

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

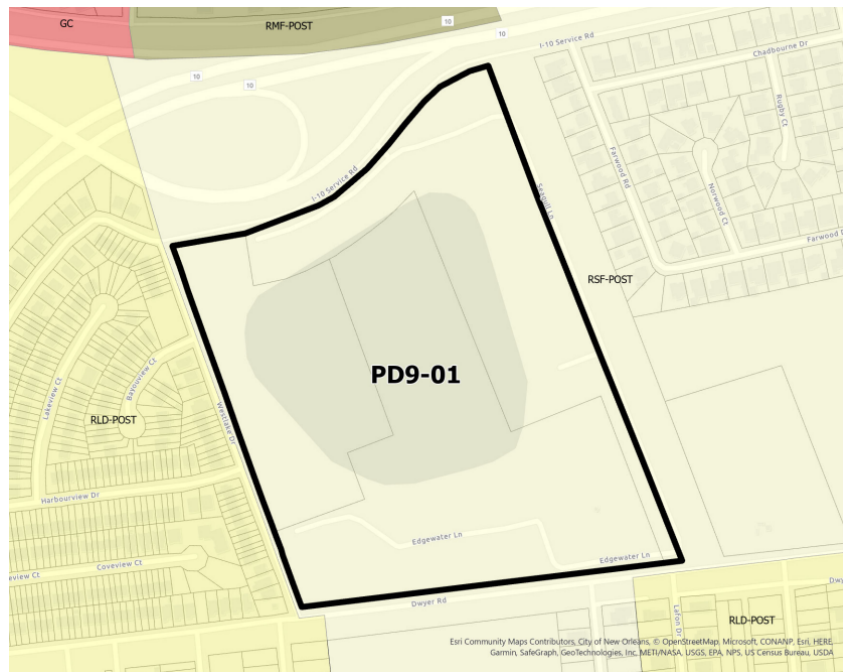
Reconsideration: Planning District 9, Item 1

Applicant: City Planning Commission

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

Location: The amendment proposal area includes Lots A, B, and C and is bound by Dwyer Road, Westlake Drive, Seagull Lane, and the Interstate 10 service road.

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential

Current Land Use: This site is vacant sans a body of water called West Lake.

Purpose: The City Planning Commission requests that this parcel's FLUM designation change from Residential Single-Family Post-War to MUL Mixed-Use Low Density to encourage mixed uses and higher densities.

Staff Analysis: *Site Description & Land Use:* The subject site is bound by Dwyer Road, Westlake Drive, Seagull Lane, and the Interstate 10 service road and was historically developed with the Frenchman's Wharf Apartments. The site is currently vacant.

Surrounding Land Use Trends: The site is bound by the Dwyer Canal on its east side and by the Interstate 10 corridor on its lake side. It is otherwise surrounded by a mix of single-family homes and townhomes.

2021 Aerial Imagery



Surrounding FLUM and Zoning Designations: The site sits in between a large S-RS Suburban Single-Family Residential zoning district (with a Residential Single-Family Post War FLUM) and S-RD Suburban Two-Family Residential District (with a Residential Low-Density Post War FLUM). The parcel on the lake side of Interstate 10 is analogous in size to the subject property and is zoned S-RM2 Suburban Residential Multi-Family. It is developed with multi-family dwellings.

Impacts: The site historically was utilized and zoned for multi-family dwellings. The dwellings were demolished after Hurricane Katrina and the site was rezoned in 2015 as part of the comprehensive rezoning of the entire city with the implementation of the current zoning ordinance. Changing the Future Land Use Map designation of this site could return historic densities to the area while facilitating economic development opportunities.

The site's current FLUM designation, Residential Single-Family Post War, is very limiting in its permitted uses and primarily promotes single-family residential development, with rare exceptions for neighborhood serving businesses and multi-family dwelling. This FLUM designation, and its associated zoning districts (which includes only S-RS Suburban Single-Family Residential), precludes most non-single-family housing types and

discourages most neighborhood serving commercial amenities. This has the consequence of creating a low-density urban environment that is often dependent on automobiles for commutes to necessary amenities such as job centers, grocery stores, medical clinics, and pharmacies. Conversely, the goal of the Mixed-Use Low Density FLUM designation is to “increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.” The Mixed-Use Low Density FLUM designation could potentially introduce several new zoning districts to this area, including S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and S-MU Suburban Mixed-Use District. These districts permit multiple housing types, including two-family dwellings, multi-family dwellings, and townhomes. They could also introduce a number of neighborhood-serving uses including, but not limited to, restaurants, grocery stores, offices, cultural facilities, medical clinics, and small box variety stores. Cumulatively, this could have the effect of increasing the density of the area and decreasing the neighborhood’s reliance on automobile commutes into the city center or neighboring municipalities for amenities and employment.

Original Staff

Recommendation: Approval of the FLUM Designation Change to **Mixed-Use Low Density**

Reason for Recommendation:

1. A Mixed-Use Low Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the city’s housing stock and decreasing the neighborhood’s reliance on automobiles for necessary amenities.

City Planning Commission Hearing (March 5, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There were two speakers to support the request and one speaker to speak in opposition stating there needed to be more amenities in New Orleans East to support the existing population before they could bring in additional residents. Commissioner Joshi-Gupta made a motion to approve the request per staff’s recommendation. Commissioner Steeg seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-01** 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, Joshi-Gupta, Jordan, Steeg, Stewart

NAYS: Witry

ABSENT: Brown, Lunn

Reason for Recommendation:

1. A Mixed-Use Low Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the city's housing stock and decreasing the neighborhood's reliance on automobiles for necessary amenities.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designation of Residential Single-Family Post-War rather than the recommended FLUM change to Mixed-Use Low Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change from Residential Single-Family Post-War to Mixed-Use Low Density and the Council did not specify any reasons why CPC should reconsider its original recommendation.

The site historically was utilized and zoned for multi-family dwellings. Changing the Future Land Use Map designation of this site could return historic densities to the area while facilitating economic development opportunities and encouraging the redevelopment of this area.

No new information has been presented to change the City Planning Commission's recommendation to the Mixed-Use Low Density. Therefore, the staff does not support to requested reconsideration.

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

Reason for Recommendation:

1. The FLUM designation the City Planning Commission recommended, the Mixed-Use Low Density FLUM designation, could potentially introduce a diverse mix of uses and housing types to the area, increasing the city's housing stock and decreasing the neighborhood's reliance on automobiles for necessary amenities while incentivizing redevelopment of this area.

City Planning Commission Hearing (January 7, 2025)

The staff presented the reconsideration case to the commission with the recommendation of denial to retain the current FLUM designation of Residential Single-Family Post-War in favor of the Mixed-Use Low Density FLUM designation. There was one individual from the public who spoke in support of this reconsideration.

Commissioner Johnson made a motion to approve the reconsideration to retain the current FLUM of Residential Single-Family Post-War. The approval of the reconsideration is in opposition with the staff's recommendation. The motion was seconded by Commissioner Joshi-Gupta and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-01** 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, Stewart, Witry

NAYS: Brown

ABSENT: Jordan, Lunn, Steeg

Reason for Recommendation:

1. The community does not want multi-family housing in New Orleans East.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

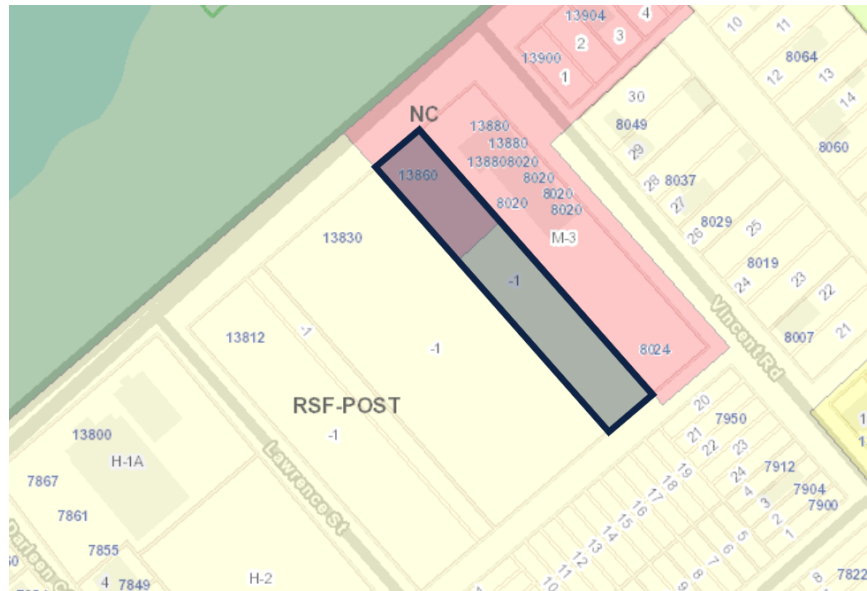
Reconsideration: Planning District 9, Item 5

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from RSF-Post Residential Single-Family Post-War to NC Neighborhood Commercial.*

Location: The petitioned property is located on Lot PT-1, Square -1, in the Third Municipal District, bounded by Hayne Boulevard, Wales Street, Vincent Road and Lawrence Street. The municipal address is 13860 Hayne Blvd.

FLUM Map:



Current Zoning: S-MU Suburban Neighborhood Mixed-Use District

Current Land Use: Undeveloped

Purpose: The applicant stated the request would allow for commercial development along the Lincoln Beach corridor and correct a split Future Land Use Map (FLUM) designation. The subject is currently has two FLUM designations, the Neighborhood Commercial and the Residential Single-Family Post War designations. The requested amendment would rectify the split-FLUM situation and create a consistent FLUM designation for the entirety of the site.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 33,750 square foot property located near the intersection of Hayne Boulevard and

Vincent Road in the Little Woods neighborhood in New Orleans East. The site is currently vacant and undeveloped.

Surrounding Land Use Trends: The area around the subject property includes mostly vacant properties with instances of commercial uses and single-family residences intermixed.

Surrounding FLUM and Zoning Designations: The site is in an S-MU Suburban Neighborhood Mixed-Use District and is surrounded by a large Suburban S-RS Single-Family Residential District.

The portion of the site nearest to Hayne Blvd has a NC Neighborhood Commercial FLUM designation, while the portion nearest to Wales St. has a RSF-Post Residential Single-Family Post-War FLUM designation, which creates a split FLUM designation. This creates a situation where the S-MU Suburban Mixed-Use District, the zoning district presently on the site, is inconsistent with the portion of the site with the Residential Single-Family Post-War FLUM designation.

Impacts: The subject site is located across Hayne Boulevard from Lincoln Beach. This request could assist with the revitalization of historic Lincoln Beach in the Little Woods neighborhood which has been underutilized for decades. Lincoln Beach opened in 1954 during segregation and was a haven for Black residents that could not attend other beaches or amusement parks.¹ The park officially closed in 1964 after the passage of the Civil Rights Act of 1964. Recently, community members throughout the City of New Orleans have begun cleaning the park and have developed a partnership with the City, to eventually reopen the park. This proposed FLUM change is a step to correct the split FLUM designation and support the development of the park, in addition to other commercial uses in the surrounding neighborhood.

¹ David Grunfeld, D. O. P. (2021, June 25). *Photos: Lincoln Beach in New Orleans; then and now*. NOLA.com. https://www.nola.com/multimedia/photos/photos-lincoln-beach-in-new-orleans-then-and-now/collection_0efd1792-d5a5-11eb-a18d-c396c6f64f3c.html#6



DIVER TAKES PLUNGE AT LINCOLN BEACH July 5, 1959, A popular attraction at Lincoln Beach Saturday was the amusement center's swimming pool. A swimmer takes a high dive from one of the pool's diving boards. (Lincoln Beach opened in 1954, catering to black residents, who were not allowed at the other, all-white public swimming pools in the area. In 1964, the courts decreed a racially nondiscriminatory policy for privately operated facilities on public lands, letting black citizens swim in other pools, and Lincoln Beach closed.) ORG XMIT: NOLA2015081118083780CHARLES F. BENNETT

Given the underutilized surrounding parcels, a neighborhood commercial FLUM of the entirety of the site could encourage commercial investment, which would increase the walkability and overall vitality of the area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

Original Staff

Recommendation: **Approval** of the FLUM Designation Change to **Neighborhood Commercial**.

Reasons for Recommendation:

1. The recommendation will support commercial development along the historic Lincoln Beach corridor.
2. This recommendation will correct a split FLUM designation.

City Planning Commission Hearing (March 5, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There were three speakers present in opposition of the request. Commissioner Stewart made a motion to approve the request per staff's recommendation of approval, which was seconded by Commissioner Joshi-Gupta and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-05** 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, Joshi-Gupta, Jordan, Steeg, Stewart, Witry

NAYS:

ABSENT: Brown, Lunn

Reasons for Recommendation:

1. The recommendation will support commercial development along the historic Lincoln Beach corridor.
2. This recommendation will correct a split FLUM designation.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designation of Residential Single-Family Post-War rather than the recommended FLUM change to Neighborhood Commercial.

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

No specific issues have been raised relative to the potential impacts of the CPC's original recommendation nor has new information been provided that would affect the original recommendation.

The recommendation to change the FLUM designation from Residential Single-Family Post-War to Neighborhood Commercial, as recommended by the City Planning

Commission, is a technicality to ensure a consistent FLUM designation throughout the entire lot and create congruity between the existing zoning district and its FLUM designation. The subject lot has one zoning district, S-MU Suburban Neighborhood Mixed-Use District, but two FLUM designations.

The request is retroactive; the lot underwent a zoning change in 2020 (Zoning Docket 37/20) to its current zoning district of S-MU. The request would simply rectify the split-FLUM lot situation and ensure consistency between the lot's FLUM designations and its zoning district.

Recommendation: Denial of the reconsideration request to retain the Residential Single-Family Post-War designation.

Reasons for Recommendation:

1. The original recommendation by the City Planning Commission will support commercial development along the historic Lincoln Beach corridor.
2. This original recommendation by the City Planning Commission will correct a lot with a split FLUM designation.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of denial of the reconsideration to retain the current FLUM designation of Residential Single-Family Post-War FLUM in favor of the Neighborhood Commercial designation. There was no one present to speak either in support or in opposition to the request.

Commissioner Johnson made a motion to deny the reconsideration to retain the current FLUM of Residential Single-Family Post-War. The motion was seconded by Commissioner Joshi-Gupta and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-05** 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:

ABSENT: Jordan, Lunn, Steeg

Reasons for Recommendation:

1. The original recommendation by the City Planning Commission will support commercial development along the historic Lincoln Beach corridor.
2. This original recommendation by the City Planning Commission will correct a lot with a split FLUM designation.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

Reconsideration: Planning District 9, Item 7

Applicant: Mayor's Office

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

Location: The petitioned property is located on Lot -1, Square -1, in the Third Municipal District, bounded by Dwyer Road, the Dwyer Canal, Mayo Road and Farwood Dr. The municipal address is 7201 Dwyer Road. The property is located in New Orleans East.

FLUM Map:



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

Current Land Use: Vacant & Undeveloped

Purpose: The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near a high frequency transit corridor, that is slated for redevelopment.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 22,680 square foot property located at the intersection of Dwyer Road and the Dwyer Canal in New Orleans East. The site is currently vacant and undeveloped.

Surrounding Land Use Trends: The site sits adjacent to Livingston Collegiate Academy and abuts the Dwyer Canal. The site is also near to the Lakewood East subdivision, which contains single-family residences, with instances of vacant lots intermixed. In addition, the site is near the Coronet subdivision which contains townhomes with instances of multi-family residences and vacant lots.

Surrounding FLUM and Zoning Designations: The site is located in a S-RS Suburban Single-Family Residential District. The site is near a S-B2 Suburban Pedestrian Oriented Corridor Business District and a S-RD Suburban Two-Family Residential District.

The site sits within a large RSF-Post Residential Single-Family Post-War FLUM designation and near a RLD Post Residential Low Density Post-War FLUM designation. The site is also near to a NC Neighborhood Commercial FLUM designation.

Impacts: The current FLUM designation is only compatible with the S-RS Single-Family Residential District, which limits commercial uses to daycares through the conditional use approval process and limits residential development to primarily single-family. The proposed Mixed-Use Medium Density FLUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District and the MS Medical Service District.

The request could allow for a future zoning change to one of the compatible zoning district to the MUM FLUM designation which could facilitate the development of an underutilized site that abuts a transportation corridor. However, the proposed Mixed-Use Medium Density FLUM designation is compatible with several higher intensity zoning districts which may not be compatible with the existing single-family residences in the surrounding area.

As an alternative, staff recommends the Mixed-Use Low Density FLUM designation which is compatible with the following zoning districts in New Orleans East: the S-RD Two-Family Residential District, S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2

Pedestrian-Oriented Corridor Business District, EC Educational Campus District and the MS Medical Service District. The Mixed-Use Low-Density designation would allow multi-family development in addition to single, two-family and commercial development, which could benefit existing and future residents.

It should also be noted that the S-MU Suburban Mixed-Use Zoning District is a zoning district that staff believes would be compatible with the staff proposed Mixed-Use Low Density FLUM Designation and would fulfill the goal of the requested FLUM change. But this zoning district is not listed in the appendix table because it was added to the Comprehensive Zoning Ordinance after the appendix was created. In order to include it in the appendix, the City Planning Commission staff would also need to initiate a Master Plan and Comprehensive Zoning Ordinance text amendment. The S-MU District's compatibility with the Mixed-Use Low Density FLUM designation is another reason why staff supports this request.

Therefore, the staff recommends a Mixed-Use Low Density FLUM designation.

Original Staff

Recommendation: **Modified Approval** of the FLUM Designation change to **Mixed-Use Low Density**.

Reasons for Recommendation:

1. The request would encourage the development of vacant and undeveloped land.
2. The modified FLUM change is compatible with commercial and residential uses that would support the current residential development pattern of mostly single-family residences and townhomes in the area.
3. The modified FLUM change would be less impactful to the quality of life of residents in the surrounding area.

City Planning Commission Hearing (March 5, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. There were speakers in support and opposition of this request.

Commissioner Steeg made a motion to approve the request per staff's recommendation of modified approval to the Mixed-Use Low Density (MUL) FLUM designation, which was seconded by Commissioner Flick and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-07** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS:

ABSENT: Brown, Lunn, Witry

Reasons for Recommendation:

1. The request would encourage the development of vacant and undeveloped land.
2. The modified FLUM change is compatible with commercial and residential uses that would support the current residential development pattern of mostly single-family residences and townhomes in the area.
3. The modified FLUM change would be less impactful to the quality of life of residents in the surrounding area.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designation of Residential Single-Family Post-War rather than the recommended FLUM change to Mixed-Use Low Density.

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

No issues have been raised relative to the potential impact of the CPC's original recommendation of Mixed-Use Low Density and no additional information has been provided to reevaluate the consideration.

The current FLUM designation of Residential Single-Family Post-War and its corresponding zoning district, S-RS Suburban Residential Single-Family, is extremely limiting in development opportunities. The subject parcel is comprised of just one lot measuring nearly 243,000 square feet in area. To utilize the site for single-family residential uses, the site would need to be subdivided and new roads would need to be created, rendering it financially inviable for many developers.

Changing the FLUM designation to the originally recommended Mixed-Use Low Density FLUM provides an avenue forward to change the zoning to a zoning district that provides more opportunities for future development.

Recommendation: Denial of the reconsideration to retain the FLUM designation of Residential Single-Family Post-War instead of the Mixed-Use Low Density FLUM designation as recommended by the City Planning Commission.

Reasons for Recommendation:

1. The MUL Mixed-Use Low Density FLUM designation, as recommended by the City Planning Commission, would encourage the development of vacant and undeveloped land. Retaining the Residential Single-Family Post-War FLUM could render this site financially undevelopable.
2. The original recommendation of Mixed-Use Low Density is compatible with commercial and residential uses that would support the current residential development pattern of mostly single-family residences and townhomes in the area.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of denial of the reconsideration to retain the current FLUM designation of Residential Single-Family Post-War FLUM in favor of the Mixed-Use Low-Density designation. There were speakers present in support of the reconsideration.

Commissioner Johnson made a motion to approve the reconsideration to retain the current FLUM of Residential Single-Family Post-War. The motion was seconded by Commissioner Stewart but failed to receive a legal majority and the Motion wasn't adopted. The reconsideration requests will be transmitted to City Council without a recommendation from the City Planning Commission.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF PLANNING DISTRICT 9-07 IS HEREBY RECOMMENDED FOR APPROVAL.

YEAS: Johnson, Stewart, Witry

NAYS: Brown, Flick, Joshi-Gupta

ABSENT: Jordan, Lunn, Steeg

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.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

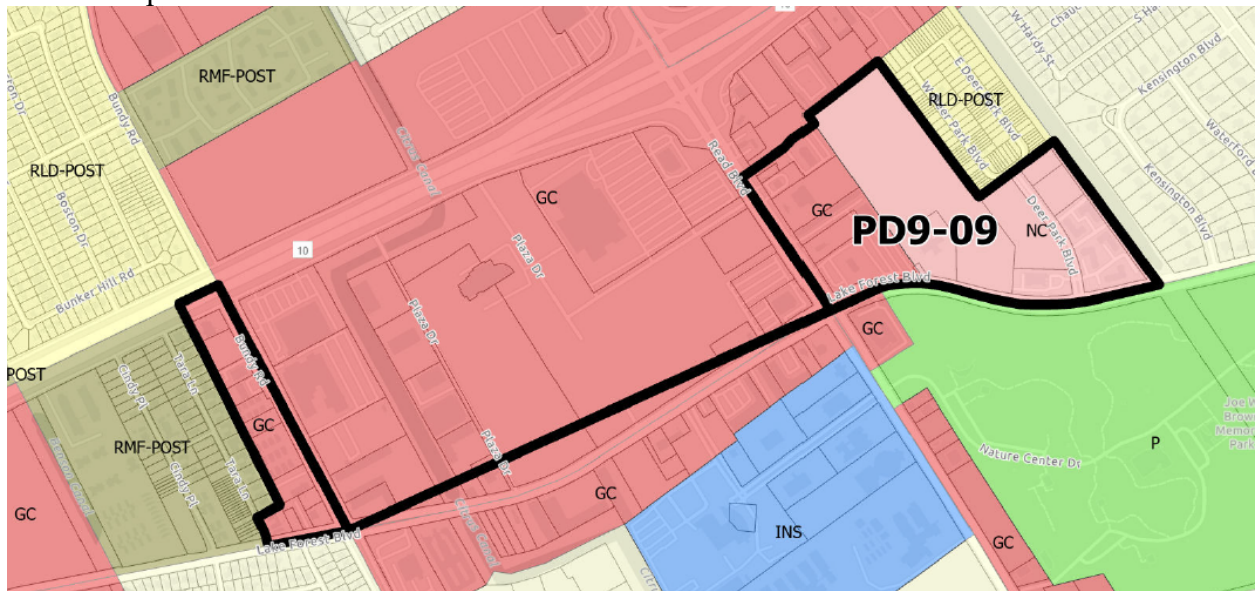
Reconsideration: Planning District 9, Item 9

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial & General Commercial to Mixed-Use Medium Density.*

Location: The petitioned property is located across several parcels. The first group of properties are located within two undesignated Squares in addition to Square -1, Lots 3B-8A-2, 3B-8A1, and 3B-8B in the Third Municipal District, bounded by the Farrar Canal, Lakeforest Blvd., Read Blvd and the I-10 Service Road S. The second group of properties are bounded by Lakeforest Blvd. Bundy Rd., I-10 Service Road S. and the Citrus Canal. The property is located in New Orleans East.

FLUM Map:



Current Zoning: C-1 General Commercial District, C-2 Auto-Oriented Commercial District and a MU-1 Medium Intensity Mixed-Use District

Current Land Use: Commercial, Residential and Vacant

Purpose: The applicant stated the request would enable increased density and mixed-use development along this primarily commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject area contains two subject sites, one at the intersection of Lakeforest Blvd and Tara Lane on approximately 9.69 acres, and one at the intersection of Lakeforest Blvd and West Deer Park Blvd on approximately 47.11 acres in New Orleans East. The site at

Lakeforest Blvd and West Deer Park Blvd contains several commercial uses such as a high-rise office tower, a motel, a gas station, a dentist office, and residential uses such as condos and apartments. The site at the intersection of Lakeforest Blvd and Tara Lane contains the Tara Lane apartments, West Lake Forest apartments a donut shop, a dance studio and other commercial uses.

Surrounding Land Use Trends: The site at Lakeforest Blvd and West Deer Park Blvd sits adjacent to Joe Brown Park and Chase Bank, the Lakeforest commercial tower and institutional uses such as Daughter of Charity health clinic, and the New Orleans East hospital. The site is also near to the Wimbledon Park subdivision which contains single-family residences, and the Deer Park subdivision which contains mostly vacant parcels with instance of single-family residences and townhomes intermixed. The site at the intersection of Lakeforest Blvd and Tara Lane is near the Cindy Place subdivision which contains single residences, townhomes, multi-family residences and vacant residential structures.

Surrounding FLUM and Zoning Designations: The site at Lakeforest Blvd and West Deer Park Blvd is in a MU-1 Medium Intensity Mixed-Use District. The site at the intersection of Lakeforest Blvd and Tara Lane is in a C-1 General Commercial District and a C-2 Auto-Oriented Commercial District. The sites sit between a S-RD Suburban Two-Family Residential District, a S-RM2 Suburban Multi-Family Residential District and adjacent to a MU-1 Medium Intensity Mixed-Use District, OS-R Regional Open Space District and the MC Medical Campus District.

The site at the intersection of Lakeforest Boulevard and Tara Lane is within a large GC General Commercial FLUM designation, while the site at Lakeforest Blvd and West Deer Park Blvd is within a NC Neighborhood Commercial FLUM designation. The site is also near a RLD Post Residential Low Density Post-War FLUM designation, a P Parkland and Open Space FLUM designation and an INS Institutional FLUM designation.

Impacts: The subject property has a Future Land Use Map designation of General Commercial and Neighborhood Commercial. Each FLUM category is linked to a specific set of compatible zoning districts. These FLUM designations primarily allow commercial land uses, including auto-oriented and heavy commercial. The General Commercial FLUM designation is compatible with three zoning districts that could be located in New Orleans East: the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. The Neighborhood Commercial FLUM designation is also compatible with three zoning districts that could be located in New Orleans East: the S-B1 Suburban Business District, the S-B2 Pedestrian-Oriented Corridor

Business District and the C-1 General Commercial District. The C-1, C-2, C-3, S-B1 and S-B2 zoning districts prohibit all residential development with the exception of dwellings above the ground floor. Dwellings above the ground floor are only permitted as a conditional use in these zoning districts.

The requested FLUM change to the Mixed-Use Medium Density FLUM designation will allow a future zoning change to a zoning district that would help facilitate residential and mixed-use development. The MUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District, and the MS Medical Service District.

The request could allow for the development of single, two-family and multi-family residences, which would help create housing during a severe housing crisis. This area has seen a lack of investment since before and after Hurricane Katrina. The surrounding neighborhood needs flexibility and options for development appropriate for both residential and commercial uses. With the FLUM change, developers may be more willing to bring their mixed-use developments to the area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Mixed-Use Medium Density FLUM designation.

Original Staff

Recommendation: Approval of the FLUM Designation change to **Mixed-Use Medium Density**.

Reasons for Recommendation:

1. The request would enable increased density and mixed-use development along this primary commercial thoroughfare.
2. The request would support the development of much-needed housing in the area.

City Planning Commission Hearing (March 5, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There were speakers in support and opposition to this request. Commissioner Steeg made a motion to modify staff's recommendation from Mixed-Use Medium Density (MUM) to Mixed-Use Low Density (MUL), which was seconded by Commissioner Flick and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-09** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Jordan, Steeg, Stewart, Witry

NAYS: Joshi-Gupta

ABSENT: Brown, Lunn

Reasons for Recommendation:

1. The request would enable increased density and mixed-use development along this primary commercial thoroughfare.
2. The request would support the development of much-needed housing in the area.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designations of Neighborhood Commercial and General Commercial rather than the recommended FLUM change to Mixed-Use Low Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Mixed-Use Low-Density FLUM Designation. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation. The current FLUM designations limit residential development and encourage higher intense commercial development.

The recommendation to a Mixed-Use Low Density FLUM designation could allow for the development of single, two-family and multi-family residences, which would help create housing during a severe housing crisis. This area has seen a lack of investment since before and after Hurricane Katrina. The surrounding neighborhood needs flexibility and options for development appropriate for both residential and commercial uses. With the recommended FLUM change, developers may be more willing to bring their mixed-use developments to the area.

Therefore, the staff does not support to reconsideration request to retain the Neighborhood Commercial and General Commercial FLUM designations on the subject sites.

Recommendation: Denial of the reconsideration to retain the FLUM designation of General Commercial and Neighborhood Commercial for this site instead of the Mixed-Use Low Density FLUM designation as recommended by the City Planning Commission.

Reasons for Recommendation:

1. The original FLUM change recommendation to the Mixed-Use Low-Density designation would enable increased density and mixed-use development along this primary commercial thoroughfare.
2. The original City Planning Commission recommendation to the Mixed-Use Low Density FLUM designation would support the development of much-needed housing in the area.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of denial of the reconsideration to retain the current FLUM designations of General Commercial and Neighborhood Commercial in favor of the Mixed-Use Low Density FLUM designation. There were two speakers in support of the reconsideration and several members of the community who spoke in opposition to the reconsideration and in support of the Mixed-Use Low Density FLUM Designation. The speakers in opposition to the reconsideration were advocating for a mixed-use development proposed for that area.

Commissioner Stewart made a motion to deny the reconsideration to retain the current FLUM designations of General Commercial and Neighborhood Commercial. Commissioner Flick seconded the motion. However, the motion failed to receive a legal majority and was not adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF PLANNING DISTRICT 9-09 IS HEREBY RECOMMENDED FOR DENIAL.

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

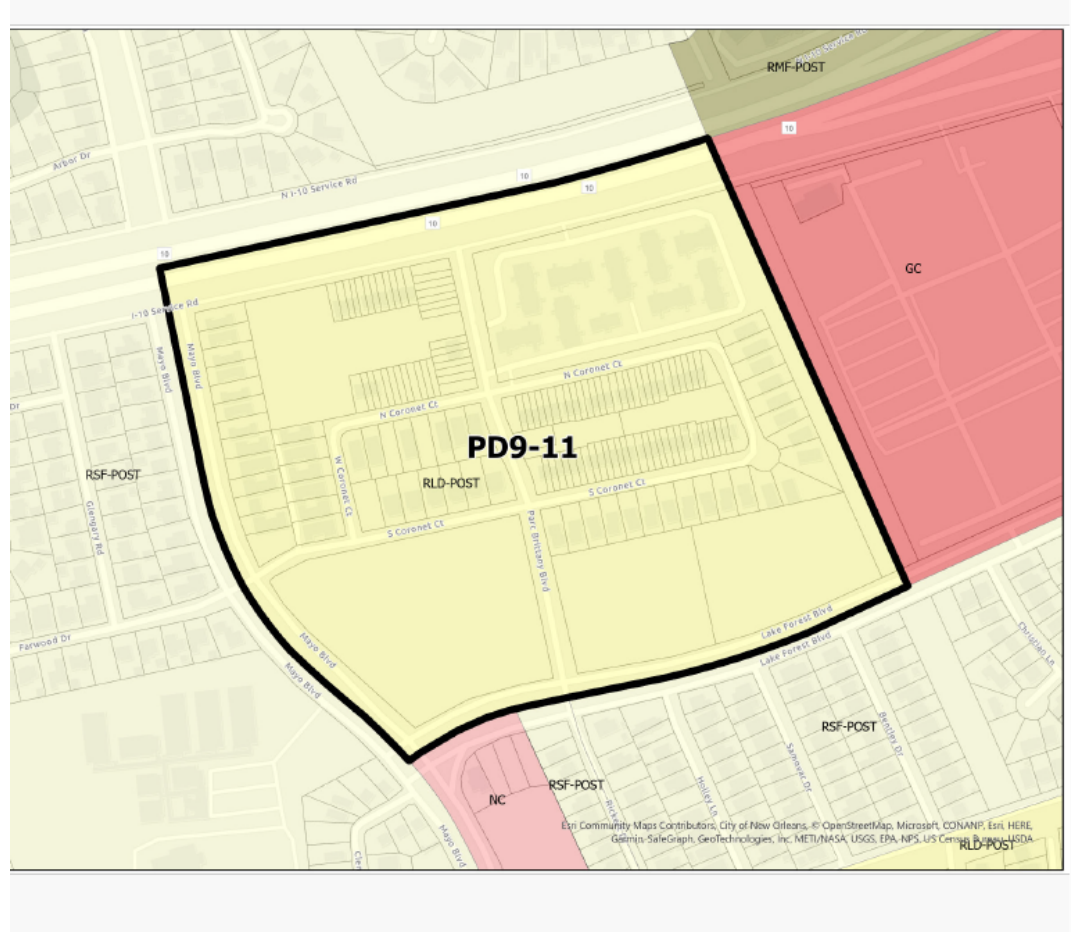
Reconsideration: Planning District 9, Item 11

Applicant: Mayor's Office

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

Location: The petitioned property is located across Squares 1, 2, 3, 4, 6, -1 and 3JJ, in the Third Municipal District, bounded by Mayo Road, Lake Forest Blvd. the I-10 Service Road S. and the Lawrence Canal. The property is in New Orleans East.

FLUM Map:



Current Zoning: S-RD Suburban Two-Family Residential District

Current Land Use: Multi-Family, townhomes and undeveloped

Purpose: The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near to a high frequency transit corridor, that is slated for redevelopment.

Staff Analysis: *Site Description & Land Use:* The subject site contains approximately 54.5 acres and is located at the intersection of Mayo Road and Lake Forest Blvd. in New Orleans East. The site contains single, two-family, multi-family and townhome residences with instances of vacant, undeveloped lots.

Surrounding Land Use Trends: The site sits between Franklin Avenue Baptist church and the Lakewood East subdivision, which contains single-family residences, with instances of vacant lots intermixed. The site is also adjacent to a Family Dollar Store, Planet Fitness, Pizza Hut, Casa Honduras restaurant and other commercial uses.

Surrounding FLUM and Zoning Designations: The site is located in a S-RD Suburban Two-Family Residential District and sits between a S-RS Suburban Single-Family Residential District and a C-3 Heavy Commercial District.

The site sits within a large RLD Post Residential Low Density Post-War FLUM designation and between a RSF-Post Residential Single-Family Post-War FLUM designation and a GC General Commercial designation.

Impacts: Changing the FLUM designation to the proposed Mixed-Use Medium Density FLUM designation would allow for a future zoning change to one of the compatible zoning districts with this designation. The MUM FLUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District and the MS Medical Service District.

The current S-RD zoning of this area is not reflective of the land-uses which are mostly townhomes and four-plexes. The zoning of this site was downsized in 2015, from the RM-2E Eastern New Orleans Multiple-Family Residential District to the current S-RD zoning with the adoption of the latest Comprehensive Zoning Ordinance. This zoning change created non-conforming multi-family uses that were unable to expand. The site is also within the Coronet Court Multi-Family Housing Overlay District, which was established recognizing the limitations imposed on this area by its current zoning district. This overlay permits established multi-family and townhome developments as a by-right use – thereby allowing their expansion or renovation should they become vacant for over six months. In the base zoning district, multi-family residences that have been vacant over

6 months lose their non-conforming status, which often renders these residences as uninhabitable, since the structures are generally too large to be converted to a single or two-family residence. Given the need for housing throughout the city, changing the FLUM to a Mixed-Use Medium Density FLUM designation would present an opportunity to change the zoning from the S-RD District to S-RM1 or MU-1, which would allow new multi-family residences and other commercial uses.

Other than the existing residential uses, institutional use and small commercial uses, this area has endured disinvestment since before Hurricane Katrina. Given the surrounding residential development pattern, the impact of a the mixed-use FLUM could increase the vibrancy and walkability of the surrounding neighborhood. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Mixed-Use Medium Density FLUM designation.

Original Staff

Recommendation: **Approval** of the FLUM Designation change to **Mixed-Use Medium Density**.

Reasons for Recommendation:

1. The request would revitalize this section of the Lakeforest Blvd. corridor.
2. The request would create consistency between the historic use of the site and the site's FLUM and zoning designations.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. There were speakers in support and opposition to this request. There was overall concern from the commissioners that the proposed FLUM change could allow a proliferation of multi-family housing in the surrounding neighborhood.

Commissioner Lunn made a motion for approval as recommended by staff. The motion was withdrawn due to lack of a second.

Commissioner Witry made a motion for denial, which was seconded by Commissioner Flick and failed.

Commissioner Lunn made a motion of modified approval to Mixed-Use Low Density, to allow for the inclusion of additional commercial zoning, and less multi-family zoning designations. This motion was withdrawn due to a lack of second.

The application proceeds to the City Council with **no 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 Low Density Post-War to Mixed-Use Medium Density 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 analyses 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 March 12, 2024, 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 from the Residential Low Density Post-War designation to the Mixed-Use Medium Density designation. The current S-RD zoning of this area is not reflective of its land-uses which are mostly townhomes and four-plexes. The zoning of this site was downsized in 2015, from the RM-2E Eastern New Orleans Multiple-Family Residential District to the current S-RD zoning with the adoption of the latest Comprehensive Zoning Ordinance.

The FLUM change to the Mixed-Use Medium Density, as recommended by staff, would create congruity between existing land-uses and the FLUM designation. Therefore, the staff recommends its original recommendation of a FLUM designation change from Residential Low Density Post-War to Mixed-Use Medium Density.

Recommendation: Approval of the FLUM Designation Change from Residential Low Density Post-War to Mixed-Use Medium Density.

Reasons for Recommendation:

1. The recommended Mixed-Use Medium Density FLUM designation may help revitalize this section of the Lakeforest Blvd. corridor.
2. The recommended Mixed-Use Medium Density would create consistency between the historic use of the site and the site's FLUM designation.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of approval of the reconsideration to change the FLUM from Residential Low Density Post-War to the

Mixed-Use Medium Density designation. There were speakers present in opposition to the request.

The staff stated the Mixed-Use Medium Density FLUM designation would align the existing land-use with permissible zoning districts.

Commissioner Johnson made a motion to deny the reconsideration to change the FLUM from Residential Low Density Post-War to Mixed-Use Medium Density. The motion was seconded by Commissioner Flick and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-11** 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, Stewart, Witry

NAYS:

ABSENT: Jordan, Joshi-Gupta, Lunn, Steeg

Reasons for Recommendation:

1. There is opposition to the possibility of multi-family housing in New Orleans East.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

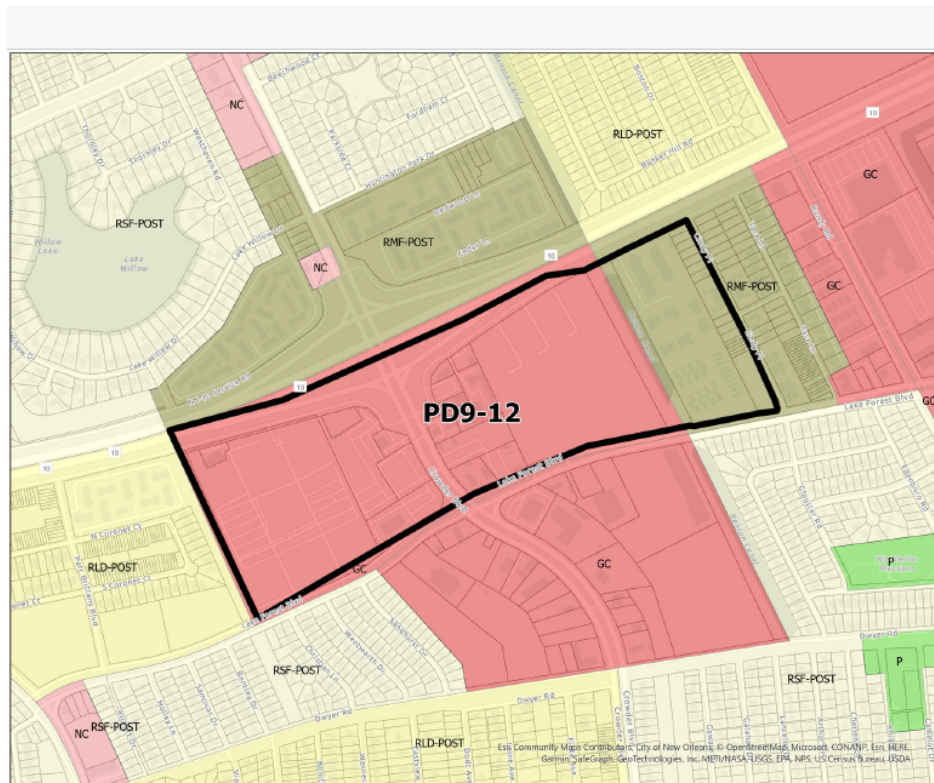
Reconsideration: Planning District 9, Item 12

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from General Commercial & Residential Multi-Family Post War to Mixed-Use High Density.*

Location: The petitioned property is located on Square -1, in the Third Municipal District, bounded by the Lawrence Canal, Cindy Place, I-10 Service Road S. and Lake Forest Boulevard. The property is in New Orleans East.

FLUM Map:



Current Zoning: C-3 Heavy Commercial District and S-RM2 Suburban Multi-Family Residential District

Current Land Use: Residential, Institutional, Commercial and Undeveloped

Purpose: The applicant stated the request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.

Staff Analysis:

Site Description & Land Use: The subject site contains approximately 85.02 acres and is located at the intersection of Lake Forest Blvd. and Cindy Pl. The site contains Franklin Ave. Baptist Church, in addition to several commercial uses and instances of vacant parcels intermixed. The site contains the Cindy Place apartments as well as a Family Dollar Store, Planet Fitness, Pizza Hut, Casa Honduras restaurant and other commercial uses.

Surrounding Land Use Trends: The site intersects the Crowder Blvd corridor which contains a mix of single-family residences, townhomes, apartment buildings and commercial uses. The site sits between the Parc Brittany apartments and the Cindy Place apartments. The site is also near to several, small commercial centers which contain hair salons, restaurants, religious facilities, a reception facility, a wellness facility and a fitness center.

Surrounding FLUM and Zoning Designations: The site is in a C-3 Heavy Commercial District and a S-RM2 Suburban Multi-Family Residential District. The site is near a S-RD Suburban Two-Family Residential District.

The site sits within a large GC General Commercial FLUM designation and a RMF Post Residential Multi-Family Post-War FLUM. The site is also near a RLD Post Residential Low Density Post-War FLUM designation that borders Mayo Road and the Lawrence Canal.

Impacts: The proposed amendment to the Mixed-Use High Density FLUM designation would permit a future zoning change to one of the zoning districts compatible with the Mixed-Use High Density FLUM designation: the S-RM1 Multi-Family Residential District, C-2 Auto-Oriented Commercial District, C-3 Heavy Commercial District, MU-2 High Intensity Mixed-Use District, EC Educational Campus District, and the MC Medical Campus District.

The request could allow less restrictive residential developments. The current C-3 zoning generally does not allow residential developments. The proposal to a Mixed-Use High Density FLUM designation would be compatible with zoning districts that allow more single, two-family, and multi-family development, which is only allowed as a conditional use above the ground floor under the current C-3 zoning district.

The request could allow for less restrictive commercial developments within the current S-RM2 portion of the site, as S-RM2 zoning generally only allows day care commercial uses. The proposal to a Mixed-Use High Density FLUM designation would be compatible with zoning districts that allow more commercial uses on this portion of the site such as restaurants, clinics, various retail and mixed-use commercial developments.

A Mixed-Use High Density FLUM designation could help promote residential and commercial investment in the area and improve the vitality and livability of the surrounding area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a **Mixed-Use High Density** FLUM designation.

Original Staff

Recommendation: **Approval** of the FLUM Designation change to **Mixed-Use High Density**.

Reasons for Recommendation:

1. The request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There were speakers in support and opposition to this request.

Commissioner Witry made a motion for approval as recommended by staff. The motion was seconded by Commissioner Joshi-Gupta and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-12** 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, Jordan, Joshi-Gupta, Lunn, Stewart, Witry

NAYS:

ABSENT: Brown, Steeg

Reasons for Recommendation:

1. The request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.

2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designations of Residential Multi-Family Post-War rather than recommending a FLUM change to Mixed-Use High Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Mixed-Use High-Density FLUM Designation. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation.

The reconsideration request asks the City Planning Commission to consider retaining the current FLUM designation of Residential Multi-Family Post-War rather than the originally recommended FLUM change to Mixed-Use High Density. The subject site has two FLUM designations, General Commercial – which takes up the majority of the site – and Residential Multi-Family Post-War which is bounded by Cindy Place, Lake Forest Boulevard, the Benson Canal and the I-10 Service Road. The reconsideration only contemplates retaining the FLUM designation for the Residential Multi-Family Post-War portion of the site.

The FLUM change to the Mixed-Use High-Density designation, as originally recommended by the City Planning Commission, would support mixed-use development and may spur redevelopment of vacant/blighted multi-family structures in the subject portion of the site. Therefore, the staff does not recommend retaining the current FLUM designation of Residential Multi-Family Post-War designation.

Recommendation: Denial of the reconsideration request to retain the Residential Multi-Family Post-War FLUM designation.

Reasons for Recommendation:

1. The request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.
2. The surrounding area has a mixed-use development pattern 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 denial to retain the Residential Multi-Family Post-War FLUM Designation in favor of the Mixed-Use High Density per the City Planning Commission's original recommendation. Speakers were present in opposition to the request.

The staff stated that while there are two FLUM designations in the affected area, only the area with the current FLUM designation of Residential Multi-Family Post-War is under consideration. The other portion, with the FLUM designation of General Commercial, is not part of the reconsideration request.

Commissioner Johnson made a motion to approve the reconsideration to retain the Residential Multi-Family Post-War FLUM designation which was seconded by Commissioner Stewart and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-12** 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: Brown, Flick, Johnson, Stewart, Witry

NAYS:

ABSENT: Jordan, Joshi-Gupta, Lunn, Steeg

Reason for Recommendation:

1. The current FLUM designation is aligned with the current land-use.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

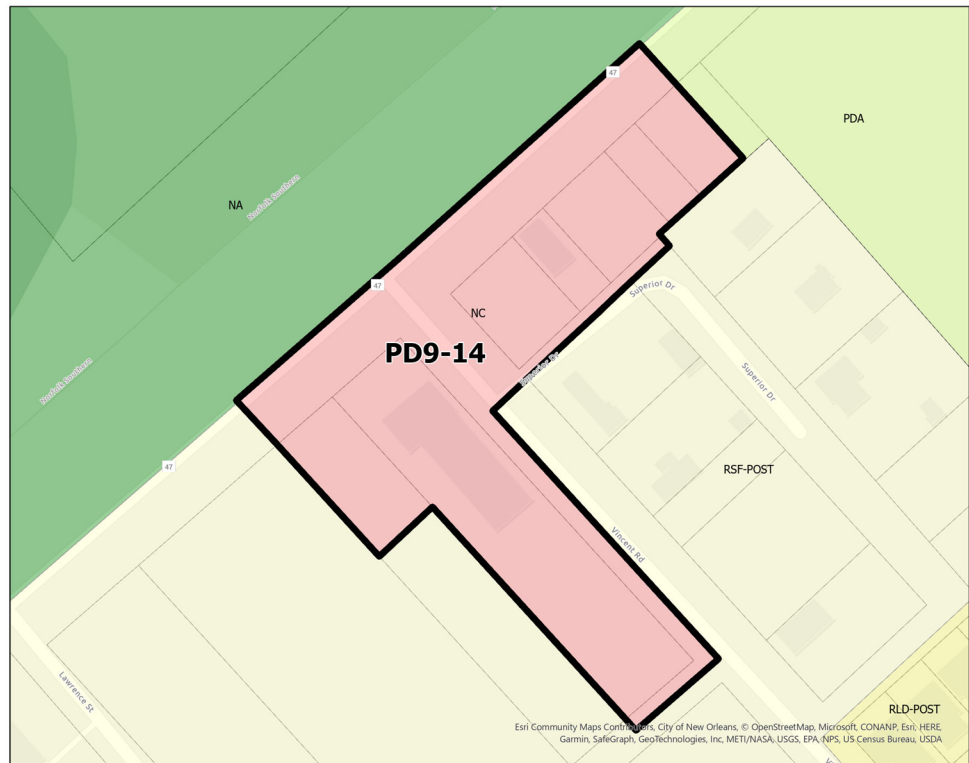
Reconsideration: Planning District 9, Item 14

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial & Residential Low Density Post War to Mixed Use Low Density*

Location: The petitioned site is located on Lots M-3, 1, 2, 3, 4, 5, 6, and 7, Squares - 1 and 10, in the Third Municipal District. The municipal addresses are 13860-13990 Hayne Blvd and 8020-8024 Vincent Road. The site is located in the proposed Lincon Beach corridor.

FLUM Map:



Current Zoning: S-MU Suburban Neighborhood Mixed-Use District

Current Land Use: One 6-unit multi-family residence, one retail goods establishment, and vacant lots. Historic land uses include commercial and residential uses.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: The subject site totals approximately 91,000 square feet along Hayne Boulevard and Vincent Road near the edge of the Lincoln Beach corridor. The site currently contains one 6-unit multi-family residence, one retail goods establishment, and vacant lots. Historically the site has been occupied by a single-family residence, commercial housing, and a local business.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there are a variety of different uses including a small multi-family dwelling and two churches. The existing and historic land use pattern in this portion of New Orleans' East is generally mixed-use, to include mostly residential, some institutional uses, and few commercial uses.

Surrounding FLUM and Zoning Designations: The site is located in an S-MU Suburban Neighborhood Mixed-Use District that abuts a S-RS Suburban Single-Family Residential District and a GPD General Planned Development District. The existing Neighborhood Commercial FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties. The proposed FLUM change would permit a broader range of both neighborhood commercial and residential uses.

Impacts: The request would create consistency between the site's zoning district and its Future Land Use Map designation but would not result in any discernable change to the site itself. The Appendix in the Comprehensive Zoning Ordinance does not list the S-MU Suburban Neighborhood Mixed-Use District as a compatible zoning district within the proposed Mixed-Use Low Density FLUM designation. However, the S-MU Suburban Mixed-Use Zoning District is a zoning district that staff believes *would* be compatible with the Mixed-Use Low Density FLUM Designation given the other mixed-use zoning districts that are compatible with this designation including the HM-MU District and the HU-MU District. In contrast, the current FLUM designations on the subject site – the NC Neighborhood Commercial and Residential Low Density Post War designations – do not have any compatible mixed-use districts listed in the appendix.

Presently, the S-MU zoning district is not listed in the appendix table because it was added to the Comprehensive Zoning Ordinance after the appendix was created. In order to include it (officially) in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its (unofficial) consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density. Therefore, the staff recommends a Mixed Use Low Density FLUM designation.

Original Staff

Recommendation: Approval of the FLUM Designation Change to **Mixed Use Low Density**.

Reason for Recommendation:

1. The subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
2. The requested FLUM change would create consistency between the site's zoning district and its Future Land Use Map designation.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval and the removal of the lot previously considered under request PD09-05 (Lot PT-1). A representative from the Mayor's Office spoke in support of the request. Members of the ENONAC neighborhood association spoke in opposition of the request. Commissioner Jordan asked the Executive Director to clarify the timeline of the FLUM amendment process. Commissioner Joshi- Gupta made a motion to approve the request per staff's recommendation of approval and the removal of the lot previously considered under request PD09-05. Commissioner Witry seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-14** 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: Jordan, Joshi-Gupta, Lunn, Stewart, Witry

NAYS: N/A

ABSENT: Brown, Flick, Steeg

Reasons for Recommendation:

1. The subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
2. The requested FLUM change would create consistency between the site's zoning district and its Future Land Use Map designation.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designations of Neighborhood Commercial and Residential Low-Density Post-War rather than the recommended FLUM change to Mixed-Use Low Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Mixed-Use Low-Density FLUM Designation. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation.

The reconsideration request asks the City Planning Commission to consider retaining the current FLUM designations of Neighborhood Commercial and Residential Low Density Post-War. However, the portion of the site with the Residential Low-Density Post-War designation (Lot PT1) should be removed from the consideration because it was assessed under PD09-05 as a lot with a split-FLUM designation.

The original recommendation to change the FLUM Designation from the Neighborhood Commercial to Mixed-Use Low Density is retroactive; the petitioned lots underwent a zoning change in 2020 (Zoning Docket 37/20) to their current zoning district of S-MU Suburban Neighborhood Mixed-Use District. The request would simply rectify the split-FLUM lot situation and ensure consistency between the lot's FLUM designations and its zoning district. Therefore, the staff does not support the reconsideration request to retain the Neighborhood Commercial FLUM designation.

Recommendation: Denial of the reconsideration request to retain the Neighborhood Commercial designation.

Reasons for Recommendation:

1. The subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity and supports the original recommendation of the Mixed-Use Low Density FLUM designation.
2. The originally recommended FLUM change to Mixed-Use Low Density would have virtually no impact on the site as the site already went through a zoning change to the S-MU Suburban Neighborhood Mixed-Use District in 2020.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of denial to retain the Neighborhood Commercial and Residential Low Density Post-War FLUM Designations stating the portion of the affected area with the Residential Low Density FLUM Designation was already considered under Planning District 09-05. Additionally, the site already went through a zoning change in 2020 to the S-MU Suburban Neighborhood Mixed-Use District. Speakers were present in opposition to the request.

Commissioner Stewart made a motion to deny the reconsideration which was seconded by Commissioner Flick and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-14** 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: Brown, Flick, Johnson, Stewart, Witry

NAYS:

ABSENT: Jordan, Joshi-Gupta, Lunn, Steeg

Reasons for Recommendation:

1. The subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity and supports the original recommendation of the Mixed-Use Low Density FLUM designation.
2. The originally recommended FLUM change to Mixed-Use Low Density would have virtually no impact on the site as the site already went through a zoning change to the S-MU Suburban Neighborhood Mixed-Use District in 2020.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

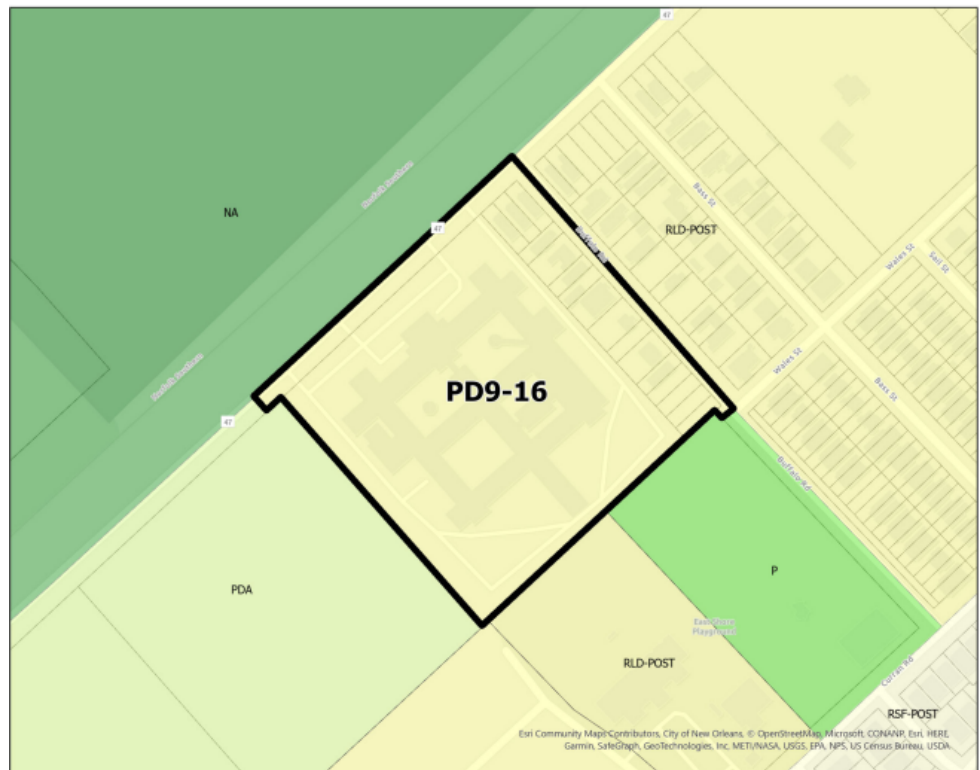
Reconsideration: Planning District 9, Item 16

Applicant: Office of the Mayor

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

Location: The petitioned property is located on Lots A and 1-20, Square 0, in the Third Municipal District. The municipal addresses are 14500-14516 Hayne Boulevard and 7900-8016 Buffalo Road. The properties are located in the proposed Lincoln Beach corridor.

FLUM Map:



Current Zoning: S-RD Suburban Two-Family Residential District

Current Land Use: Residential Care Facility, single-family residences, and vacant lots.

Purpose: The applicant stated the request would accommodate and support increased ‘visitorship’ to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: Square 0 is comprised of 11 single-family residential dwellings, 5 vacant lots, and a large residential care facility, totaling approximately 413,990 square feet between Buffalo Street and Shorewood Boulevard along the Lincoln Beach corridor. Historically the site was mostly vacant with the exception of six single-family residences fronting Buffalo Street in 1979.

Surrounding Land Use Trends: The area immediately around the subject site is largely vacant or designated open space with the exception of single-family residences east of Buffalo Street and a small elementary school. The historic land use pattern in this portion of New Orleans' East is primarily residential, with some large tracts of land that have remained undeveloped.

Surrounding FLUM and Zoning Designations: The site is located in an S-RD Suburban Two-Family Residential District that abuts a small OS-N Neighborhood Open Space District and a slightly larger GPD General Planned Development District. The existing Residential Low Density Post-War FLUM designation considers multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood but lacks consideration for mixed-use land use and zoning of the site.

Impacts: The current FLUM designation is only compatible with the S-RD Two-Family Residential District in the New Orleans East neighborhood; the S-RD District is the current zoning district of the subject site and restricts residential uses primarily to single- and two-family development and severely limits commercial uses. The requested FLUM change to the MUL Mixed Use Low Density designation is compatible with a range of zoning districts that may be more appropriate for this site, including the S-RM1 Suburban Multi-Family Residential District and the S-MU Suburban Mixed-Use District (more on the S-MU district, below). A future zoning change to one of these districts could result in higher density residential development, mixed-use developments, small scale retail, and provide for a walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City. The impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site.

It should be noted that the proposed FLUM designation introduces compatible residential districts, but does not have a compatible mixed-use zoning district in suburban areas according to the appendix in the Comprehensive Zoning Ordinance. Presently the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the

Mixed-Use Low Density FLUM Designation and fulfill the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Staff supports the requested FLUM designation change to MUL Mixed-Use Low Density.

Original Staff

Recommendation: Approval of the FLUM Designation Change to **Mixed Use Low Density**.

Reason for Recommendation:

1. The surrounding area is mostly vacant and can support non-residential zoning and mixed-use development while supporting the redevelopment of Lincoln Beach.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. A representative from the Mayor's Office spoke in support of the request. Members in the ENONAC neighborhood association spoke in opposition of the request pending the completion of the Lincoln Beach Master Plan. Commissioner Stewart requested clarification of the site's ownership. The applicant clarified the ownership and noted that the Lincoln Beach Master plan will be completed in 2025. Commissioner Joshi-Gupta made a motion to approve the request per staff's recommendation of approval. Commissioner Witry seconded the motion.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-16** 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, Witry

NAYS: Flick, Jordan, Stewart

ABSENT: Brown, Steeg

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 Low Density Post War to Mixed Use Low Density 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 analyses 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 March 12, 2024, City Planning Commission hearing.

Because there is no new information presented 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 from the Residential Low Density Post-War designation to the Mixed-Use Low-Density designation.

The current FLUM designation is only compatible with the S-RD Two-Family Residential District in the New Orleans East neighborhood; the S-RD District is the current zoning district of the subject site and restricts residential uses primarily to single- and two-family development and severely limits commercial uses. The requested FLUM change to the MUL Mixed Use Low Density could result in higher density residential development, mixed-use developments, small scale retail, and provide for a walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City.

Recommendation: Approval of the FLUM change from Residential Low-Density Post-War to Mixed-Use Low Density.

Reasons for Recommendation:

1. The subject site could support future non-residential zoning and mixed-use development while contributing to the redevelopment of Lincoln Beach and the surrounding areas.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation of approval of the FLUM to Mixed-Use Low Density. There were speakers present in opposition of the request.

Commission Flick made a motion to approve the reconsideration per staff's recommendation. Commission Brown seconded the motion, but the motion failed to receive a legal majority and the Motion was not adopted. A second motion was not presented so the item moves forward to City Council without a recommendation from the City Planning Commission.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT RECONSIDERATION OF **PLANNING DISTRICT 9-16** IS HEREBY RECOMMENDED FOR **APPROVAL**.

YEAS: Brown, Flick, Witry

NAYS: Johnson, Stewart

ABSENT: Jordan, Joshi-Gupta, Lunn, Steeg

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.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

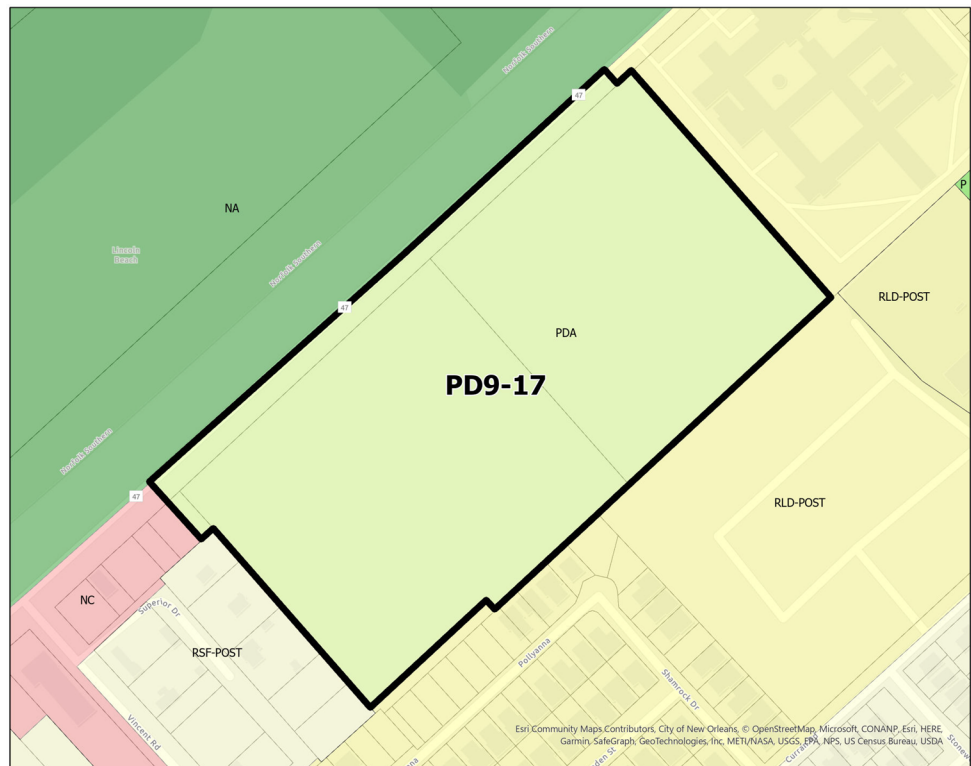
Reconsideration: Planning District 9, Item 17

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Planned Development Area to Mixed Use Medium Density*

Location: The petitioned properties are located on Lot 9 and Lot -1, Square 0, in the Third Municipal District. The municipal addresses are 14000-14250 Hayne Blvd. The properties are located in the proposed Lincoln Beach corridor.

FLUM Map:



Current Zoning: GPD General Planned Development District

Current Land Use: Vacant. No historic land uses.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: The subject site is approximately 787,390 square feet with frontage on Hayne Boulevard in the Little Woos Neighborhood in New Orleans East. The site is currently vacant and has historically been undeveloped.

Surrounding Land Use Trends: The area around the subject property is a mix of commercial and residential zoning districts that include mostly single- and two-family residences and vacant lots. The existing land use pattern in this portion of New Orleans East is primarily underutilized lots around and between residential uses on adjacent blocks.

Surrounding FLUM and Zoning Designations: The site is located in a GPD General Planned Development District that abuts two small S-RS Suburban Single-Family Residential Districts, a small site S-MU Suburban Neighborhood Mixed-Use District, and a large S-RS Suburban Single-Family Residential District. The existing Planned Development Area FLUM designation is surrounded by Residential Low Density Post-War, Residential Single-Family Post-War, and Neighborhood Commercial FLUM designations.

The Planned Development Area FLUM is consistent with just one zoning district, the GPD General Planned Development District. The GPD District permits very few uses by-right, where the majority of uses, including single- and two-family development, are permitted through the conditional use process. The Planned Development FLUM is generally reserved for environmentally sensitive areas.

Impacts: The request to change the FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District. These zoning districts permit mixed-use development that could provide increased housing densities, small scale retail, and a more walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City. Given the lack of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a Comprehensive

Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

Original Staff

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

Reason for Recommendation:

1. The FLUM change to the Mixed-Use Medium Density designation creates a path forward for a subsequent zoning change to a zoning district that permits residential and mixed-use development supporting the redevelopment of Lincoln Beach.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. The applicant's representative spoke in support of the request. Members of the ENONAC neighborhood association spoke in opposition of the request and the proposed use of the site pending the completion of Lincoln Beach Master Plan. The applicant rebutted, speaking in support of the request and the site's proposed use as parking and a farmer's market. Commissioner Jordan requested clarification regarding the motivation of the request and applicant's public engagement regarding the proposed use. The applicant's representative clarified that the current FLUM does not permit the proposed use. Commissioner Witry made a motion to approve the request per staff's recommendation of approval. Commissioner Lunn seconded the motion.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-17** 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, Stewart, Witry

NAYS: Jordan

ABSENT: Brown, Flick, Steeg

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 Planned Development Area to Mixed Use Medium Density 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 analyses 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 March 12, 2024, City Planning Commission hearing.

Because there is no new information presented 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 from the Planned Development Area to Mixed Use Medium Density.

The originally proposed FLUM change would support the proposed use of the site as parking and a farmer's market, adjacent and complementary uses to the redevelopment of Lincoln Beach. The current FLUM designation does not permit the proposed use as it's only compatible with one zoning district, the GPD General Planned Development District which is highly restrictive and even the lowest intensity uses must receive conditional use approve in this zoning district.

Recommendation: Approval of the FLUM change from the Planned Development Area FLUM designation to the Mixed-Use Medium-Density FLUM designation.

Reasons for Recommendation:

1. The FLUM change to the Mixed-Use Medium Density designation creates a path forward for a subsequent zoning change to a zoning district that permits residential and mixed-use development supporting the redevelopment of Lincoln Beach.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation to approve the request to the Mixed-Use Medium Density FLUM Designation. Members of the public spoke in opposition to the change citing the Lincoln Beach proposal.

Commissioner Stewart made a motion to approve the request to change the FLUM to Mixed-Use Medium Density, seconded by Commissioner Flick, which received four (4) votes in favor, and one (1) in opposition. The motion did not pass.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 9-17** IS HEREBY RECOMMENDED FOR **APPROVAL** TO THE MIXED-USE MEDIUM DENSITY FLUM DESIGNATION.

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

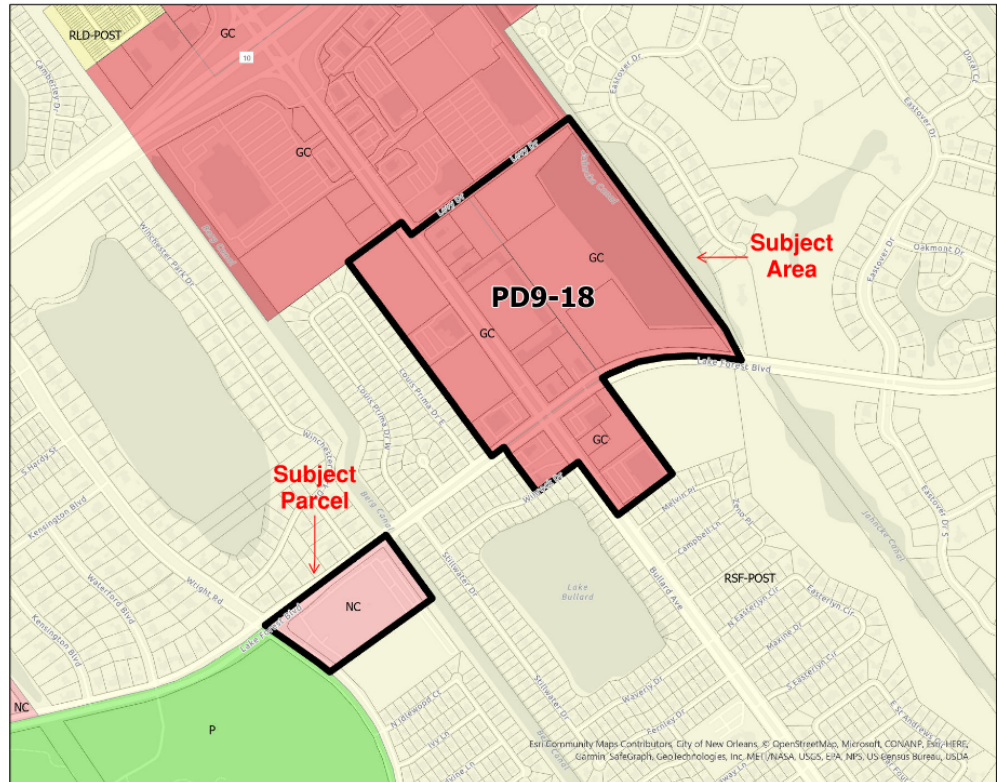
Reconsideration: Planning District 9, Item 18

Applicant: Mayor’s Office

Request: *Change of Future Land Use Map Designation from General Commercial and Neighborhood Commercial to Mixed Use Medium Density*

Location: The petitioned properties are located on Lots L-1, L-2, 3A-7, 3A-6-1B, 3A-6-1C, 3A61A-2A, 3A61A-2B, 3D-2-AA1, 3D-2-BB1, 3D-2-BB2, 3D-1-B1A, 3D-2-BB2, 3D-1-B1A, 3D-1-B1B, 3D-1-C-1, 3D1A1, 3R4A1, 3R4B2A2, 3R4B2A1, 3R4B1, 3R-2, 4B-1A-1, WG1, 4A652A-1, 4A-6B-1A, 4A6A, and 5-R-G, Squares 0, -9, -1, and B, in the Third Municipal District. The municipal addresses are 6-5999 Bullard Avenue, 11297-40922 Lake Forest Boulevard, 12401 Levy Drive, and 11110 Lake Forest Boulevard. The properties are located in New Orleans’ East along the Bullard Avenue and Lake Forest corridors.

FLUM Map:



Current Zoning: C-1 General Commercial District, C-2 Auto-Oriented Commercial District, and S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Shopping centers, reception facilities, fast food restaurants, a gas station, small box variety store, financial institution, medical clinic, school, and vacant lots.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

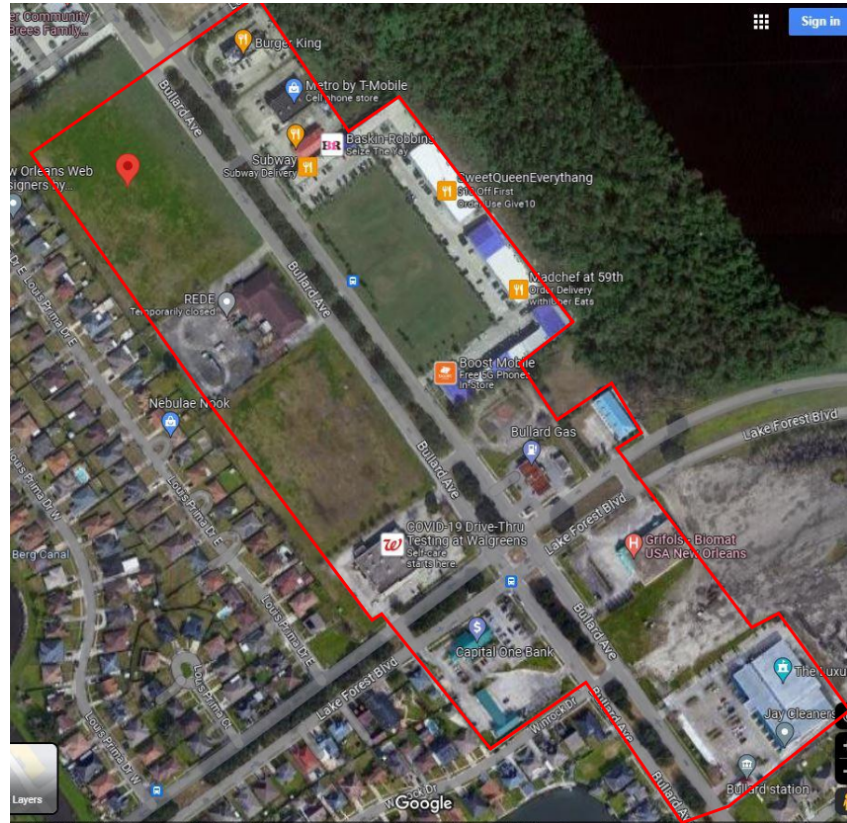
Staff Analysis: *Site Description & Land Use:* The subject area consists of approximately 3,064,949 square feet south of Levy Drive to the Bullard Avenue and Lake Forest Boulevard intersection (Figure B below) and 364,000 square foot parcel at the corner of Wright Road and Lake Forest Boulevard in New Orleans East (Figure A below). The area flumed General Commercial currently houses a mix of standalone restaurants, strip malls, a bank, gas station, small box variety store, and vacant sites, and has historically been occupied with similar uses. The subject area flumed Neighborhood Commercial is developed with a school. However, this portion of the subject area is part of a larger split-flumed/split-zoned lot where half of the parcel has a Residential Single-Family Residential District FLUM designation. This portion of the lot is vacant, and is reflective of historic conditions. The request from the Mayor's Office, however, is to only to consider changing the FLUM designation of the Neighborhood Commercial part of the of subject parcel. Thus the split-FLUM condition would remain on the site without providing an avenue to correct the site's split-zone condition.

Surrounding Land Use Trends: The area immediately abutting the subject area flumed General Commercial is mostly comprised of single-family suburban style residences with the exception of dense commercial uses north of Levy Drive. However, the existing land use pattern within the subject area is primarily commercial or institutional with several large, underutilized lots situated in between uses. Historically this portion of New Orleans has remained commercially and institutionally undeveloped. The area immediately abutting the smaller subject area flumed Neighborhood Commercial is designated open space and similar single-family suburban style residences.

Figure 1. 'Subject Parcel'



Figure 2. Subject Area



Surrounding FLUM and Zoning Designations: The larger subject area is located in a C-1 General Commercial District, a C-2 Auto-Oriented Commercial District, and an S-B2 Suburban Pedestrian-Oriented Corridor Business District. A similarly sized C-3 Heavy Commercial District is north of the commercial districts while an OS-R Regional Open Space District

abuts the S-RS district. All other properties within the vicinity are located in S-RS Suburban Single-Family Residential Districts.

Impacts: The General Commercial and Neighborhood Commercial FLUM designations are compatible with zoning districts that restrict the majority of residential uses with the exception of dwellings above the ground floor. This use is permitted only through the conditional use process.

The request to change the subject area's FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District, where mixed-use development could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established neighborhood. Given the mix of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

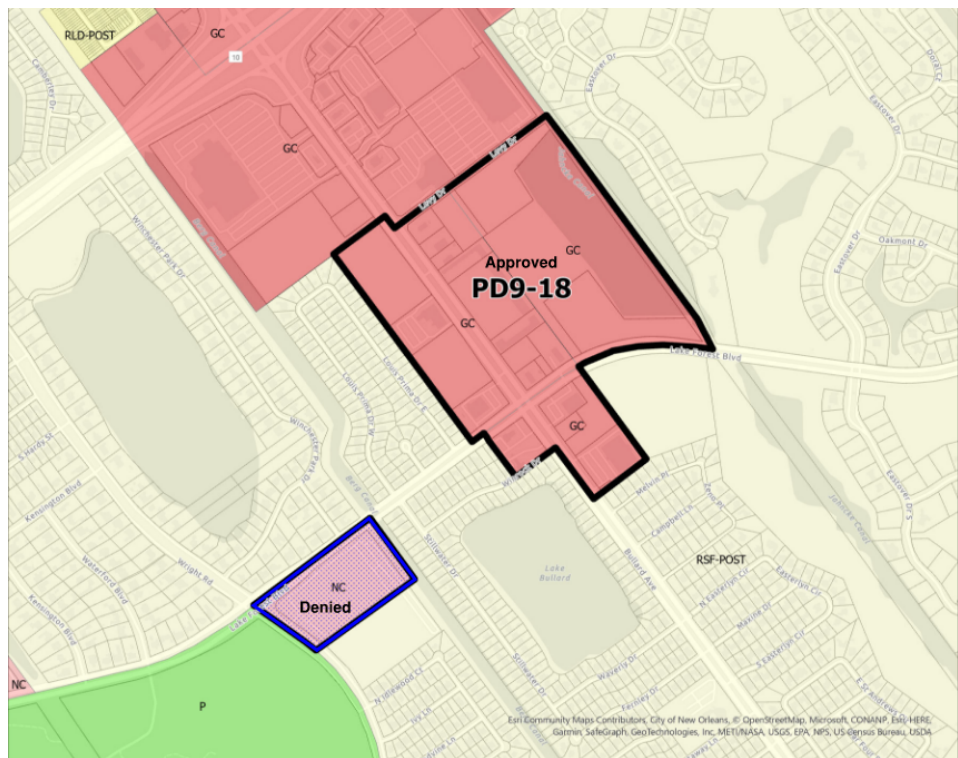
It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

However, the request to change the FLUM designation of the smaller, split-flumed lot (Lot 5-R-G), to the MUM Mixed-Use Medium Density designation is not a request staff can support for two reasons. First, staff cannot expand the scope of the request to consider the entire parcel. While the request may have intended to consider the entire site for a new designation, the request specifically highlights the portion of lot containing the school with the Neighborhood Commercial FLUM designation, thereby leaving the site's split-flumed conditions unresolved. Furthermore, the newly constructed school, or institutional use, is permitted under the base zoning district, which received a conditional use in 2013. Changing the FLUM designation of this site would not result in additional residential development nor meet the goals of the request as the improvement is operational and there is no present need for an adaptive reuse of the structure. Therefore, the request to change Lot 5-R-G's FLUM to a MUM Mixed-Use Medium Density should be denied.

Original Staff

Recommendation: **Modified Approval** of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**. Staff recommends **Approval** of the portion of the request with the General Commercial FLUM designation.

Staff recommends **Denial** of the FLUM change from Neighborhood Commercial to **Mixed-Use Medium Density** for Lot 5-R-G located at the intersection of Wright Road and Lake Forest Boulevard, which should keep its current FLUM Designation, **Neighborhood Commercial** and **Residential Single-Family Post-War**.



Reasons for Recommendation:

1. The subject site with the General Commercial FLUM designation contains larger parcels with a history of vacant and non-residential uses. The FLUM change to the Mixed-Use Medium Density FLUM designation would allow additional residential development and mixed-use development.
2. The surrounding area has a suburban residential development pattern supported by non-residential zoning in the immediate vicinity.
3. The portion of the request to change the FLUM designation of Lot 5-R-G from Neighborhood Commercial to Mixed-Use Medium Density should be

denied because the request does not consider the entirety of the lot; thus, the change would not rectify the split-FLUM condition of the site. Additionally, the FLUM change is not required to fulfill the goals of this request as an active school exists on the site that received a conditional use in 2013.

City Planning Commission Hearing (March 12, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. The applicant's representative spoke in support of staff's recommendation, agreeing to not create split FLUMed conditions. Members of the ENONAC neighborhood association requested more information. The applicant clarified the intent of the application request. A member of ENONAC spoke in opposition to the General Commercial FLUM portion of the request. The applicant's representative rebutted by clarifying the intent to expand the site's future uses which are not limited to residential uses in the Mixed-Use Medium Density compatible zoning designations. Commissioner Lunn made a motion to approve the request per staff's recommendation of modified approval. Commissioner Stewart seconded the motion.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-18** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Lunn, Stewart, Witry

NAYS: Jordan, Joshi-Gupta

ABSENT: Brown, Flick, Steeg

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 General Commercial and Neighborhood Commercial to Mixed Use Medium Density 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 analyses 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 March 12, 2024, City Planning Commission hearing.

Because there is no new information presented and the City Planning Commission did not have a recommendation, the logic and reasoning for staff's original recommendation remains. Staff recommends approval of the portion of the request with the General Commercial FLUM designation to Mixed-Use Medium Density to promote mixed-use and walkable development. Staff recommends denial of the FLUM change for the portion of the site with the Neighborhood Commercial designation to the Mixed-Use Medium Density due to the split-FLUM nature of the lot and the fact that an existing school operates on the site.

Recommendation: Modified Approval of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**. Staff recommends **Approval** of the portion of the request with the General Commercial FLUM designation.

Staff recommends **Denial** of the FLUM change from Neighborhood Commercial and Residential Single-Family Post-War to **Mixed-Use Medium Density** for Lot 5-R-G located at the intersection of Wright Road and Lake Forest Boulevard, which should keep its current FLUM Designation, **Neighborhood Commercial** and **Residential Single-Family Post-War**.

Reasons for Recommendation:

1. The subject site with the General Commercial FLUM designation contains larger parcels with a history of vacant and non-residential uses. The FLUM change to the Mixed-Use Medium Density FLUM designation would allow additional residential development and mixed-use development.
2. The portion of the request to change the FLUM designation of Lot 5-R-G from Neighborhood Commercial to Mixed-Use Medium Density should be denied because the request does not consider the entirety of the lot; thus, the change would not rectify the split-FLUM condition of the site. Additionally, the FLUM change is not required to fulfill the goals of this request as an active school exists on the site that received a conditional use in 2013.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation for a modified approval, to approve the request to change the FLUM from General Commercial to MUM and to deny the request to change the FLUM for the area designated Neighborhood Commercial. One member of the public spoke in opposition to the change.

Commissioner Stewart made a motion to move forward with the staff recommendation of Modified Approval changing the FLUM to Mixed-Use Medium Density for the area designated General Commercial, but to deny the change in FLUM for the area designated Neighborhood Commercial. The motion was seconded by Commissioner Flick, which received four (4) votes in favor, and one (1) in opposition. The motion did not pass.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 9-18 IS RECOMMENDED FOR MODIFIED APPROVAL.**

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

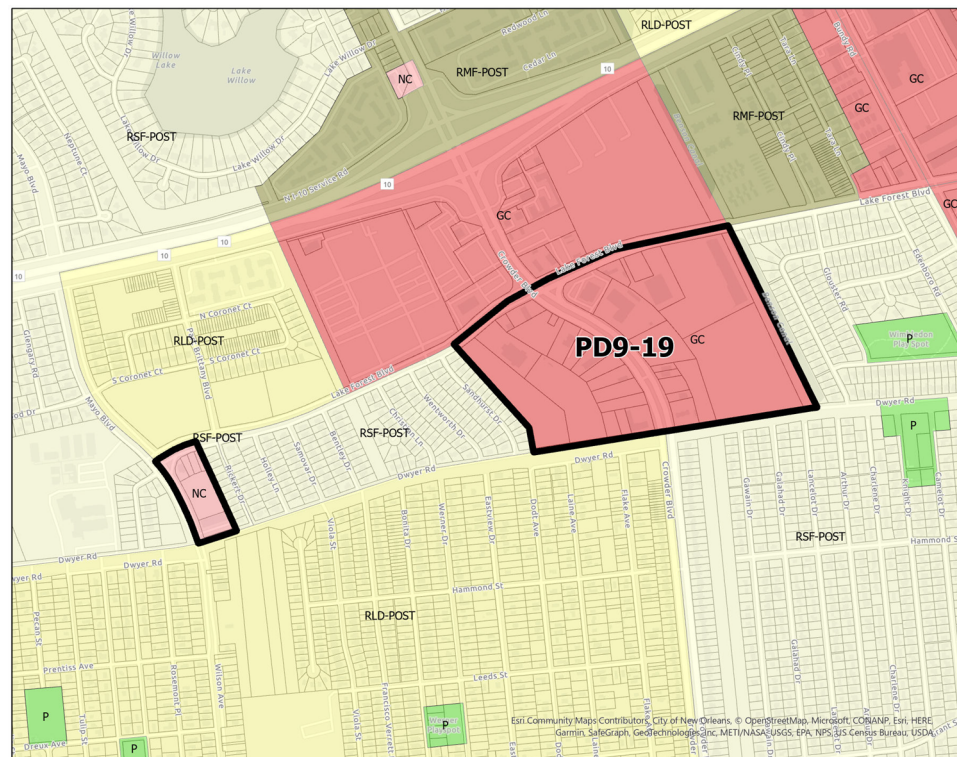
Reconsideration: Planning District 9, Item 19

Applicant: Office of the Mayor

Request: *Change of Future Land Use Map Designation from General Commercial and Neighborhood Commercial to Mixed Use Medium Density*

Location: The petitioned properties are located on Lot A, B, C, W-1, W-2-A, W-2-B, -1, 4A5C1A, 4A5D, 4A-6A-1A, 4A-6A-1B, 4A-6B, 4A5D, 4A-6C, 4A-6D, 4A-8A, 4B, 5A4-1A, 5A41B, 5A4-2, 5A4-3, 5A4-4, 5A3, 6C1A, 6D1, 6D3A, 6D3B, 6D4A, 6D4B, 6E1A, 6E2A, and 6E1B, Squares -1, in the Third Municipal District. The municipal addresses are 5725- 7700 Lake Forest Boulevard, 8258-8700 Lake Forest Boulevard, 5200-5630 Crowder Boulevard, 7701 Dwyer Road, 8325-8721 Dwyer Road and 5601 Mayo Road. The properties are located in New Orleans' East along the Crowder Boulevard and Lake Forest commercial corridors.

FLUM Map:



Current Zoning: C-1 General Commercial District and S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Personal service establishments, places of worship, childcare centers, a gas station, strip center development, financial institution, small box variety

store and vacant lots. Historic land uses include commercial and institutional uses.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject areas consist of approximately 2,290,043 square feet of properties located south of Lake Forest Boulevard along Crowder Boulevard in New Orleans' East and at the intersection of Lake Forest Boulevard and Mayo Road. The areas are currently a mix of personal service establishments, places of worship, childcare centers, other commercial uses and vacant lots, and has historically been utilized and developed with similar uses.

Surrounding Land Use Trends: The areas immediately abutting the subject sites are mostly comprised of single-family suburban style residences with the exception of dense commercial uses along Crowder Boulevard, north of Lake Forest Boulevard. The existing land use pattern in this portion of New Orleans' East is primarily commercial with several large, underutilized, vacant lots situated among uses. Historically this portion of New Orleans has remained commercially undeveloped.

Surrounding FLUM and Zoning Designations: The subject areas are located in a C-1 General Commercial District and S-B2 Suburban Pedestrian-Oriented Corridor Business District where the C-1 District abuts a larger C-3 Heavy Commercial District. With the exception of the C-3 District, all other properties within the vicinity are located in a residential suburban district, including the S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District. The existing General Commercial and neighborhood Commercial FLUM designations do not account for mixed-use land use and zoning within the area, where by-right residential uses are restricted and above ground floor residential uses are permitted only through the conditional use process.

Impacts: The request to change the FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District, where mixed-use development could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established neighborhood. Given the mix of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

Original Staff

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

Reason for Recommendation:

1. The subject site contains larger parcels with a history of non-residential uses. The FLUM change would support a future zoning change to permit greater residential and commercial development on the subject sites.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. The applicant's representative spoke in support of the request. Commissioner Johnson requested more information regarding public engagement. The applicant clarified previous meetings with the public and neighborhood associations. Commissioner Joshi-Gupta requested clarity on permitted multi-family developments. Staff provided clarification. Members of the ENONAC and New Orleans East Matters neighborhood associations spoke in opposition of the request. The applicant's representative rebutted by clarifying public engagement efforts and the nature of the request. Commissioner Johnson stated opposition to the request. Commissioner Joshi-Gupta requested clarification on future multi-family uses. The Executive Director clarified the applicant's request and zoning regulations. Commissioner Stewart made a motion for approval. The motion was seconded by Commissioner Steeg. Commissioner Joshi-Gupta requested clarification on a pending decision to permit residential above the ground floor as a permitted use in the C-1 District. Staff and the Executive Director clarified the request and the noted the pending status of the decision and its impact on residential and multi-family developments in existing C-1 districts. Commissioner Johnson requested clarification on the FLUM process. The Executive Director provided clarification.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-19** 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, Joshi-Gupta, Steeg, Stewart

NAYS: Johnson, Jordan

ABSENT: Brown, Lunn, Witry

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 General Commercial and Neighborhood Commercial to Mixed Use Medium Density 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 analyses 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 April 9, 2024, City Planning Commission hearing.

Because there is no new information presented 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 from the General Commercial and Neighborhood Commercial FLUM designation to the Mixed-Use Medium-Density FLUM designation.

The existing General Commercial and Neighborhood Commercial FLUM designations do not account for mixed-use land use and zoning within the area, where by-right residential uses are restricted and above ground floor residential uses are permitted only through the conditional use process.

Recommendation: Approval of the FLUM Designation Change from General Commercial and Neighborhood Commercial to Mixed Use Medium Density.

Reasons for Recommendation:

1. The subject site contains some larger vacant parcels that could be incentivized to develop with a FLUM change that would support a future zoning change allowing greater residential and commercial development on the subject sites.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation for approval to change the FLUM designations of the two areas from General Commercial and Neighborhood Commercial to Mixed Use Medium Density. Members of the public spoke in opposition to the change.

Commissioner Stewart made a motion to move forward with the staff recommendation of to change the FLUM to Mixed-Use Medium Density. The motion was seconded by Commissioner Brown, which received four (4) votes in favor, and one (1) in opposition. The motion did not pass.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 9-19 IS RECOMMENDED FOR APPROVAL.

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

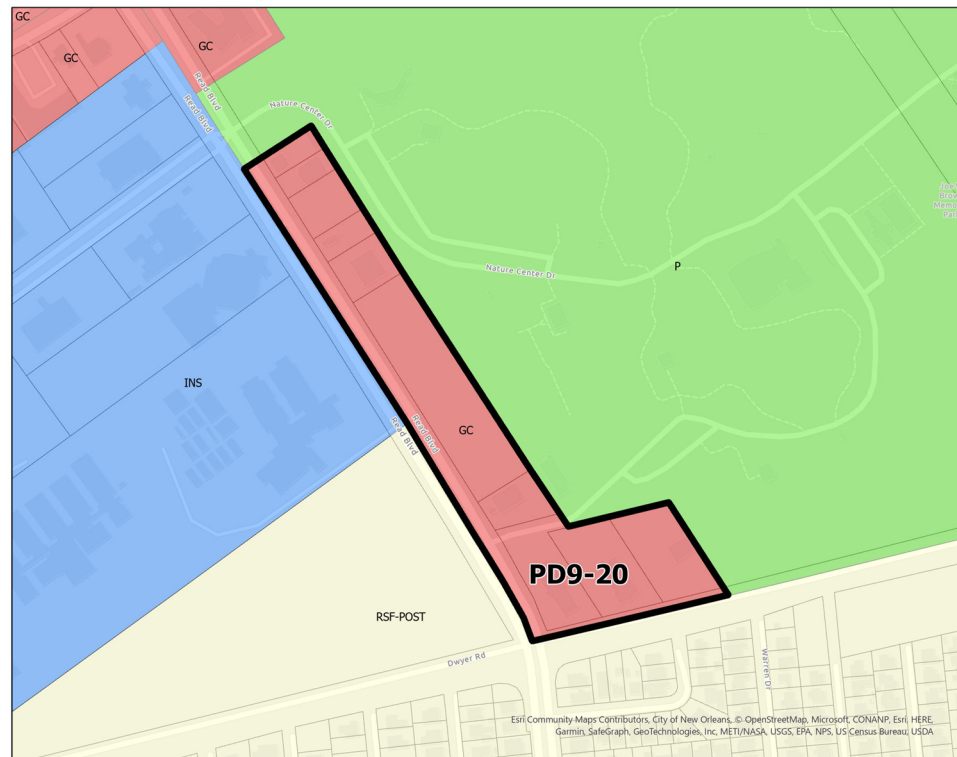
Reconsideration: Planning District 9, Item 20

Applicant: Office of the Mayor

Request: *Change of Future Land Use Map Designation from General Commercial to Mixed Use High Density*

Location: The petitioned properties are located on Lots A4A1, A-4A2, A4B, -2, A4E, A4D, D1, C-2, X, and Y, Square -1, in the Third Municipal District. The municipal addresses are 5401- 5621 Read Boulevard and 10101- 10201 Dwyer Road. The properties are in New Orleans' East along the Read Boulevard commercial corridor.

FLUM Map:



Current Zoning: C-2 Auto-Oriented Commercial District

Current Land Use: Medical offices, parking lots, a drive through restaurant, place of worship, fire station and police station. Historic land uses include commercial uses, institutional uses.

Purpose: The applicant stated the request would support the redevelopment of the area as a burgeoning economic development district and opportunity site.

Staff Analysis:

Site Description & Land Use: The subject site is approximately 429,000 square feet of properties located along Read Boulevard and part of Dwyer Road in New Orleans' East. The area currently contains medical offices, parking lots, a drive through restaurant, place of worship, fire station, police station, and vacancies, and has historically contained similar uses.

Surrounding Land Use Trends: The area directly abuts a large, historic park – Joe Brown Park - and is situated among other residential, institutional and commercial uses, including a school, library, and local residential neighborhood. The existing land use pattern in this portion of New Orleans East is primarily commercial with several underutilized lots situated in between uses. Historically this portion of New Orleans has either been part of the park or contained similar commercial development.

Surrounding FLUM and Zoning Designations: The site is located in a small, narrow C-2 Auto-Oriented Commercial District immediately abutting an OS-R Regional Open Space District, S-RS Suburban Single-Family Residential District, and MS Medical Service District. The existing General Commercial FLUM designation does not account for mixed-use land use and zoning within the subject area or adjacent properties, where mixed-use development could provide increased housing densities and a more walkable, transit-oriented (or transit-ready) environment along a major street in an established corridor.

Impacts: The request to change the FLUM designation to the MUH Mixed-Use High Density designation could result in a future zoning change to a zoning district that is compatible with the MUH FLUM designation, such as the MU-2 High Intensity Mixed-Use District or the S-RM1 Multi-Family Residential District. The current General Commercial FLUM designation is only compatible with three zoning districts in New Orleans East: The C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial Districts. Each of these zoning districts permit a wide range of high intense commercial uses but preclude residential development with the exception of dwellings above the ground floor through the conditional use process.

If granted, the requested MUH Mixed-Use High Density FLUM designation with a subsequent zoning change may facilitate revitalization among underutilized lots with the creation of increased housing densities, small scale retail, and compact, walkable, transit-oriented (or transit-ready) environments along a major street in an established commercial corridor. Given the surrounding mixed-use development pattern, the impact of a high density mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the area which would likely not be that much greater than adjacent properties within the corridor. However, zoning regulations would help mitigate the impacts of future development.

Original Staff

Recommendation: Approval of the FLUM Designation Change to **Mixed Use High Density**.

Reasons for Recommendation:

1. The subject site contains larger parcels with a history of non-residential uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
3. The surrounding area is developed with walkable, transit-oriented (or transit-ready) systems in the vicinity.
4. The MUH FLUM designation is compatible with the existing zoning district on the subject site but provides the opportunity to change the zoning to a district that is geared towards mixed-use and higher density residential developments.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. The applicant's representative spoke in support of the request. Members of the ENONAC and New Orleans East Matters neighborhood associations spoke in opposition of the request. The applicant's representative rebutted by noting their requests in planning districts throughout the City, highlighting affordable housing requests in other parts of the City, and clarifying the current development of the subject site. Commissioner Johnson requested clarification on the motivation of the request. The applicant provided clarification, noting the intensity of higher, more intense commercial uses at the subject site. Commissioner Joshi-Gupta requested clarification on why Mixed Use Low Density was not selected. The applicant clarified the nature of the request and what is presently allowed under the current zoning district. Commissioner Johnson requested clarification on why the applicant did not request Mixed Use Medium Density. The applicant clarified the existence of a restaurant that would be impacted by the lesser FLUM. Staff clarified the difference between medium density and high density FLUM designations at the current site. Commissioner Steeg requested input from the neighborhood associations. New Orleans East Matters requested that the FLUM remain the same. Commissioner Johnson made a motion for modified approval to the Mixed-Use Medium Density (MUM) FLUM designation. The motion was seconded by Stewart. Commissioner Steeg voiced opposition.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-20** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Johnson, Joshi-Gupta, Stewart

NAYS: Flick, Jordan, Steeg

ABSENT: Brown, Lunn, Witry

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 General Commercial to Mixed Use High Density 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 analyses 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 April 9, 2024, City Planning Commission hearing.

Because there is no new information presented 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 from the General Commercial FLUM designation to the Mixed-Use High-Density FLUM designation.

The Mixed-Use High Density FLUM designation and a subsequent zoning change may facilitate revitalization among underutilized lots with the creation of increased housing densities, small scale retail, and compact, walkable, transit-oriented (or transit-ready) environments along a major street in an established commercial corridor.

Recommendation: Approval of the FLUM Designation Change from General Commercial to Mixed Use High Density.

Reasons for Recommendation:

1. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
2. The surrounding area is developed with walkable, transit-oriented (or transit-ready) systems in the vicinity.

3. The MUH FLUM designation is compatible with the existing zoning district on the subject site but provides the opportunity to change the zoning to a district that is geared towards mixed-use and higher density residential developments.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation for approval to change the FLUM from General Commercial to Mixed Use High Density. Members of the public spoke in opposition to the change.

Commissioner Stewart made a motion to approve the change to Mixed-Use High Density. The motion was seconded by Commissioner Brown, which received three (3) votes in favor, and two (2) in opposition. The motion did not pass.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 9-20 IS RECOMMENDED FOR APPROVAL.

YEAS: Brown, Stewart, Witry

NAYS: Johnson, Flick

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg,

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.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT RECONSIDERATION

Reconsideration: Planning District 9, Item 22

Applicant: Mayor's Office

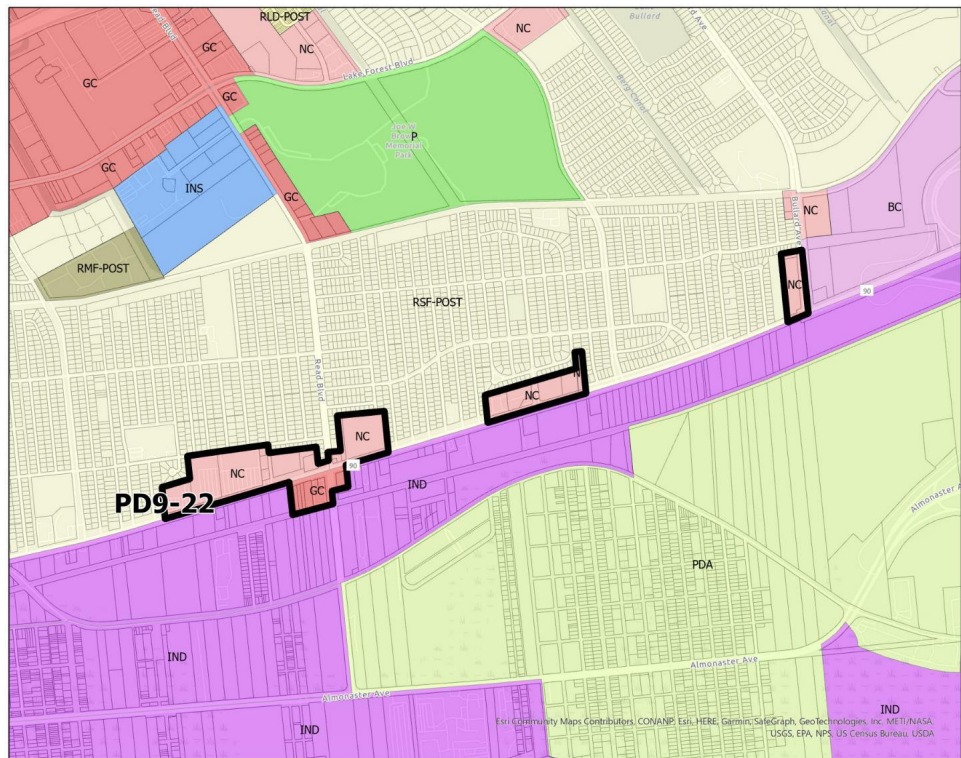
Request: *Change of Future Land Use Map Designation from NC Neighborhood Commercial and GC General Commercial to MUM Mixed-Use Medium Density*

Location: There are three identified areas as part of this petition that are located within the Read Boulevard West neighborhood of New Orleans East. The first area is along Chef Menteur Highway and Read Boulevard and encapsulates a strip mall, a few select parcels with retail stores, and two abandoned parcels directly east and west of Read Boulevard.

The second area is further East along Chef Menteur Highway between Good Drive and Nottingham Drive. This area encapsulates only parcels on the north side of Chef Menteur Highway and includes an active strip mall with multiple small retail businesses, and small apartment complex, a gas station, and church.

The third location is at the northwest corner of Chef Menteur Highway and Bullard Avenue. There is currently a small apartment complex on the site, but most of the land is vacant.

FLUM Map:



Current Zoning: SB-2 Pedestrian-Oriented Business District, C-1 General Commercial District, and BIP Business-Industrial Park.

Current Land Use: Properties along Chef Menteur Highway in these areas are a mix of warehouses, small and large strip malls with fast food restaurants, grocery stores, and general retail like salons and discount markets. There are a few gas stations, religious entities, apartment buildings, and vacant parcels along the corridor as well.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The proposed areas are zoned SB-2 Pedestrian-Oriented Business, C-1 General Commercial, BIP Business Industrial Park Districts. The area was mainly developed post-World War II and has remained a suburban, auto-centric commercial corridor that is between the I-10 exchange and the I-510 exchange. This area has very few residences.



Figures 1., 2., and 3. Subject Site from Google Maps

Surrounding Land Use Trends: The surrounding land use north of Chef Menteur Highway to Dwyer Road, which is the major throughfare north of the proposed area, is predominantly residential. This area is zoned S-RS Single-Family Residential District and the land use pattern is single family suburban developments.

South of the proposed areas is zoned BIP Business Industrial Park with corresponding long stretches of parcels that are for warehousing and manufacturing between Chef Menteur Highway and Old Gentilly Road - the major throughfare south of the proposed area.

Surrounding FLUM Designations:

The area north of the proposed areas is comprised mainly of low-density residential and have a corresponding FLUM designation of RSF-POST Residential Post-War Single Family. There are four zoning districts allowed in this FLUM designation, three of which are associated with Lakeview neighborhoods and would not be applicable in New Orleans East. The zoning district allowed in New Orleans East is S-RS Single-Family Residential. This zoning district is suburban in nature and only allows for single-family residential developments. Lot areas are large, including 6,000 square feet minimum for single-family developments, building heights can be no greater than 35 feet, and front yard setbacks must be a minimum of 20 feet.

The surrounding FLUM designations for the industrial areas south of the subject site are IND Industrial. These areas limit the types of uses to light, heavy, or maritime industrial uses. Existing residential structures are allowed in the LI Light Industrial zoning districts in this area, but no new residential dwellings are permitted and limited auto-centric commercial activity is allowed throughout this area.

Impacts: The current FLUM designation of NC Neighborhood Commercial in this proposed area of Chef Menteur Highway currently limit economic and residential development opportunities. Each FLUM category is linked to a specific set of compatible zoning districts. The zoning districts in NC Neighborhood Commercial are generally designated for Historic Urban, Historic Core or Lakeview neighborhoods. S-B1, S-B2 and C-1 General Commercial District are permitted in this FLUM designation, but only allow for residential above the ground floor through the conditional use process.

In all three areas identified in this proposal there are no compatible zoning districts that would increase the number of residential units in this large stretch of Chef Menteur Highway in New Orleans East. Changing the FLUM designation for all the NC Neighborhood Commercial districts to

MUM Mixed-Use Medium Density would increase the potential for a future zoning change that would permit zoning districts that encourage greater residential density and support the city's goal to construct and support more housing units closer to the city center core.

This proposed area also lacks high frequency commercial activity that is commonly seen along suburban corridors, such as Veterans Boulevard or Manhattan Boulevard in Jefferson Parish. The MUM Mixed-Use Medium Density FLUM designation also allows for a wide range of zoning districts. Some of these districts include S-RM1 Multi-Family Residential District, S-B2 Pedestrian-Oriented Corridor Business District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, and MC Medical Campus District. By changing the NC Neighborhood Commercial FLUM designations in the proposed area to Mixed-Use Medium Density it would allow future zoning districts to exist that permit a mix of residential uses that could increase economic opportunities for New Orleans East.

The one small General Commercial FLUM designation of this request, which is a small section south on Chef Menteur Highway at Read Boulevard, is currently being used for heavy commercial uses and is surrounded by an IND Industrial FLUM District on the south side of Chef Menteur. Although the General Commercial FLUM designation is only compatible with zoning districts that promote either heavy auto centric commercial districts, the current use designation is more appropriate for what this designated area's use is and should remain unchanged.

Original Staff

Recommendation: **Modified Approval** of the FLUM Designation Change to **MUM Mixed Use Medium Density** for NC Neighborhood Commercial FLUM Designations. The part of the request to change the GC General Commercial FLUM designation area to MUM Mixed Use Medium Density is recommended for **denial**.

Reasons for Recommendation:

1. The recommendation allows for more diverse set of zoning districts in the future that encourage economic development opportunities and multi-family developments.
2. The MUM designation change compliments the surrounding suburban FLUM designations by expanding the types of neighborhood-scale commercial districts.
3. The MUM designation supports multi-family residential uses, which provides opportunities for affordable housing development.
4. The GC General Commercial portion of this request is surrounded by industrial uses/zoning and is already used for heavy commercial uses and wouldn't be appropriate for residential uses.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. The applicant's representative spoke in support of staff's recommendation. Members of the ENONAC and New Orleans East Matters neighborhood associations spoke in support of staff's recommendation for denial and in opposition of staff's recommendation for approval. Commissioner Steeg made a motion to approve the request per staff's recommendation of modified approval. Commissioner Flick seconded the motion.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-22** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Flick, Joshi-Gupta, Steeg, Stewart

NAYS: Johnson, Jordan

ABSENT: Brown, Lunn, Witry

The motion failed to obtain a legal majority. No alternative motion was made. The application proceeds to the City Council with **NO 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 Neighborhood Commercial and General Commercial to Mixed-Use Medium Density 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 analyses 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 April 9, 2024, City Planning Commission hearing.

Because there is no new information presented and the City Planning Commission did not have a recommendation, the logic and reasoning for staff's original recommendation remains. Staff supports the portion of the request to change the FLUM designation from the Neighborhood Commercial FLUM designation to the Mixed-Use Medium-Density FLUM designation. Changing the FLUM designation for the subject sites with NC

Neighborhood Commercial to MUM Mixed-Use Medium Density could increase the potential for a future zoning change that would permit greater residential density and support the city's goal to construct and support more housing units closer to the city center core.

Staff recommends denial for the small portion of the request to change the FLUM designation from General Commercial to Mixed-Use Medium Density. The portion of the subject site is located on the southern side of Chef Menteur Highway and is currently being used for heavy commercial uses. It is surrounded by an Industrial FLUM Designation on the south side of Chef Menteur Highway. Although the General Commercial FLUM designation is only compatible with zoning districts that promote either heavy auto centric commercial districts, the current FLUM designation is more appropriate for what this designated area's use is and should remain unchanged.

Recommendation: Modified Approval of the FLUM Designation Change to **Mixed Use Medium Density** for the portion of the site with the Neighborhood Commercial FLUM Designation. The part of the request to change the General Commercial FLUM designation area to Mixed Use Medium Density is recommended for **denial**.

Reasons for Recommendation:

1. The recommendation to change the Neighborhood Commercial FLUM designation to Mixed-Use Medium Density allows for more diverse set of zoning districts in the future that encourage economic development opportunities and multi-family developments.
2. The GC General Commercial portion of this request is surrounded by industrial uses/zoning and is already used for heavy commercial uses and would not be appropriate for residential uses.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission with the recommendation for Modified Approval, to approve the FLUM change for the areas designated Neighborhood Commercial to Mixed Use Medium Density and to deny the FLUM change for the area designated General Commercial. Members of the public spoke in opposition to the change.

Commissioner Stewart made a motion support the staff recommendation of Modified Approval, to change the areas designated Neighborhood Commercial to Mixed Use Medium Density, and to deny the change for the area designated General Commercial. The motion was seconded by Commissioner Brown, which received four (4) votes in favor, and one (1) in opposition. The motion did not pass.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 9-22 IS RECOMMENDED FOR MODIFIED APPROVAL.

YEAS: Brown, Stewart, Witry

NAYS: Johnson, Flick

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg,

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.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

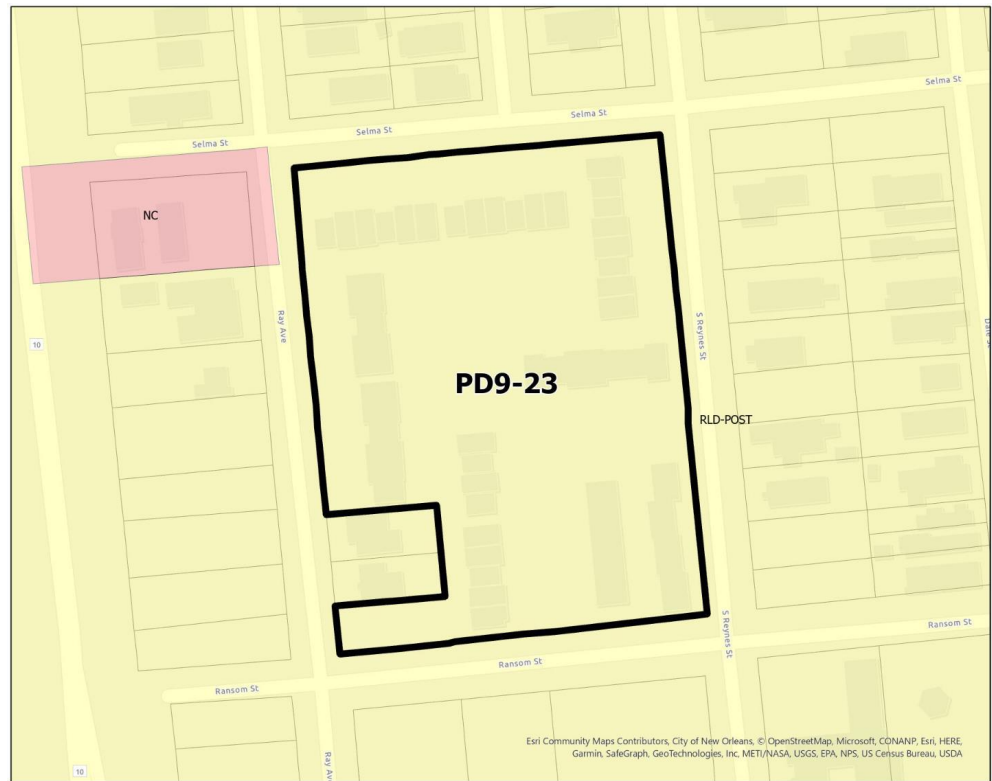
Reconsideration: Planning District 9, Item 23

Applicant: Council District E

Request: *The request is to change the FLUM designation from RLD-POST Residential Post-War Low Density to MUL Mixed-Use Low Density.*

Location: The petitioned area is located on all but two parcels of Square 3, bounded by Reynes Street, Ransom Street, Ray Avenue, and Selma Street in the Third Municipal District. The municipal address for the petitioned area is 4402 Reynes Street in the Plum Orchard Neighborhood in New Orleans East.

FLUM Map:



Current Zoning: S-RD Suburban Two-Family Residential

Current Land Use: The parcels on the petitioned site are all abandoned town homes that are part of the Haydel Heights Subdivision. Historically these parcels have been zoned residential two-family.

Purpose: The applicant stated the request would enable the redevelopment of a 112-unit multi-family development on the site and enable increased residential density and mixed-use development.

Staff Analysis: *Site Description & Land Use:* The subject site has 51 lots that combined take up 167,400 square feet, which encompasses almost the entirety of the square bounded Reynes Street, Ransom Street, Ray Avenue, and Selma Street. Two lots, 4507-4509 and 4515 Ray Avenue, are not included in the proposed area. The proposed site is zoned S-RD Suburban Two-Family Residential and is currently vacant with the exception of an abandoned townhome development.

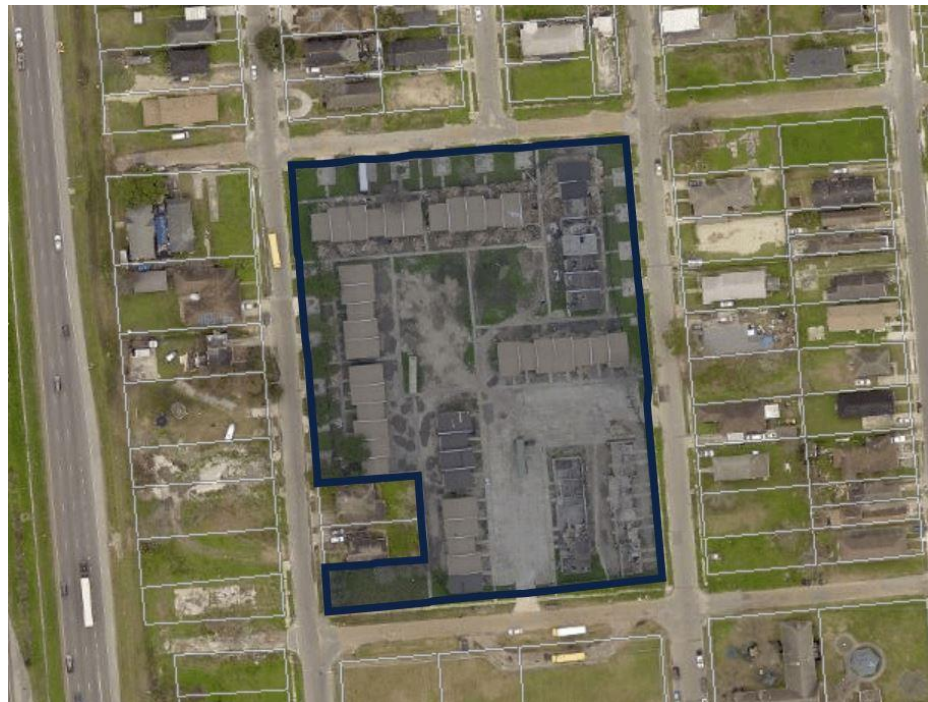


Figure 1. Aerial of Proposed Site from Property Viewer



Figure 2. Subject Site from Google Maps



F
 figure 3.
 1994
 Sanborn
 Map

Pages of Proposed Site

Surrounding Land Use Trends: Located in a S-RD Suburban Two-Family Residential District that primarily contains single and two-family homes, the site's existing and recent historic land use patterns in this portion of New Orleans East is primarily suburban. The proposed site is approximately one block east of Interstate 10 (I-10) and one block north of Chef Menteur Highway (US 90), where access ramps to US 90 and I-10 border a commercial corridor. Immediately adjacent to the subject S-RD zoning district are two S-RS Suburban Single-Family Residential Districts – one of which contains a large religious institution, school campus, and vacant parcel.

Surrounding FLUM Designations: Surrounding FLUM designations include NC Neighborhood Commercial, GC General Commercial, IND Industrial, and RSF-POST Residential Post-War Single-Family. Both the GC General Commercial and IND Industrial FLUM designations limit residential development and cater to intense commercial activity. Areas FLUMed NC Neighborhood Commercial are those closest to the subject site. Within the Neighborhood Commercial FLUM are eight distinct zoning districts. However, many of the zoning districts are reserved for historic areas of the City or for Lakeview business districts, leaving the S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Business District, and C-1 General Commercial as the only applicable districts. In all three districts, only residential uses above the ground floor are permitted through the conditional use process.

Lastly, the northeast and northwest of the proposed site abut the RSF-POST Residential Post-War Single Family FLUM designation whose development pattern consists of low-density residential. Thus, the S-RS Suburban Single-Family Residential District only permits single-family dwellings and existing two-family dwellings that are on lots 6,000 square feet in area and above.

Impacts: The subject site is currently a blighted, underdeveloped townhouse development that makes up almost the entirety of the square. The current FLUM designation is RLD-POST Residential Post-War Low Density, and there are only three zoning districts compatible with this FLUM designation – two of which are designated for Lakeview neighborhoods. As the only compatible zoning district, the S-RD Two-Family Residential District limits both commercial and residential development where townhouse developments are only permitted through conditional use. The only non-residential activity permitted by right are places of worship, faith-based centers, or government offices.

The request to change to the MUL Mixed-Use Low Density FLUM is meant to permit a greater range of mixed-uses that could provide increased housing densities, small-scale retail, and provide for a walkable environment nearby commercial corridors. However, the Mixed-Use Low Density FLUM is out of scale and character for the immediately surrounding neighborhood as the Mixed-Use Low Density is better suited for small commercial corridors or properties located in commercial zoning districts. For this reason, staff believe that the Residential Post-War Multifamily (RMF-POST) FLUM designation would be a better alternative to the Mixed-Use Low Density FLUM as it allows the petitioned site to be rezoned to an S-RM1 Suburban Multi-Family Residential District in the future, which permits townhouses or multi-family dwellings by right and compatible institutional and open space uses such as places of worship, parks, playgrounds, or private recreation facilities. Additionally, the owner has expressed interest in redeveloping the site with multi-family housing.

Original Staff

Recommendation: **Modified Approval** of the FLUM change from Residential Post-War Low Density to **Residential Post-War Multifamily**.

Reasons for Recommendation:

1. The recommendation allows for a more compatible set of zoning districts in the future that are more permissive of multi-family developments.
2. The Residential Post-War Multifamily (RMF-POST) designation preserves the character and scale of the existing suburban residential areas while encouraging new multifamily development along a major city roadway and transit routes that can support greater residential density.

3. The Residential Post-War Multifamily (RMF-POST) designation supports several mixed uses, including open space, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of modified approval. The applicant's representative spoke in support of staff's recommendation, Members of the ENONAC neighborhood association spoke in support of staff's recommendation. Members of the public spoke in support of the request. The Executive Director clarified the request. Commissioner Johnson motioned for modified approval per staff's recommendation. Commissioner Steeg seconded the motion, and the motion passed unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-23** IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: N/A

ABSENT: Brown, Lunn, Witry

Reasons for Recommendation:

1. The recommendation allows for a more compatible set of zoning districts in the future that are more permissive of multi-family developments.
2. The Residential Post-War Multifamily (RMF-POST) designation preserves the character and scale of the existing suburban residential areas while encouraging new multifamily development along a major city roadway and transit routes that can support greater residential density.
3. The Residential Post-War Multifamily (RMF-POST) designation supports several mixed uses, including open space, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM designation of Residential Low Density Post-War rather than the recommended FLUM change to Residential Post-War Multi-Family.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Residential Multi-Family Post-War. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation. The current FLUM designation and zoning district limit redevelopment opportunities for this site, which is mostly comprised of vacant/blighted townhomes.

The recommended FLUM change to the Residential Post-War Multi-Family designation could provide a pathway forward to redevelop the subject area with townhomes or multi-family residences

Recommendation: Denial to retain the FLUM designation of Residential Low-Density Post-War instead of CPC's original recommendation of Residential Post-War Multi-Family.

Reasons for Recommendation:

1. The recommendation to the Residential Post-War Multi-Family FLUM designation allows for a more compatible set of zoning districts in the future that are more permissive of multi-family developments and the existing land-use in the subject area.
2. The Residential Post-War Multifamily (RMF-POST) designation supports several mixed uses, including open space, townhomes, single-, two-, multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission and recommended denial of the reconsideration request to retain the current FLUM of Residential Multi-Family Post-War. Instead, staff supported the changes approved at the Commission's April 9, 2024, meeting to Residential Multi-Family Post-War. Members of the public spoke in opposition to the change.

There was some discussion between the commission and the members of the public regarding the property and its current existence as multi-family.

Commissioner Johnson made a motion to deny the reconsideration to maintain the FLUM of Residential Low-Density Post-War, instead supporting the previous recommendation of Residential Multi-Family Post-War. The Motion was seconded by Commissioner Stewart, and the motion was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 9-23 IS 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, Stewart, Witry

NAYS: None

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

Reasons for Recommendation:

1. The recommendation to the Residential Post-War Multi-Family FLUM designation allows for a more compatible set of zoning districts in the future that are more permissive of multi-family developments and the existing land-use in the subject area.
2. The Residential Post-War Multifamily (RMF-POST) designation supports several mixed uses, including open space, townhomes, single-, two-, multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

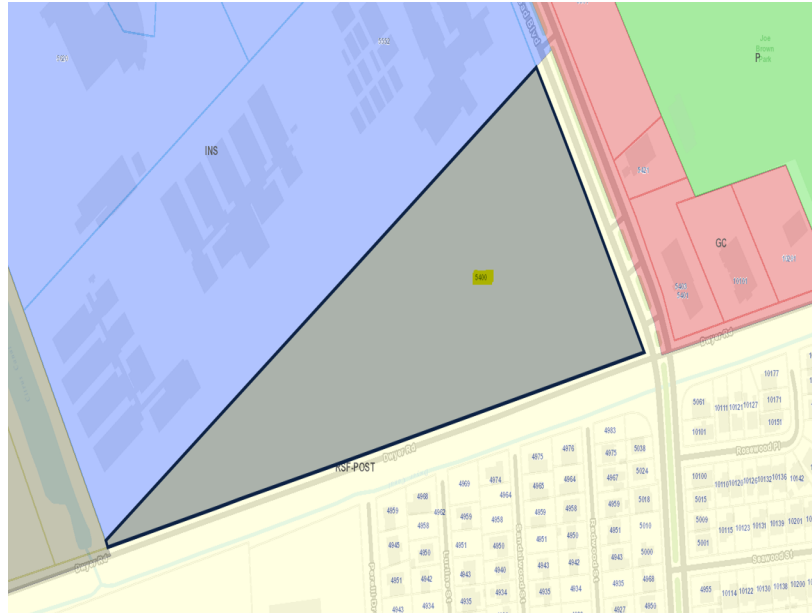
Reconsideration: Planning District 9, Item 24

Applicant: Council District E

Request: This request is to change the Future Land Use Map (FLUM) designation from Residential Single-Family Post War FLUM designation to a Mixed-Use Medium Density FLUM designation.

Location: The petitioned property is located on Lots 96,98 and 100, Square -1, in the Third Municipal District. The municipal address is 5400 Read Blvd. The property is in New Orleans East.

FLUM Map:



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

Current Land Use: Vacant.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primarily commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 669,818 square foot property located at the corner of Read Boulevard and Dwyer Street in the New Orleans East neighborhood. The site has been vacant since at least 1994. The Residential Single-Family Post-War FLUM designation is aligned with only one zoning district in New Orleans East, the S-RS Single-Family Residential District. The subject site is already zoned S-RS and is restricted in its ability to request a different zoning classification due

to its FLUM designation. The S-RS District permits limited residential uses including single-family dwellings and established two-family dwellings; new two-family dwellings and multi-family dwellings are prohibited in the S-RS District. The requested FLUM change to Mixed-Use Medium Density would allow for a subsequent zoning change that would be compatible with the Master Plan and would permit a much greater range of both residential and non-residential uses.

Figure 1. Subject Site



Surrounding Land Use Trends: The area around the subject property is a mix of residential and commercial. Read Boulevard is a long commercial corridor. Abramson School is directly adjacent to the subject site, a fire and police station are across the street and LCMC hospital is adjacent to the school. Across Dwyer Road, there is a neighborhood of single-family homes and behind the subject property is a large apartment complex. This is the existing and historic land use pattern in this portion of New Orleans East; single-family residential, divided by major North/South and East/West corridors, interspersed with large apartment complexes.

Surrounding FLUM and Zoning Designations: The site is located in an S-RS Suburban Single-Family Residential District. There are properties in the vicinity that are in the MS Medical Services District, the S-RM2 Suburban Multi-Family Residential District and the C2 Auto-Oriented Commercial District. The existing Residential Single-Family Post-War FLUM designation is not inappropriate given the S-RS zoning and the consistency of the zoning and FLUM along the corridor from this parcel to Chef Menteur Hwy. However, the change to Mixed-Used Medium Density would be more appropriate for a property that serves as a bridge from the strictly commercial nature of Read Boulevard north of the property and the residential nature of Read Boulevard south of the property.

Impacts: The request could result in mixed-use development that could provide increased housing densities and needed small-scale retail. The zoning regulations should help mitigate the impacts of any future development of this site. Mixed-Use Medium Density FLUM designations are reserved for major corridors and intense commercial nodes, such as this location.

Original Staff

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

Reason for Recommendation:

1. The surrounding area has a mix of residential and commercial development, which is supported by a mix of residential and non-residential zoning in the immediate vicinity.
2. The FLUM change would allow for a future zoning change to effectuate the goals of this request, greater residential and non-residential uses.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There was one speaker from the City Administration who spoke in support of the request and one speaker in opposition who spoke to the increased density a mixed-use designation would bring. There was extensive conversation between staff, commissioners and the speaker regarding the need for an increase in density. Commissioner Johnson made a motion to approve the request per staff's recommendation. Commissioner Flick seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 9-24** 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, Joshi-Gupta, Jordan, Steeg, Stewart, Jordan

NAYS: N/A

ABSENT: Brown, Lunn, Witry

Reason for Recommendation:

1. A Mixed-Use Medium Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the city's housing stock and decreasing the neighborhood's reliance on automobiles for necessary amenities.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM of Residential Single-Family Post-War rather than recommending a FLUM change of Mixed-Use Medium Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Mixed-Use Medium Density designation. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation.

The current FLUM designation of Residential Single-Family Post-War and its corresponding zoning district, S-RS Suburban Residential Single-Family, is extremely limiting in development opportunities. The subject parcel is comprised of three lots, one parcel, measuring nearly 670,000 square feet in area. To utilize the site for single-family residential uses, the site would need to be subdivided and new roads would need to be created, rendering it financially inviable for many developers.

Retaining the current FLUM designation and zoning district severely limit future development opportunities. The City Planning Commission's recommendation to change the FLUM designation to Mixed-Use Medium-Density is a pathway forward for when and if a developer wants to utilize the site for anything other than single-family.

Recommendation: Denial of the reconsideration to retain the Residential Single-Family Post-War Designation and recommends the originally recommended Mixed-Use Medium Density FLUM designation.

Reasons for Recommendation:

1. The retention of the Residential Single-Family Post-War FLUM designation would severely limit development opportunities for this site.
2. The FLUM change to Mixed-Use Medium Density would allow for a future zoning change to effectuate the goals of this request, greater residential and non-residential uses.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission and recommended denial of the reconsideration to retain the current FLUM, Residential Single-Family Post-War. Instead, staff supports the changes approved at the Commission's April 9, 2024, meeting for Mixed-Use Medium Density. Members of the public spoke in opposition to the change.

Commissioner Flick made a motion to support staff recommendation of Denial of the reconsideration request, upholding the previously approved change to MUM. The Motion was seconded by Commissioner Brown, and did not pass, receiving four (4) votes in support and one (1) in opposition.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE RECONSIDERATION OF PLANNING DISTRICT 9-24 IS RECOMMENDED FOR DENIAL.

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT RECONSIDERATION**

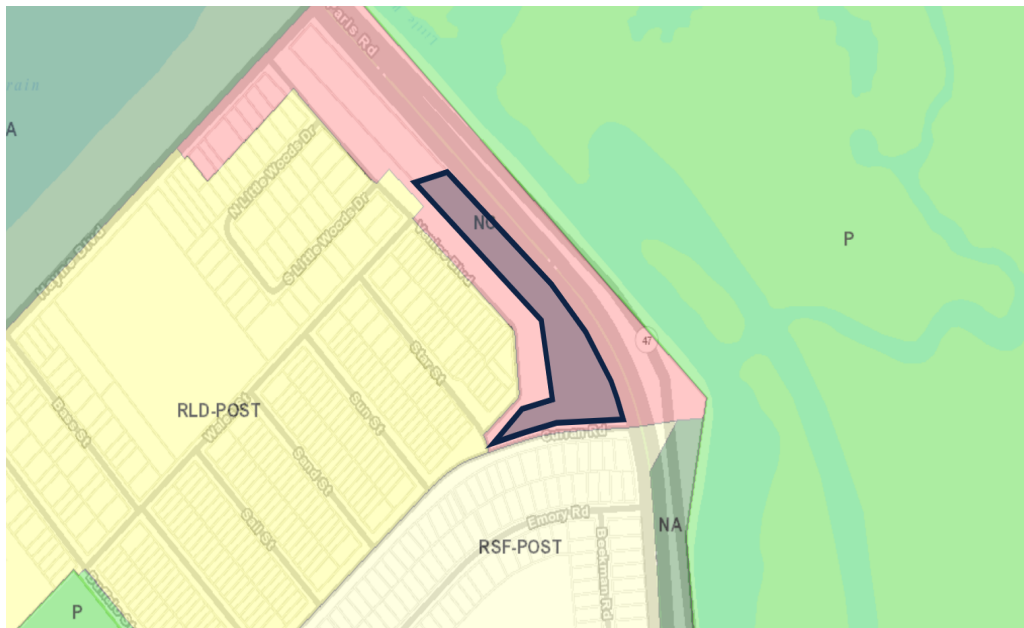
Reconsideration: Planning District 9, Item 25

Applicant: Council District E

Request: This request is to change the Future Land Use Map (FLUM) designation from a Neighborhood Commercial FLUM designation to a Mixed-Use Low Density FLUM designation.

Location: The petitioned property is located on Lots 2, 29A and two unidentified lots, Square -1, in the Third Municipal District. The municipal address is 17600 Paris Road. The property is in New Orleans East.

FLUM Map:



Current Zoning: S-B1 Suburban Business District

Current Land Use: Vacant

Purpose: The applicant stated the request would encourage mixed-use development adjacent to Lincoln Beach.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 155,009 square foot property located at the intersection of Curran and Paris Roads in the New Orleans East neighborhood. The site has been vacant since at least 1983. Each FLUM designation is compatible with a different set of zoning districts. The current FLUM designation on the subject site, Neighborhood Commercial, is aligned with three zoning districts in New

Orleans East, the S-B1 Suburban Business District, S-B2 Pedestrian Oriented Corridor Business District and C-1 General Commercial District. The subject site is currently zoned S-B1 and has limited compatibility with different zoning classifications - other than the C-1 or S-B2 zoning classifications - due to its FLUM designation. The S-B1 District has no permitted residential uses and only two are allowable as a conditional use: Dwelling-Above Ground and Permanent Supportive Housing. New two-family dwellings and multi-family dwellings are prohibited in the S-B1 District. Similarly, the S-B2 and C-1 Districts highly restrict residential uses and only permit them through the conditional use process such as dwellings above the ground floor.



Figure 1. Subject Site

The requested FLUM change to Mixed-Use Low Density would allow for a subsequent zoning change that would be compatible with the Master Plan and would permit a wider range of both residential and non-residential uses. There are only four (4) districts that would be allowable in New Orleans East with the Mixed Use Low Density designation that would expand on what is already allowable under the current FLUM designation of Neighborhood Commercial. Those are S-RD Suburban Two Family Residential, S-RM1 Suburban Multi-Family Residential, EC Educational Campus District and MS Medical Services District. The applicant did not state an intention of building an educational or medical facility. And while an S-RM1 or S-RD designation would expand on what's allowed residentially, it would greatly decrease what's allowed commercially. Despite the few zoning districts that are compatible with the MUL Designation and appropriate for the New Orleans East neighborhood, staff believe this FLUM designation is also compatible with the S-MU Suburban Mixed-Use zoning district and explained in greater detail in the *impact* section below.

Surrounding Land Use Trends: The area around the subject property is a mix of residential and green space. Paris Road is a long corridor alternatively known as Highway 47 that runs into Interstate 510. A

residential neighborhood is adjacent to the site on the western border. Federally owned green space is immediately adjacent to the East. There is no commercial development in the vicinity and most of the immediate area is vacant and unkept.

Surrounding FLUM and Zoning Designations: The site is located in an NC Neighborhood Commercial FLUM designation and zoned S-B1 Suburban Business District. There are properties in the vicinity that are in the S-RD Suburban Two-Family Residential District and S-RS Suburban Single Family Residential District located in the Residential Post-War Low Density and Residential Post-War Single-Family FLUM designations. There is also a large tract near the site designated with the Park FLUM designation.

Impacts: The appendix in the Comprehensive Zoning Ordinance lists zoning districts that are compatible with the Neighborhood Commercial FLUM designation. Those zoning districts that are compatible with both New Orleans East *and* the Mixed-Use Low Density FLUM designation, according to the appendix, are minimal and expand the residential uses permitted but not the commercial.

However, Staff believes that the S-MU Suburban Mixed-Use Zoning District is a zoning district that would be compatible with the Mixed-Use Low Density FLUM Designation and would fulfill the goal of the requested FLUM change to provide more residential and commercial development opportunities at the proposed site. S-MU is not currently listed as a compatible zoning district for the MUL FLUM designation because it was added to the Comprehensive Zoning Ordinance after the appendix was created. To include it in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density and will seek a future text amendment to add S-MU Suburban Mixed Use as a compatible zoning district to MUL FLUM designation.

Original Staff

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Low Density**.

Reasons for Recommendation:

1. The vacant site has potential for a mixed-use development that can support the Lincoln Beach redevelopment.

City Planning Commission Hearing (April 9, 2024)

The City Planning Commission hosted a meeting in the City Council Chambers of City Hall. Staff presented the case to the commission with the recommendation of approval. There was one speaker who spoke in support of the request on behalf of the administration and one speaker who spoke in opposition. The opposition asked that the issue be deferred until the Lincoln Beach Master Plan is completed. Commissioner Jordan and Commissioner Johnson inquired about the history of zoning changes and proposed development for the site. Commissioner Johnson made a motion to approve the request per staff's recommendation. Commissioner Stewart seconded the motion which was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 9-25 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, Joshi-Gupta, Jordan, Steeg, Stewart, Jordan

NAYS: N/A

ABSENT: Witry, Brown, Lunn

Reason for Recommendation:

1. A Mixed-Use Low Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the city's housing stock and decreasing the neighborhood's reliance on automobiles for necessary amenities.

What does the Council Motion ask the CPC to reconsider?

The City Council asks the City Planning Commission to consider retaining the current FLUM of Neighborhood Commercial rather than recommending a FLUM change of Mixed-Use Low Density.

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

No issues have been raised relative to the potential impacts of CPC's original recommendation of a FLUM change to the Mixed-Use Low-Density designation. Additionally, no new information has been provided to reevaluate the City Planning Commission's recommendation.

The current FLUM designation of Neighborhood Commercial and its corresponding zoning district, S-B1 Suburban Business District, limits residential development opportunities despite its location near a large single-family residential subdivision. The original FLUM recommendation to Mixed-Use Low Density provides an avenue forward for a subsequent zoning change to a zoning district that permits a range of both residential and commercial uses.

Recommendation: Denial of the reconsideration to retain the Neighborhood Commercial FLUM designation and recommends approval of the original City Planning Commission recommendation of Mixed-Use Low Density.

Reason for Recommendation:

1. The vacant site has potential for a mixed-use development that can support the Lincoln Beach redevelopment.

City Planning Commission Hearing (January 7, 2025)

The staff presented the case to the commission and recommended denial of the reconsideration to retain the current FLUM, Residential Single-Family Post-War. Instead, staff supports the changes approved at the Commission's April 9, 2024, meeting for Mixed-Use Low Density (MUL). Members of the public spoke in opposition to the change, citing the Lincoln Beach Master Plan should be finished before changes to the FLUM are made.

Commissioner Flick made a motion to support staff recommendation of Denial of the reconsideration request, upholding the previously approved change to MUL. The Motion was seconded by Commissioner Brown, and did not pass, receiving four (4) votes in support and one (1) in opposition.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE **RECONSIDERATION OF PLANNING DISTRICT 9-25 IS RECOMMENDED FOR DENIAL.**

YEAS: Brown, Flick, Stewart, Witry

NAYS: Johnson

ABSENT: Joshi-Gupta, Jordan, Lunn, Steeg

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.