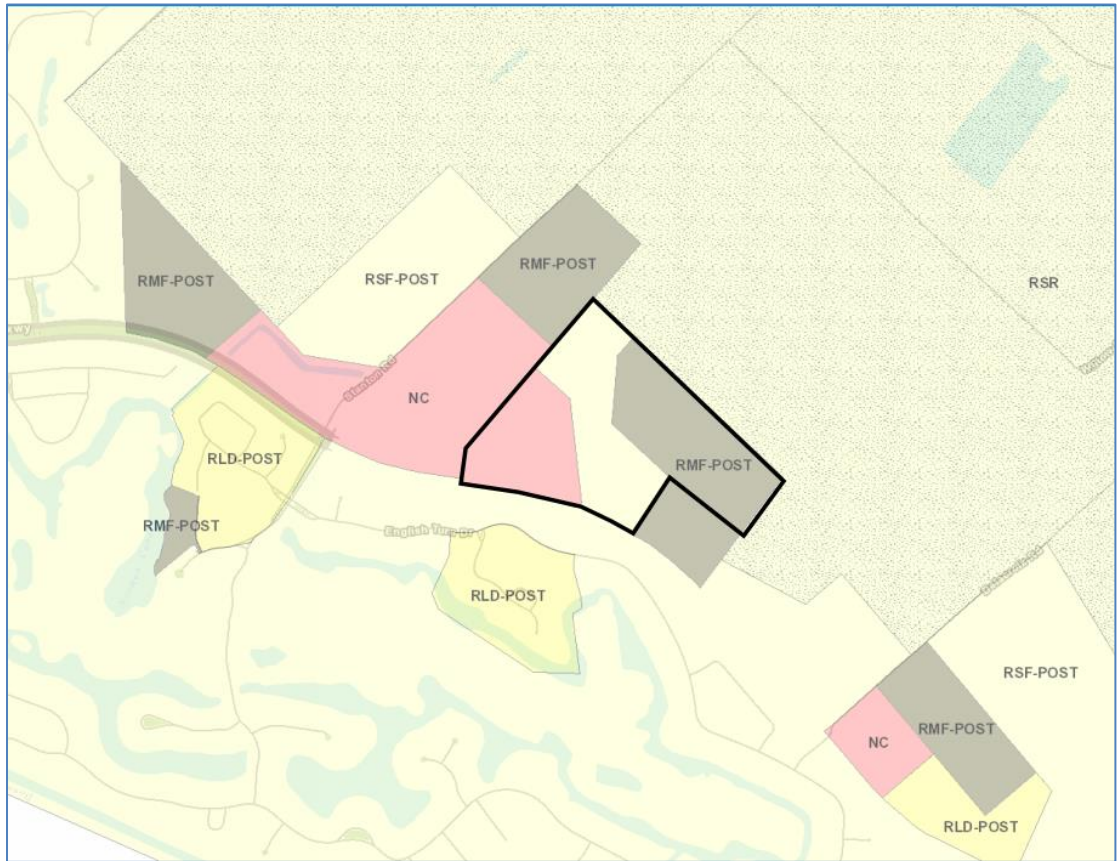


Figure 1. Subject Site

Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District (for the portion with a Neighborhood Commercial FLUM designation); S-RS Suburban Single Family Residential District (for the portion with a Residential Single-Family Post-War FLUM designation); and S-RM1 Suburban Multi-Family Residential District



Current Land Use: The property is entirely undeveloped, wooded land.

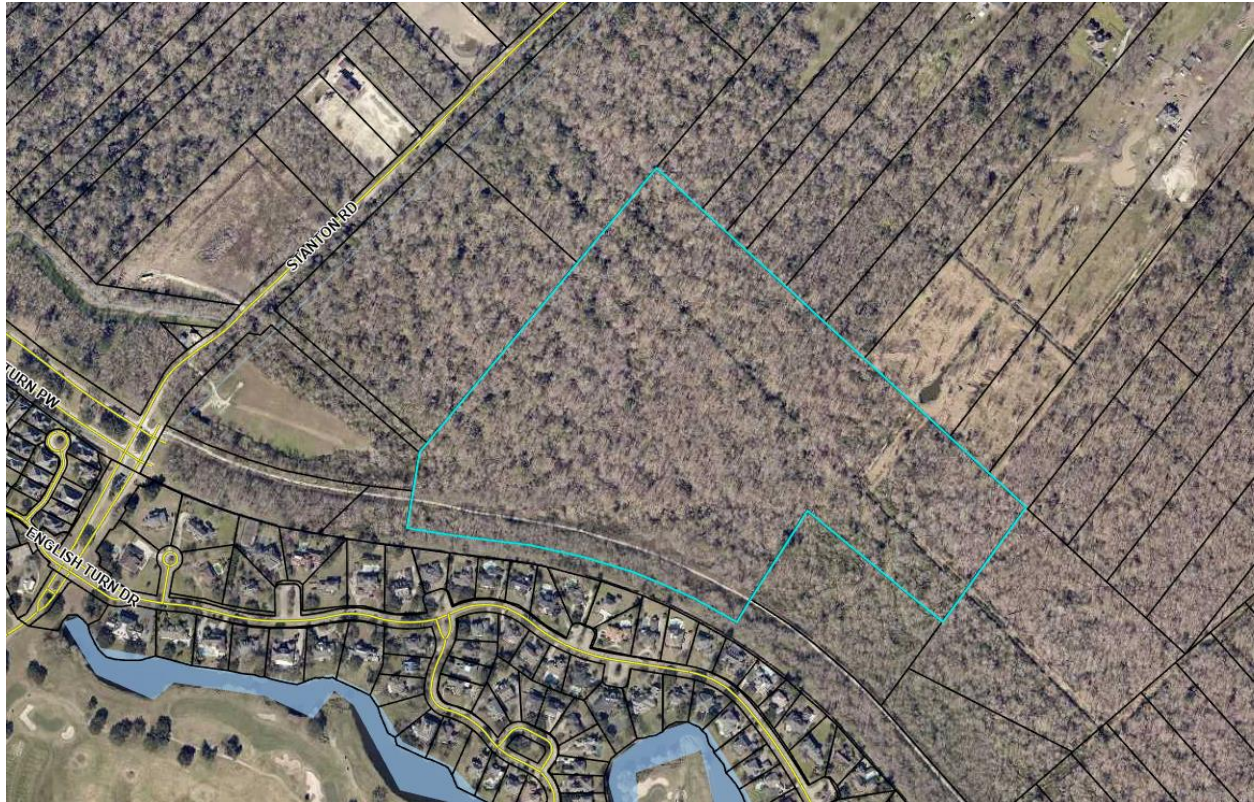


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

**Purpose:** This request was initiated by the City Council. It appears to have two purposes. First, it is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Second, it is an effort to resolve the fact that this property has a “split-FLUM,” meaning that it is divided between multiple FLUM designations that do not correspond with property lines. It is suggested that these multiple FLUM designations be replaced with a single FLUM designation that is either Residential Semi-Rural Single-Family or Residential Single-Family Post-War.

**Staff Analysis:** *Site Description & Land Use:* The subject property is an L-shaped parcel with frontage on English Turn Parkway. It is narrowest along English Turn Parkway before widening in the rear. It is entirely wooded.

*Surrounding Land Use Trends:* On three sides, this property abuts large swaths of mostly undeveloped land. Across English Turn parkway from the site is the English Turn subdivision, a large-lot residential subdivision.

*Surrounding FLUM Designations:* The just over 8-acre site is divided between three FLUM designations that include adjacent properties and also extend onto portions of this site. The westernmost portion of this property is within a Neighborhood Commercial FLUM designation that also includes nearby properties on Stanton Road. The central portion of this site is within a Residential Single-Family Post-War FLUM designation that extends outward from the English Turn subdivision and into this site. The easternmost portion of this site is within a Residential Multi-Family Post-War FLUM designation that is one of a series of Residential Multi-Family Post-War FLUM designations in the area.

*Impacts:* The impact of this change would be to both facilitate development of the site (as the split-FLUM condition to some extent hinders development) and to reduce the overall development potential. Giving the property a relatively low-density residential designation would significantly reduce the scale and intensity of development that can be achieved. It would allow only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character of through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations nearby parcels.

**Original Staff**

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

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War. A resident speaking on behalf of Lower Coast residents stated her group's support for a FLUM change Residential Semi-Rural Single-Family, arguing that the designation is most compatible with the Master Plan.

There was one speaker in opposition, who was the property owner. He said that he had received no notice of the FLUM change, nor had there been posted notice on the property, and he said he had only learned recently of the proposed change. He asked that the item be deferred. He argued that the existing zoning ensures compatibility with the residential surroundings and noted that the existing zoning allows his intended development of the site, including ground-level solar for the commercially-zoned portion of the site. He also noted his intent to build his residence on the site, as well. He said that the property has access to electricity and sewer and felt that it was not truly a rural property. The speaker representing the property owner noted that the parcel is linked to City sewer and located along English Turn Parkway, so there is street access, allowing it to accommodate development.

Commissioner Steeg made a motion to defer this matter for up to three months, allowing the property owner time to understand the implications of the potential FLUM change. Commissioner Johnson seconded the motion. The motion was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-14 IS HEREBY DEFERRED FOR UP TO THREE MONTHS.

YEAS: Johnson, Lunn, Steeg, Stewart, Witry

NAYS: Jordan, Joshi-Gupta

ABSENT: Brown, Flick

**City Planning Commission Meeting (July 9, 2024)**

The matter was scheduled for further consideration at the July 9, 2024 meeting. The staff summarized the application and presented its recommendation of approval of a change to Residential Single-Family Post-War.

A resident spoke on behalf of Lower Coast residents, saying that the parcel should be given a Residential Semi-Rural Single-Family FLUM designation, which he said would be compatible with the surrounding FLUM designations.

The property owner spoke in opposition to the change, describing his development plans for the site, including developing it with his personal home, his remote law office, and a small-scale solar panel installation.

Commissioner Steeg made a motion to approval a change of the FLUM designation to Residential Single-Family Post-War, with the exception of the portion that is designated as Neighborhood Commercial, which should remain as it is. Commissioner Flick seconded the motion, which was adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-14 IS HEREBY RECOMMENDED FOR MODIFIED APPROVAL TO RESIDENTIAL SINGLE-FAMILY POST-WAR ONLY FOR THE AREA CURRENTLY DESIGNATED AS RESIDENTIAL MULTI-FAMILY POST-WAR. THE AREA. CURRENTLY DESIGNATED AS NEIGHBORHOOD COMMERCIAL IS TO BE UNCHANGED. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: Brown, Witry

**Reason for Recommendation:**

1. The modified proposal would enable the property owner to develop it as he intends, while also ensuring that development, particularly residential development, is of the low-density character that is most typical in the Lower Coast of Algiers.

**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 as follows:

- For the portion with the current Residential Single-Family Post-War designation, reconsider the Commission’s recommendation of retaining the existing designation. Instead, change the designation to Residential Semi-Rural Single-Family. (The motion initiating this reconsideration, Motion M-24-540, refers to the FLUM designation as “Rural Real Estate (RRE),” which was an error; the Residential Semi-Rural Single-Family designation is what was intended.)
- For the portion with the current Residential Multi-Family Post-War designation, reconsider the Commission’s recommendation of a change to Residential Single-

Family Post-War. Instead, change the designation to Residential Semi-Rural Single-Family.

- For the portion with the current FLUM designation of Neighborhood Commercial, follow the Commission's recommendation to retain the Neighborhood Commercial designation.

**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?**

The Council motion requesting that the Commission did not specify a reason for reconsideration. This reconsideration request, when viewed as a group with the other reconsideration requests, would cause virtually all of the area north of English Turn Parkway to have a rural designation that is more closely aligned with the existing, mostly undeveloped character of the area. In effect, English Turn Parkway would become the dividing line between predominantly rural residential development to the north and mostly suburban-style residential development to the south.

The original Council request instructed the Commission to consider changing this parcel's designation so that instead of having multiple designations, it would be entirely designated either Residential Semi-Rural Single-Family or Residential Single-Family Post-War. The staff report noted that either designation would be appropriate, given the context of the site, but the staff recommended a change to the suburban-style Residential Single-Family Post-War to ensure consistency with the other Planning District 13 recommendations, which were also recommended by staff to Residential Single-Family Post-War.

The Commission followed the staff recommendation except for the portion of the site that is designated for neighborhood commercial use. The Commission was receptive to the property owner's intended use of that area for low-intensity commercial purposes and recommended retaining that area's designation to enable such development. The Council motion suggests that it also seeks to accommodate commercial development in that area but prefers designating the remainder of the site for rural residential development, not suburban-style residential development.

*Reconsideration analysis*

In reconsidering this application and making a recommendation between the suburban and rural designation of this site (with the exception of the neighborhood-commercial designated portion), it is ultimately necessary to conclude whether this parcel should be a continuation of the rural development (where development exists) alongside it on the northern side of English Turn Parkway or the suburban-style development of English Turn subdivision, on the opposite side of English Turn Parkway.

Context

The English Turn Parkway right-of-way serves as a stark dividing line in character, with the area north of the English Turn right-of-way, including this site, being mostly undeveloped. The nearby development that does exist is clustered along Delacroix, Stanton, and Willow Roads and is rural in character.



This site has no street access at present. It fronts a segment of English Turn Parkway that is not improved, except for the presence of electrical transmission lines. The developed portion of English Turn Parkway ends at Stanton Road, about 1,000 feet from this site.

Given this rural context and lack of infrastructure, the site is suited only for the lowest-density residential development. Under the rural future land use designation, which requires a 2 acre minimum lot size through zoning, the 36 acre area of the site that is to be designated for residential development could theoretically be divided into 18 parcels (though this is highly unlikely due to the absence of infrastructure and the owner's stated development objectives). With a suburban future land use designation, the site could be developed with over 200 residential parcels, based on the 6,000 square feet per lot area requirement that would be imposed through zoning. This far exceeds what the available infrastructure could support.

### Evaluation of the text of the Master Plan Land Use Element for Planning District 13

The rural designation suggested by the Council motion is a better fit for this location than the suburban designation suggested by the Commission, as it better aligns with the text of the Master Plan's Land Use Element for Planning District 13. The text reads:

#### “Planning District 13

Minimal changes are recommended. Existing subdivision 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 developments at higher densities should be in the form of conservation subdivisions that cluster housing to allow for significant open space.”

This text, which cannot be amended through the current Master Plan update process, provides the basis upon which map changes must be made. It's imperative that there be minimal changes to the existing development condition, that a “unique rural character” be preserved, and that there generally be two acres of land per dwelling unit, are best fulfilled by the Residential Semi-Rural Single-Family designation. This land use designation aligns directly with the text because it emphasizes the preservation of rural areas, cluster development, and two acres per dwelling unit. The full text of the designation is below:

#### “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.”

Given these considerations, the staff supports the change to Residential Semi-Rural Single-Family for the residential portion of this site.

**Recommendation:** **Approval** of the reconsideration of FLUM Designation Change to **Residential Semi-Rural Single-Family** except for the portion of the site currently designated as Neighborhood Commercial.

**Reason for Recommendation:**

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers. It creates a direct alignment between the text element of the Master Plan for Planning District 13 and the map element, as both call for the preservation of the area’s rural character, low-density residential development, and cluster development.

**City Planning Commission Meeting (November 12, 2024)**

The staff summarized the application and presented its recommendation of approval of a change to Residential Semi-Rural Single-Family except for the Neighborhood Commercial section.

A resident spoke in support of the staff’s recommendation on the FLUM amendment.

The property owner spoke in opposition. He said that the Commission’s previous recommendation was well-reasoned and that there is no reason expressed in the Council motion for the Commission changing its recommendation. He noted the presence of infrastructure serving the site, arguing that the site is well suited for single-family residential development. He also noted the potential for developing a public road to access the site.

The staff and Commission discussed the potential density levels allowed under the different residential FLUM designations, as well as the FLUM designations of neighboring properties.

Commissioner Steeg made a motion to deny the change, retaining the Commission's original recommendation made on July 9, 2024. Commissioner Flick seconded the motion, which passed.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 13-14 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, Lunn, Steeg, Stewart

NAYS: none

ABSENT: Brown, Joshi-Gupta, Witry

**Reasons for Recommendation:**

1. The Commission concluded that there was no reason to change its previous recommendation of denial.