

**PLANNING DISTRICT 10 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD10-01

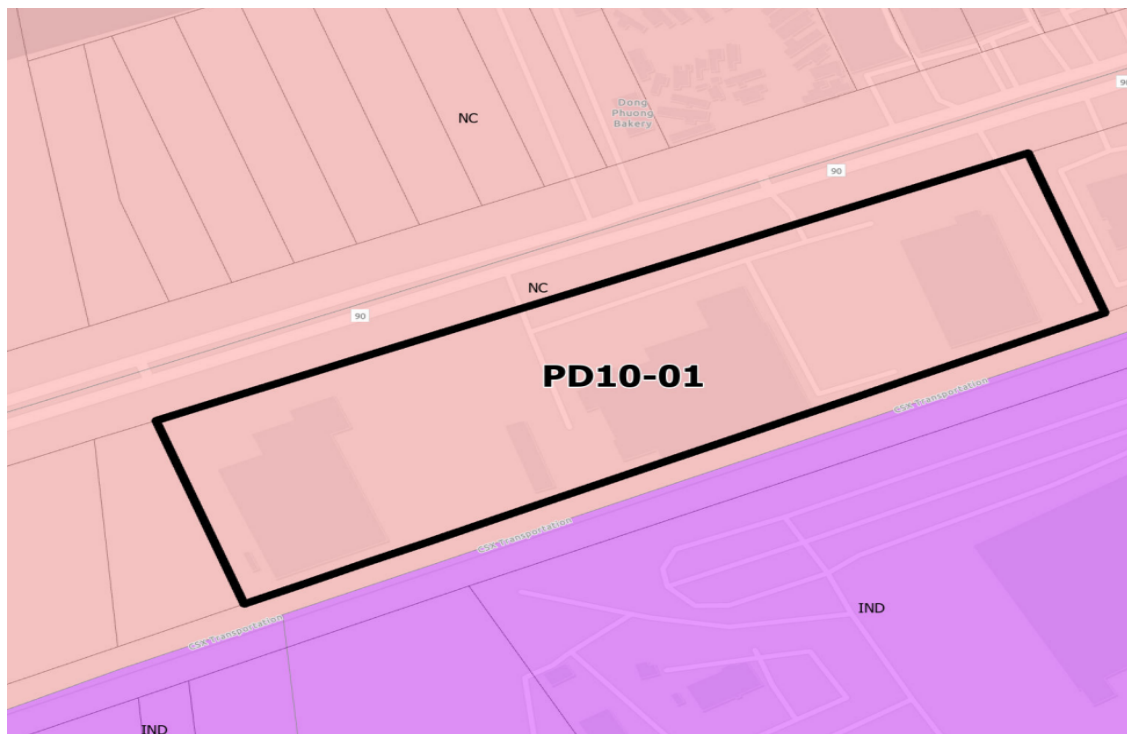
Applicant: City Planning Commission

Request: This request is to change the Future Land Use Map (FLUM) designation from a Neighborhood Commercial FLUM designation to an Industrial FLUM designation.

Location: The petitioned property is located on Lots 4, 6, 8, 10, 12A, 15, 18, 20 22, 24A, 26A, 28 and 30, Square -1, in the Third Municipal District. The municipal addresses are 14100 Chef Menteur Hwy., 14200 Chef Menteur Hwy. and 14300 Chef Menteur Hwy. The property is in New Orleans East.

FLUM Map:

Current



Zoning: LI Light Industrial District

Current Land Use: Warehouses

Purpose: The applicant stated the request is to align the FLUM map with the current land use and zoning.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of 3 parcels and 13 lots that equal approximately 482,161 square feet on Chef Menteur Hwy.

in between Michoud Blvd. and Alcee Fortier Blvd. in the New Orleans East neighborhood. There are warehouses present on all three parcels. The Neighborhood Commercial FLUM designation 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 site underwent a zoning change in 2020 (Zoning Docket 058/20) that changed the site's zoning from C-1 General Commercial to LI Light Industrial. The change in the site's zoning district created a situation where the zoning district and the site's Future Land Use Map Designation were no longer compatible, as the LI District is not compatible with the Neighborhood Commercial FLUM Designation. The requested FLUM designation of Industrial would correct a misalignment and place the LI District in a compatible FLUM category.



Figure 1. Subject Site

Surrounding Land Use Trends: The area surrounding the subject property contains a wide array of residential and commercial uses. Across Chef Menteur Hwy from the site is a mobile home park and a few strip malls. Immediately adjacent to the west of those is a large, wooded area. On the same side of Chef Menteur Hwy as the subject site is a strip mall and a factory.

Surrounding FLUM and Zoning Designations: The site is located in an extensive NC Neighborhood Commercial District that follows the length of Chef Menteur Hwy for miles. The wooded area to the immediate west of the site has the same NC FLUM designation, but it is a C-1 zoning district. The store and open area to the east has the same C-1 zoning district in an NC FLUM. The area that runs the corridor on the opposite side of Chef Menteur Hwy has an NC FLUM designation as well, but it is an S-B2 District, which is consistent with the nature of development on that side of Chef Menteur Hwy.

Impacts: The request would result in no discernable difference to the site as it is retroactively rectifying an inconsistent zoning district and FLUM

designation. The change in FLUM designation would not alter the uses or the zoning on this site.

Recommendation: Approval of the FLUM Designation Change to **Industrial**

Reason for Recommendation:

1. The site underwent a zoning change from the C-1 General Commercial District to the LI Light Industrial District in 2020 causing misalignment between the site's FLUM designation (Neighborhood Commercial) and its new zoning district (LI). The request to change the FLUM designation on the site will rectify this inconsistency.

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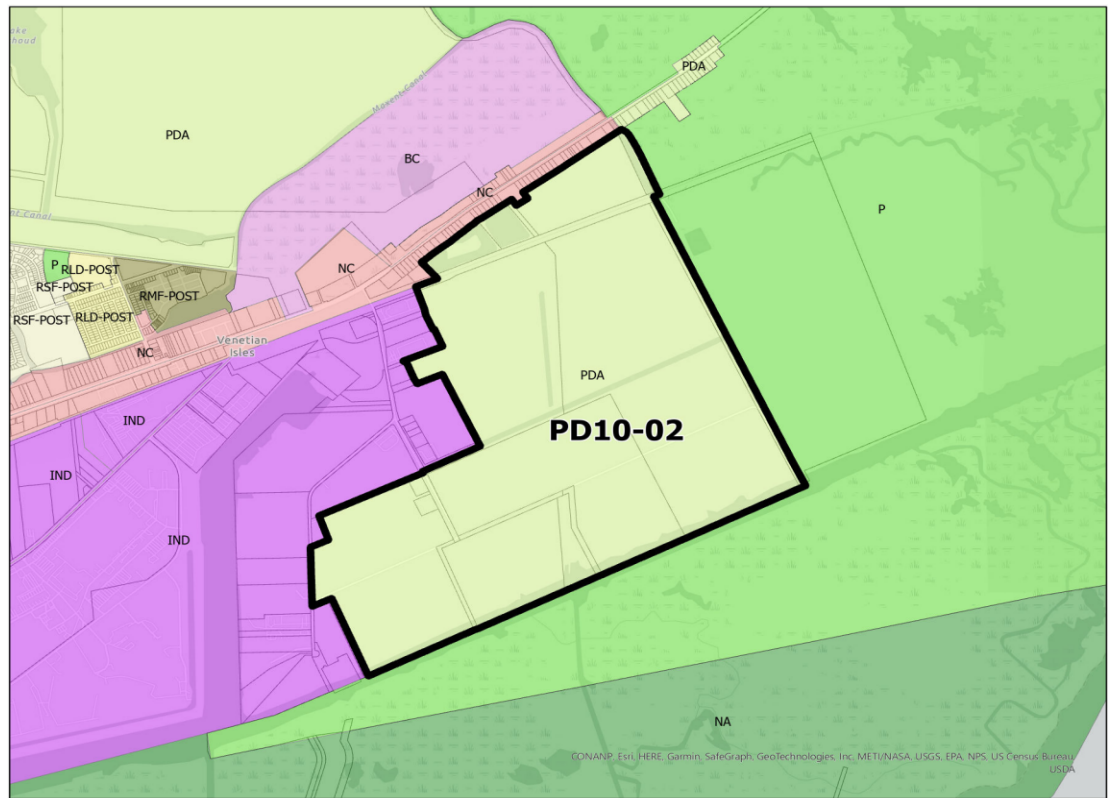
Request number: PD10-02

Applicant: Mayor's Office

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

Location: The amendment proposal area includes a large swath of undeveloped green space that runs from Bayou Sauvage to the east, Chef Menteur Hwy to the north, and the Industrial Parkway curves to the west and south.

FLUM Map:



Current Zoning: G-PD General Planned Development

Current Land Use: Warehouses, mostly green space

Purpose: The applicant stated the request would support the future development of the site and possible future port operations coming from Chalmette along the I-510.

Staff Analysis:

Site Description & Land Use: The subject site is made up of eight irregular shaped lots of varying size. Besides a smattering of warehouses on the perimeters of the site, it is overgrown and vacant.



Figures 1 and 2. Subject Site

Surrounding Land Use Trends: The site is surrounded by green space and industrial uses. It is immediately adjacent to the Bayou Sauvage Wildlife Refuge to the east. To the north, it abuts an underused portion of Chef Menteur Hwy that has no development besides an occasional warehouse. The Industrial Parkway is to the west and the south. On the west side there are businesses with industrial uses like Agrico Sales (Fabrication), Turn Services (Fleet) and Heritage Crystal Clean (Waste Management). On the south side of the site are railroad tracks.

Surrounding FLUM and Zoning Designations: Everything to the east and south of the site has a P Parkland and Open Space FLUM designation with no zoning district. To the north, there is a NC Neighborhood Commercial FLUM that runs the length of Chef Menteur Hwy with a zoning classification of S-B2 Suburban Business District. The western border abuts an IND Industrial FLUM with a HI Heavy Industrial zoning classification.

Impacts: The site's PDA FLUM designation allows one zoning district, GPD General Planned Development Area. Almost all development, residential and commercial, in the GPD FLUM is allowed only as a conditional use- and the conditional use is contingent on the City Council approval and anticipated future development. In this case, there is a plan to expand port activities in Chalmette and the I-510 will be critical to that industry. Alleviating this administrative obstacle may encourage development along what will be an important and busy corridor.

The applicant suggested a FLUM change for the site to Industrial or MUM Mixed Use Medium Density. The goal of the Industrial FLUM designation is to "retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans' residents." The IND FLUM designation could potentially introduce several new zoning districts to this area, including LI Light Industrial District, HI Heavy Industrial District, MI Maritime Industrial District and BIP Business-Industrial Park District. These districts severely limit residential uses. The lack of zoning designations that have residential capabilities makes an IND FLUM more appropriate than a MUM FLUM, which would allow a variety of residential uses. The four allowable zoning classifications within an IND FLUM would allow a litany of commercial and institutional uses including shipyards, research and development and convenience stores. These changes could be an impetus to future development in the area, particularly development that support the operations of the port.

Recommendation: Approval of the FLUM Designation Change to Industrial.

Reason for Recommendation:

1. An Industrial FLUM designation could support development in the most Eastern parts of the city. The IND FLUM designation would allow a future zoning change to a zoning district compatible with the slated expansion of the port and the increased use of I-510.

**PLANNING DISTRICT 10 FUTURE LAND USE MAP AMENDMENT REQUESTS
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Request number: PD10-03

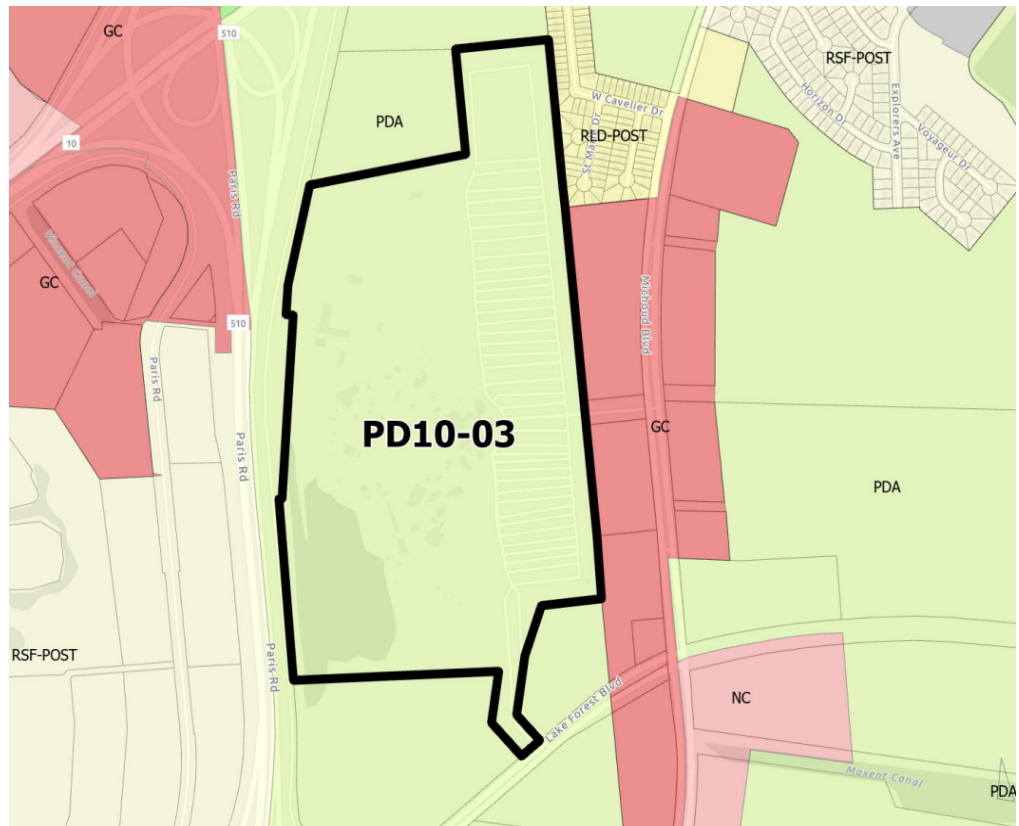
Applicant: Mayor's Office

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

Location: The amendment proposal area includes the main parcel of the former Jazzland/Six Flags Site bounded by Interstate 510 (I-510), Lake Forest Boulevard/Six Flags Pkwy, and Michoud Blvd.

FLUM Map:

Current Zoning:



G-PD General Planned Development

Current Land Use: Abandoned former home of Jazzland/Six Flags

Purpose: The applicant stated the request would support the redevelopment of the site and complement future redevelopment along the I-510 corridor.

Staff Analysis: *Site Description & Land Use:* The subject site is bound by Michoud Blvd, I-510/I-10 Service Road and Lake Forest/Six Flags Pkwy. It was

historically developed as Six Flags at Jazzland. That site was abandoned after Hurricane Katrina and some of the remnants still remain.



Figure 1. Subject Site

Surrounding Land Use Trends: The site is predominately surrounded by open space and interstate corridors. It is immediately adjacent to the I-510 to the west. The I-510 merges with the Interstate 10, which runs along the north of the site. Michoud Boulevard is to the east and there is no development in that area. However, there are two smaller residential areas in the vicinity.

Surrounding FLUM and Zoning Designations: As mentioned, to the west of the site is the I-510, which is a major physical barrier to any FLUM or zoning that is on the opposite side. The same can be said for the area north of the site. That area has a PDA Planned Development Area FLUM designation and is open space from the proposed site to Interstate 10. A near development of note is a residential area immediately adjacent to the proposed site with an RLD-POST Residential Low Density Post War FLUM designation and S-RD Two Family Residential District zoning. The only other FLUM designation in the area is GC General Commercial that is immediately to the East of the site.

Impacts: The site's PDA FLUM designation allows one zoning district, GPD General Planned Development Area. Almost all development, residential and commercial, in the GPD FLUM is allowed only as a conditional use- and the conditional use is contingent on the City Council approval and anticipated future development. Alleviating this administrative obstacle may encourage future development of the site. In this case, a future redevelopment is slated for the former Six Flags site and a FLUM change would support a future zoning change to a zoning district compatible with this redevelopment.

The goal of the Mixed-Use Medium Density FLUM designation is to “create medium density neighborhood centers to enhance walkability and serve as focal points within neighborhoods.” The Mixed-Use Medium 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, C-1 General Commercial District, MU-1 Medium Intensity Mixed Use and EC Educational Campus District, MC Medical Campus District, and MS Medical Service 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. Lastly, they could introduce major development like hospitals or educational campuses. Cumulatively, this could have the effect of supporting the redevelopment around the Jazzland/Six Flags site and complementing future development along the I-510 corridor.

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

Reason for Recommendation:

1. A MUM Mixed-Use Medium Density FLUM designation could support redevelopment of the former Six Flags site which has been vacant since 2005. The MUM FLUM designation would allow a future zoning change to a zoning district compatible with the slated re-use of the site.

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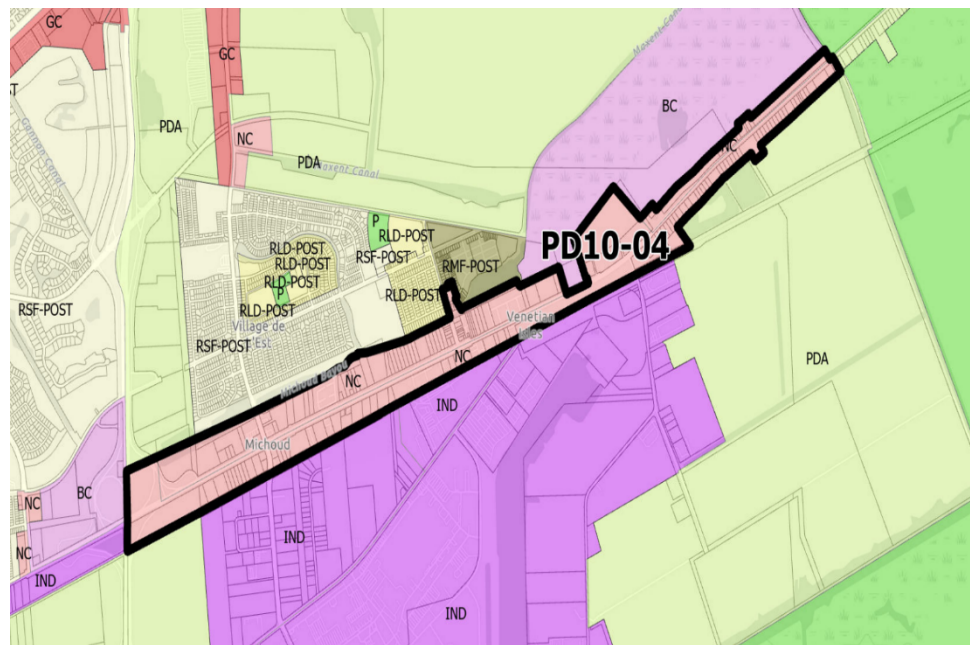
Request number: PD10-04

Applicant: Mayor's Office

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

Location: The petitioned area includes the Michoud and Venetian Isles neighborhoods of New Orleans East. The Michoud portion runs along Chef Menteur Highway from I-510 to the intersection of Chef Menteur Highway and Old Gentilly Road on both sides of the street. The Venetian Isles portion starts roughly at the intersection of Chef Menteur Hwy and Old Gentilly Road and runs through Recovery Road at Bayou Sauvage, on both sides of the street.

FLUM Map:



Current Zoning: SB-2 Pedestrian-Oriented Business District, C-1 General Commercial District and LI Light Industrial District

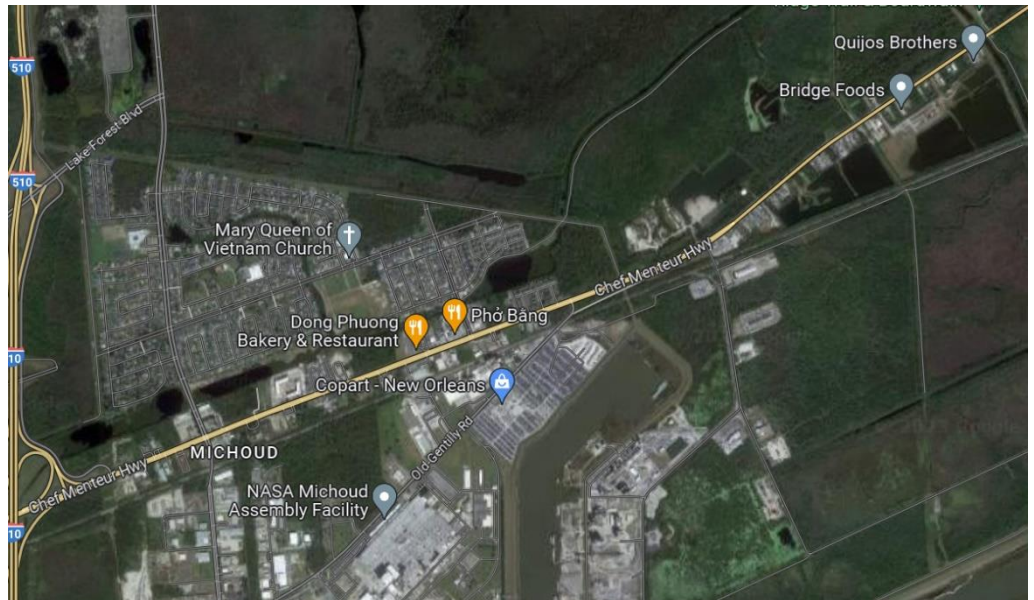
Current Land Use: Properties along the western portion of the proposed site comprise a mix of neighborhood commercial retail stores, religious entities, and lodging. The areas along the eastern portion of Chef Menteur Highway are a mix of sparse land, factories, warehouses and a truck stop.

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 area is approximately 4.06 miles (21,411.06 feet). The proposed area is mostly zoned as SB-2 Pedestrian-Oriented Business District and C-1 General Commercial District. There is a small area of three parcels zoned LI Light Industrial. The area was mainly developed post-World War II and has remained a suburban, auto-centric commercial corridor that runs adjacent to the Interstate 10 highway system. Today, there is an eclectic mix of uses in the area including warehouses, construction companies, heavy commercial activity, neighborhood commercial, small box retail, hotels, bars and a mobile home park.



Figures 1 and 2: Subject Site. Source: Google Maps

Surrounding Land Use Trends: The western end of the proposed site is more developed than the eastern portion, with a number of neighborhood serving retail services. There is a large residential neighborhood near the northern

border of the site. The eastern portion is more industrialized, with smaller warehouses and manufacturing businesses. This end of the site also has more open green space.

Surrounding FLUM Designations and Zoning Districts: The FLUM designation for the area south of the more intensely developed western end of the site is IND Industrial. These areas limit the types of uses to light, heavy, or maritime industrial uses. To the north of the same area are a large RSF-POST Residential Single-Family Post-War District and two smaller RLD-POST Residential Low Density Post War and RMF-POST Residential Multi Family Post War Districts. This area contains a variety of neighborhoods, from larger single-family homes to more densely populated areas with apartment complexes.

The more sparsely developed eastern end of the proposed site has a smaller LI Light Industrial FLUM designation to the south but is mostly bordered by PDA Planned Development Area. The north of this area has a BC Business Center FLUM designation. This area is more rural and open.

Impacts: The current FLUM designation NC Neighborhood Commercial in the proposed corridor along Chef Menteur Highway currently limits economic and residential development opportunities. Each FLUM category is linked to a specific set of compatible zoning districts. The zoning districts compatible with the NC Neighborhood Commercial are generally designated for Historic Urban, Historic Core or Lakeview neighborhoods – none of which are compatible with New Orleans East. The C-1 General Commercial District, S-B1 Suburban Business District and S-B2 Pedestrian-Oriented Business District are permitted in this FLUM designation, but only allow residential above the ground floor through the conditional use process.

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 under the current FLUM designation. Changing the FLUM designation 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 mixed-use development, which is the applicant's goal, as well as the city's goal to construct and support more housing units.

The MUM Mixed-Use Medium Density FLUM designation allows for a wide range of permissible 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 FLUM designation to Mixed-Use Medium Density it would

allow future zoning districts that permit a broader mix of uses that could increase economic opportunities for New Orleans East, including neighborhood-scale business development and/or attract larger entities such as larger box retail stores, educational, and/or medical institutions to locate in New Orleans East.

Although the staff supports the requested FLUM change to the MUM Mixed Use Medium Density designation, there is a section of the proposed site that is addressed under Planning District 10-01, a request to change the FLUM designation from Neighborhood Commercial to Industrial. Staff supports this change and recommends excluding this portion of subject site from the request as it was independently analyzed and assessed under a different request. The portion of the subject site the staff recommends to exclude is the following: Lots 4, 6, 8, 10, 12A, 15, 18, 20 22, 24A, 26A, 28 and 30, Square -1, in the Third Municipal District. The municipal addresses are 14100 Chef Menteur Hwy., 14200 Chef Menteur Hwy. and 14300 Chef Menteur Hwy.

Recommendation: **Modified Approval** of the FLUM Designation Change to **MUM Mixed Use Medium Density** with the exception of the portion of the subject site that is considered under PD10-01 in which staff is recommending a FLUM change to Industrial.

Reasons for Recommendation:

1. The recommendation expands allowable zoning districts for a future zoning change.
2. The proposed MUM designation compliments the surrounding FLUM designations by expanding neighborhood-scale commercial districts.