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

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**From** CPCINFO <CPCINFO@nola.gov>

**Date** Wed 10/30/2024 12:47 PM

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

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**From:** Larry Balyeat <larry@seniorcareauthority.com>

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

**To:** CPCINFO <CPCINFO@nola.gov>

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

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

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

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

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

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**Larry Balyeat**

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