

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

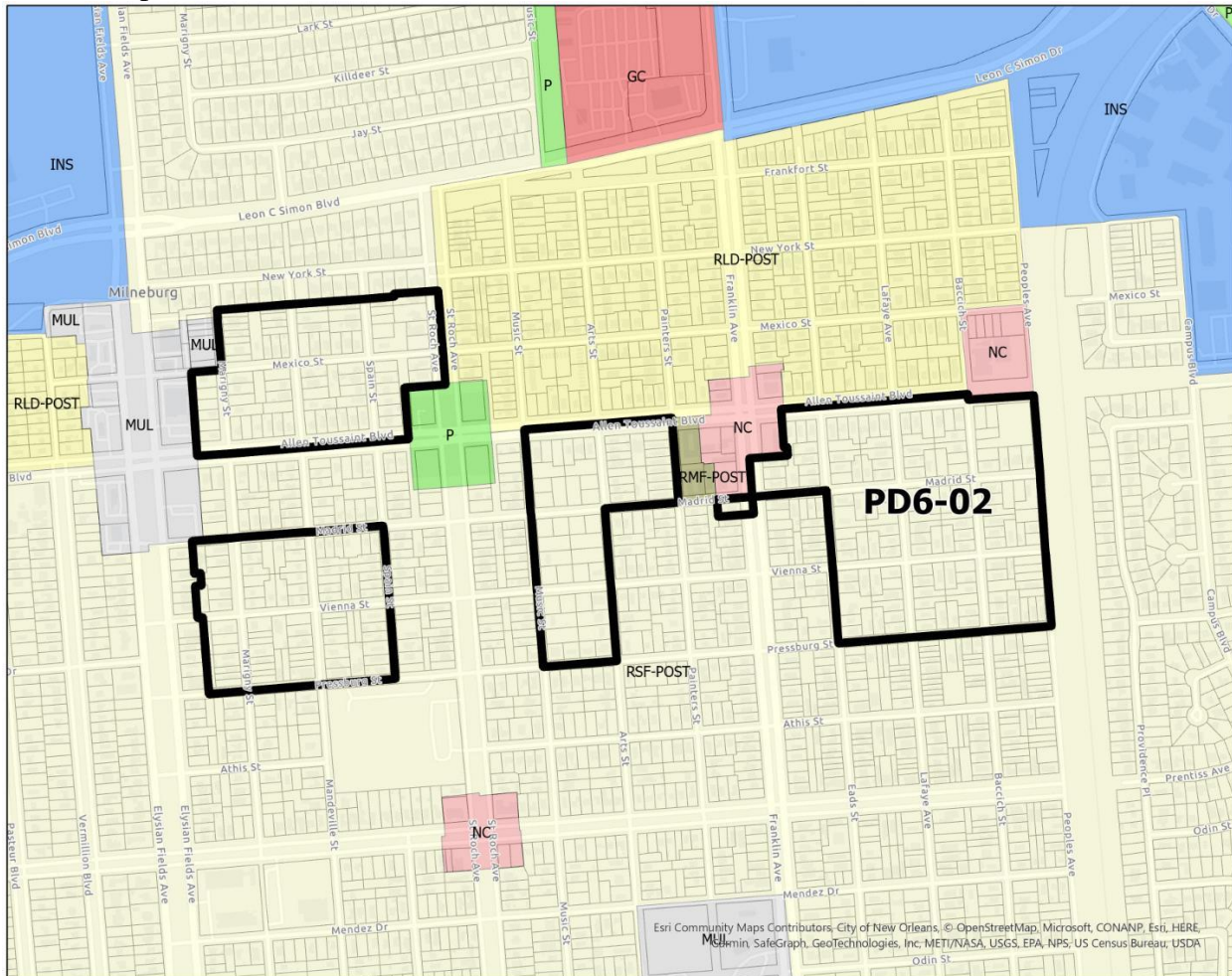
Reconsideration: Planning District 6, item 2 (PD06-02)

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 property is located across multiple lots and squares in the Third Municipal District area along Allen Toussaint Boulevard.

FLUM Map:



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

Current Land Use: Occupied residential.

Purpose: The applicant stated the request would allow for increased density, retail uses, and create a walkable, mixed-use environment.

Staff Analysis: *Site Description & Land Use:* The subject site is a cluster of four (4) nonconsecutive blocks within the Milneburg neighborhood of Gentilly. The summation of the four outlined groups is approximately 17, 869.19 feet in perimeter, 4,029,101.93 square foot section of the Milneburg neighborhood with boundaries from Allen Toussaint Boulevard to Peoples Avenue, down to Prentiss Street, along Pressburg Street, and to the corner of Elysian Fields and Allen Toussaint Boulevard. The site is currently occupied as a residential neighborhood with commercial uses at major intersections and has historically been occupied as predominately single- and two-family residential with little commercial uses.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the area that is currently zoned S-B1 Suburban Business District and S-B2 Suburban Business District that hosts a couple of different uses including small multi-family, carry-out restaurants, drive-thru restaurants, convenience stores, and personal services establishments. There are also a small number of OS-N Open Space Neighborhood parks in the area within the residential squares. The existing and historic land use pattern in this portion of Gentilly is largely residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on uniform rectangular lots with a history of residential uses.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 and S-B2 Suburban Business Districts, as well as a couple of S-RM1 Multi-Family Residential Districts. The existing Residential Single-Family Post-War FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties.

Impacts: The proposed change to Residential Low Density Post-War would allow for new development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors, as well as for businesses, traditional corner stores, and mixed use. The request could result in an increase of two-family and multi-family developments that could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established, high-demand neighborhood. Although the variety of historical commercial uses are limited, the zoning regulations should help mitigate the impacts of any

future development of this site. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

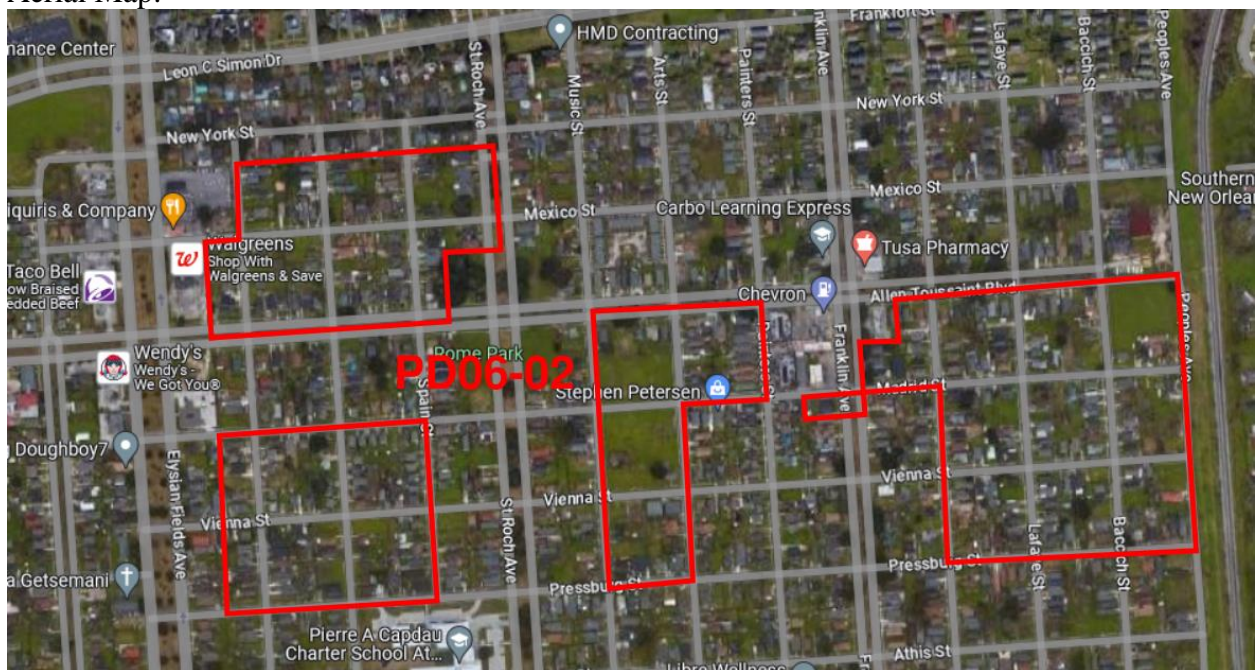
Original Staff

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

Reason for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.
2. The surrounding area has nearby commercial development patterns which is supported by non-residential zoning in the immediate vicinity.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from one speaker in support of the request, stating the FLUM change is supportive of expanding housing opportunities. Staff reminds the Commission that the small multi-family housing type is limited to four units.

There was no discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff, however it was withdrawn without a second. Commission Brown made a motion to deny the application, Commissioner Steeg seconded the motion, which did not pass and moves forward with no recommendation.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-02** IS RECOMMENDED FOR **DENIAL**.

YEAS: Alexander, Brown, Steeg, Stewart

NAYS: Jordan

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Motion Fails because it did not obtain a majority of 5 votes out of the 9-member Commission, resulting in a vote without a recommendation.

Request moves forward to City Council without a recommendation from the City Planning Commission.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider the original request to change the Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War as no legal majority was reached during the City Planning Commission hearing.

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?

This request was transmitted to the City Council without a recommendation from the City Planning Commission because it failed to receive a legal majority when it was considered at the December 5, 2023, City Planning Commission hearing.

Because there is no new information and the City Planning Commission did not have a recommendation, the logic and reasoning for staff's original recommendation remains. Staff supports the request to change the FLUM designation for this site from Residential Single-Family Post-War to Residential Low Density Post-War to return historic residential densities to the petitioned area and create congruity between existing two-family residential structures and the FLUM designation.

Therefore, the staff recommends approval the reconsideration request to change the FLUM designation from Residential Single-Family Post-War to Residential Low Density Post-War.

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

Reasons for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.
2. The surrounding area has nearby commercial development patterns which is supported by non-residential zoning in the immediate vicinity.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of approval, to change the FLUM designation from Residential Single-Family Post-War to Residential Low-Density Post War. No members of the public spoke in opposition or support.

Commissioner Johnson made a motion to deny the reconsideration request to change the FLUM to Residential Low-Density Post War in favor of retaining the current FLUM of Residential Single-Family Post-War. Commissioner Joshi-Gupta seconded the motion, which was approved unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 6-02** 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: Brown, Flick, Joshi-Gupta, Johnson, Witry, Stewart

NAYS: None

ABSENT: Jordan, Lunn, Steeg