

CNO Properties Requested for FLUM Amendments**Lake Forest Boulevard Corridor****Contact:** Sydney Shivers, Office of Community Assets and Investment and Jeff Schwartz, Office of Economic Development**Email:** sydney.shivers@nola.gov

jeschwartz@nola.gov

Owner	Address	Tax Bill Number	Current Zoning	Current FLUM	Proposed FLUM
City of New Orleans	7201 Dwyer Rd	39W016002	S-RS Suburban Single Family	Residential Single Family Post-War	MUM – Mixed Use Medium Density
	43164 Parc Brittany BL.	39W050601	S-RD Suburban Two-family Residential	Residential Low Density Pre-war	MUM – Mixed Use Medium Density
	1 Route 64	39W050105	S-RD Suburban Two-family Residential	Residential Low Density Pre-war	MUM – Mixed Use Medium Density
	2 Route 64	39W05010	S-RD Suburban Two-family Residential	General Commercial	MUM – Mixed Use Medium Density
	40737 Crowder Boulevard	39W016120	C-1 General Commercial District	General Commercial	MUM - Mixed Use Medium Intensity

Rationale: These properties are all undeveloped, overgrown City-owned properties which are located on the Lake Forest Boulevard corridor, a high-frequency transit service corridor which is slated for infrastructure improvements and future economic development. These properties are part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>

Stakeholders: Greater New Orleans East Business Alliance**Future Park and Ride on General DeGaulle Transit Corridor****Contact:** Sydney Shivers, Office of Community Assets and Investment and Jeff Schwartz, Office of Economic Development**Email:** sydney.shivers@nola.gov

jeschwartz@nola.gov

Owner	Address	Tax Bill Number	Current Zoning	Current FLUM	
City of New Orleans	2501 Wall Boulevard	513506922	C-2 Auto-Oriented Commercial District	General Commercial	MUM - Mixed Use Medium Intensity

Rationale: This is a potential opportunity site for transit oriented development and a park and ride proposed by the RTA.

Stakeholders: Regional Transit Authority

Chef Menteur Hwy Transit Corridor

Contact: Sydney Shivers, Office of Community Assets and Investment and Jeff Schwartz, Office of Economic Development

Email: sydney.shivers@nola.gov
jeschwartz@nola.gov

Owner	Address	Tax Bill Number	Current Zoning	Current FLUM	
City of New Orleans	4407 Wilson Ave.	39W908702	C-1 General Commercial District	Neighborhood Commercial	MUM - Mixed Use Medium Intensity
	4441 Wilson Ave.	39W908713	C-1 General Commercial District	Neighborhood Commercial	MUM - Mixed Use Medium Intensity
	4437 Wilson Ave.	39W908717	C-1 General Commercial District	Neighborhood Commercial	MUM - Mixed Use Medium Intensity

Rationale: These undeveloped city-owned properties are located on a commercially zoned portion of Wilson Avenue which is currently underdeveloped. This FLUM amendment is requested to support future development on City-owned properties.

Seine Street City Square

Contact: Sydney Shivers, Office of Community Assets and Investment and Jeff Schwartz, Office of Economic Development

Email: sydney.shivers@nola.gov
jeschwartz@nola.gov

Owner	Address	Tax Bill Number	Current Zoning	Current FLUM	
City of New Orleans	2701 Seine St.	513605204	S-RS Suburban Single Family	Residential Single Family Post-War	RLD – Residential Low-Density Postwar
Rationale: This FLUM amendment is requested to support future development of low-density housing opportunities.					
Lincoln Beach Redevelopment					
Contact: Cheryn Robles, Office of Resilience and Sustainability Email: crobles@nola.gov					
Policy Objective	Address	Tax Bill Number	Current Zoning	Current FLUM	Proposed FLUM
Lincoln Beach	13835 Hayne Blvd.	39W005308	NA- Natural Areas District	Natural Areas	Parkland and Open Space
Rationale: The City has completed a site assessment and intends to return this parcel to commerce as a redeveloped Lincoln Beach recreational park.					
Stakeholders: ENONAC, New Orleans for Lincoln Beach, New Orleans East neighborhood associations, Sen. Cassidy, Rep. Carter					
Lincoln Beach	1400 Hayne Blvd.	39W005325	General Planned Development	PDA- Planned Development Area	MUM –Mixed Use Medium Density
Rationale: This FLUM amendment is requested to allow redevelopment of this 10 acre city-owned parcel which will include parking and uses complementary to the Lincoln Beach park space. There may be opportunity to utilize a portion of this large lot for other uses like interpretive or visitor centers, commercial uses, or housing, though there are no plans for any of these uses to date.					

Non-City Owned Properties Requested for Amendments for Public or Policy Purpose

Agriculture St. Solar Park Project

Contact: Cheryn Robles, Office of Resilience and Sustainability

Email: crobles@nola.gov

Owner	Policy Objective	Address / Tax Bill Number	Zoning	Current FLUM	Proposed FLUM
City of New Orleans	ORS - Agriculture St. Solar Park	7879 Abundance St 39W747602	S-RD Two-Family Residential District	RLD-POST – Residential Low Density Post War	BC- Business Center
City of New Orleans	ORS - Agriculture St. Solar Park	2900 Feliciana St. 39W747603	S-RD Two-Family Residential District	RLD-POST – Residential Low Density Post War	BC- Business Center
ADJUDICATED - William Morris	ORS - Agriculture St. Solar Park	3101 Industry St 39W705201	S-RD Two-Family Residential District	RLD-POST – Residential Low Density Post War	BC- Business Center
Orleans Parish School Board	ORS - Agriculture St. Solar Park	3000 Abundance St 39W747601	S-RD Two-Family Residential District	RLD-POST – Residential Low Density Post War	BC- Business Center

Rationale: These sites will be incorporated into the Agriculture Street Solar Park project footprint.

Stakeholders: Gordon Plaza Residents, Inc.

New Orleans Public Schools Amendment Requests

Contact(s): Tiffany Delcour, Kimberly Ellis, Alexandra Miller

Email: tiffany_delcour@nolapublicschools.com

kiellis@nolapublicschools.com

alexandra.p.miller@gmail.com

Former Edna Karr Campus

Owner	Policy Objective	Address / Tax Bill Number	Zoning	Current FLUM	Proposed FLUM
Orleans Parish School Board	Position for Redevelopment	3332 Huntlee Drive, 4934 Dover Place, 4927 Neil Ave, and 4935 Neil Ave.	S-RS Single Family Residential	RSF-POST Residential Single Family Post-War	RMF-POST – Residential Multifamily Postwar

Rationale: This vacant school building occupies four properties at 3332 Huntlee Drive, 4934 Dover Place, 4927 Neil Ave, and 4935 Neil Ave. Current designation is RSF-POST and we would like to change to RMF-POST. We believe this property is most likely prime for multi-family housing adaptive reuse that could include teacher/workforce/affordable housing, and would like to make that possible under the Master Plan (while noting that we still need to go through community process, etc., and will make all final decisions after that). It is within a neighborhood of single-family homes, but there is precedent on nearby sites for an RMF-POST designation when a larger site is available. (For example, see the site at 3201 Rue Parc Fontaine).

Supporting Organizations: Louisiana Fair Housing Action Center, Preservation Resource Center

Former Paul Habans Campus

Orleans Parish School Board	Position for Redevelopment	3819 Herschel Street	S-RS Single Family Residential	RSF-POST - Residential Single Family Post-War	MUM - Mixed Use Medium Density
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Rationale: This building is located at 3819 Herschel Street. Current designation is RSF-POST and we would like to change to MUM to correspond with OCAI’s recommendations for nearby properties along MacArthur Blvd; this building is only separated from MacArthur by a public green space and has similar depth into the neighborhood as the other commercial properties. The ultimate hope would most likely be to change the zoning to a suburban mixed-use destination property that could include ground floor uses like child care or other neighborhood-serving commercial.

Supporting Organizations: Louisiana Fair Housing Action Center, Preservation Resource Center

Note: This property is included in the OCAI Corridor Recommendations for the General DeGaulle/MacArthur split

Current Gordon Campus (Modular)

Orleans Parish School Board	Position for Redevelopment	6101 Chatham Drive	S-RS Single Family Residential	RSF-POST - Residential Single Family Post-War	MUL - Mixed Use Medium Density
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Rationale: Current Gordon Campus (Modular). This property is located at 6101 Chatham Drive; it is a temporary modular facility and the school located there will be moving out once a permanent building is complete. Current designation is RSF-POST and we would like to change to MUL. This property actually has frontage on Allen Toussaint Blvd and is directly next to a number of apartments (across Chatham Street) that currently are designated as MUL. We believe this could be another strong candidate for mixed-use or housing reuse.

Supporting Organizations: Louisiana Fair Housing Action Center

Former Coghill Campus

Orleans Parish School Board	Position for Redevelopment	5500 Piety Drive	S-RS Single Family Residential	RSF-POST - Residential Single Family Post-War	RLD-POST - Residential low Density Post-War
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Rationale: This property is located at 5500 Piety Drive; it used to be a modular facility and is now vacant land. Current designation is RSF-POST. The district is interested in opportunities to reactivate it with workforce housing that fits into the surrounding neighborhood, while allowing for some additional flexibility in the housing typologies that can be constructed, given the large size of the parcel and unique opportunity that this property presents in its area. Therefore, we are seeking a change to RLD-POST.

Supporting Organizations: Louisiana Fair Housing Action Center

Corridors in Council District E

I-510 Corridor/New Orleans Regional Business Park Central Amendments

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Parcels on either side of the I-510 corridor in the central portion of the Regional Business Park. Bounded generally by Read Boulevard, Old Gentilly Boulevard, Almonaster Avenue, and the former MR-GO	GPD - General Planned Development District	PDA - Planned Development Area	IND – Heavy Industrial or MUM – Mixed Use Medium Density	- -

Rationale: The FLUM designation for this area should be amended to support future redevelopment opportunities in this area. With the Port of New Orleans potentially starting operations in Chalmette, the I-510 corridor may become even more valuable for manufacturing and transportation and logistics uses due to the port, rail, and interstate access in the area. This FLUM change will also align underlying land use and zoning with the rest of the former Regional Business Park, which the Office of Economic Development is leading the revitalization of as the “Higgins Innovation District.”

New Orleans Regional Business Park East

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Generally bounded by Intracoastal Drive, extending north nearly	GPD - General Planned Development District	PDA - Planned Development Area	IND – Heavy Industrial or MUM – Mixed	- -

to Chef Menteur Highway, on the east by Recovery Drive and Bayou Sauvage/wetlands, and on the south by former MR-GO			Use Medium Density	
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Rationale: The FLUM designation for this area should be amended to support future redevelopment opportunities in this area. With the port potentially starting operations in Chalmette, the I-510 corridor may become even more valuable for manufacturing uses due to the port, rail, and interstate access in the area.

Jazzland/Six Flags Amendment

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Main parcel of the former Jazzland/Six Flags Site bounded by I-510, Lake Forest Boulevard/Six Flags Pkwy, and Michoud Blvd	GPD - General Planned Development District	PDA - Planned Development Area	MUM – Mixed Use Medium Density	- -

Rationale: The FLUM designation for this area should be amended to support the redevelopment of the site and to complement future development along the I-510 corridor.

Lincoln Beach Area Amendments

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
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<p>There are lots across from Lincoln Beach to consider: 14000 Hayne Blvd owned by the City of New Orleans, 14250 Hayne Blvd owned by Tulane, and 14500 Hayne Blvd (an adjudicated property)</p>	<p>GPD - General Planned Development District</p>	<p>PDA – Planned Development Area</p>	<p>MUM – Mixed Use Medium Density or MUH- Mixed Use High Density</p>	<p>- -</p>
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Rationale: The FLUM designation for this area should be amended to the properties for future redevelopment and rehabilitation given that Lincoln Beach may be rehabilitated for recreational and commercial use, and the adjacent parcels could become attractive for mixed-use redevelopment anchored by Lincoln Beach as a destination.

Former Plaza Mall Site				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
<p>I-10 Service Road, Read Boulevard, Lake Forest Boulevard, Bundy Road</p>	<p>C-3 – Heavy Commercial District</p>	<p>GC – General Commercial</p>	<p>MUH- Mixed Use High Density</p>	<p>- -</p>

Rationale: It could make sense to leave the FLUM and zoning untouched, but given the RTA’s planned investment in creating a regional transit hub at or adjacent to the site, and the eventual redevelopment of the former Plaza Mall site, it is worth considering a FLUM that would enable a mixture of uses.

Chef Menteur Highway				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive

Parcels on both sides of Chef Menteur Highway/Highway 90, from Industrial Canal to Bayou Sauvage	C-1, S-B2, C-3	NC – Neighborhood Commercial GC – General Commercial	MUM – Mixed Use Medium Density	- -
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Rationale: Enable increased density and mixed-use development along primary commercial thoroughfare.

Lake Forest Boulevard				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Parcels on both sides of Lake Forest Boulevard, from Mayo Road to Michoud Boulevafd	C-1, C-2	NC – Neighborhood Commercial GC – General Commercial	MUM – Mixed Use Medium Density	- -

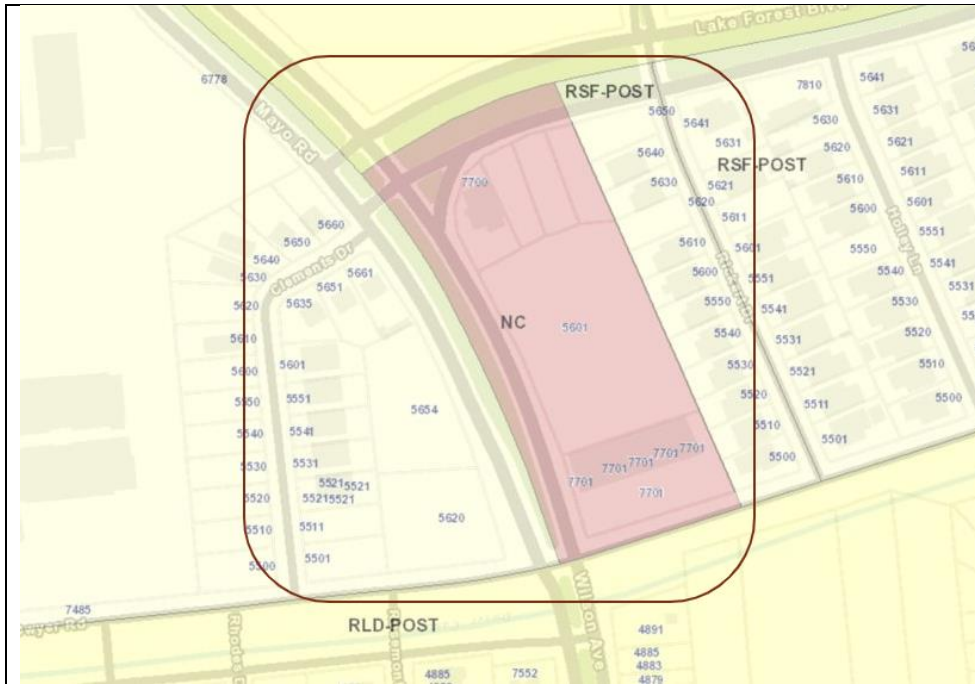
Rationale: Enable increased density and mixed-use development along primary commercial thoroughfare.

Corridors in Council District E

Mayo Road Amendments

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots fronting Mayo Road, Lake Forest Boulevard, and Clements Drive, bound by Lake Forest Blvd., Rickert Drive, Dwyer Rd. And Clements Dr. with the following zoning and FLUM designation:	S-B2 Pedestrian Oriented Corridor Business District + S-RS Suburban Single Family	Neighborhood Commercial + Residential Single Family Post-war	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District

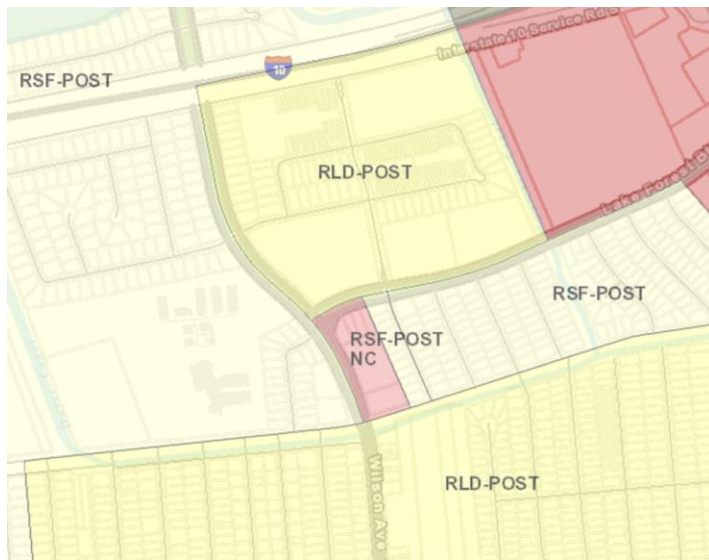
Rationale: This FLUM amendment is requested to support future redevelopment opportunities on vacant parcels and to facilitate rehabilitation of existing non-conforming residential uses. This portion of Mayo Road is serviced by a high frequency transit service line. The current development pattern includes some neighborhood-serving commercial uses in the area zoned S-B2 and a mix of single and two-family development in the area zoned S-RS. There is also a great deal of vacancy on large lots in this area. This area is part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>



Lake Forest Boulevard Corridor Amendment, Section 1

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
<p>Lots bound by I-10 Service Road, Lawrence Canal, Lake Forest Boulevard, May Road with the following zoning and FLUM designation:</p>	<p>S-RD Suburban Two-family Residential</p>	<p>Residential Low Density Post-war</p>	<p>MUM – Mixed Use Medium Density</p>	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District

Rationale: This FLUM amendment is requested to position vacant and blighted properties for future redevelopment and rehabilitation. Three parcels in this area are undeveloped City-owned properties which may be appropriate for neighborhood serving amenities, commercial development, or mixed-use development, which are not supported by current zoning and FLUM designation. Additionally, the current FLUM designation is inconsistent with the existing residential development pattern, which includes small multifamily and larger multifamily housing developments which are currently in active use. Amending the FLUM to permit zoning designations that permit multifamily housing will ensure future efforts to rehabilitate disinvested properties are not thwarted. The MUM designation ensures City-owned properties are positioned to support reinvestment and redevelopment that serves the surrounding residential neighborhoods. This area is part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>

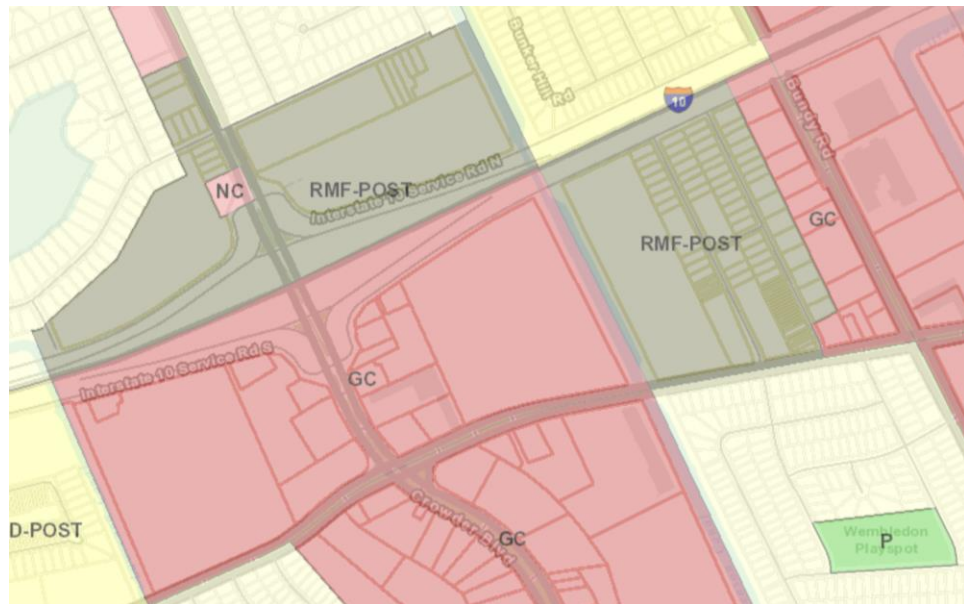


Lake Forest Boulevard Corridor Amendment, Section 2

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
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<p>Lots bound by Bundy Road, Lawrence Canal, I-10 Service Road, and Lake Forest Boulevard with the following zoning and FLUM designation:</p>	<p>C-2 + Heavy Commercial District C-3 Heavy Commercial District + S –RM2 Multifamily District</p>	<p>General Commercial + RMF-Post Residential Multifamily Post War</p>	<p>MUH - Mixed Use High Density</p>	<ul style="list-style-type: none"> - S-RM1 Multifamily Residential District - C-2 Auto-Oriented Commercial District - C-3 Auto-Oriented Commercial District - MU-2 High Intensity Mixed-Use District - EC Educational Campus District - MC Medical Campus District
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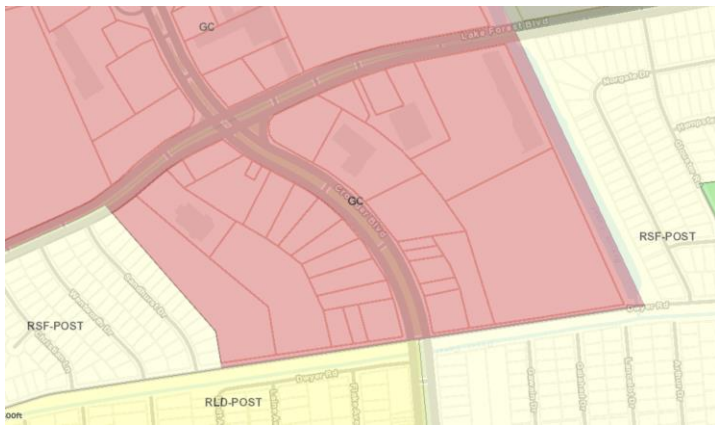
Rationale: This FLUM amendment is requested to position the many adjudicated, vacant and blighted properties in this area for future redevelopment and rehabilitation. The MUH FLUM designation would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor and the priority redevelopment sites fronting Read Boulevard. This area is part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>



Crowder Boulevard

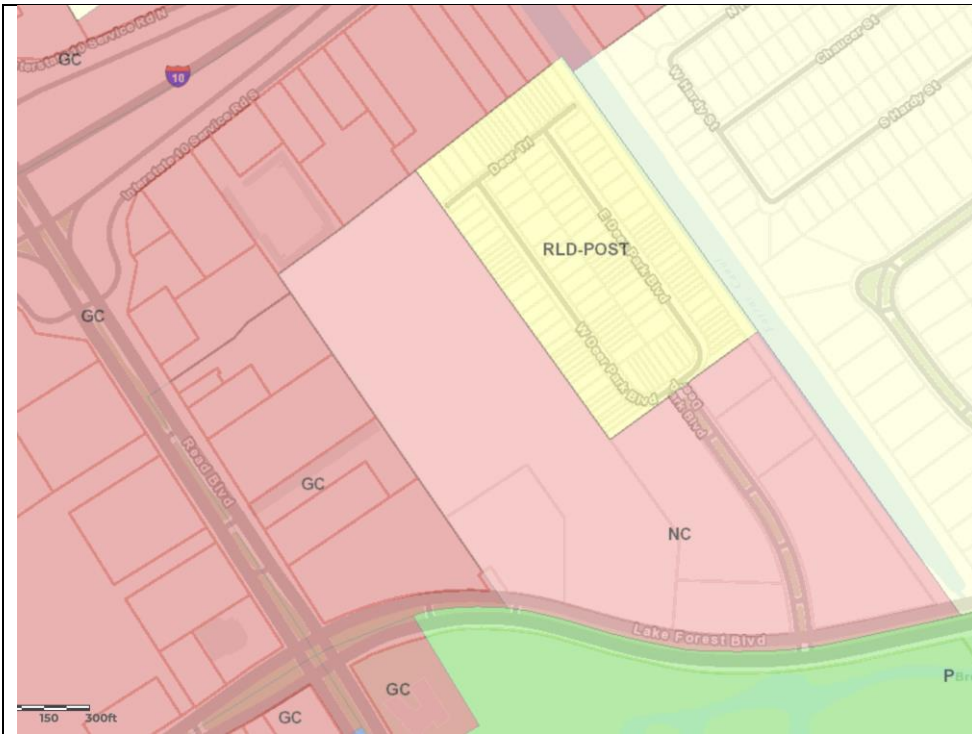
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Lake Forest Blvd., Sandhurst Drive, Benson Canal, and Dwyer Rd. with the following zoning and FLUM designation:	C-1 General Commercial District	General Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District

Rationale: This FLUM amendment is requested to support the continued growth of small business development along this portion of Crowder Boulevard and to position some of the underutilized lots for more neighborhood-serving commercial and mixed-use future development. This area is part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>



Lake Forest Boulevard Corridor Amendment, Section 3

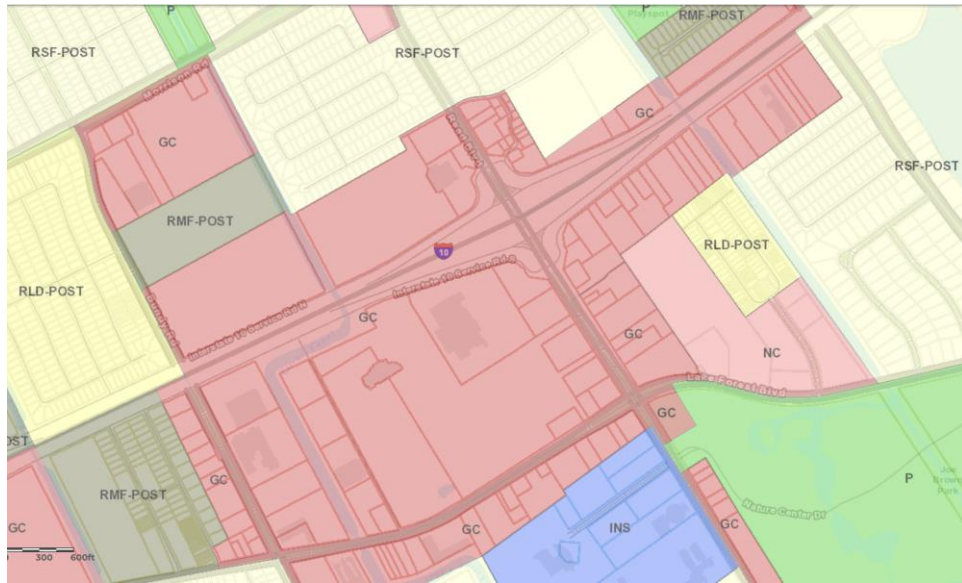
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Read Boulevard, I-10 Service Road, Farar Canal, and Lake Forest Boulevard with the following zoning and FLUM designation:	MU-1 and C-1	Neighborhood Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
<p>Rationale: This FLUM amendment is requested to support a greater range of uses in an area that include recent affordable senior housing and provide more flexible redevelopment opportunity for near-by vacant properties. This area is part of an opportunity site that was identified in the Plan for the 21st Century: https://masterplan.nola.gov/volume-2/13/#2-13-h-1</p>				



Read Boulevard General Commercial Areas

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Areas with the General Commercial designation bound by Andover Drive and Plainfield Drive, Bundy Drive, Dwyer Road, and Wright Rd.	C-1 General Commercial + C-2 Auto-Oriented Commercial District + C-3 Heavy Commercial District	General Commercial	MUH - Mixed Use High Density	<ul style="list-style-type: none"> - S-RM1 Multifamily Residential District - C-2 Auto-Oriented Commercial District - C-3 Auto-Oriented Commercial District - MU-2 High Intensity Mixed-Use District - EC Educational Campus District - MC Medical Campus District

Rationale: This FLUM amendment is requested to support the redevelopment of this area as a burgeoning economic development district and opportunity site. There is significant redevelopment opportunity in this area, which includes the former Lake Forest Plaza Mall site and properties surrounding Joe Brown Park. Many lots in this area are adjudicated and blighted. While it may be appropriate for Auto-Oriented zoning designations to remain for some of these properties, expanding the eligible zoning districts in this area may support redevelopment that includes uses that are complementary to surrounding low density residential areas. This area is part of an opportunity site that was identified in the Plan for the 21st Century: <https://masterplan.nola.gov/volume-2/13/#2-13-h-1>



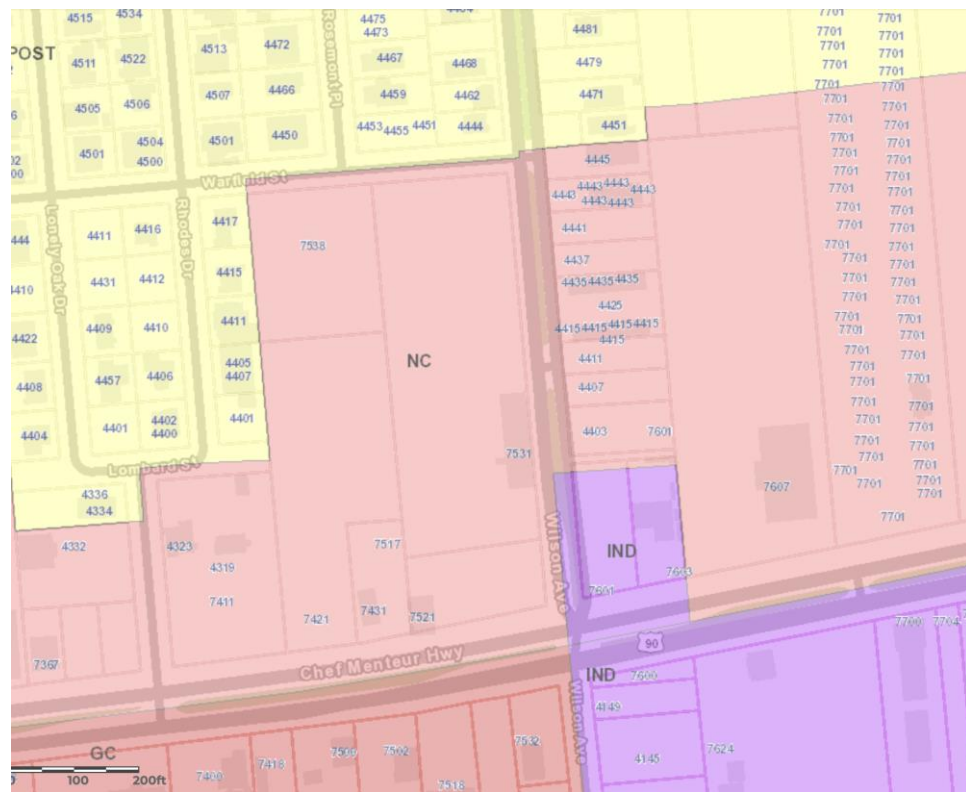
Wilson Avenue / Chef Menteur Highway

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lot bound by Lonely Oak Drive, Chef Mentur Highway, Werner Drive, and Warfield Street with the following zoning	C-1 General Commercial District	NC – Neighborhood Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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

and FLUM designations:

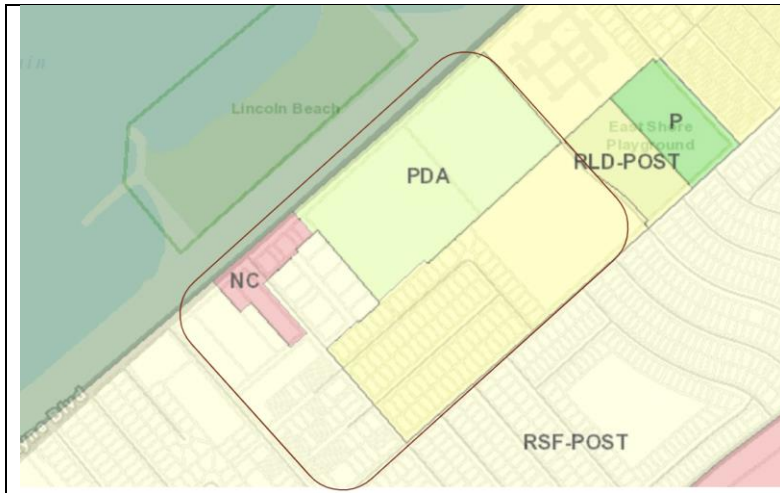
- EC Educational Campus District
- MC Medical Campus District
- MS Medical Service District

Rationale: This FLUM amendment is requested to support the continued growth of small business development along this portion of Wilson Avenue and to position underutilized lots, some of which are City-owned, for more neighborhood-serving commercial and mixed-use future development. Chef Menteur is a high frequency and high capacity transit route with access to Downtown New Orleans and job and commercial centers.



Hayne Blvd. Opportunity Site

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Darlene Ct., Hayne Blvd., Buffalo St., and Curran St. with the following zoning and future land use designations:	S-MU - Suburban Mixed Use + S-RD – Two- family Suburban Residential District	NC – Neighborhood Commercial + RLD-Post – Residential Low Density Postwar	MUL - Mixed Use Low Density	<ul style="list-style-type: none"> - S-RD Two-Family Residential District - S-RM1 Multi-Family Residential District - S-B1 Suburban Business District - S-B2 Suburban Business District - EC Educational Campus District - MS Medical Service District
Lots bound by Darlene Ct., Hayne Blvd., Buffalo St., and Curran St. with the following zoning and future land use designations:	GPD – General Planned Development	PDA – Planned Development Area	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
<p>Rationale: This FLUM amendment is requested to allow uses that will accommodate and support increased visitorship to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard. The City has designated funds towards reactivating Lincoln Beach as a park and natural area. Much of this area is comprised of overgrown lots where illegal dumping occurs. In the future there may be a desire to allow complementary uses such as parking, markets, recreation, small business development and housing opportunities to take advantage of the City’s reinvestment in this amenity. The requested FLUM amendment is consistent with the current S-MU zoning assigned to some properties in this area.</p>				



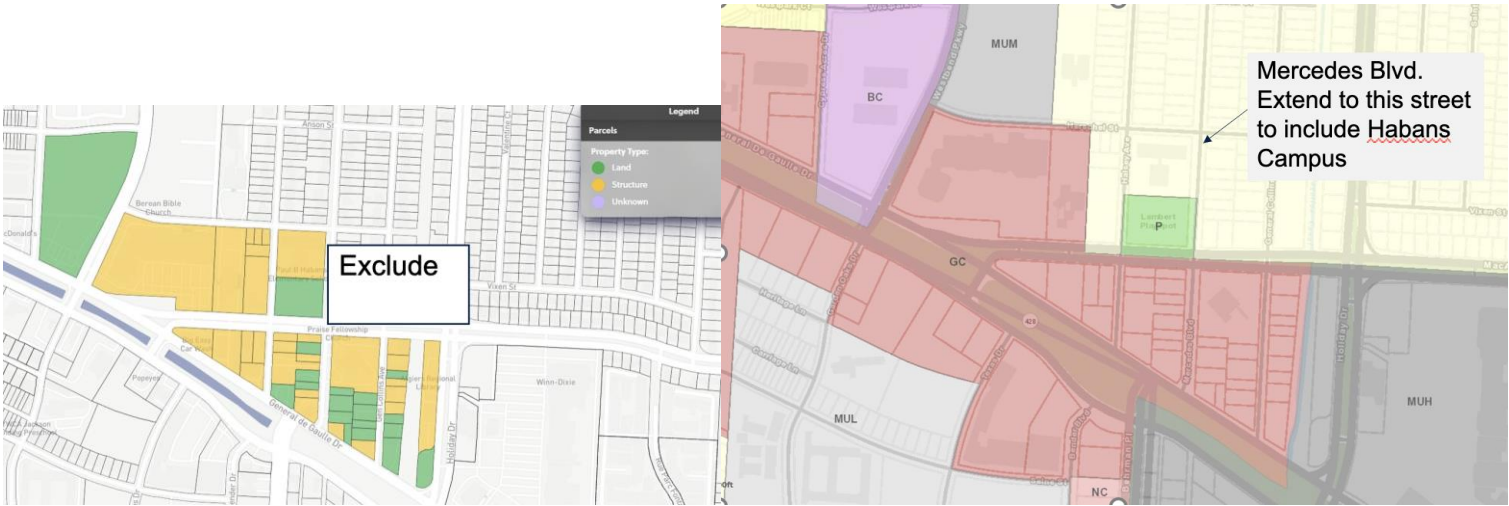
Corridors in Council District C

General Degaulle / MacArthur Blvd Split

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Cypress Acres Drive and Mercedes Boulevard with the following zoning designations:	C-2 Auto-Oriented Commercial District	BC Business Center + GC- General Commercial + RSF-Post	MUM– Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District

- MS Medical Service District

Rationale: This FLUM amendment is requested to support a broader range of potential future uses and infill development along a high-frequency transit corridor. This is the site of the former Paul Habans school.

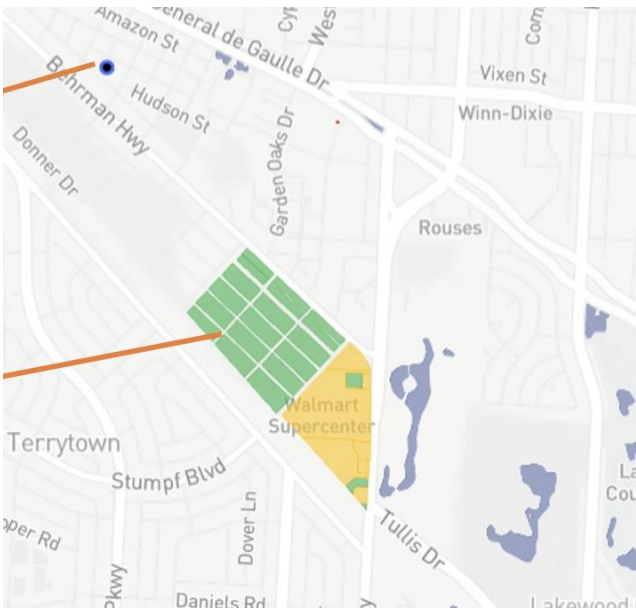


Behrman Highway Opportunity Area

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Utah Street, Behrman Highway, Behrman Place and the Parish Line, with the following zoning designations:	S-RS – Suburban Residential Single Family	RSF-POST – Residential Single Family Post-war	MUM– Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District

- MS Medical Service District

Rationale: This FLUM amendment is requested to support potential redevelopment of this large greenfield site located in proximity to transit, commercial corridors and Brechtel Park.



General Meyer Section 1

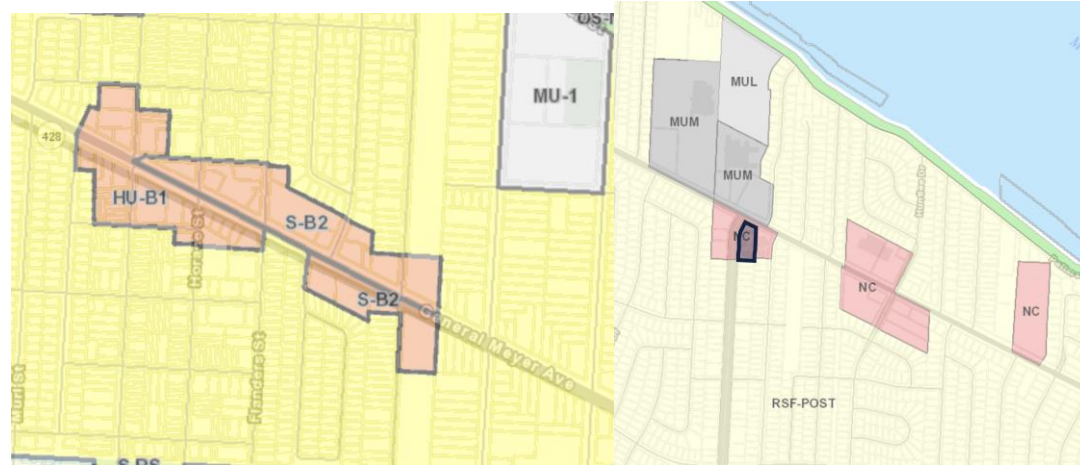
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots between Odeon St. and Richland Road with the following FLUM and zoning designations:	S-B2 Suburban Pedestrian Oriented Business District	GC- General Commercial	MUM– Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District

				<ul style="list-style-type: none"> - MC Medical Campus District - MS Medical Service District
General Meyer Section 2				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
General Meyer Between W. Homestead Drive and Richland Road	S-B2 Suburban Pedestrian Oriented Business District	NC- Neighborhood Commercial	MUM– Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
General Meyer Section 3				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
General Meyer Properties Fronting Kabel Drive	S-B1 Suburban Pedestrian Oriented Business District	NC - Neighborhood Commercial	MUM– Mixed Use Medium Density	<ul style="list-style-type: none"> - S-RM1 Multifamily 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 - EC Educational Campus District - MC Medical Campus District - MS Medical Service District

Rationale: This FLUM amendment is requested to support potential commercial and mixed use development in commercial areas located on a high-frequency transit corridor (General Meyer Ave.) in areas slated for pedestrian infrastructure improvements in the near future.

Section 1:

Sections 2 and 3:



Corridors in District B				
Norman C. Francis Corridor				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by Eve St., S. Clark Street, Howard Avenue and S. Lopez St. with the following zoning and FLUM designations:	C1 -General Commercial + C-2 Auto-Oriented Commercial District + C-3 Heavy Commercial District	General Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - HU-RD2 Two Family Residential District - HU-RM1 Historic Urban Multifamily - HU-B1A Neighborhood Business District - HU-MU Neighborhood Mixed Use District - C-1 General Commercial District - MU-1 Medium Intensity Mixed Use

				<ul style="list-style-type: none"> - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
<p>Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this multi-modal corridor. This is a high-density corridor appropriate for increased housing density, and where rezoning to restrict auto-oriented uses may improve the safety and walkability of this corridor.</p> <p>Stakeholders: Louisiana Fair Housing Action Center</p>				
<p>Washington Avenue and Martin Luther King Jr. Boulevard</p>				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
<p>Lots bound by S. Rendon St., Eve St., S. d’Orgenois St., and MLK Blvd. With the following zoning and FLUM designation:</p>	<p>C1 -General Commercial</p>	<p>General Commercial</p>	<p>MUM – Mixed Use Medium Density</p>	<ul style="list-style-type: none"> - HU-RD2 Two Family Residential District - HU-RM1 Historic Urban Multifamily - HU-B1A Neighborhood Business District - HU-MU Neighborhood Mixed Use District - C-1 General Commercial District - MU-1 Medium Intensity Mixed Use - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
<p>Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor. This is a high-density corridor appropriate for increased housing density, where rezoning to restrict auto-oriented uses may improve the safety and walkability of this corridor.</p> <p>Stakeholders: Louisiana Fair Housing Action Center</p>				
<p>Earhart Boulevard</p>				
Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive

Lots bound by Carrolton Avenue, Fig Street, and Norman C. Francis Parkway with the following zoning and FLUM designation:	HU-B1- Historic Urban Business District + C1 -General Commercial	Neighborhood Commercial + General Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - HU-RD2 Two Family Residential District - HU-RM1 Historic Urban Multifamily - HU-B1A Neighborhood Business District - HU-MU Neighborhood Mixed Use District - C-1 General Commercial District - MU-1 Medium Intensity Mixed Use - EC Educational Campus District - MC Medical Campus District - MS Medical Service District
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Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor. This is a high-density corridor appropriate for increased housing density, where rezoning to restrict auto-oriented uses may improve the safety and walkability of this corridor.

Stakeholders: Louisiana Fair Housing Action Center

South Broad Corridor

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots bound by between Fourth St. and Earhart with the following zoning and FLUM designations:	C1 -General Commercial	General Commercial	MUM – Mixed Use Medium Density	<ul style="list-style-type: none"> - HU-RD2 Two Family Residential District - HU-RM1 Historic Urban Multifamily - HU-B1A Neighborhood Business District - HU-MU Neighborhood Mixed Use District - C-1 General Commercial District - MU-1 Medium Intensity Mixed Use - EC Educational Campus District - MC Medical Campus District - MS Medical Service District

Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor. This is a high-density corridor appropriate for increased housing density, and where rezoning to restrict auto-oriented uses may improve the safety and walkability of this corridor.

Stakeholders: Louisiana Fair Housing Action Center

South Claiborne Corridor

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Lots fronting Clairborne Corridor bound by General Pershing Street and Earhart Blvd.	C-2 Auto-Oriented Commercial District	General Commercial	MUH – Mixed Use High Density	<ul style="list-style-type: none"> - S-RM1 Multifamily Residential District - C-2 Auto-Oriented Commercial District - C-3 Auto-Oriented Commercial District - MU-2 High Intensity Mixed-Use District - EC Educational Campus District - MC Medical Campus District

Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor. This is a high-density corridor appropriate for increased housing density, and where rezoning to restrict auto-oriented uses may improve the safety and walkability of this corridor.

Stakeholders: Louisiana Fair Housing Action Center

Galvez St Corridor

Boundaries	Current Zoning	Current FLUM	Proposed FLUM	Eligible Zoning These lists may not be exhaustive
Galvez St. Between Toledano St. and Martin Luther King Blvd.	RLD –PRE	RLD-PRE Residential Low Density Pre-War	MUL - Mixed Use Low Density	<ul style="list-style-type: none"> - S-RD Two-Family Residential District - S-RM1 Multi-Family Residential District - HU-MU Historic Urban Mixed Use District - S-B1 Suburban Business District - S-B2 Suburban Business District - EC Educational Campus District - MS Medical Service District

Rationale: Rationale: This FLUM amendment is requested to support a wider range of uses and reduce auto-oriented uses along this corridor, which is now along a bus route per the New Links plan. This is a medium-density corridor appropriate for mixed use and small business development, as well as increased housing density.

Stakeholders: Louisiana Fair Housing Action Center

ID	Email	Name	Submission Sponsor	Off Submission Contact	Submission Contact Email	Property Address - Please use address if the property is	Current Zoning	Current Future Land Use Map	Requested Future Land Use	Rationale for Designation Change	List supporting stakeholder groups
1	crobles@nola.gov	Cheryn Robles	Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	13835 Hayne Blvd, LA, 70128	Natural Areas	not in use	Parkland and Open Space	The City has completed a site assessment and intends to return this parcel to commerce as a redeveloped Lincoln Beach farmers market.	New Orleans for Lincoln Beach, ENONAC, Council, nearby neighborhood associations
2	crobles@nola.gov	Cheryn Robles	Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	14000 and 14002 Hayne Blvd.	Former Lincoln Beach Parking lot General Planned Development District	Parking	Commerce	The City owns this 10 acres parcel, it used to be the Parking Lot for Lincoln Beach and will be again, as well as other uses such as a farmers market.	ENONAC, New Orleans for Lincoln Beach, New Orleans East neighborhood associations, Sen. Cassidy, Rep. Carter
4	anonymous		Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	7879 Abundance	Suburban Two-Family Residential District	Residential Low Density Post-War	BC	City wants to incorporate this property into the future Agriculture Street Solar Park.	Residents of Gordon Plaza, Inc.
5	anonymous		Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	2900 Feliciana			BC	Address info on FLUM doesn't correspond with Assessor info. It seems to be a parcel that used to go the whole block and was divided. This would be used to build the Agriculture Street Solar Park.	Residents for Gordon Plaza
6	anonymous		Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	3101 Industry	Business-Industrial Park District	Business Center	Business Center	Wrote this address down to change the zoning but if it is BC, that's fine. Defer to Sydney.	Residents for Gordon Plaza
7	anonymous		Office of Resilience and Sustainability	Cheryn Robles	crobles@nola.gov	3000 Abundance	Suburban Two-Family Residential District	Residential Low Density Post-War	BC	Site would be incorporated into the Agriculture Street Solar Park project footprint.	Residents for Gordon Plaza.
8	anonymous		Inclusionary Zoning Office	Kelly Butler	kgbutler@nola.gov	Multiple addresses are subject to this request.	GC areas along I C-1, C-2, and C-3	General Commercial	FLUM di MUH Mixed Use High	along predominant corridors in the City (Clalborne Ave., Carrollton Ave., Washington Ave., Broad St., Earhart Blvd., Norman C. Francis Pkwy., Elysian Fields Ave., etc) from GC to MUH, MUM, or MUL will provide additional housing opportunities and land use flexibility so that the market can dictate the best combination of these parcels. Allowing a mix of residential and commercial land uses strengthens the connections between the corridors and surrounding residential areas. It will allow infill development while reducing non-conformities. Finally, since the GC General Commercial category is intended to "increase the availability of retail services and amenities" a mixed use designation will continue to allow many of those uses, but also allow residential uses in areas of the City providing many of the services, such as transit, access to services and retail, which are needed by	HousingNOLA, Greater New Orleans Housing Alliance (GNOHA)
9	anonymous		New Orleans Redevelopment	Seth Knudsen	scknudsen@nola.gov	1646, 1650, and 1654 N. Robertson St	HMR-2	R-HC	MU-HC	The development team for the multifamily affordable rental property at 1429-31 St. Bernard Avenue has proposed utilizing the rear portion (~80') of the lots at 1646, 1650, and 1654 N. Robertson St. as surface parking to support the St. Bernard Avenue development. After resubdivision, the three remaining lots fronting N. Robertson St. will be 80' deep and are expected to be developed as affordable homeownership opportunities.	