

**PLANNING DISTRICT 8 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

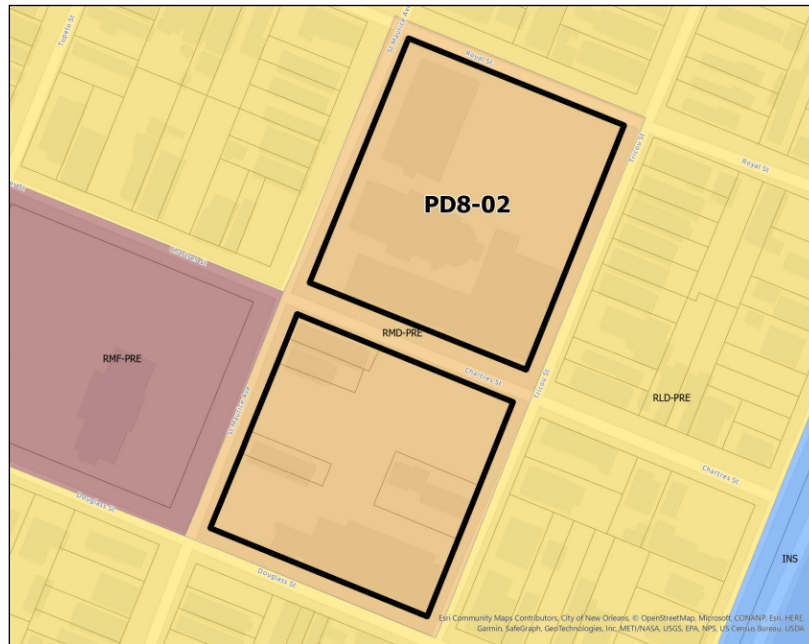
**Reconsideration:** Planning District 8, item 2 (PD08-02)

**Applicant:** Council District E

**Request:** *Change of Future Land Use Map Designation from Residential Medium Density Pre-War to Mixed-Use Medium Density*

**Location:** This amendment proposal area is bounded by St. Maurice Avenue, Tricou Street, Royal Street, and Douglass Street.

**FLUM Map:**



**Current Zoning:** HU-RM1 Historic Urban Residential Multi-Family Residential District

**Current Land Use:** This site is currently developed with several vacant buildings that historically functioned as part of the St. Maurice Church, nursing home, and parochial school.

**Purpose:** The applicant seeks a change from the current Residential Medium Density Pre-War FLUM designation to a Mixed-Use Medium Density FLUM designation to create “more flexible zoning options” for the former St. Maurice Church and nursing home site.

**Staff Analysis:** *Site Description & Land Use:* The subject is the historic site of the St. Maurice Church, nursing home, and parochial school, which encompasses two city squares bounded by St. Maurice Avenue, Tricou Street, Royal

Street, and Douglass Street in the Holy Cross neighborhood. The site is currently vacant.

**Figure 1: St. Maurice Catholic Center Building**



**Figure 2: St. Maurice Catholic Center Building**



**Figure 3: St. Maurice Catholic Church**



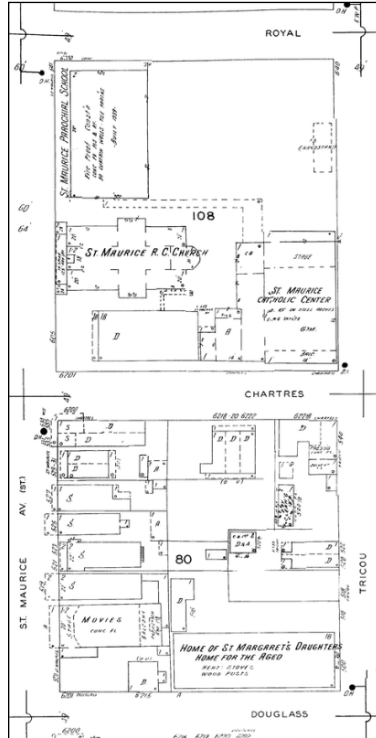
*Surrounding Land Use Trends:* This neighborhood is largely a mix of single- and two-family dwellings, with occasional neighborhood-serving commercial uses along historic commercial corridors and corner lots, maritime industrial uses along the riverfront, and the Jackson Barracks along the Orleans-St. Bernard Parish Line.

*Surrounding FLUM and Zoning Designations:* The site is located within a large Residential Low-Density Pre-War area, which largely features HU-RD2 zoning, with the exception of an Industrial FLUM designation and MI Maritime Industrial zoning along the riverfront, and neighborhood-serving commercial uses along historic commercial corridors and corner lots (which feature a Residential Low-Density Pre-War FLUM designation and the HU-B1, HU-B1A, and HU-MU zoning districts).

*Impacts:* The site's current FLUM designation, Residential Medium-Density Pre-War aims to "preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and

sizes and allow for compatible infill development”. This FLUM designation allows for a range of historic urban zoning districts, including HU-RD2, HU-RM1, HU-B1A, HU-B1 and HU-MU.

**Figure 1. 1937 Sanborn Map**



The applicant is requesting a change to the Mixed-Use Medium Density FLUM designation, which aims to “create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods”. In historic urban neighborhoods, this FLUM designation allows for a range of zoning districts including HU-RD2, HU-RM1, HU-RM2, HU-B1A, HU-B1, HU-MU, C-1, and MU-1. The most notable difference between the current RMD-PRE FLUM designation, and the requested MUM designation, is the potential for a future C-1 or MU-1 zoning. Given the historic nature of the site and its location within the interior of a historic urban neighborhood, a C-1 or MU-1 zoning could potentially introduce uses out context and scale with the neighborhood. Both the C-1 and MU-1 zoning districts are primarily geared for larger scale commercial

corridors, rather than the interior of historic urban neighborhoods. Currently, under the RMD-PRE FLUM designation, the site is eligible for a re-zoning to HU-MU Historic Urban Mixed Use, which provides for an array of potential uses that closely align with the applicant’s request and the scale of the neighborhood, without need for a change in the FLUM designation.

**Original Staff**

**Recommendation:** **DENIAL** of the FLUM Designation Change to **Mixed-Use Medium Density**.

**Reasons for Recommendation:**

1. The site’s current FLUM designation allows for a re-zoning to HU-MU Historic Urban Mixed-Use zoning district, which allows for an array of uses that align with the applicant’s request.
2. The MUM Mixed-Use Medium Density FLUM designation could potentially introduce uses and scales incompatible with the interior of a historic urban neighborhood.



## City Planning Commission Meeting (January 9th, 2023)

Staff introduced the amendment, stating that it is a request by the City Planning Commission to change the Future Land Use Map Designation from Residential Medium Density Pre-War to Mixed-Use Medium Density. The amendment area is bound by St. Maurice Avenue, Tricou Street, Royal Street, and Douglas Street. This site is currently developed with several vacant buildings that historically functioned as part of the St. Maurice Church, nursing home, and parochial school. The site is currently zoned HU-RM1 Historic Urban Residential Multi-Family Residential District and features a Residential Medium Density Pre-War future land use designation.

Staff explained that the most notable difference between the current RMD-PRE FLUM designation, and the requested MUM designation, is the potential for a future C-1 or MU-1 zoning districts, which are primarily geared for larger scale commercial corridors, rather than the interior of historic urban neighborhoods like Holy Cross. Given the historic nature of the site and its location within the interior of a historic urban neighborhood, a C-1 or MU-1 zoning could potentially introduce uses out context and scale with the neighborhood. Staff further stated that under the RMD-PRE FLUM designation, the site is eligible for a re-zoning to HU-MU Historic Urban Mixed Use, which provides for an array of potential uses that closely align with the intent of the applicant's request and the scale of the neighborhood, without need for a change in the FLUM designation. For this reason, staff recommended denial of the request.

Jessica Walker spoke on behalf of the applicant, and explained her concern that the staff recommendation would preclude the potential for a future HU-RM2 Multi-Family Residential zoning at the site, which could allow for the higher density they are seeking. There was some discussion among the Commission, applicant, and staff, who ultimately settled on the Residential Multi-Family Pre-War FLUM designation as an alternative to Mixed-Use Medium Density, while still featuring the HU-RM2 Multi-Family Residential zoning as a consistent zoning.

Commissioner Lunn made a motion for modified approval, which was seconded by Commissioner Flick and adopted.

### **Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 8-02** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** TO CHANGE THE FUTURE LAND-USE CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY PRE-WAR TO RESIDENTIAL MULTI-FAMILY PRE-WAR. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Lunn, Stewart, Steeg, Witry

NAYS: None

ABSENT: Alexander, Jordan, Joshi-Gupta

**Reasons for Recommendation:**

1. The RMF-PRE FLUM would expand potential future zoning districts to include HU-RM2 Multi-Family Residential zoning, while maintaining the HU-MU Historic Urban Mixed-Use zoning option.

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

The City Council asks the City Planning Commission to consider modifying the recommendation of modified approval with a FLUM change to Residential Multi-Family Pre-War to recommending a FLUM change to Mixed-Use Medium Density for the property.

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

No issues have been raised relative to the potential impacts of the CPC's original recommendation. The City Council's reconsideration request asks the City Planning Commission to reconsider the original consideration – to change the site's FLUM designation from Residential Medium-Density Pre-War to Mixed-Use Medium-Density. The staff originally recommended denial of this request and the City Planning Commission recommended modified approval to the Residential Medium-Density Pre-War designation.

The current FLUM designation, Residential Medium-Density Pre-War, allows for a range of historic urban zoning districts, including HU-RD2, HU-RM1, HU-B1A, HU-B1 and HU-MU districts. The requested Mixed-Use Medium Density FLUM designation is compatible with the HU-RD2, HU-RM1, HU-RM2, HU-B1A, HU-B1, HU-MU, C-1, and MU-1 Districts. The most notable difference between the current Residential Medium-Density Pre-War FLUM designation, and the requested Mixed-Use Medium Density designation, is the potential for a future C-1 or MU-1 zoning. Given the historic nature of the site and its location within the interior of a historic urban neighborhood, a C-1 or MU-1 zoning could potentially introduce uses out of context and scale with the neighborhood. Both the C-1 and MU-1 zoning districts are primarily geared for larger scale commercial corridors, rather than the interior of historic urban neighborhoods. Currently, under the existing FLUM designation, the site is eligible for a re-zoning to HU-MU Historic Urban Mixed Use, which provides for an array of potential uses that closely align with the applicant's request and the scale of the neighborhood, without need for a change in the FLUM designation.

The Commissioners recommended a FLUM change to the Residential Multi-Family Pre-War designation. This designation is very similar to the existing FLUM designation with

two exceptions. The existing Residential Medium Density Pre-War designation is consistent with the HU-RD2 district whereas the Residential Multi-Family Pre-war Designation is not. Similarly, the Residential Multi-Family Pre-War designation is consistent with the HU-RM2 District, whereas the Residential Medium-Density Pre-War Designation is not. Both districts are compatible with the HU-RM1, HU-B1A, HU-B1 and HU-MU Districts.

Because the recommendation from the City Planning Commission supports additional housing opportunities, the staff recommends a FLUM change from the Residential Medium-Density Pre-War designation to the Residential Multi-Family Pre-War designation, and recommends denial of the consideration to change the FLUM to Mixed-Use Medium Density.

**Recommendation:** **Denial** of the FLUM Designation Change from Residential Medium-Density Pre-War to Mixed-Use Medium Density and recommends the City Planning Commission’s recommendation of Residential Multi-Family Pre-War.

**Reason for Recommendation:**

1. The Residential Multi-Family Pre-War FLUM would expand potential future zoning districts to include HU-RM2 Multi-Family Residential zoning, while maintaining the HU-MU Historic Urban Mixed-Use zoning option.

**City Planning Commission Hearing (January 7, 2025)**

The staff presented the case to the commission with the recommendation to deny the reconsideration request instead to maintain the Commission’s original recommendation of Residential Multi-Family Pre-War. No one spoke in opposition or support.

Commissioner Johnson made a motion to deny the reconsideration request per staff’s recommendation. Commissioner Flick seconded the motion which was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 8-02** 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, Johnson, Joshi-Gupta, Stewart, Witry

NAYS: None

ABSENT: Jordan, Lunn, Steeg,

**Reason for Recommendation:**

1. The Residential Multi-Family Pre-War FLUM would expand potential future zoning districts to include HU-RM2 Multi-Family Residential zoning, while maintaining the HU-MU Historic Urban Mixed-Use zoning option.



**PLANNING DISTRICT 8 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

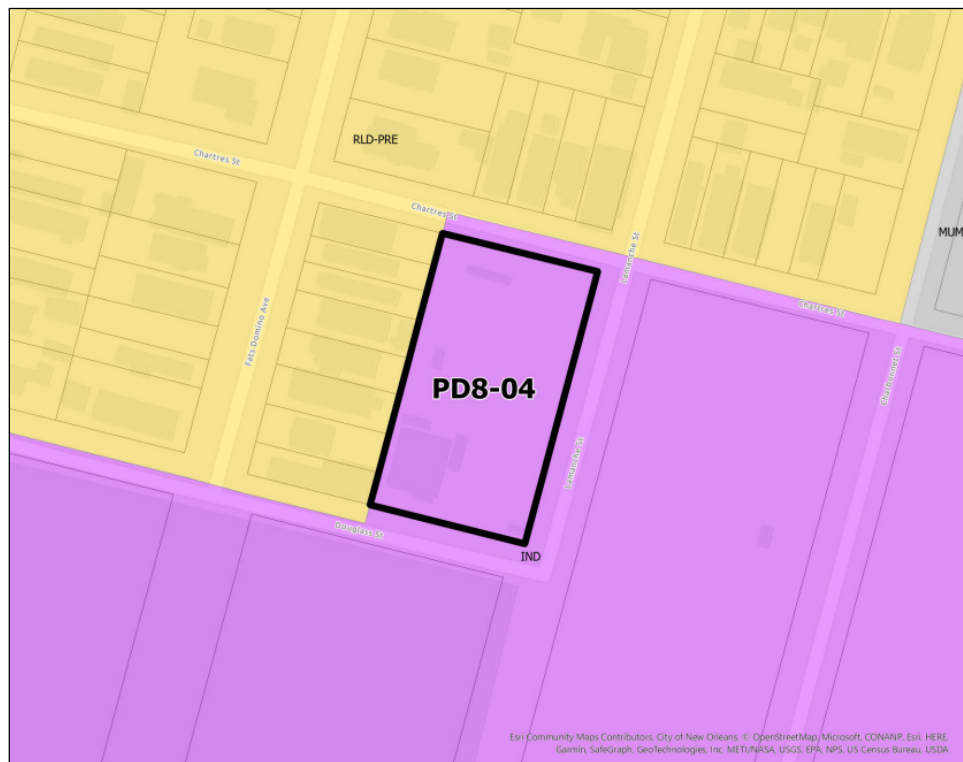
**Reconsideration:** Planning District 8, item 4 (PD08-04)

**Applicant:** City Planning Commission

**Request:** *Change of Future Land Use Map Designation from Industrial to Mixed-Use Medium Density*

**Location:** This amendment proposal area is bound by Douglass Street, Lamanche Street, Fats Domino Ave, and Chartres Street.

**FLUM Map:**



**Current Zoning:** MI Maritime Industrial District

**Current Land Use:** This lot is developed with a warehouse structure and is actively used as a storage yard.

**Purpose:** The applicant has requested the change in FLUM designation to promote a buffer between the interior of the neighborhood and the surrounding industrially zoned riverfront.

**Staff Analysis:** *Site Description & Land Use:* The subject site is an approximately 44,000 square foot lot, Lot 8, Square 61, bounded by Douglass Street, Lamanche

Street, Fats Domino Ave, and Chartres Street. It is currently developed with an approximately 4,200 square-foot warehouse structure and lot used for storage of port-related transportation equipment.

**Figure 1: Lakebound View from Douglas Street**



**Figure 2: Looking Upriver from Lamanche Street**



*Surrounding Land Use Trends:* This neighborhood is largely a mix of one- and two-family dwellings, with occasional neighborhood-serving commercial uses along historic commercial corridors and corner lots, maritime industrial uses along the riverfront, and the Jackson Barracks along the Orleans-St. Bernard Parish Line.

*Surrounding FLUM and Zoning Designations:* The site is directly adjacent to a large Residential Low-Density Pre-War area, which is largely zoned HU-RD2, with maritime industrial uses along the riverfront (Industrial FLUM designation and MI Maritime Industrial zoning), and neighborhood-serving commercial uses along historic commercial corridors and corner lots (Residential Low-Density Pre-War FLUM). The intent of the MI Maritime Industrial District is to provide for water-related and maritime shipping-related industrial operations, in particular port operations.

*Impacts:* The goal of the Industrial FLUM designation is “retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.” The introduction of a mixed-use FLUM designation, and potentially a mixed-use zoning in the future would introduce an array of neighborhood-serving uses to this parcel, namely residential uses, while precluding some of the more intense industrial uses currently allowed. While this could potentially also preclude industrial job creation, it could be argued that a lighter mixed-use zoning could introduce other opportunities for less impactful commercial uses, such as neighborhood-serving uses that can be found in other riverfront neighborhoods such as Bywater, Lower Garden District, and Irish Channel, where historically Port-dependent uses have gradually transitioned into neighborhood-serving uses via the adaptive reuse of underutilized industrial warehouses.

The applicant is requesting a change to the Mixed-Use Medium Density designation, which aims to “create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods”. In historic urban neighborhoods, this FLUM designation allows for a range of zoning districts including HU-RD2, HU-RM1, HU-RM2, HU-B1A, HU-B1, HU-MU, C-1, and MU-1. Given the historic nature of the site and its location within a historic urban neighborhood, a potential C-1 or MU-1 zoning could introduce uses out context and scale with the neighborhood. Rather than the requested Mixed-Use Medium density FLUM designation requested, staff is recommending a Residential Low-Density Pre-War designation, which would align the site with the predominant FLUM throughout the interior of the neighborhood. Under the RLD-PRE FLUM designation, the site would be eligible for a re-zoning to HU-MU Historic Urban Mixed Use, which provides for an array of potential uses that closely align with the applicant’s request and other riverfront neighborhoods throughout the City.

## **Original Staff**

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

Reason for Recommendation:

1. The Residential Low Density Pre-War FLUM is in alignment with the FLUM designation throughout the interior of the Holy Cross neighborhood and offers a path to a less intense, mixed-use transitional zoning such as the HU-MU Historic Urban Neighborhood Mixed-Use District.

## **City Planning Commission Meeting (January 9th, 2023)**

Staff introduced the amendment, stating that it is a request by the City Planning Commission to change the Future Land Use Map Designation from Industrial to Mixed-Use Medium Density. This amendment proposal area is bound by Douglass Street, Lamanche Street, Fats Domino Ave, and Chartres Street and is developed with a 4,200 square-foot warehouse structure and lot used for storage of port-related transportation equipment. The applicant has requested the change in FLUM designation to promote a buffer between the interior of the neighborhood and the surrounding industrially zoned riverfront.

Staff explained that goal of the site's current Industrial FLUM designation is "retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans' residents." The introduction of a less intense, mixed-use FLUM designation, and potentially a mixed-use zoning in the future would introduce an array of neighborhood-serving uses to this parcel, namely residential uses, while precluding some of the more intense industrial uses currently allowed. While this could potentially also preclude industrial job creation, it could be argued that a lighter mixed-use zoning could introduce other opportunities for less impactful commercial uses, such as neighborhood serving uses that can be found in other riverfront neighborhoods such as Bywater, Lower Garden District, and Irish Channel, where historically Port-dependent uses have gradually transitioned into neighborhood-serving uses via the adaptive reuse projects.

Staff stated that while the applicant has requested a Mixed-Use Medium Density FLUM designation, staff is recommending a modified approval to the less intense Residential Low Density Pre-War designation, which is more aligned the rest of the neighborhood and other transitional riverfront neighborhoods throughout the City.

A neighbor spoke in support of the amendment, stating that she seeks to see less of an industrial presence in the residential neighborhood, where trucks often pass through, ignoring posted truck routes.



Commissioner Brown made a motion of modified approval, which was seconded by Commissioner Brown, and adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 8-04** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** TO CHANGE THE FUTURE LAND-USE CLASSIFICATION FROM INDUSTRIAL TO RESIDENTIAL LOW DENSITY PRE-WAR. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Lunn, Stewart, Steeg, Witry

NAYS: None

ABSENT: Alexander, Jordan, Joshi-Gupta

**Reasons for Recommendation:**

1. The Residential Low Density Pre-War FLUM is in alignment with the FLUM designation throughout the interior of the Holy Cross neighborhood and offers a path to a less intense, mixed-use transitional zoning such as the HU-MU Historic Urban Neighborhood Mixed-Use District.

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

The City Council asks the City Planning Commission to consider modifying the recommendation of modified approval with a FLUM change to Residential Low Density Pre-War to recommending a FLUM change to Mixed-Use Medium Density for the property.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change from Industrial to the Residential Low-Density Pre-War FLUM Designation. The reconsideration request to the Mixed-Use Medium Density FLUM designation could allow a future zoning change to the C-1 General Commercial or MU-1 Medium Intensity Mixed-Use District that could introduce uses out context and scale with the neighborhood, the historic nature of the site and its location within a historic urban neighborhood. The City Planning Commission's recommendation of Residential Low-Density Pre-War FLUM designation would align the site with the predominant FLUM throughout the interior of the neighborhood. This FLUM designation is compatible with the HU-MU Historic Urban Mixed Use, which provides for an array of potential uses that closely align with the applicant's request and other riverfront neighborhoods throughout the City.

The table below indicates which zoning districts are compatible with the City Planning Commission’s recommendation of Residential Low-Density Pre-War and those compatible with the Mixed-Use Medium Density FLUM designation.

Master Plan Future Land Use Map	Consistent Zoning District Classifications in the Lower Ninth Ward
Residential Low-Density Pre-War (City Planning Commission’s recommendation)	<ul style="list-style-type: none"> <li>• HU-RD1 Two Family Residential District</li> <li>• HU-RD2 Two Family Residential District</li> <li>• HU-RM1 Multi-Family Residential District</li> <li>• HU-B1A Neighborhood Business District</li> <li>• HU-B1 Neighborhood Business District</li> <li>• HU-MU Neighborhood Mixed-Use District</li> </ul>
Mixed-Use Medium Density (Originally Requested FLUM Designation)	<ul style="list-style-type: none"> <li>• HU-RD2 Two Family Residential District</li> <li>• HU-RM1 Multi-Family Residential District</li> <li>• HU-RM2 Multi-Family Residential District</li> <li>• HU-B1A Neighborhood Business District</li> <li>• HU-B1 Neighborhood Business District</li> <li>• HU-MU Neighborhood Mixed-Use District</li> <li>• C-1 General Commercial District</li> <li>• MU-1 Medium Intensity Mixed-Use District</li> <li>• EC Educational Campus District</li> <li>• MC Medical Campus District</li> <li>• MS Medical Service District</li> </ul>

No additional information has been provided to reevaluate the staff and commission’s recommendation of the Residential Low-Density Pre-War FLUM designation for this site. Therefore, the staff cannot support this reconsideration.

**Recommendation:** **Denial** of the reconsideration to change the FLUM designation for the affected properties from the Residential Low-Density Pre-War FLUM designation to the Mixed-Use Medium Density designation.

**Reasons for Recommendation:**

1. The Residential Low Density Pre-War FLUM, as originally recommended by the City Planning Commission, is in alignment with the FLUM designation throughout the interior of the Holy Cross neighborhood and offers a path to a less intense, mixed-use transitional zoning district such as the HU-MU Historic Urban Neighborhood Mixed-Use District.

## **City Planning Commission Hearing (January 7, 2025)**

The staff presented the case to the commission with the recommendation to deny the reconsideration request in favor of maintaining the Commission's original recommendation of Residential Low-Density Pre-War. One speaker spoke in opposition to the reconsideration, and in support of the Commission's original decision.

Commissioner Brown made a motion to deny the reconsideration request per staff's recommendation. Commissioner Joshi-Gupta seconded the motion which was unanimously adopted.

### **Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 8-04 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, Johnson, Joshi-Gupta, Stewart, Witry

NAYS: None

ABSENT: Jordan, Lunn, Steeg,

### **Reason for Recommendation:**

1. The Residential Low Density Pre-War FLUM, as originally recommended by the City Planning Commission, is in alignment with the FLUM designation throughout the interior of the Holy Cross neighborhood and offers a path to a less intense, mixed-use transitional zoning district such as the HU-MU Historic Urban Neighborhood Mixed-Use District.

**PLANNING DISTRICT 8 FUTURE LAND USE MAP AMENDMENT REQUESTS  
STAFF REPORT RECONSIDERATION**

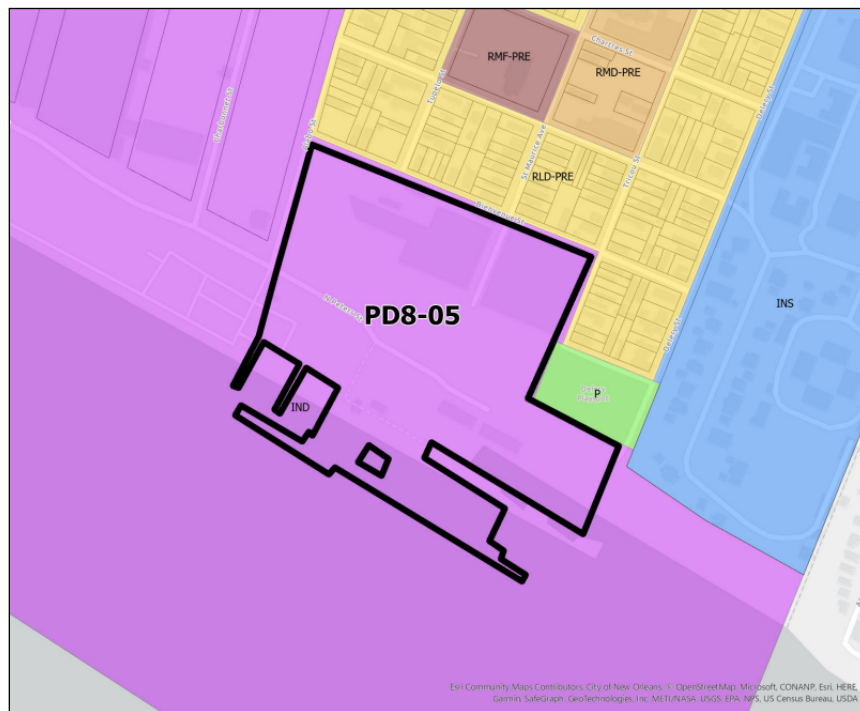
**Reconsideration:** Planning District 8, item 5 (PD08-05)

**Applicant:** Council District E

**Request:** *Change of Future Land Use Map Designation from Industrial to Institutional*

**Location:** This amendment proposal area is bounded by the Mississippi River, Alabo Street, Bienvenu Street, Alhambra Street, and Delery Street.

**FLUM Map:**



**Current Zoning:** MI Maritime Industrial District

**Current Land Use:** This lot is developed with two large vacant warehouse structures.

**Purpose:** The applicant has requested the change in FLUM designation to promote the future use of the underutilized warehouse buildings as an educational campus.

**Staff Analysis:** *Site Description & Land Use:* The subject site features a large parcel, bounded by the Mississippi River, Alabo Street, Bienvenu Street, Alhambra Street, and Delery Street. It is currently developed with two large warehouse structures, which are vacant.



**Figure 1: Lakebound View from Tricou Street**



**Figure 2: Looking Towards the River from Bienvenue Street**



**Figure 3: 2021 Aerial Imagery**



*Surrounding Land Use Trends:* This neighborhood is largely a mix of one- and two-family dwellings, with occasional neighborhood-serving commercial uses along historic commercial corridors and corner lots, maritime industrial uses along the riverfront, and the Jackson Barracks along the Orleans-St. Bernard Parish Line.

*Surrounding FLUM and Zoning Designations:* The site is directly adjacent to a large Residential Low-Density Pre-War area, which is largely zoned HU-RD2, with maritime industrial uses along the riverfront (Industrial FLUM designation and MI Maritime Industrial zoning), and neighborhood-serving commercial uses along historic commercial corridors and corner lots (Residential Low-Density Pre-War FLUM designation.) The intent of the MI Maritime Industrial District is to provide for water-related and maritime shipping-related industrial operations, in particular port operations.

*Impacts:* The site is owned by the Port of New Orleans; however, the original application, routed via Council District E, was not submitted by the Port of New Orleans. The Port has no future plans to convert this property to an educational facility or another use that would fall under the Institutional FLUM category.

The goal of the Industrial FLUM designation is “retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.” An Institutional FLUM designation could introduce zoning districts such as the EC Educational Campus District, MC Medical Campus District, MS Medical Service District, HU-MU Neighborhood Mixed-Use District, MU-1 Medium Intensity Mixed-Use District, MU-2 High Intensity Mixed-Use District, OS-R Regional Open Space District, C1 General

Commercial District, and LI Light Industrial District. While staff sees merit in this proposal, as an adaptive reuse of the existing vacant warehouse buildings could spur investment in the neighborhood, this FLUM designation could also potentially introduce zoning districts that are out-of-scale with the overall development character of the Holy Cross neighborhood. More germane to this particular request, the property owner of the site, the Port of New Orleans, did not request the FLUM change and does not need the FLUM change for the future plans of this site.

### **Original Staff**

**Recommendation:** **Denial** of the FLUM Designation Change to **Institutional**

Reason for Recommendation:

1. The Port of New Orleans owns this site and has no intention of converting the site to an institutional use.

### **City Planning Commission Meeting (December 5, 2023)**

The staff summarized the application and presented its recommendation of denial, explaining that while staff saw merit in the request, the introduction of an Institutional Future Land-Use at the site could potentially introduce zoning and land-uses beyond educational that were out of context and scale with the neighborhood. Staff also explained that the owner of the property, the Port of New Orleans, had no plans for the future of the property. The applicant spoke, explaining they foresaw the blighted buildings being used similarly to the American College of the Building Arts in Charleston, South Carolina, and explained that a study noted the buildings as the number one asset for the Lower 9<sup>th</sup> Ward, but that she did not see many developers jumping at the opportunity to redevelop the site in a mixed-use capacity. She explained that a potential fine arts vocational school at the site would support trades currently lacking in the City and attract new residents to the neighborhood, but she is not opposed to alternative visions for the site, including other types of trades schools including maritime workforce training. Commissioner Steeg verified with staff that the site is currently zoned Maritime Industrial, and asked if the Port needed it to be zoned Maritime Industrial for a potential use, to which the staff replied that would be a question better directed to the Port. Staff explained that while they appreciated the sentiment of the request, that the Institutional request was permissive of uses far beyond the scope of the request.

Commissioner Steeg asked which less intense FLUM could the Commission recommend that would allow the types of uses outlined by the applicant. CPC staff discussed this and presented Residential Medium Density Pre-War as an option and was inclusive of the applicant's prospective uses, with much of the neighborhood currently featuring that designation. Staff added that educational uses, including vocational uses, are currently permitted in Maritime Industrial zoning districts, although the permitted list of uses would not be as expansive as an Educational Campus zoning district might have. Staff added that industrial zoning districts do however restrict residential uses strictly. Staff stated that the

Residential Medium Density FLUM designation is present nearby already, and often on the periphery of historic neighborhoods. Commissioner Steeg asked that if a FLUM change to Residential Medium Density Pre-War were approved, would that prevent the Port from using the property for maritime industrial purposes in the future. Staff responded that it would not, because the FLUM change does not initiate a zoning change, and the property would retain its current zoning and entitlements. Commissioner Steeg made a motion to deny staff recommendation, instead offering a modified recommendation for approval of a change FLUM to Residential Medium Density Pre-War. Commission Brown seconded the motion, which was unanimously adopted.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 8-05** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** TO CHANGE THE FUTURE LAND-USE CLASSIFICATION FROM INDUSTRIAL TO RESIDENTIAL MEDIUM DENSITY PRE-WAR.

YEAS: Alexander, Brown, Jordan, Steeg

NAYS: Stewart

ABSENT: Flick, 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.**

**Reasons for Recommendation:**

1. The City Planning Commissioner, in an effort to compromise with the applicant, proposed the Residential Medium-Density Pre-War FLUM designation which is compatible with less intense zoning districts than the proposed Institutional designation. However, a majority of votes wasn't obtained, resulting in a vote without a recommendation.

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

The City Council asks the City Planning Commission to consider modifying the recommendation to retain the current FLUM designation of Industrial rather than recommending a FLUM change to Residential Medium Density Pre-War for the property.

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

This item was considered at the December 5, 2023, City Planning Commission. Four of the five present City Planning Commissioners voted in favor of the Motion for modified approval to change the Future Land Use Map (FLUM) designation from Industrial to Residential Medium-Density Post-War. A legal majority (five votes) is required to adopt a motion. In this case, the Motion only received four votes, failing to obtain a legal majority

and resulting in a no recommendation. However, the minutes from that meeting and the Motion directing the City Planning Commission to reconsider this request erroneously state the CPC's Motion of modified approval was adopted. Staff would like to correct the record that the CPC motion for modified approval was not adopted, and the request, PD8-05, continued to the Council with no official recommendation.

The City Planning Commission staff conferred with the City Council Land Use Officer who stated their intention for reconsideration, despite the error, remains the same.

The City Planning Commission staff originally recommended denial of the request; the concerns the staff had that led to this recommendation still stand. The request for the FLUM change originated not from the owner of the site – the Port of New Orleans – but from a community member who envisioned a school at this site. The Port has stated no intention to utilize the site for any institutional use.

Therefore, the staff supports the reconsideration request to retain the existing Industrial FLUM designation of the site.

**Recommendation:** **Approval** of the reconsideration to retain the FLUM designation of Industrial.

**Reasons for Recommendation:**

1. No new information has been provided.
2. The Port of New Orleans owns this site and intends to utilize this site with uses that are allowable under its current zoning and Future Land Use Map designation.

**City Planning Commission Hearing (January 7, 2025)**

The staff presented the case to the commission with the recommendation to approve the reconsideration request to retain the current FLUM of Industrial. Many members of the public spoke in opposition of the reconsideration to retain the current FLUM, instead supporting a change to Residential Medium-Density Pre-War.

There was much discussion between the Commissioners, the public, and the staff. The Commission conversed with the representative from the City Attorney's Office about the specific action the CPC could take based on the text of the reconsideration request and the steps in the process for the Master Plan Amendments.

Commissioner Johnson made a general motion to reconsider the request, which was seconded by Commissioner Flick and approved unanimously. The motion to reconsider was later deemed unnecessary, only one motion was required.

Commissioner Johnson made a second motion for modified approval of the reconsideration to change the FLUM to Residential Medium Density Pre-War. This was seconded by Commissioner Flick and approved unanimously.

**Motion:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 8-05** IS HEREBY RECOMMENDED FOR MODIFIED APPROVAL TO **RESIDENTIAL MEDIUM DENSITY PRE-WAR**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Johnson, Joshi-Gupta, Stewart, Witry

NAYS: None

ABSENT: Jordan, Lunn, Steeg,

**Reason for Recommendation:**

1. The Residential Low Density Pre-War FLUM, as originally recommended by the City Planning Commission, is in alignment with the FLUM designation throughout the interior of the Holy Cross neighborhood and offers a path to a less intense, mixed-use transitional zoning district such as the HU-MU Historic Urban Neighborhood Mixed-Use District.