

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

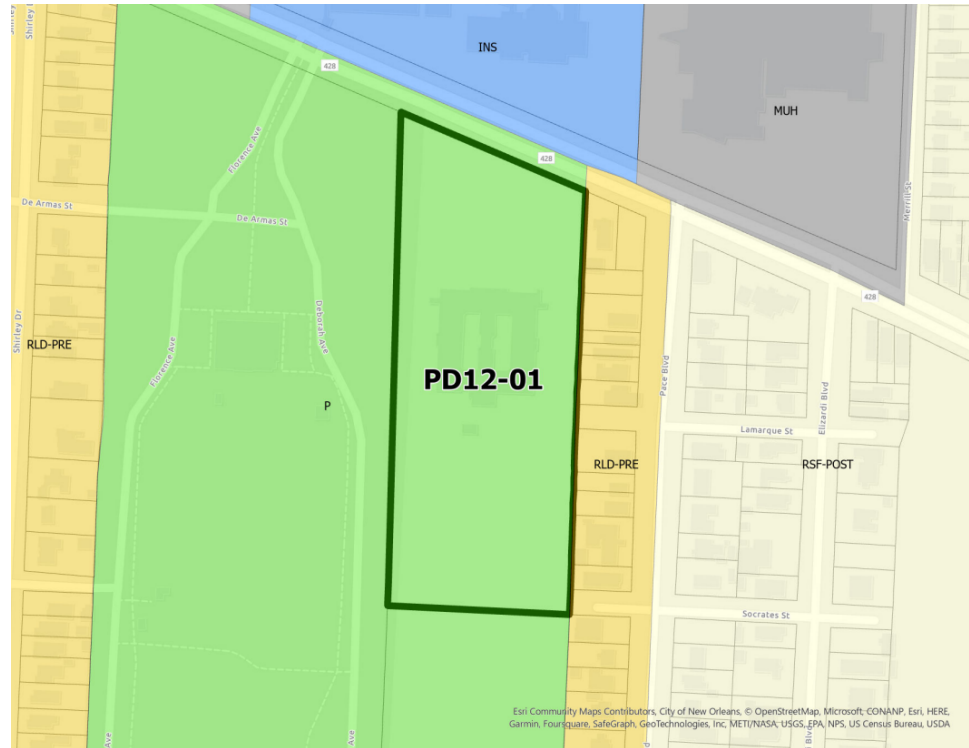
Request number: PD12-01

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Multi-Family Post-War*

Location: The petitioned property is located on Lot A, Square 5, in the Fifth Municipal District. The municipal address is 2621 General Meyer Avenue. The property is located in the Behrman neighborhood in Algiers.

FLUM Map:



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

Current Land Use: Vacant building. Historic land use: Touro Shakspeare Home, a city-owned senior care facility.

Purpose: The land is owned by City of New Orleans and was erroneously included in Parkland designation along with the adjacent Berhman Park, creating a situation where the site's zoning district and Future Land Use Map Designation are not consistent with one another. The requested FLUM change would rectify this issue.

Staff Analysis:

Site Description & Land Use: The subject site is a large piece of land measuring approximately 400 feet along General Meyer Avenue and 1,000 feet along Behrman Park in Algiers. The site is developed with a large structure that is currently vacant, but has historically been occupied, since 1933 and until hurricane Katrina, as a nursing home.



Figure 1. Subject Site

Surrounding Land Use Trends: The area around the subject property includes mostly single-family residences, and a few two-family residences. It abuts Behrman Park and its stadium and is located across General Meyer Avenue from the Delgado Community College Westbank Campus. Federal City also occupies most of the land located across General Meyer Avenue from the petitioned site and is developed with a variety of land uses including offices, residences, recreation center, hotel and other uses associated with the campus's activities.

Surrounding Zoning and FLUM Designations: The site is located in an HU-RM1 Multi-Family Residential District, though the master plan Future Land Use Designation for the site is Park and Open Space. Adjacent properties to the west and south are located in the same Park and Open Space FLUM but are zoned OS-N Neighborhood Open Space District, which matches their FLUM designation. Abutting the petitioned site to the East is a small linear HU-RD1 Historic Urban Two-Family Residential District that contains residential lots that all front one side of Pace Boulevard. Those lots are located within an RLD-PRE Residential Low Density Pre-War FLUM

designation. Across Pace Boulevard is a wider S-RS Suburban Single-Family Residential District with a RSF-POST Residential Single-Family Post-War FLUM designation that extends East covering most of the residential area on the West Bank. Generally, residential areas of the West Bank located west of Behrman Park (Algiers Point, Mc Donogh, Whitney and Behrman Neighborhoods) are designated RLD-PRE Residential Low Density Pre-War because they were developed prior to WW2. More recent residential neighborhoods located East and south of Behrman Park (Old Aurora, New Aurora, Tall Timbers neighborhoods) are designated RSF-POST Residential Single-Family Post-War.

Properties located across General Meyer Avenue from the subject site are located within the Institutional and Mixed Use High Density FLUMs and zoned accordingly with EC Educational Campus and MU-2 High Intensity Mixed-Use Districts.

The existing Parkland and Open Space FLUM designation of the subject site does not account for the multi-family zoning and large vacant institutional structure that exist on the site.

Impacts: The request would align the Master Plan designation with the existing zoning district on the site which is meant to allow the redevelopment of this historic site into multi-family dwellings.

Since the site is developed with a pre-war structure and adjacent to an RLD-PRE Residential Low Density Pre-War FLUM, rather than a residential Post-War FLUM, the staff believes it would be more appropriate to change the FLUM designation of the petitioned site to Residential Multi-Family Pre-War rather than Post-War. The goals, range of uses and development characters for the Residential Multi-Family Pre-War FLUM and Residential Multi-Family Post-War FLUM are essentially the same so it would not affect the development of the site. However, the Pre-War FLUMs are specifically intended to be applied to older areas of the city, which would better fit the petitioned site considering it is developed with a historic structure built in 1933 and is located in the portion of Algiers where Pre-War FLUMs are found. Further, the adjacent land to the south, is also subject of a FLUM change from Parkland and Open Space to Residential Multi-Family Pre-war (PD012-02).

Modifying the FLUM for this site would be a first step to make this property ready for redevelopment. This is further justified by the fact that the site is currently on the Strategic Property Working Group priority list. According to the City Brownfield Director, environmental remediation paths are currently under consideration. The main issue on this site is the upper floor collapsed into the building, which makes the completion of environmental sampling impossible. At a recent national brownfield conference (which

just took place in August 2023), the Brownfield Director discussed this site as a potential special project with the EPA and State, which will hopefully lead into these agencies assisting with the funds to remove the debris to move forward with redevelopment. This FLUM change will help to allow development of alternate structures on the site, which may pique the developers interest again in potential rehabilitation.

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

Reasons for Recommendation:

1. The existing Parkland and Open Space FLUM designation of the subject site does not account for the multi-family zoning and large vacant institutional structure that exist on the site.
2. The request would align the Master Plan designation with the existing Zoning category on the site which is meant to allow the redevelopment of this historic site into multi-family dwellings.
3. The staff's recommendation of the Residential Multi-Family Pre-War FLUM designation rather than the Residential Multi-Family Post-War FLUM designation is more appropriate for the site which was developed prior to WWII and is consistent with the site's current zoning district. Site's developed after WWII typically have a suburban zoning designation which is not the case for this site.

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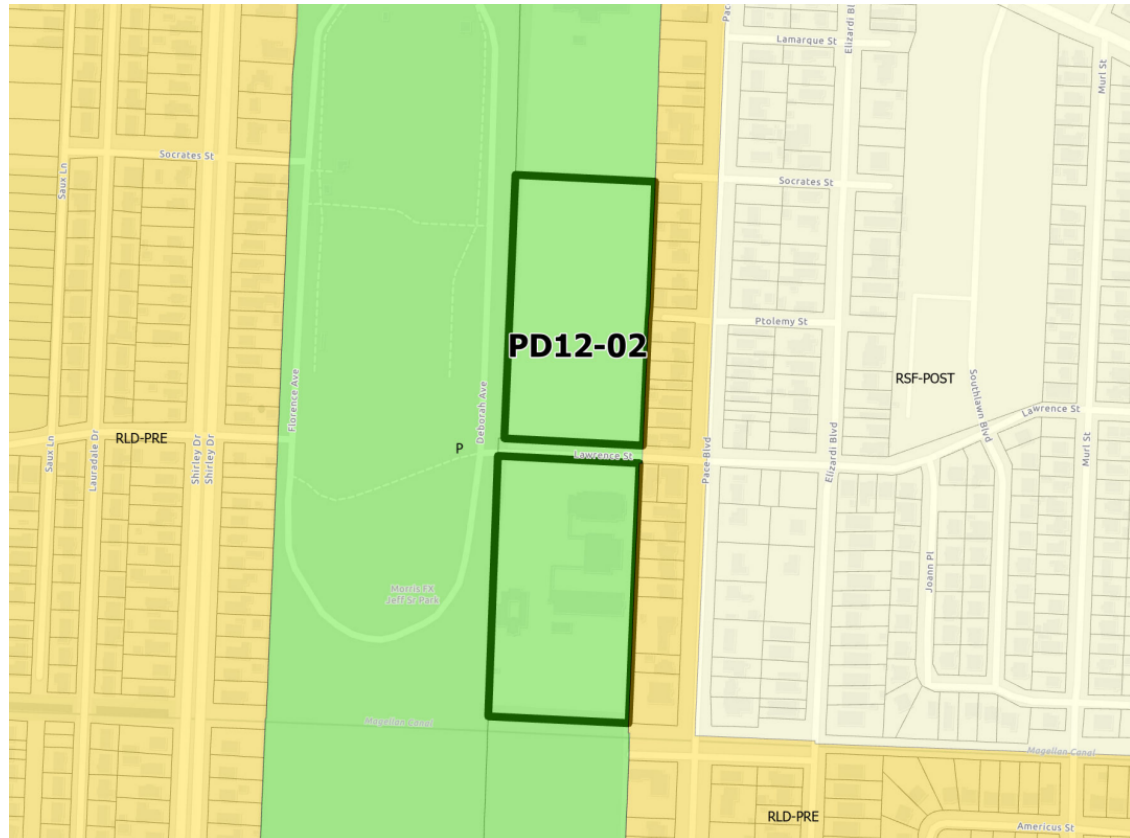
Request number: PD012-02

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre-War*

Location: The petitioned property is located on Lots B and C, Square 5, in the Fifth Municipal District. The municipal address is 2701 Lawrence Street. The property is located in the Algiers neighborhood.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Educational Facility, Vacant Land

Purpose: The land is owned by Crescent City Schools Foundation Inc. and was erroneously included in Parkland designation along with the adjacent Berhman Park creating a situation where the zoning district and the Future Land Use Map designation are inconsistent with one another.

Staff Analysis:

Site Description & Land Use: The subject site is made of two large parcels of land, separated by Lawrence Street, that are adjacent to Morris F.X. Jeff Sr. Park and Behrman Stadium, and together, measure 506,914 square feet (approximately 11.6 acres). The parcel on the north side of Lawrence Street is vacant, while the parcel on the South side of Lawrence Street is developed with an educational facility (Harriet Tubman Charter School).



Figure 1 and 2. Subject Site.

Surrounding Land Use Trends: The area around the subject property includes mostly single-family residences, and a few two-family residences. It also abuts Morris F.X. Jeff Sr. Park and its stadium.

Surrounding Zoning and FLUM Designations: The site is located in an OS-N Neighborhood Open Space District which matches its current master plan Future Land Use Designation: Park and Open Space. Morris F.X. Jeff Sr. Park abuts the site to the West and is designated with the same zoning district and FLUM designation. Abutting the petitioned site to the East is a small linear HU-RD1 Historic Urban Two-Family Residential District that contains residential lots that all front one side of Pace Boulevard. Those lots are located within an RLD-PRE Residential Low Density Pre-War FLUM designation. Across Pace Boulevard is a wider S-RS Suburban Single-Family Residential District with a RSF-POST Residential Single-Family Post-War FLUM designation that extends East covering most of the residential area on the West Bank. Generally, residential areas of the West Bank located west of Morris F.X. Jeff Sr. Park (Algiers Point, Mc Donogh, Whitney and Behrman Neighborhoods) are designated RLD-PRE Residential Low Density Pre-War because they were developed prior to WW2. More recent residential neighborhoods located East and south of Behrman Park (Old Aurora, New Aurora, Tall Timbers neighborhoods) are designated RSF-POST Residential Single-Family Post-War.

The existing Parkland and Open Space FLUM designation of the subject site does not account for the fact that both parcels are not owned by the City

of New Orleans, therefore cannot be used for parks. One of those parcels is developed with an educational facility.

Impacts: The request would align the Master Plan designation with the Master Plan designation of the abutting properties, to the east, facing Pace Street, which are zoned for and developed with single- and two-family dwellings. Since the petitioned properties are not owned by the City and are not used as public park and open space, the proposed FLUM category would allow the subject site to be rezoned in a way that both reflects how it is currently used (educational facilities are conditional uses in residential districts while they are neither permitted or conditional uses in the current OS-N District), and is compatible with adjacent single- and two-family development. The current zoning designation precludes the vast majority of uses as the OS-N District is intended for city-owned park space. Changing the FLUM designation will allow a future zoning change that will facilitate the development of the vacant portion of the site and bring the educational facility into conformity with its zoning and FLUM designation.

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

Reasons for Recommendation:

1. The existing Parkland and Open Space FLUM designation of the subject site does not account for the fact that the property is not owned by the City of New Orleans, therefore cannot be used for parks.
2. The proposed FLUM category would allow the subject site to be rezoned in a way that reflects how it is currently used (educational facilities are conditional uses in residential districts while they are neither permitted or conditional uses in the current OS-N District).
3. The recommended FLUM aligns with the FLUM of the adjacent properties which are developed with single- and two-family dwellings and will help facilitate the development of the vacant portion of the site.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD012-03

Applicant: City Planning Commission and Council District C

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre-War*

Location: The petitioned property is located on Lots 7A, 8, 9, 10, 11 and 12A, Square 5, in the Fifth Municipal District. The municipal address is 3327 Newton Street. The property is located in the Algiers neighborhood.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Vacant

Purpose: The applicant purchased a former park from the City and would like to develop it with residences.

Staff Analysis: *Site Description & Land Use:* The subject site is a 20,732 square foot property located at the corner of Newton and Flanders Streets in Algiers.

The site is currently vacant, but it has historically been a park, when previously owned by the City of New Orleans.



Figure 1. Subject Site

Surrounding Land Use Trends: The area around the subject property is developed with single- and two-family residences.

Surrounding Zoning and FLUM Designations: The site is located in the middle of a residential area that is zoned S-RS Suburban Single-Family Residential District and designated RSF-POST Residential Single-Family Post-War by the Master Plan. Development on the north, west and south sides of the subject property is characterized by a mix of single- and two-family dwellings.¹ While development on the east side of the subject site, across Flanders Street is more uniformly developed with single-family dwellings.

Impacts: The subject property is zoned OS-N Neighborhood Open Space District. This district is intended for city-owned parks; accordingly, the uses permitted in this district reflect uses seen in parks, such as stormwater management or public fishing. Besides uses that cater to a park or playground, no other uses are permitted in the OS-N District. Without a FLUM change that could lead to an eventual zoning change, the site is undevelopable. Changing the FLUM designation on this site would result in a vacant square located in the middle of a residential area to be developable with single- or two-family dwellings, a land use that matches surrounding development. Considering the land is not owned by the City anymore and therefore cannot be used as park space, staff believes the

¹ That area is subject to another FLUM amendment request, PD012-04, that would change the Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War to account for the fact that it is developed with a mix of single- and two-family dwellings as opposed to being exclusively developed with single-family dwellings.

request is the most appropriate for the site. However, since all the surrounding residential area is proposed to be located within a Residential Low-Density *Post-War* FLUM designation (see PD012-4), as opposed to Residential Low-Density *Pre-War* FLUM designation, staff recommends modified approval to a FLUM that would match adjacent residential development, while allowing the same types of uses (single- and two-family dwellings)

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

Reasons for Recommendation:

1. The property is no longer owned by the City and cannot be used as a park.
2. The recommended FLUM is the same as all surrounding properties, which are developed with single- and two-family dwellings.
3. The proposed FLUM would allow the rezoning of this property to the same zoning district as surrounding residential development and would allow it to be redeveloped in similar way as all the neighboring properties.
4. The modified recommendation (Residential Low-Density Post-War) is more appropriate than the proposed Residential Low Density Pre-War FLUM since the site is not developed with structures built before WW2 and is surrounded by residential development proposed to be within a Residential Low-Density Post-War FLUM designation (See PD012-04).

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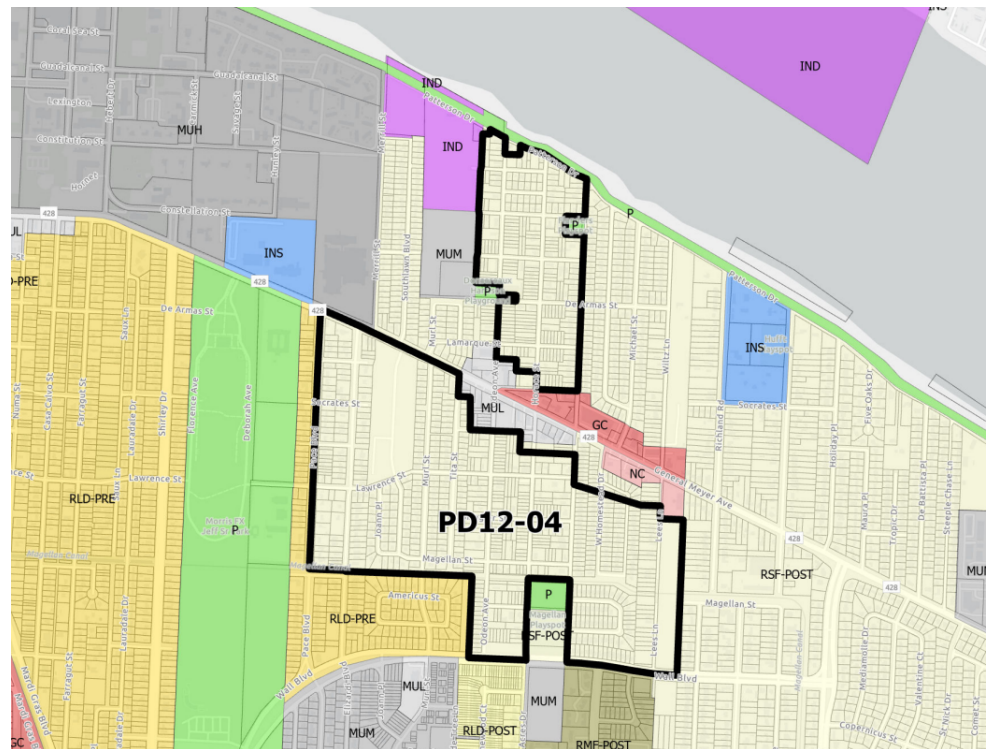
Request number: PD012-04

Applicant: City Planning Commission

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

Location: The petitioned properties are located on multiple residential lots on the north and south side of General Meyer Avenue, in the Fifth Municipal District, in Algiers.

FLUM Map:



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

Current Land Use: Single and Two-Family Dwellings

Purpose: The petitioned area was historically developed with a mix of single- and two-family dwellings; however, the existing Future Land Use Map (FLUM) Designation is typically used to designate suburban areas that are solely developed with single-family residences. The proposed change of FLUM would better reflect existing development.

Staff Analysis:

Site Description & Land Use: The subject site covers a wide residential area that is split by General Meyer Avenue. The portion located between General Meyer Avenue and the Mississippi River is developed with a mix of single- and two-family dwellings, while the portion on the south side of General Meyer Avenue displays a more fine-grained development pattern, with some streets developed with a similar mix of single- and two-family dwellings, and other streets developed more uniformly with single-family residences only or two-family residences only. In surveying the area, staff distinguished the following sub-areas, labeled A through I on the map below:

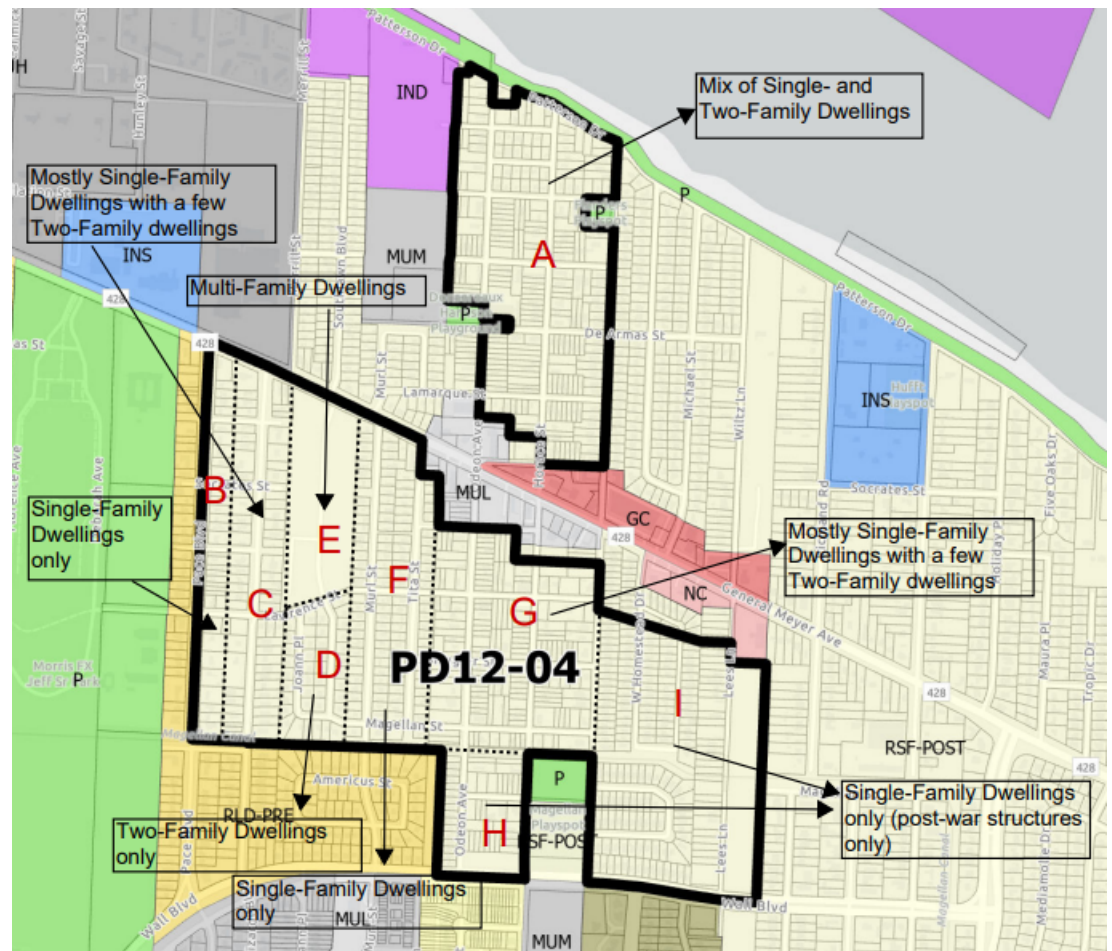


Figure 1. Subject Area Characteristics

The map above shows the following:

- **Area A:** The area between General Meyer and the Mississippi River is characterized by a mix of single- and two-family dwellings, constructed at different time periods and with different architectural types, and justifies the proposed change of FLUM to the Residential Low Density Post War designation. There is a higher count of two-family dwellings than in the petitioned areas south of General Meyer Avenue.

- **Areas B through G** are generally developed mostly with single-family dwellings interspersed with some two-family dwellings, with the exception of Area D, which is strictly two-family and Area E, which is strictly multi-family. Some streets are more uniformly developed with single-family dwellings than others, but the type of development (aside from Areas D and E) is similar in that structures were built at different time periods (some pre-War, some Post War) with different architectural styles (mix of traditional shot gun styles, on slab ranch styles, etc) and several vacant lots. Staff believes the development pattern in this area also justifies the proposed change of FLUM.
- **Area B:** The most western strip of land of the petitioned site, on the east side of Pace Avenue (across the street from Behrman Park) is developed with single-family residences. This development pattern is the same as across Pace Street, though that western side of Pace Street is designated RLD-PRE *Residential Low Density Pre-War*, which also is intended for single- and two-family dwellings. For that reason, and so as to not create a pocket of RSF-POST *Residential Single-Family Post-War* (which limits development to single-family dwellings), positioned between two areas designated RLD-PRE *Residential Low Density Pre-War* or RLD-POST *Residential Low Density Post-War*, staff believes this area should see its FLUM designation changed as proposed, to RLD-POST *Residential Low Density Post-War*.
- **Area C:** Properties on each side of Elizardi Streets are developed with mostly single-family dwellings interspersed with a few two-family residences. Structures were constructed at different time periods and with varied architectural styles. Staff believes this area should see its FLUM designation changed as proposed, to RLD-POST *Residential Low Density Post-War*.



Figure 2. Two-Family dwellings on Elizardi Street

- **Area D:** Properties on each side of Jo Ann Place and Southlawn Boulevard (South of Lawrence Street), are strictly developed with two-family dwellings that were all built at the same time with the same architectural style. Staff believes this area should see its FLUM

designation changed as proposed, to *RLD-POST Residential Low Density Post-War*.



Figure 3. Two-Family Dwellings on Jo-Ann Place

- **Area E:** Properties located along Southlawn Boulevard, between Lawrence Street and General Meyer Avenue, while shown as undeveloped on the map above, are actually developed with multi-family dwellings. Since the *RLD-POST Residential Low Density Post-War* FLUM designation states that multi-family dwellings are allowed when compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridor, Staff believes this area should see its FLUM designation changed as proposed.



Figure 4. Multi-Family Dwellings on Southlawn Boulevard.

- **Area F:** Properties located on each sides of Murl and Tita Streets are developed with single-family dwellings built at different time periods with various architectural styles. Though those two particular streets do not contain any two-family residences, they are located at the center of

an area more generally developed with a mix of single-and two-family dwellings, and are, architecturally characterized by a mix of structures where two-family dwellings would be expected to be found, similarly to surrounding streets. Therefore, staff believes it would be appropriate for that subarea to also see its FLUM changed to *RLD-POST Residential Low Density Post-War*.

- **Area G:** Properties located along Odeon, Horace, Magellan, Bringier, Lawrence, and Ptolemy Streets are developed with a lot of single-family dwellings and a few two-family dwellings built at different time periods with various architectural styles. Staff believes this area should see its FLUM designation changed as proposed, to *RLD-POST Residential Low Density Post-War*.

Two-family dwellings on Horace, Ptolemy and Odeon Streets



Figure 5, 6 and 7. Two-Family dwellings on Horace, Ptolemy and Odean Street

- **Areas H and I** are developed strictly with single-family residences that were all constructed with a similar architectural style and at the same time, typical of Post WW2 single-family subdivisions. Further, these two areas are cut off from the rest of the petitioned site: they have their own entrances either from General Meyer Avenue to the north or Wall Boulevard to the south, as is typical of post-war subdivisions and no street connection to the rest of the neighborhood. Staff believes these two areas should not see their current FLUM (*RSF-POST Residential Single-Family Post-War*) changed, because they were clearly intended for single-family development only.



Figure 8. Example of uniform suburban style single-family dwellings found in areas H and I

Surrounding Land Use Trends: The petitioned area constitutes a transition between the other residential neighborhood to the west, on the other side of Behrman Park, developed pre-WW2 and generally characterized by a mix of single-and two-family dwellings; and the residential neighborhoods to the east, developed after the war, which are more homogeneously developed with single-family residences.

Surrounding Zoning and FLUM Designations: Surrounding zoning reflects the transitional development pattern described above, with residential development to the west zoned HU-RD1 Historic Urban Two-family Residential District and residential development to the east zoned S-RS Suburban Single-Family Residential District. Portion of the General Meyer commercial corridor that intersects the petitioned site is zoned HU-B1 Historic Urban Neighborhood Business District and designated MUL Mixed-Use Density in the Master Plan, while the other portion of that corridor is zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District and designated GC General Commercial in the Master Plan.¹

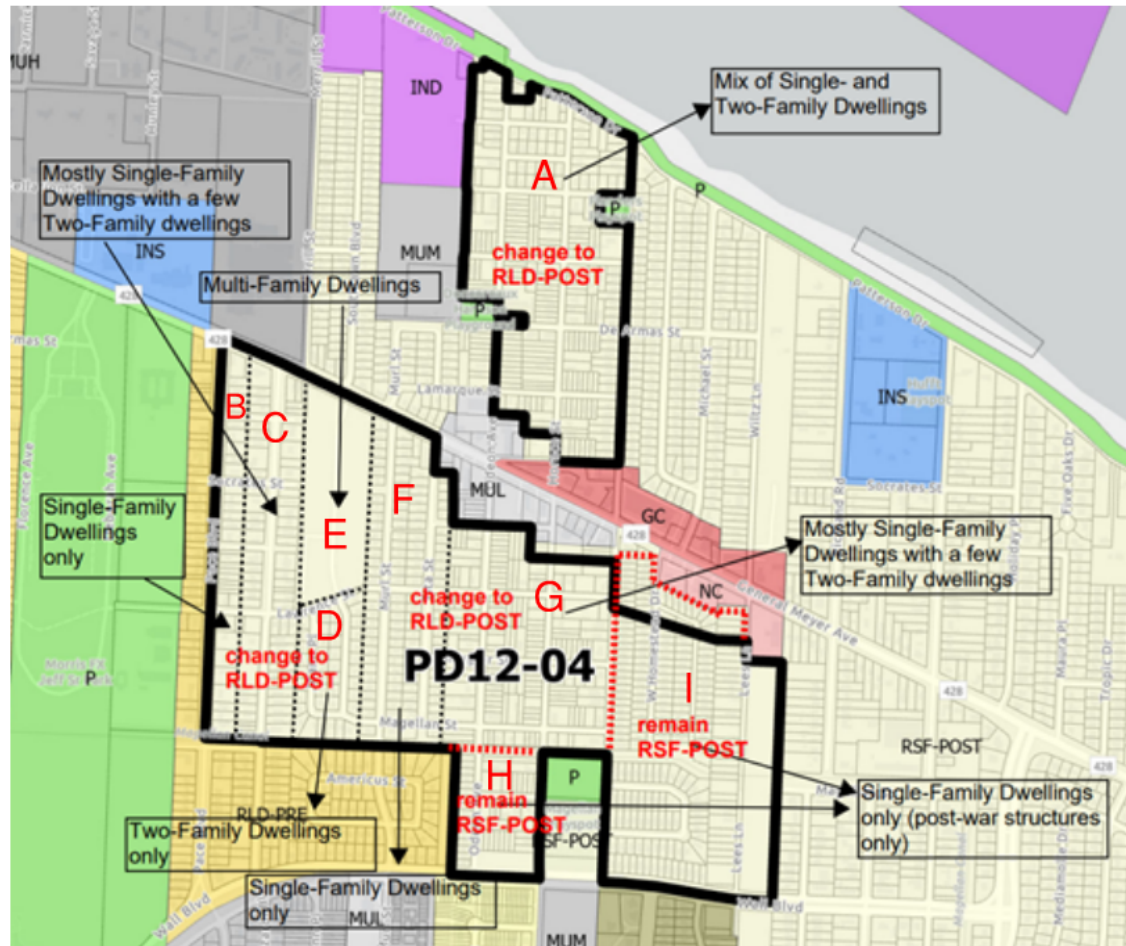
There are also properties on the south side of the petitioned site that are zoned S-RM1 Suburban Multi-Family Residential District and designated MUM Mixed-Use Medium Density or RMF-POST Residential Multi-Family Post-War in the Master Plan.

Impacts: The request would assign a Future Land Use Designation to this residential areas that more closely reflect the way it has historically been developed, which is with both single- and two-family dwellings. In allowing that FLUM to change, it would allow to rezone this same area from S-RS Suburban Single-Family Residential District to a zoning district that also better reflects the existing development, and allow infill development with both single- and two-family dwellings. However, in analyzing the existing land use pattern, staff observed that portions of the petitioned site are developed with a mix of single- and two-family dwellings, which would

¹ That commercial corridor is subject of a separate FLUM amendment (PD0012-5).

justify the proposed FLUM change to *Residential Low Density Post-War*, while other are homogenously developed with single-family dwelling, warranting that they remain designated *Residential Single-Family Post-War*.

Therefore, the staff recommends a *Residential Low Density Post-War* FLUM designation for Areas A, B, C, D, E, F and G shown in the map below. The remainder of the petitioned site, Area H (properties located south of the Magellan Canal) and Area I (properties located east of Flanders Street), should remain designated as *Residential Single-Family Post-War*.



Recommendation: Modified Approval of the FLUM Designation Change to *Residential Low Density Post-War* to most of the petitioned site, with the exception of the properties located east of Flanders Street and south of the Magellan Canal, which should keep their current FLUM Designation *Residential Single-Family Post-War*.

Reasons for Recommendation:

1. The petitioned site is historically developed with a mix of single- and two-family dwellings.
2. Sub-areas of the petitioned site that are strictly developed with post-war single-family residences and have no street connection to the rest of the neighborhood should remain within their existing RSF-POST FLUM.

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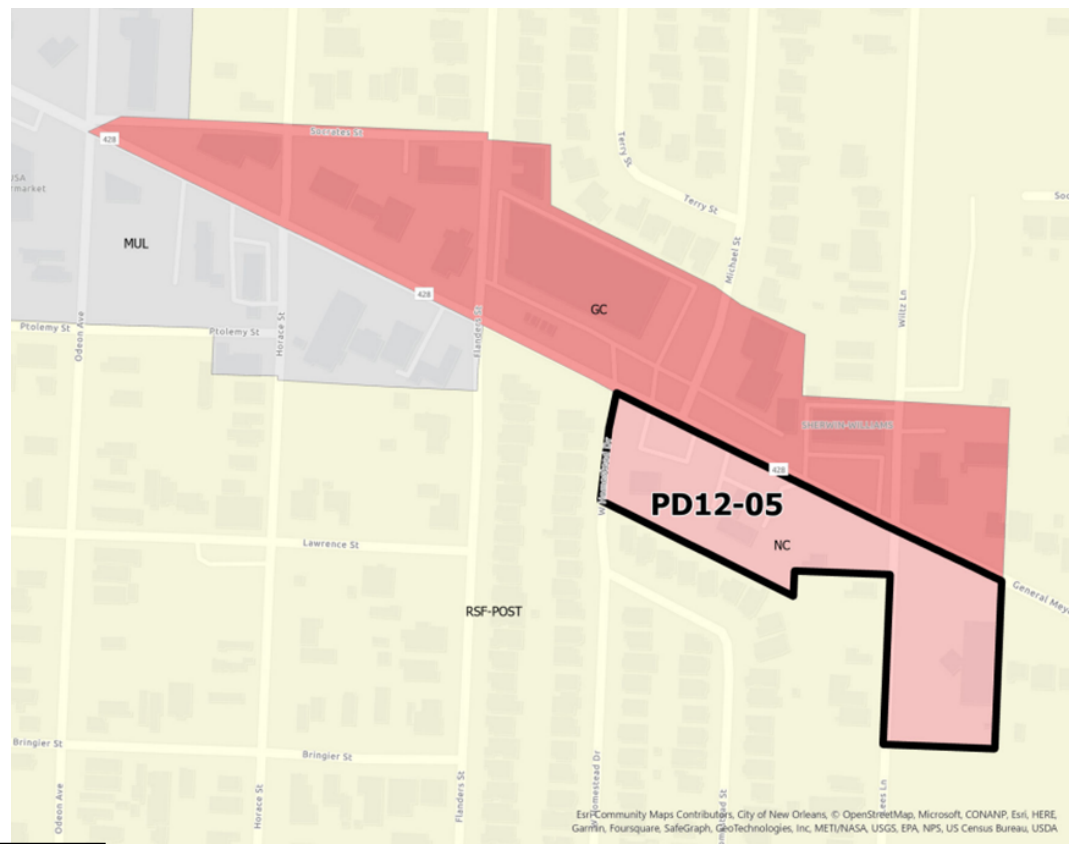
Request number: PD012-05

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial¹ to Mixed-Use Low Density*

Location: The petitioned properties are located on the south side of General Meyer commercial corridor, on Lots A-1, A-2, 26 and 27, Square 1, and Portion of Lot 5, Square 9, in the Fifth Municipal District. The municipal addresses are 3501-3549 General Meyer Avenue, 3613 General Meyer Avenue and 3711 General Meyer Avenue. The property is located in the Algiers neighborhood.

FLUM Map:



¹ The request stated that the proposed change was from *General Commercial* to *Mixed-Use Low Density*. However, labelling the petitioned site General Commercial was a mistake. The northern commercial portion of General Meyer Avenue is in a GC General Commercial FLUM category while the southern portion that is subject of this petition is in a NC Neighborhood Commercial FLUM category. Both existing FLUM categories are subject of two separate amendment requests: PD012-05, requested by the Mayor and PD012-14 requested by the Mayor and City Planning Commission.

Current Zoning:	S-B2 Suburban Pedestrian-Oriented Corridor Business District
Current Land Use:	Commercial (restaurant, gas station and retail stores establishment) and Institutional (EMS Station)
Purpose:	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.
Staff Analysis:	<p><i>Site Description & Land Use:</i> The subject site is composed of four parcels (one of which is made of two lots) totaling approximately 770 feet of frontage along the south side of General Meyer Avenue, between West Homestead Drive and mid-block between Lee's Lane and Richland Road. The site is developed with four commercial structures: a small strip mall, a gas station, a restaurant and a building used as an EMS station.</p> <p><i>Surrounding Land Use Trends:</i> The properties across General Meyer from the petitioned site are similarly developed with commercial uses (bar, retail store, pharmacy, daycare). More commercial uses are also found on the south side of General Meyer, west of the petitioned site. Properties located behind the petitioned site are developed with single-family residences, as well as properties fronting General Meyer Avenue on the east side of the petitioned site.</p> <p><i>Surrounding Zoning and FLUM Designations:</i> The site is located in an S-B2 Suburban Pedestrian-Oriented Corridor Business District that also covers the other commercial properties across General Meyer Avenue. Despite being located in the same zoning district, the petitioned site's Future Land Use Map Designation is NC Neighborhood Commercial while the commercial properties across the street are designated GC General Commercial. Both of these areas are subject to separate FLUM amendment proposals. There is an existing MUL Mixed Use Low Density FLUM found on the west side of the petitioned site along a three-block stretch of General Meyer Avenue, which is also developed with commercial uses. Beyond those commercial properties fronting General Meyer Avenue, all surrounding properties are located within a wide S-RS Suburban Single-Family Residential District and have an RSF-POST Residential Single-Family Post-War Future Land Use Designation.</p> <p><i>Impacts:</i> The current zoning designation, S-B2 Suburban Pedestrian-Oriented Corridor Business District permits very limited residential uses including dwellings above the ground floor, permanent supportive housing and residential care facilities. The NC Neighborhood Commercial FLUM</p>

designation prohibits the subject site from undergoing a future zoning change to a zoning district that permits a wider range of residential uses.

The requested FLUM change 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 along a major street. The proposed Mixed-Use Low Density FLUM designation is intended to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments. The petitioned site is adjacent to low density residential uses and fits the goal of the proposed FLUM. Further the zoning regulations should help mitigate the impacts of any future development of this site and keep it compatible with adjacent residential uses.

List of Compatible Zoning Districts in Existing and Proposed FLUMs²:

NC Neighborhood Commercial FLUM	MUL Mixed Use Low Density FLUM
S-B1 Suburban Business District	S-B1 Suburban Business District
S-B2 Pedestrian-Oriented Corridor Business District	S-B2 Pedestrian-Oriented Corridor Business District
C-1 General Commercial District	S-RD Two-Family Residential District
	S-RM1 Multi-Family Residential District

The proposed Mixed-Use Low Density FLUM designation, according to the Master Plan appendix has two compatible residential zoning districts that are not considered compatible with the existing Neighborhood Commercial FLUM. While the proposed FLUM does introduce some compatible residential districts, it does not have a compatible zoning district that allows for mixed-uses in suburban areas according to the appendix. 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 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. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density.

² This list only includes Zoning Districts that would be applied to suburban areas of the City such as where the petitioned site is located. The appendix actually includes a larger list of compatible zoning districts than shown in this table, though they are intended for historic urban areas of the City.

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

Reasons for Recommendation:

1. This portion of General Meyer Avenue is a commercial corridor located at the edge of and serving surrounding low density residential areas. Allowing mixed-uses as opposed to only commercial uses would facilitate the transformation of this corridor into a more pedestrian-friendly commercial corridor.
2. The MUL Mixed-Use Low Density FLUM is already found just one block away on the west side of the petitioned site, along a three-blocks stretch of General Meyer Avenue. Therefore, the proposed FLUM at this location is compatible with nearby similarly situated properties.

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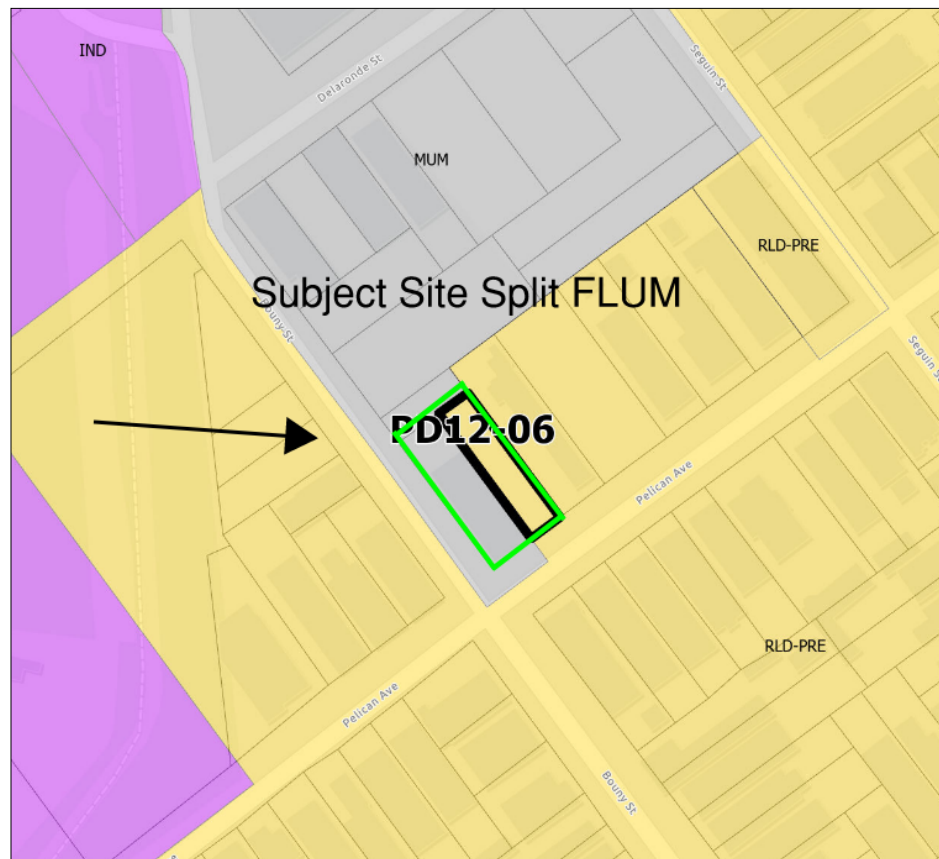
Request number: PD12-06

Applicant: CPC & Council District C

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

Location: The petitioned property is located on Lot E-1, Square 8, in the Fifth Municipal District. The municipal address is 204 Pelican Avenue.

FLUM Map:



Current Zoning: MU-1 Medium Intensity Mixed-Use District (see Ordinance No. 29,097 M.C.S.; Zoning Docket 26/22 for reference on zoning change approval).

Current Land Use: The site is current used as a bar and its outdoor seating. Historic land uses include commercial and mixed uses. 206 Pelican Ave. has a RLD-PRE Residential Low Density Pre-War FLUM designation while 200 Pelican Ave. has a MUM Mixed-Use Medium Density FLUM designation.

Purpose: The applicant is requesting to reconcile the split FLUM by changing the entirety of the development site to the MUM Mixed-Use Medium Density FLUM designation. The site underwent a subdivision in 2022 (Subdivision Docket 85/22) to consolidate the lots comprising the development site into one lot of record and a zoning change to create consistent zoning throughout the site. After the zoning change and consolidation of lots was approved, one of the former lots remained with the Residential Low Density Pre-War FLUM designation, creating a split-FLUM situation on the newly consolidated lot. The request would retroactively reconcile the discrepancy and create a continuous FLUM designation throughout the entirety of the development site.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 8,177 square foot parcel located at the corner of Bouny Street and Pelican Avenue in the Algiers Point neighborhood. The site is currently known as The Crown & Anchor English Pub, and it has historically been a commercial establishment as indicated by Sanborn maps. The owner of the bar wanted to expand the current footprint of the business which required rezoning some of the development site to the MU-1 Medium Intensity Mixed-Use District and consolidating the subject lots into one new lot of record. The portion of the site that previously was zoned HU-RD2 Historic Two-Family Residential also has a corresponding RLD-PRE Residential Low Density Pre-War FLUM designation. The FLUM designation does not change as a result of a zoning change, despite the inconsistency. This FLUM request would create consistency between the site's zoning district and FLUM designation.

Surrounding Land Use Trends: The area around the subject property includes a mix of single- and two-family residences and variety of different uses including a barber shop, restaurant, and power company. The existing and historic land use pattern in the portion of Algiers Point adjacent to the Mississippi River is designated Medium Intensity Mixed-use. As explained above, a sequence of events has been required for The Crown & Anchor bar to come into compliance with several regulations over the course of the past year. The request for the lot, now known as E-1, would benefit from changing the FLUM designation to MUM as it is most compatible with the lot's zoning district and is aligned with the rest of the lot's FLUM designation.



Figure 1. Subject Site

Surrounding FLUM and Zoning Designations: The City Planning Commission and City Council approved a zoning change for a portion of this site to the MU-1 Medium Intensity Mixed-Use District. Previous to the creation of zoning regulations, historic areas such as Algiers Point have physical characteristics of mixed residential and commercial use. For instance, the corner entrance of the subject site is typical of businesses that fit into the context of the neighborhood in that the design mimics residential structures of the neighborhood and could also be used for housing and/or commercial purposes.

The HU-RD2 Historic Urban Two-Family Residential District is the predominant zoning district surrounding the subject site. This district has a FLUM designation of Residential Low Density Pre-War, most common in parts of the city with the oldest housing developments. The FLUM designation is aimed at preserving the character of historic single-family and two-family dwellings.

Impacts: This request simply aligns the FLUM designation on a portion of the subject site with the rest of the site and retroactively reconciles an inconsistent zoning district and FLUM designation. Typically, FLUM changes are followed by a zoning change. In this case, the zoning change was already approved; therefore, this FLUM change should not result in any discernable change to the site.

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

Reason for Recommendation:

1. This FLUM change reconciles an inconsistent zoning district and FLUM designation and creates a continuous FLUM designation throughout the development site.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

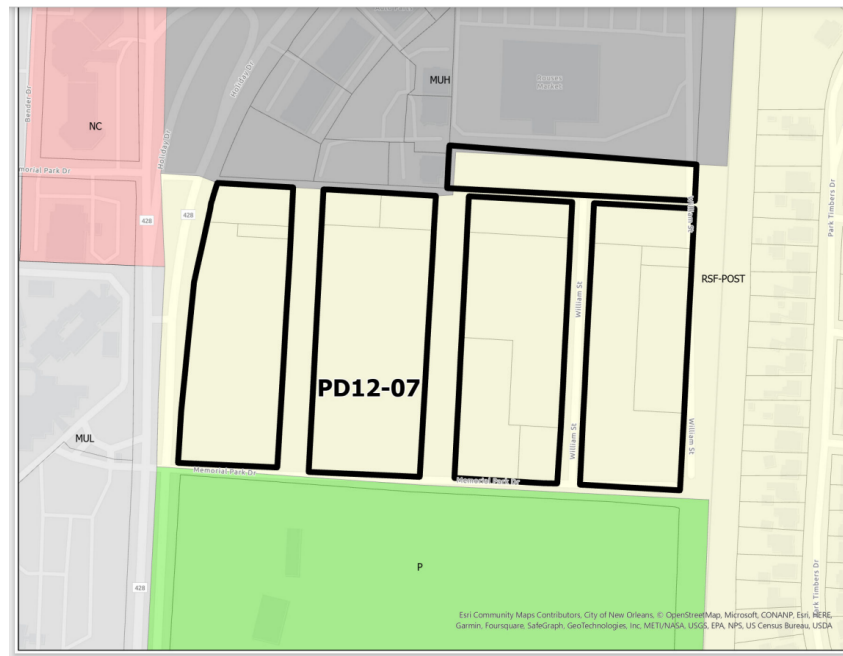
Request number: PD12-07

Applicant: Council District C

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

Location: The petitioned property is located on Squares 196-A, 197-A, 198-A, 199-A, and Square -3, in the Fifth Municipal District. The municipal address is 64002 Behrman Drive. The property is located in the RSF-POST Residential Single-Family Post War Future Land Use Map (FLUM) Designation.

FLUM Map:



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

Current Land Use: Vacant land that has likely always been undeveloped.

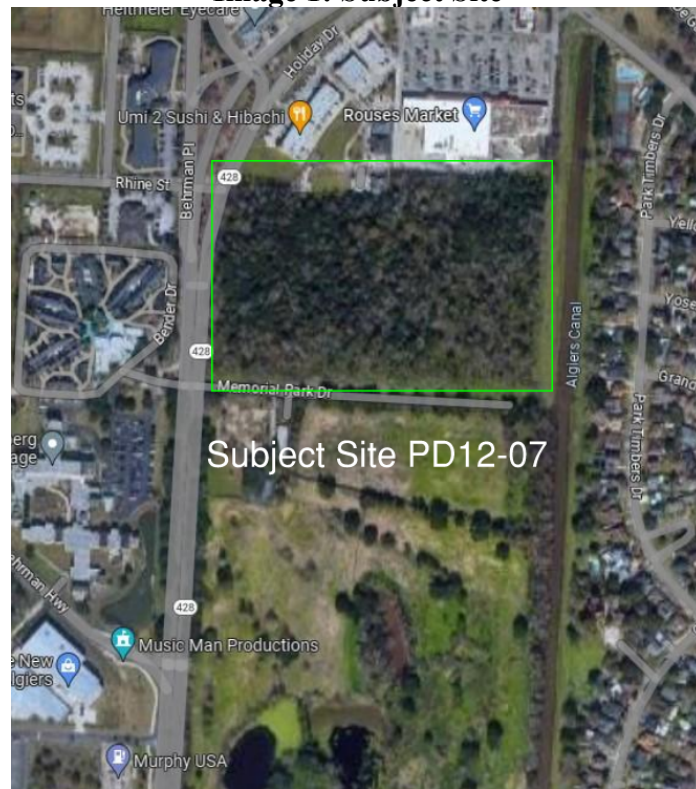
Purpose: The applicant's request would change the current FLUM designation to the MUH Mixed-Use High-Density FLUM designation which would permit a broad range of zoning districts at this site.

Staff Analysis: *Site Description & Land Use:* The subject site is composed of five squares, four of which contain 24 to 25 lots each. Lots on Squares 196-A, 197-A, 198-A, 199-A have approximate dimensions of 52 feet in width by 120 to 130 feet in length.

Square -3 does not show it has been divided into smaller lots. Most significantly, the site remains undeveloped but is surrounded by a diverse range of land uses allowing for pedestrian walkability, multi-family development, open space, suburban residences, as well as commercial development.

Surrounding Land Use Trends: The subject site is surrounded by a wide range of land uses including multi-family residential, single-family residential, parkland and open space, pedestrian-oriented business, and commercial uses along the major arterial street General De Gaulle Drive. There are restaurants, retail establishments, grocery stores, fuel stations, financial institutions, and automotive facilities and more among the commercial uses near the site in the MUM (Mixed-Use Medium Density) FLUM. The site is directly adjacent to Brechtel Park, a 120 acre urban park.

Image 1: Subject Site



(Source: Google)

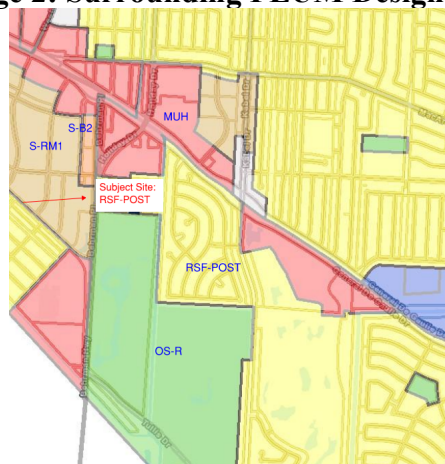
Surrounding FLUM and Zoning Designations: The subject site is surrounded on all four sides by five different zoning districts, each with distinct characteristics. The FLUM designation represented in this request is MUH (Mixed-Use High Density), aligns with the FLUM designation abutting the North side of the site.

Directly South of the site is Parkland and Open Space Zoning District encompassing both Brechtel Gulf Course and Brechtel Park. Proximity of these green spaces is typical of existing and historic residential areas that were considered desirable when designed to create access to green spaces, and many in the area were designed as golf course communities. This is evident in aerial views of the subject site and greater West Bank land use patterns which show subdivisions in close proximity to golf courses or open spaces. Starting in the 1950's these communities were also designed to access modern conveniences such as shopping centers as they became more popular and assured quick access to downtown New Orleans using newly constructed roads to the bridge, finished in 1958.

The subject site is situated between five different zoning districts which each exemplify examples of the early scheme for the West Bank neighborhoods. For instance, the spectrum of plans for the West Bank includes commercial, parkland and open space, single-family, multi-family, and suburban pedestrian-oriented business districts, all which are permitted under the adjacent FLUM designations, depicted in Figure 2.

The site's current FLUM designation is RSF-Post Residential Single-Family Post-War, and the site is zoned S-RS Suburban Single-Family Residential which limits residential development almost exclusively to single-family dwellings. Directly east of the site shares the same S-RS zoning district designation and RSF-Post FLUM. This district is developed with a "suburban subdivision" design shaped by curvilinear streets with varying parcel sizes and structures. For instance, Park Timbers subdivision sits directly adjacent to the Algiers Canal abutting the site and further east lies Lakewood Country Club estates, a sprawling single-family development nestled between Lakewood Golf Club and two commercial corridors.

Image 2: Surrounding FLUM Designations



(Source: Property Viewer)

Directly West of the subject site is a slightly smaller zoning district, the S-B2 Suburban Pedestrian Oriented Corridor Business District which contains several medical offices along Behrman Highway. Finally, an SRM-1 Suburban Multi-Family Residential District abuts the West side of the site. This area has multiple clusters of multi-family apartment complexes along Memorial Park drive and Garden Oaks Drive. The purpose of the SRM-1 is to maintain medium density residential housing. The FLUM designation for this district is MUL Mixed-Use Low Density, promoting low density residential and neighborhood-serving retails/commercial establishments.

Impacts: The subject site remains undeveloped and is positioned between five zoning districts that represent a wide range of residential and commercial developments in close proximity to one another. The site's abundance of trees and open space to the south points toward the request for MUH (a Mixed-Use High-Density District) designation not being appropriate based on potential negative impacts to the surrounding residences and environment. The impact of a high intensity MUH FLUM would be much greater than what is existing and what is found in the abutting districts with the exception of one similar district in the vicinity. The MUH FLUM designation is compatible with higher intense commercial zoning districts such as the C-2 Auto-Oriented Commercial District, the C-2 Heavy Commercial District and the MU-2 High Intensity Mixed-Use District. If this request was approved, the site would allow for uses such as a drive-through facility, gas station, hotel, motor vehicle dealership, or warehouse uses that are not compatible with the surrounding area.

Therefore, the staff recommends a modified approval to the MUL Mixed-Use Low Density FLUM designation. Based on the analysis, commercial intensity should be tapered from the MUH FLUM to a lesser intensity mixed-use FLUM to reduce impacts on the community and promote compatibility with Parkland and Open Space Districts and the residential zoning districts and land-uses nearby. The MUL District is compatible with a wide range of zoning districts, albeit many are not appropriate from this location as they are specific to the Historic Core and Historic Urban areas of the City. A MUL Mixed-Use *Low* Density FLUM designation would be more in keeping with an area that already features residential and small-scale, neighborhood-serving commercial uses while contemplating a wider variety of housing types, specifically through the S-MU Suburban Mixed-Use District or the S-RM1 Suburban Multi-Family Residential District which would help meet the goals of the proposed FLUM change.

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 Mixed-Use Low Density FLUM designation. However, the S-MU 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.

Presently the S-MU zoning district is not listed in the appendix table as 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. Given its consistency with the proposed FLUM designation, staff recommends a modified approval to the MUL Mixed-Use Low Density FLUM designation.

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

Reason for Recommendation:

1. The proposed MUH Mixed-Use High Density FLUM designation is compatible with zoning districts that are mostly auto-centric and permit a wide range of high intense commercial uses. The proposed FLUM designation of MUL Mixed-Use Low Density would provide for more neighborhood serving commercial uses and higher density residential uses than what is currently permitted, without the adverse impact that may result from the MUH FLUM designation

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

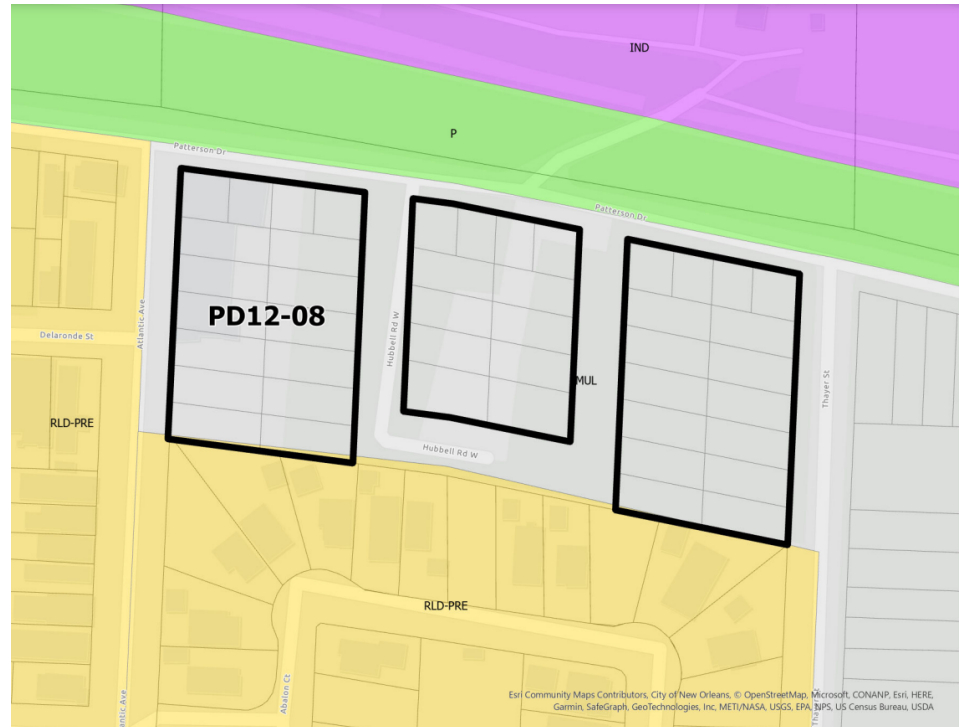
Request number: PD12-08

Applicant: Council District C

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

Location: The petitioned property is located on Square -1, containing 44 rectangular shaped lots in the Fifth Municipal District. The municipal address is 114 Atlantic Drive. The property has a Mixed-Use Low Density Future Land Use Map (FLUM) designation.

FLUM Map:



Current Zoning: HU-MU Historic Urban Neighborhood Mixed-Use District

Current Land Use: Single Family Residential. Historic land uses include light industrial uses.

Purpose: The applicant stated the request would allow for development of single-family residences.

Staff Analysis: *Site Description & Land Use:* The subject site is approximately 162,448 square feet with each parcel ranging from approximately 2,075 square feet to 4,478 square feet in area. The parcels on the Atlantic Avenue have been developed in recent years with single-family residential dwellings, but it has

historically been occupied by light industrial development based on Sanborn maps.

Surrounding Land Use Trends: The area around the subject property includes development of single-family and two-family residences with small businesses dispersed amongst the Algiers Point community. The subject site abuts a newly developed subdivision directly South of the site that extends to Eliza Street. From Eliza Street to Opelousas Avenue extending along Atlantic Avenue is roughly four squares of undeveloped land. Beyond Opelousas Street, further South, is a large Port Services business likely associated with the history of the subject site and its location with direct access to Patterson Point dock on the Mississippi River.

Surrounding FLUM and Zoning Designations: The site is located in an HU-MU Historic Urban Neighborhood Mixed-Use District with a MUL Mixed-Use Low Density FLUM designation. The applicant has submitted a request to change the future land use to RLD-PRE Residential Low Density Pre-War. Single-family and two-family properties in the vicinity have a zoning designation of HU-RD1 or HU-RD2 (Historic Urban Two-Family Residential Districts) of which both HU-RD1 and HU-RD2 have a FLUM designation of RLD-PRE (Residential Low Density Pre-war). The proposed RLD-PRE FLUM designation is suitable for the surrounding area and fits within the context of the majority of residential housing in the Algiers point neighborhood.

Impacts: The RLD-PRE FLUM designation is a less intense FLUM designation than what currently exists on the subject site, yet it still is compatible with the HU-MU Historic Urban Neighborhood Mixed-Use District – the current zoning district of the site. The appendix in the Comprehensive Zoning Ordinance lists compatible zoning districts with FLUM designations. In this case, the RLD-PRE and the MUL FLUM Designations are consistent with virtually the same zoning districts as one another.¹ The exceptions are the EC Educational Campus District and the MC Medical Service District which are compatible with the MUL designation but not the RLD-PRE designation. Therefore, the proposed FLUM change should have no discernable impact on the site; the future zoning changes permitted under the current FLUM designation versus the proposed FLUM designation are nearly identical.

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

¹ The MUL FLUM designation lists substantially more compatible zoning districts than the RLD-PRE FLUM Designation. However, the MUL FLUM is compatible with several zoning districts specific to either the Historic Core or Suburban areas of the city. These zoning districts are not applicable to the subject site as it's in an Historic Urban part of the City.

Reason for Recommendation:

1. The proposed FLUM Change should have no discernible impact on the site as the zoning districts compatible with the current and proposed FLUM designations are nearly identical.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

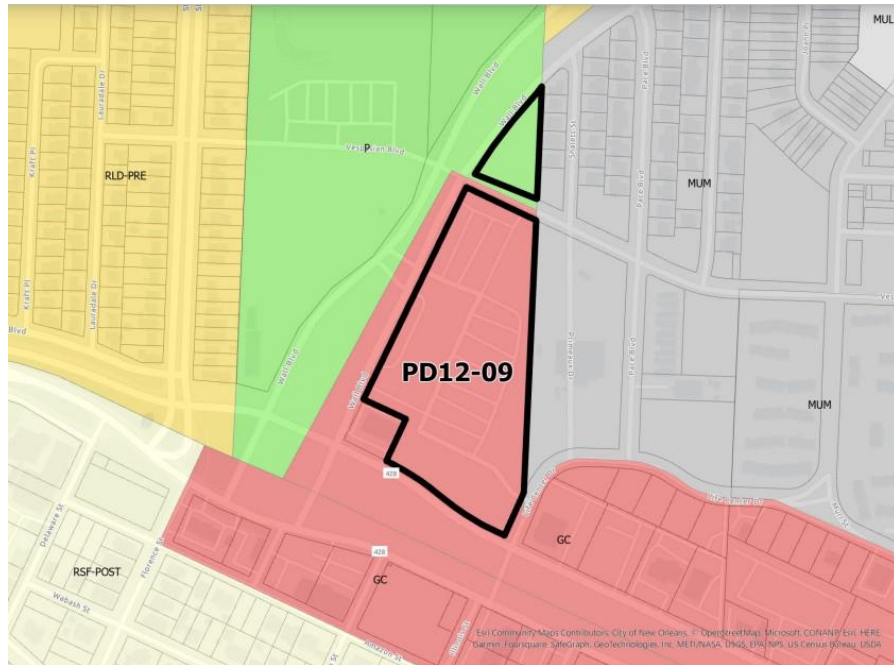
Request number: PD-12-09

Applicant: Mayor's Office

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

Location: The petitioned property is located on Square -1, in the Fifth Municipal District. The municipal address is 2501 Wall Boulevard. The property is located in the General Commercial Future Land Use Map (FLUM) designation.

FLUM Map:



Current Zoning: C-2 Auto Oriented Commercial District

Current Land Use: Vacant Transit Terminal and Parking Lot.

Purpose: The applicant's request would allow for a transit-oriented development proposed by the RTA.

Staff Analysis: *Site Description & Land Use:* The subject site is approximately 9.23 acres located at the corner of Wall Boulevard and General De Gaulle Drive. The site is a paved parking lot with a semi-circular driveway with primary access on Wall Boulevard. The request is to facilitate the redevelopment of the site

to complement the proposed BRT Bus Rapid Transit slated for service in 2027. The site is owned by the City of New Orleans.

Surrounding Land Use Trends: The area is proposed as a potential transit opportunity site with close proximity the Crecent City Bridge connecting the West Bank to downtown New Orleans. Currently, the site is zoned as a C-2 Auto-Oriented Commercial district with a FLUM designation as General Commercial. The request is to change the FLUM to a to a MUM Mixed-Use Medium Density designation. The MUM designation would align with the adjacent site that also has a FLUM designation of MUM.

Figure 2: Subject Site



(Source: Google)

Surrounding FLUM and Zoning Designations: The area north of the site is an OS-N Neighborhood Open Space District with a Parkland and Open Space FLUM designation. To the south is a S-RM1 Suburban Multi-Family District with a MUM Mixed-Use Medium Density FLUM and west of the site is a C-1 General Commercial District. There is a trend in this area that multi-family residential districts share close proximity to commercial corridors and Open Space areas. In this case the site would most likely be used for transit-oriented purposes and a possible transit-oriented development serving residents in the area.

Impacts: This request could provide access to transportation for those residents in the S-RM1 Multi-Family Residential District closest the subject site. The MUM FLUM designation rather than General Commercial FLUM designation would be more appropriate for the transit-oriented use of the site because the General Commercial FLUM designation is compatible with a limited number of zoning districts that do not allow residential uses except above the ground floor, and only through the conditional use process. Changing the FLUM designation to MUM would allow a future zoning change to an MU-1 Medium Intensity Mixed-Use District which permits uses that would enable a true transit-oriented development.

Revitalization of the site would improve the accessibility for residents on the West Bank along General De Gaulle which is a major commercial corridor while providing transportation to the rest of the city. Therefore, the staff recommends the Mixed-Use Medium Density FLUM designation for this location.

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

Reasons for Recommendation:

1. The subject site is a larger property with a history of non-residential uses.
2. The MUM designation would be a continuation of the MUM designation located on adjacent properties.
3. The proposed MUM designation allowed for mixed-use zoning districts that would permit a range of uses on the site, including residential uses.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

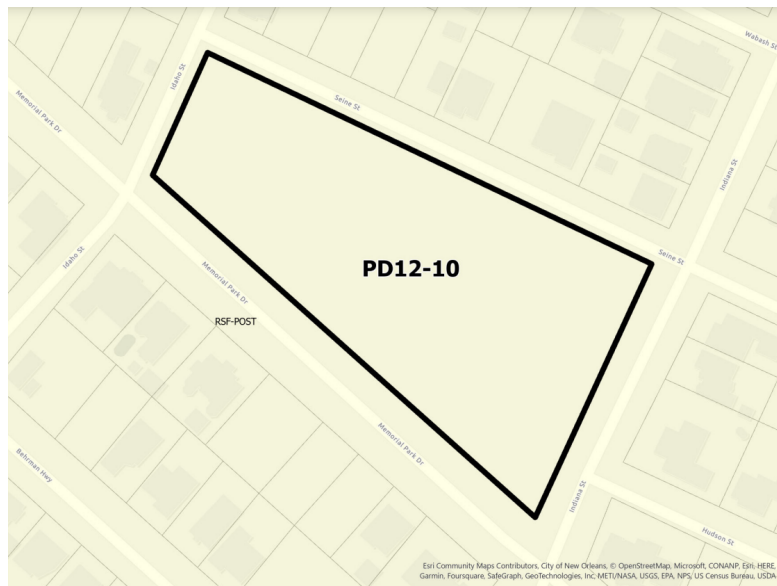
Request number: PD012-10

Applicant: Mayor's Office

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

Location: The petitioned property is located on Square 57, in the Fifth Municipal District. The municipal addresses is 2701 Seine Street. The property is located in the Suburban Single-Family Residential District.

FLUM Map:



Current Zoning: Suburban Single-Family Residential District

Current Land Use: Vacant Land.

Purpose: The request would allow for future development of low-density housing.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 165,128 square foot property bounded by Seine Street, Idaho Street, Memorial Park Drive and Indiana Streets in the Algiers neighborhood. The site is currently one vacant lot owned by the City of New Orleans. The requested change is from Residential Single-Family Post-War FLUM to Residential Low Density Post-War FLUM. The change would allow for additional housing opportunities including single-family, two-family, townhome, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood.

Surrounding Land Use Trends: The area around the subject property includes mostly single-family residences and there is a C-1 Commercial District located two blocks from the subject site. The current FLUM is Residential Single Family Post-War which restricts residential development on the site to single-family dwellings. This FLUM designation is too restrictive given the lack of housing options at a time when housing stock is limited.

Surrounding FLUM and Zoning Designations: The site is located in an S-RS Suburban Single-Family Residential District like much of the Algiers residential community. The request is simply to allow for several housing options instead of just single-family dwellings. The existing FLUM designation does not account for the future development options of the site.

Impacts: The request could result in single-family, two-family, town home, and small multi-family affordable dwellings that could provide increased housing densities in a low-density designated area. Given the surrounding development pattern, the impact of a Residential Low Density Post-War FLUM would be minimal and appropriate for this location based on its location to single-family residential uses. Therefore, the staff recommends a FLUM change to the Residential Low Density Post-War FLUM designation.

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

Reason for Recommendation:

1. The FLUM designation is intended to provide for a more diverse range of housing options in a low-density development area.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD-12-11

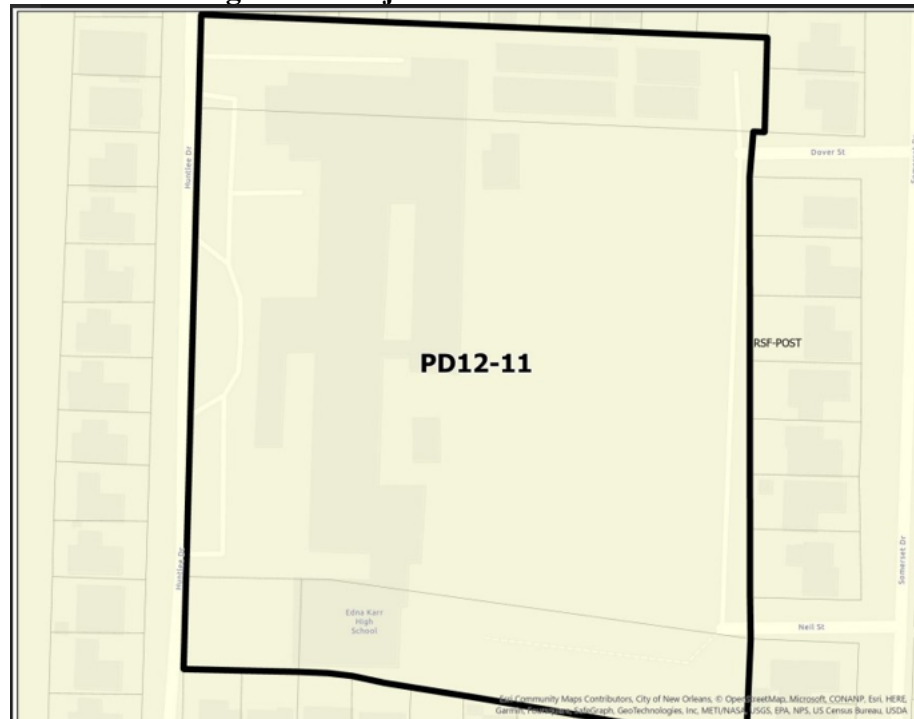
Applicant: Mayor's Office

Request: *Change the Future Land Use Map Designation from Residential Single Family Post-War to Residential Multi-Family Post-War*

Location: The petitioned property is located on Square 24, in the Fifth Municipal District. The municipal address is 4817 Neil Avenue. The property is located in the S-RS Suburban Single-Family Residential District.

FLUM Map:

Figure 1: Subject Site



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

Current Land Use: Vacant Institutional Building

Purpose: The applicant proposes the adaptive reuse of the former Edna Karr High School facility as multi-family housing.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 267,913 square foot property bounded by Neil Avenue, Huntlee Drive, Erickson Avenue and Somerset Drive located in the Old Aurora neighborhood of Algiers. The site contains a vacant school building, but has historically been

used as a school starting in 1964 when it opened as a Junior High School. Named after educator Edna Karr who served as a teacher and administrator in the Algiers community. In 1990, the school re-opened as Edna Karr High School.

Surrounding Land Use Trends: The area around the subject property includes a large S-RS Suburban Single Family Residential District and most of the housing stock in the immediate vicinity is single-family dwellings. The site is approximately half a mile from General De Gaulle Drive known as a major arterial street containing a wide variety of commercial uses. The Mayor's Office has proposed an adaptive reuse of the building. The Comprehensive Zoning Ordinance does not define "adaptive reuse," however, it is commonly known as a practice in older cities to preserve the historic features of a building while using it for a different purpose than originally intended.

In this case, the expansive size of the school building would be an opportunity to increase housing stock by allowing for multi-family housing. For this reason, the applicant has requested to change the current RSF-POST Residential Single-Family Post-War FLUM to the RMF-POST Residential Post-War Multi-Family Post War FLUM designation. According to the Future Land Use Plan the FLUM RMF-POST would "allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process."

Figure 1: Subject Site



(Image: Google)

Surrounding FLUM and Zoning Designations: The site is located in a S-RS Suburban Single-Family Residential District. The S-RS District is the predominant zoning district in this area of Algiers and has a FLUM designation of Residential Single-Family Post-War. The FLUM designation is intended to preserve the low-density single-family dwellings most closely associated with suburban design. The site's location does not abut any zoning district other than the SR-S District.

Impacts: The current FLUM designation, Residential Single-Family Post-War is only compatible with one zoning district that is appropriate for this

site, the S-RS Single-Family Residential District. This district is highly restrictive with the intention of promoting single-family development. The proposed FLUM category, Residential Post-War Multi-Family, is compatible with the S-RM1 and S-RM2 Suburban Multi-Family Residential Districts which would allow for the adaptive reuse of the vacant structure and could bring the site back into commerce. Given the surrounding Suburban Single-Family development pattern, the impact of a multi-family FLUM should not be that much greater than when the school was in operation. Also, the site does provide off-street parking. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Residential Post War Multi-Family FLUM designation.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Post War Multi-Family**.

Reasons for Recommendation:

1. The subject site is a larger property with a history of non-residential uses.
2. The proposed FLUM encourages the adaptive reuse of a building to increase housing stock by allowing multi-family housing opportunities.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

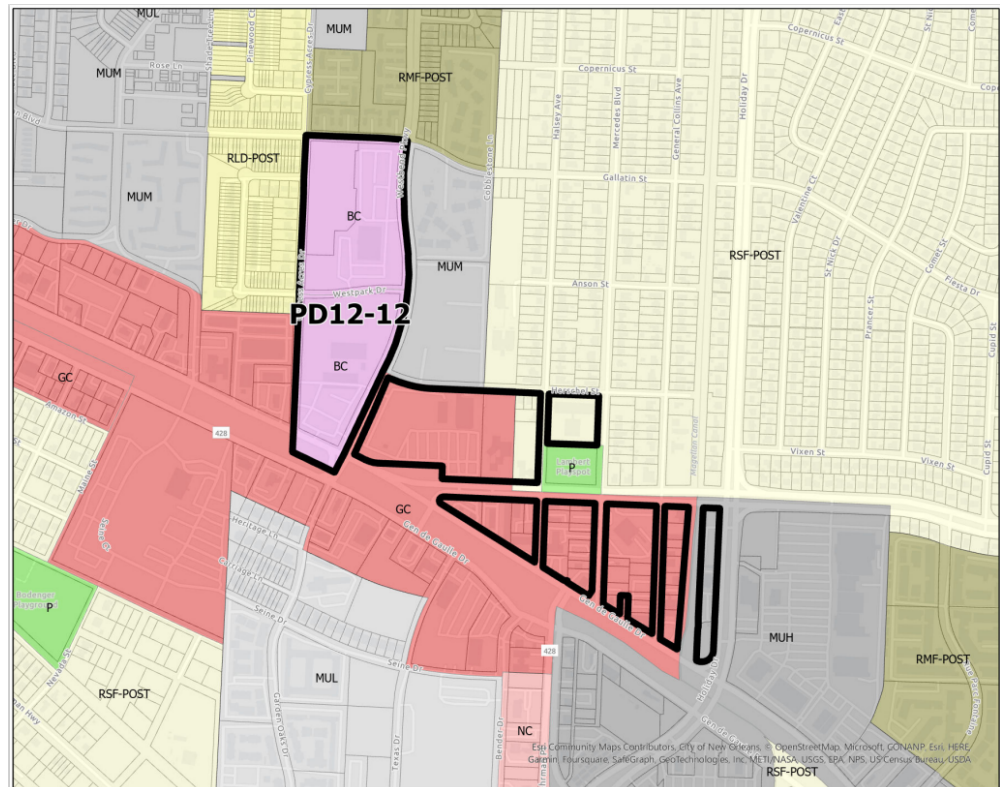
Request number: PD12-12

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Business Center, General Commercial, Mixed-Use High-Density, and Residential Single-Family Post War to Mixed-Use Medium Density*

Location: The petitioned sites are in Algiers where General De Gaulle Drive and Holiday Drive intersect (the southeast corner of the Behrman neighborhood). Municipal addresses for each of the sites are listed below in *Site Description and Land Uses* section.

FLUM Map:



Current Zoning: MU-2 High-Intensity Mixed Use, C-2 General Commercial, S-RS Suburban Single-Family Residential,

Current Land Uses: Commercial (offices, banks, convenience store/fuel stations, personal services establishments, retail establishments, standard and carry-out/drive-thru restaurants), post office, Orleans Parish Sheriff substation, institutional

(churches) and single-family residential. Historic land uses were the same, but also included an elementary school among the institutional uses.).

Purpose: To support a broader range of potential future uses and infill development along a high-frequency transit corridor. Petitioned sites include the former Paul Habans Elementary school at 3819 Herschel Street.

Staff Analysis: *Site Description & Land Uses*

This request represents four (4) sites/areas:

- The area bounded by Vespasian Street, Westbend Parkway, General De Gaulle Drive, and Cypress Acres Drive (2400 Vespasian Street, 2021-2401 Westbend Parkway, 44-50 Westpark Drive, 3500-3530 General De Gaulle Drive, and 2000-2350 Cypress Acres Drive)
- The area bounded by Herschel Street, Halsey Avenue, MacArthur Boulevard, General De Gaulle Drive, and Westbend Parkway (3735-3811 Herschel Street, 2817 Halsey Avenue, and 3600-3730 MacArthur Boulevard)
- The former Paul Habans school site bounded by Herschel Street, Mercedes Boulevard, General De Gaulle Drive, and Halsey Avenue (3619 Herschel Street)
- The triangular area bounded by MacArthur Boulevard, Holiday Drive, and General De Gaulle Drive (3635-3637 MacArthur Boulevard and 3600-3648 General De Gaulle Drive)

Collectively, as noted above, the sites feature a variety of land uses, including single-family residential, but it should be noted that there are only three (3) such dwellings in the study area, all located near the southwest corner of Herschel Street and Halsey Avenue.

Surrounding Land Use Trends

General De Gaulle Drive is a major transportation corridor in the Algiers neighborhood that is—and always has been—heavily commercial. Although some of the subject sites are currently under-utilized (vacant retail, school, and office buildings) there is nevertheless ongoing investment in the area, as evidenced by the proliferation of new businesses and the incidences of existing businesses upgrading/re-branding their buildings and premises.

Surrounding FLUM and Zoning Designations

The FLUM designations represented in this request are BC (Business Center), GC (General Commercial), MUH (Mixed-Use High-Density), and RSF-Post (Residential Single-Family Post-War).¹ Given the wide variety of non-residential uses represented within the four petitioned sites, the existing BC, GC, and MUH FLUM designations seem superfluous: they form a patchwork of designations of which none accurately reflects the mixed-use land use and zoning of the subject sites and adjacent properties.

Impacts: The request could result in expanded opportunities to develop housing, as most residential uses are not contemplated by the current BC or GC FLUM designations. The development of housing would be appropriate, given the sites' proximity to existing residential areas: one of the subject sites is across Vespasian Street from existing multifamily use and zoning (S-RM1) and across Westbend Parkway from two former multifamily communities: the now-demolished Higgins Gate apartment complex and the now-vacant Oakmont apartment complex. The other subject sites abut a massive² S-RS zoning district/RSF-post FLUM designation. Given the existing mixed-use development pattern, the impact—positive or negative—of a mixed-use FLUM would be negligible. Since the proposed Mixed-Use Medium Density FLUM designation is generally reserved for major corridors and intense commercial nodes it would be appropriate for this location.

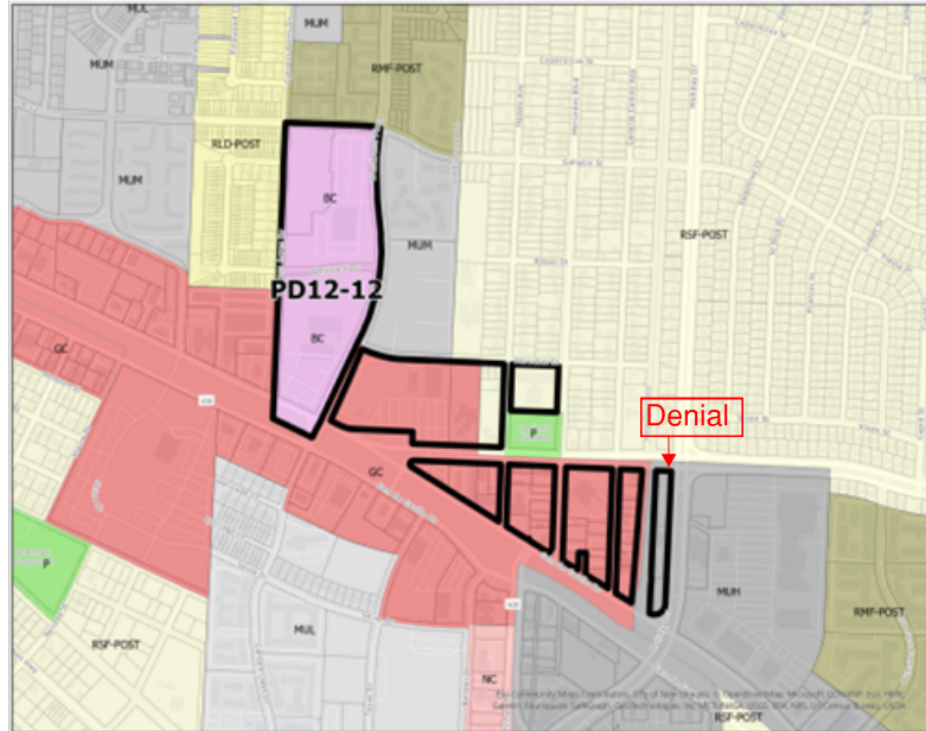
However, there is a portion of this request that was erroneously included - the area with a Mixed-Use High-Density FLUM designation with the addresses 1 Holiday Drive and 3001 Holiday Drive. These two parcels should retain their current FLUM designation.

The staff supports the proposed Mixed Use Medium Density FLUM designation for the remainder of the subject area.

Recommendation: **Modified Approval** of the FLUM designation change to **Mixed Use Medium Density** for all properties in the proposed area with the exception of 1 Holiday Drive and 3001 Holiday Drive.

¹ The three dwellings are an anomaly among the petitioned sites.

² Approximately 2,200 acres and comprising most of the properties to the southeast of Federal City and bounded by the Mississippi River levee, the Intracoastal Waterway, and General De Gaulle Drive.



Reasons for Recommendation:

1. The subject sites are along or adjacent to a major commercial corridor, but they also abut large residential uses, zoning districts, and FLUM designations and thus represent an existing mixed-use development pattern.
2. A uniform FLUM designation would be preferable to the current assortment of FLUM designations associated with the subject sites.
3. 3001 Holiday Drive and 1 Holiday Drive were erroneously included in the request to change the FLUM designation to MUM.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

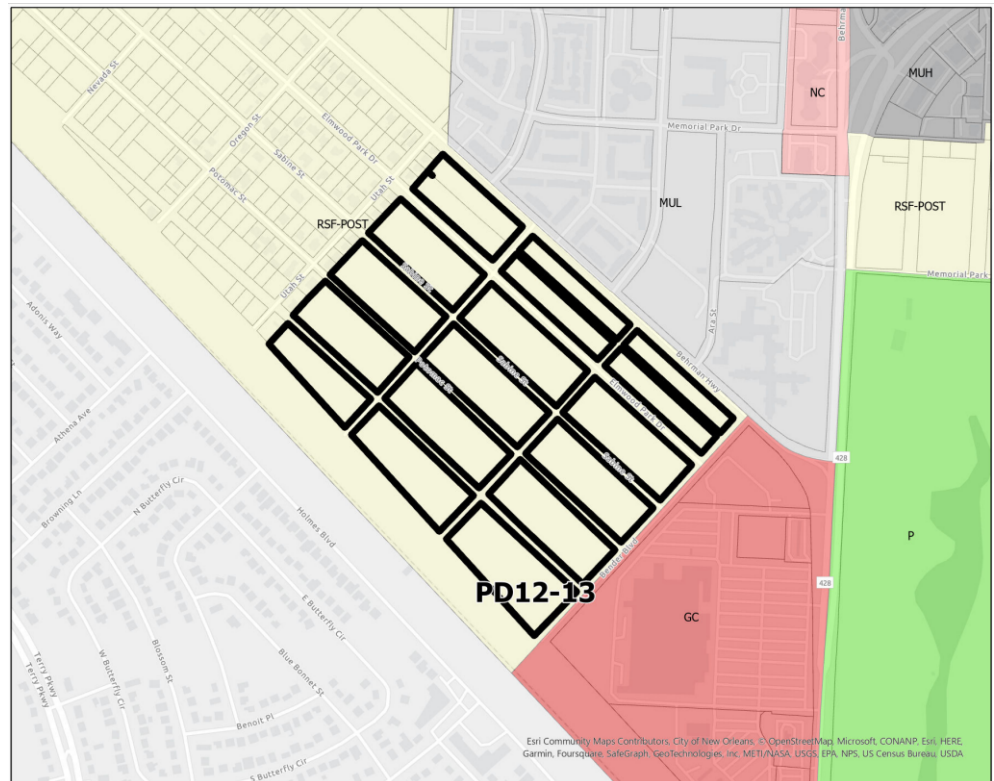
Request number: PD12-13

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 sites are in Algiers near the intersection of General De Gaulle Drive and Holiday Drive in the Tall Timers/Brechtel Neighborhood. A more detailed location description is below in *Site Description and Land Uses* section.

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential

Current Land Uses: Vacant land and single-family residential

Purpose: To support potential redevelopment of this large greenfield site located in proximity to transit, commercial corridors and Brechtel Park.

Staff Analysis: *Site Description & Land Uses*

This request comprises 15 municipal squares in the Tall Timbers/Brechtel neighborhood in the Algiers neighborhood. Collectively the squares are bounded by Behrman Highway,¹ the unimproved Bender Street right-of-way, the Jefferson Parish line, and Utah Street. The individual squares are more specifically defined by the southeasternmost unimproved 1.3-mile rights-of-way of Elmwood Park Drive, Sabine Street, Potomac Street, and Rio Grande Street where they intersect the unimproved rights-of-way of Wyoming Street and Texas Drive.

The subject site is undeveloped and appears to have been thus since at least 1937 when the unimproved streets referenced above first appear on historic Sanborn maps.²

The 15 subject municipal squares are numbered 80, 110, 112, 138, 140, 141, 143, 150, 151, 152, 178, 179, 180, 181, and 182 in the Elmwood Subdivision. (Fifth Municipal District)

Surrounding Land Use Trends

The subject site is near a variety of land uses: single- and multi-family residential, and the range of commercial uses that would typically be found within a half-mile of two commercial corridors that are also major transit corridors: General De Gaulle Drive and the other part of Behrman Highway,³ both of which are also designated as Louisiana State Route 428. There are professional offices, big-box and other retail establishments, fuel stations, standard and carry-out/drive-thru restaurants, personal services establishments, and a self-storage facility among the commercial uses near the site. The subject site is also within two miles of the private Lakewood Golf Club and the public Brechtel Park.

Surrounding FLUM and Zoning Designations

The FLUM designation represented in this request is RSF-Post (Residential Single-Family Post-War) and the site is zoned S-RS Suburban Single-Family Residential. There is no shortage of single-family residential development in every direction surrounding the subject site. But there is also a significant presence of *multifamily* development across the street (Behrman Highway) from the subject site, including the Touro Woldenberg

¹ The 3400-3600 blocks, which are situated along the section of Behrman Highway that commences at Behrman Place and runs in a northwesterly direction from there. (as opposed to the portion of Behrman Highway south of Behrman Place that runs north-south)

² volume 7, page 0B (key map)

³ The segment that commences at Behrman Place and continues due south into Jefferson Parish where it eventually becomes Lapalco Boulevard.

Village and Renaissance Place senior living communities and a variety of garden-, mid-rise, and townhouse developments along Garden Oaks Drive. Accordingly, the subject site would be an ideal location for multifamily development, but the RSF-Post FLUM designation does not contemplate other kinds of residential developments other than single-family housing.

Given the wide variety of non-residential uses represented within a one-mile radius of the subject site, the RSF-Post FLUM designation does not adequately represent the prevailing uses and development pattern in the area. In an area replete with mixed uses, a FLUM designation that both reflects the status quo in general and contemplates a wider variety of housing types in particular is needed for the subject site.

Impacts: The request could result in expanded opportunities to develop a wider variety of housing types, as the current RSF-Post FLUM designation contemplates only single-family residential development. Given the existing mixed-use development pattern, the impact—positive or negative—of an MUM FLUM designation would be negligible. Since the proposed Mixed-Use Medium Density FLUM designation is generally reserved for major corridors and intense commercial nodes, it would be appropriate for this location. Accordingly, the staff supports the proposed Mixed Use Medium Density FLUM designation.

Recommendation: **Approval** of the FLUM designation change to **MUM Mixed Use Medium Density**.

Reasons for Recommendation:

1. The subject site is adjacent to two major commercial corridors, but also abuts large residential uses, zoning districts, and FLUM designations and thus represents an existing mixed-use development pattern.
2. It would allow for a wider variety of housing types in an area that already features both single- and multi-family development.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

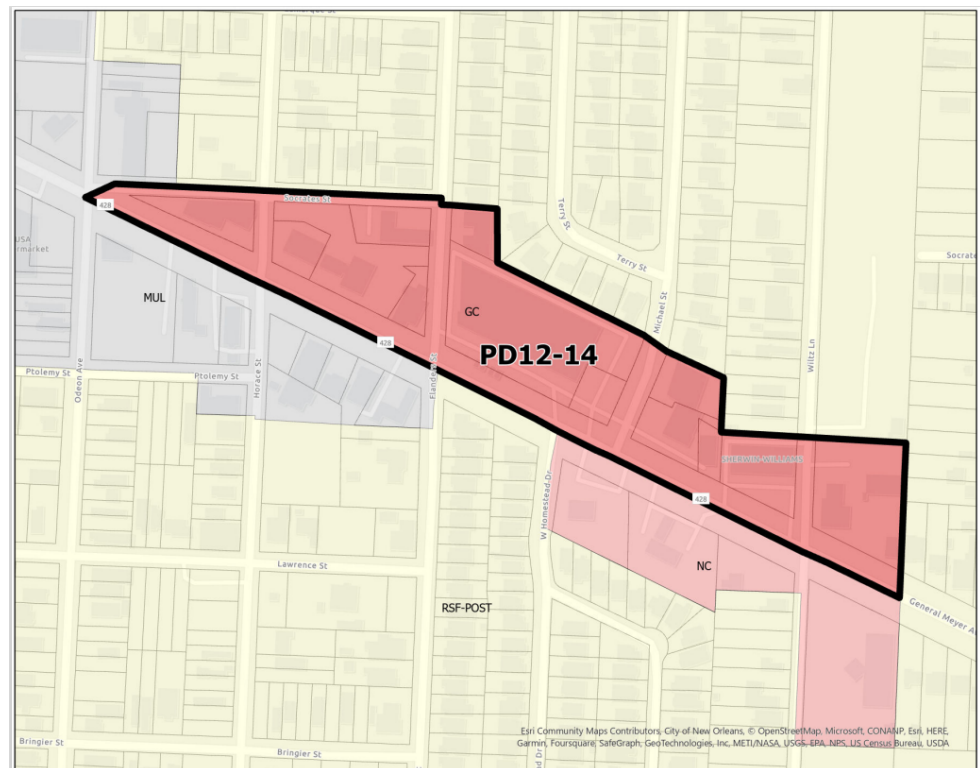
Request number: PD12-14

Applicant: Mayor's Office and CPC

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

Location: The petitioned site is in Algiers along General Meyer Avenue near Holiday Drive. A more detailed location description is below in *Site Description and Land Uses* section.

FLUM Map:



Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Uses: Pharmacy, fire station, retail stores, vacant structures and parking lots.

Purpose: To support potential commercial and mixed-use development in commercial areas located on a transit corridor (General Meyer Avenue).

Staff Analysis: *Site Description & Land Uses*

This request pertains to a 4½-block segment of General Meyer Avenue between Odeon Street and Richland Road, on the north (“river”) side of the street; specifically, the properties in that segment that feature frontage along General Meyer plus three abutting properties that have frontage along Flanders and Michael Streets.

The uses at the site are mostly commercial and include the range of uses typically found along a heavily commercial segment of a significant transportation corridor¹: personal services establishments, professional offices, small grocery and other retail stores, pharmacies, fuel stations, childcare centers, auto repair shops, standard and carry-out restaurants, construction-related businesses, and a bar. The only non-commercial uses at the subject site are both municipal services: a City of New Orleans EMS station and New Orleans Fire Department engine house Number 33.

The addresses in the subject site are 3232-3700 General Meyer Avenue, 1356 and 1401 Flanders Street, and 1420 Michael Street. (Fifth Municipal District)

Surrounding Land Use Trends

The subject site is across the street from commercial uses that are included among those listed in the previous section. All of those commercial uses are smaller-scale, neighborhood-serving businesses that would benefit greatly from the pedestrian infrastructure projects proposed for the area. This is significant because along there are far more single-family residential uses with frontage along the nearly four-mile-long entirety of General Meyer Avenue than any other use, and the site abuts a sizeable residential area to the north that extends to the Mississippi River levee and extends another half-mile to the southeast to the Edna Karr High School campus.

Surrounding FLUM and Zoning Designations

The FLUM designation represented in this request is GC General Commercial, which does not contemplate residential uses. The site is zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District, in which most residential uses are not permitted. The FLUM and zoning classifications both seem incongruous with an area as small as the subject site that abuts such a large expanse of residential uses.

Impacts: The request could result in opportunities to develop a wider variety of housing types, as most residential uses are not contemplated by the

¹ General Meyer Avenue connects Old Algiers with the Lower Coast (Cutoff community) and Chalmette-Lower Algiers ferry.

current GC FLUM designation and the existing housing in the surrounding area is limited to single-family dwellings. The ability to develop expanded housing choices within a small, mixed-use context would be appropriate, given the site's proximity to existing residential areas. The proposal to create a more pedestrian-friendly environment for this section of General Meyer Avenue would support a mixture of housing types that could serve as a transitional, integrative element between the commercial and single-family uses along and adjacent to General Meyer Avenue.

The subject site's current GC FLUM designation contemplates larger and more intense commercial development than would be compatible with the existing or proposed residential uses in areas that are being mindfully slated for conversion to a more pedestrian-friendly environment/character. Among the aspects that directly affect pedestrian-friendliness are the number and speed of motor vehicles using the roadways. The higher-intensity commercial uses represented by the site's current GC FLUM designation will do nothing to mitigate either of those effects. General Meyer Avenue is a four-mile, perfectly straight expanse of roadway featuring two travel lanes in each direction and relatively few traffic signals. It is flanked on both sides by suburban-style development featuring deep front yard setbacks, which, combined with the lack of more traffic control devices, tends to encourage speeding. Narrow streets with shallow or no front setbacks have an inherently calming effect on vehicular traffic; conditions on General Meyer Avenue have the opposite effect. Changing its FLUM designation to a mixed-use classification could promote and support pedestrian friendliness by accommodating more residential uses and lower intensity non-residential development.

The staff believes, however, that the proposed MUM Mixed-Use Medium Density FLUM designation, which is generally reserved for major corridors and intense commercial nodes, is not appropriate for this location. A MUL Mixed-Use Low Density FLUM designation would be more in keeping with an area that already features residential and small-scale, neighborhood-serving commercial uses while contemplating a wider variety of housing types, specifically through the S-MU Suburban Mixed-Use District. Also, the subject site is adjacent to an existing MUL designation, which further supports the staff's assessment.

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 Mixed-Use Low Density FLUM designation. However, the S-MU 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.

Presently the S-MU zoning district is not listed in the appendix table as 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. Given its consistency with the proposed FLUM designation, staff recommends a modified approval to the MUL Mixed-Use Low Density FLUM designation.

Recommendation: **Modified approval** of the FLUM designation change to **Mixed-Use Low Density** instead of the proposed Mixed-Use Medium Density.

Reasons for Recommendation:

1. The MUL designation would allow for a wider variety of housing types to be developed in an area that already currently features only single-family residential uses.
2. The proposed MUM Mixed-Use Medium Density designation encourages commercial uses that are too intense for the subject site and its environs.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

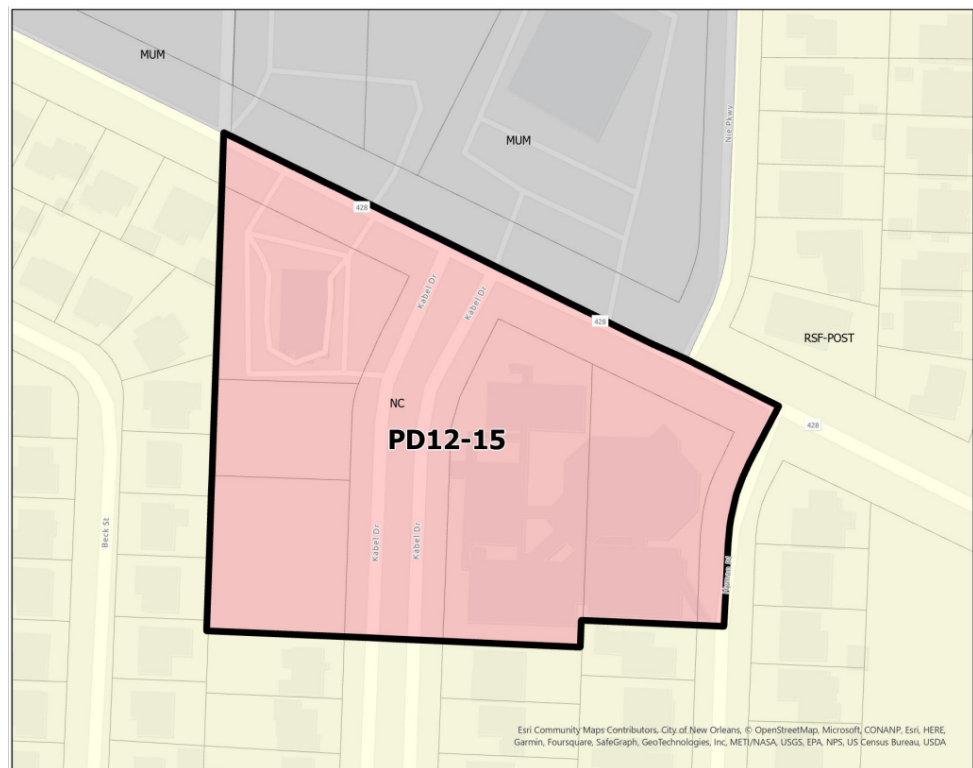
Request number: PD12-15

Applicant: Mayor's Office

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

Location: The petitioned site is in Old Aurora area of Algiers where the north end of Kabel Drive terminates at General Meyer Avenue. The municipal addresses are 4589 General Meyer Avenue and 1110 Kabel Drive, plus two properties across from 1110 Kabel Drive that do not have municipal addresses. (Fifth Municipal District)

FLUM Map:



Current Zoning: S-B1 Suburban Business District

Current Land Uses: Commercial and institutional (drive-thru restaurant and church).

Purpose: To support potential commercial and mixed-use development in commercial areas located on a transit corridor (General Meyer Avenue).

Staff Analysis: *Site Description & Land Uses*

This request pertains primarily to the two corner properties on the south side of General Meyer Avenue where it intersects Kabel Drive.

As noted above, the uses at the site are commercial and institutional, with the institutional use occupying over 75% of the site's collective square footage: the church itself is sits on a 1.63-acre site and the church's parking lot (across Kabel Drive) accounts for an additional three-quarters of an acre.

Surrounding Land Use Trends

The land uses directly across General Meyer Avenue from the subject site are commercial and institutional: a small-box retail store and a skilled nursing facility that abuts the Edna Karr High School campus to the north and west. Within a half-mile southeast from the subject site are retail establishments in two small, under-utilized strip-type shopping centers, carry-out/drive-thru restaurants, a fuel station, an office building, a childcare center, and the now-closed Aurora Tennis and Swim Club. The proposed FLUM change could promote a wider range of future zoning districts that could return the shopping centers to full occupancy featuring an attractive tenant mix and to promote redevelopment of the five-acre tennis/swim club site, which has been unoccupied since the club closed in 2019. Otherwise, the subject site is surrounded by long-established single-family residential neighborhoods that would benefit from these non-residential sites' improvement.

Surrounding FLUM and Zoning Designations

The FLUM designation represented in this request is NC Neighborhood Commercial, which does not contemplate any residential uses aside from single- or two-family dwellings. The site is zoned S-B1 Suburban Business District, in which most residential uses are not permitted at all. Yet the subject site is surrounded by FLUM and zoning classifications that are exclusively single-family residential: RSF-Post and S-RS Suburban Single-Family Residential.

Impacts: The request could result in opportunities to develop a wider variety of housing types, as most residential uses are not contemplated by the current NC FLUM designation, and the existing housing in the surrounding area is limited to single-family dwellings. The ability to develop expanded housing choices within a small, mixed-use context would be appropriate, given the site's proximity to existing residential areas. The proposal to create a more pedestrian-friendly environment for this section of General

Meyer Avenue would support a mixture of housing types that could serve as a transitional, integrative element between the commercial, institutional, and single-family uses along and adjacent to both sides of General Meyer Avenue.

The subject site's current NC FLUM designation contemplates small-scale, neighborhood-serving, and pedestrian-friendly commercial development within walking distance of surrounding residential areas. Among the aspects that directly affect pedestrian-friendliness are the number and speed of motor vehicles using the roadways. General Meyer Avenue is a four-mile, perfectly straight expanse of roadway featuring two travel lanes in each direction and relatively few traffic signals. It is flanked on both sides by suburban-style development featuring deep front yard setbacks, which, combined with the lack of more traffic control devices, tends to encourage speeding. Narrow streets with shallow or no front setbacks have an inherently calming effect on vehicular traffic; conditions on General Meyer Avenue have the opposite effect. Changing the site's FLUM designation to a mixed-use classification would promote and support the same pedestrian friendliness embodied by the subject site's current NC designation but would also accommodate a wider variety of residential uses.

The staff believes, however, that the proposed MUM Mixed-Use Medium Density FLUM designation, which is generally reserved for major corridors and intense commercial nodes, is not appropriate for this location. A Mixed-Use Low Density FLUM designation would be more in keeping with an area that already features residential and small-scale, neighborhood-serving commercial uses while contemplating a wider variety of housing types.

Recommendation: **Modified approval** of the FLUM designation change to **Mixed-Use Low Density** instead of the proposed Mixed-Use Medium Density.

Reasons for Recommendation:

1. The MUL designation would allow for a wider variety of housing types to be developed in an area that already currently features only single-family residential uses.
2. The proposed MUM Mixed-Use Medium Density designation encourages commercial uses that are too intense for the subject site and its environs.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

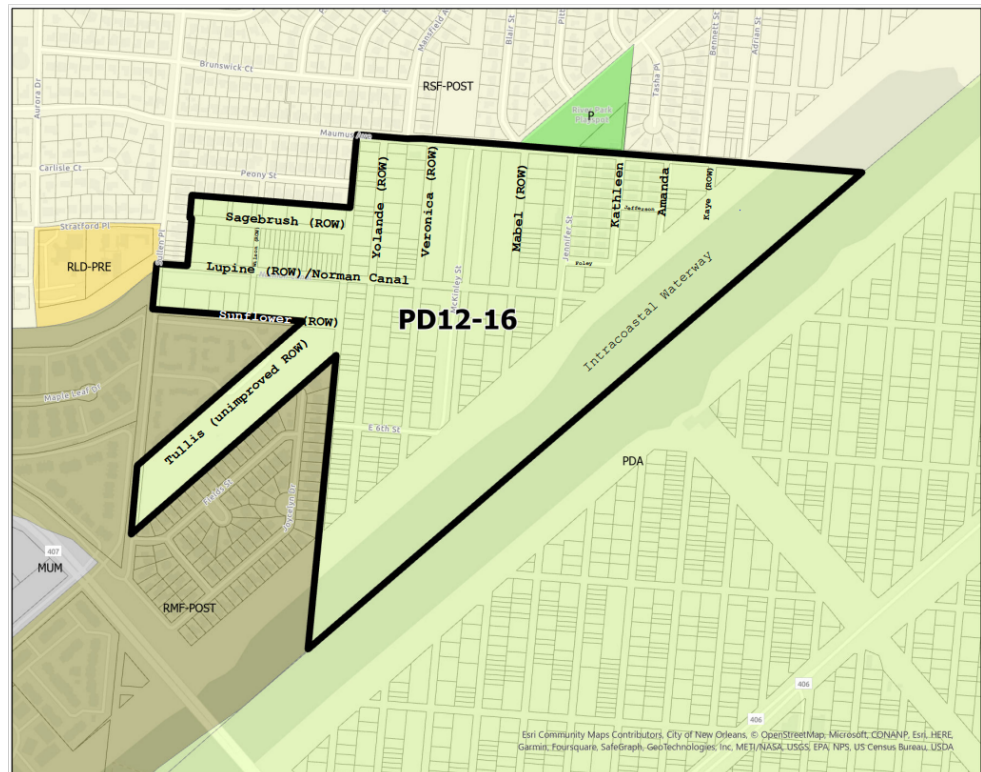
Request number: PD12-16

Applicant: CPC and Council District “C”

Request: *Change of Future Land Use Map Designation from Planned Development Area to Residential Low-Density Post-War*

Location: The petitioned site comprises 25 platted municipal squares in the portion of the Orleans Subdivision situated along the west side of the Intracoastal Waterway in Algiers, Fifth Municipal District. Numbering well over 200, the municipal addresses of the individual lots in the subject squares are too numerous to list.

FLUM Map:



Current Zoning: GPD General Planned Development District

Current Land Uses: Two-family residential and undeveloped

Purpose: To promote low density development of individual lots, as the current FLUM is geared towards large scale subdivisions. Most lots in the area are

individually owned and have the Planned Development Area FLUM designation and GPD zoning, which requires a conditional use for nearly all uses including single-family dwellings.

Staff Analysis:

Site Description & Land Use: The subject site is a 68-acre collection of individual lots in 25 municipal squares in the New Aurora area of Algiers. The bulk of the site is a triangular area situated along the Intracoastal Waterway and bounded by Maumus Avenue, the waterway itself, and what appears to be an unnamed and unimproved right-of-way situated parallel to Joycelyn Drive (north-to-south).¹ The individual squares in “the triangle” are more specifically defined by the unimproved rights-of-way of Wilson, Yolande, Veronica, McKinley, Mabel, and Kaye Streets, and the improved Jennifer, Kathleen, and Amanda Streets where they intersect the unimproved rights-of-way of Lupine and East Sixth Streets and the improved Foley and Jefferson Lanes.

Abutting the main triangular area to the west, the site also includes an approximately 1,260-foot-long unimproved portion of the Tullis Drive right-of-way and a small group of around 40 properties located just south of Peony Street along three “paper streets”: the unimproved rights-of-way of Sagebrush, Lupine, and Sunflower Streets.

Except for a small community of 30 two-family dwellings on Jennifer, Kathleen, and Amanda Streets,² the subject site is undeveloped and likely has always been undeveloped.

Surrounding Land Use Trends: Within a 1.3-mile radius from the subject property there are single- and multi-family residential uses, institutional uses (churches, schools, a nursing home/assisted living facility, and a university), light industrial uses (warehouse/storage facility), and a variety of commercial uses including standard and carry-out restaurants, personal services establishments, fuel stations, a variety of small-scale retail establishments, and the Lakewood Golf Club.

Although the surrounding area is stable—the uses there have been in place for many decades—in late 2022 an NPP meeting was held for a proposed zoning change from C-1 General Commercial to S-MU Suburban Neighborhood Mixed-Use District to accommodate a high-end, mixed-use development of a 22-acre site on General De Gaulle Drive, adjacent to the Lakewood Golf Club.³

¹ as shown on 1983 Sanborn map (vol. 17, page 42). Its purpose is unclear, as it is depicted on the Sanborn map as being roughly the half the width of a typical street right-of-way.

² built prior to adoption of the current CZO when the subject site was zoned RD-2 Two-Family Residential District

³ The zoning change has not yet been applied for.

Surrounding FLUM and Zoning Designations: As might be expected given the wide range of uses in the surrounding area, the FLUM designations run the gamut: RSF-Post (Residential Single-Family Post-War), RMF-Post (Residential Multifamily Post-War), MUM (Mixed-Use Medium Density), P (Parkland and Open Space), INS (Institutional), and BC (Business Center)

The surrounding zoning districts are similarly varied: S-RS (Suburban Single-Family Residential, S-RM1 Suburban Multifamily Residential, C-1 General Commercial), EC (Education Campus), MS (Medical Service), and MU-1 (High-Intensity Mixed-Use).

Impacts: This request will facilitate and encourage the development of housing on individual lots, something that cannot easily be done under the current FLUM designation. The PDA designation contemplates large-scale developments: residential (all types), commercial, industrial, or recreational, as well as municipal services and transportation facilities. However, in this instances, the problem with the PDA designation (and concomitant General Planned Development Area zoning) is that the lots within the subject site are *individually* owned by a multitude of owners who are stymied in their (individual) attempts to develop dwellings on their property because the requirements for a "Planned Development Area" FLUM designation and GPD zoning are onerous: one must obtain *conditional use* approval even for a simple, single-family dwelling. Accordingly, the staff supports a change to the Residential Low-Density Post-War FLUM designation.

Recommendation: **Approval** of the FLUM designation change to **Residential Low-Density Post-War**

Reason for Recommendation:

1. The change will facilitate individual owners' ability to develop their property with single-family dwellings without being required to seek and be granted conditional use approval.

PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

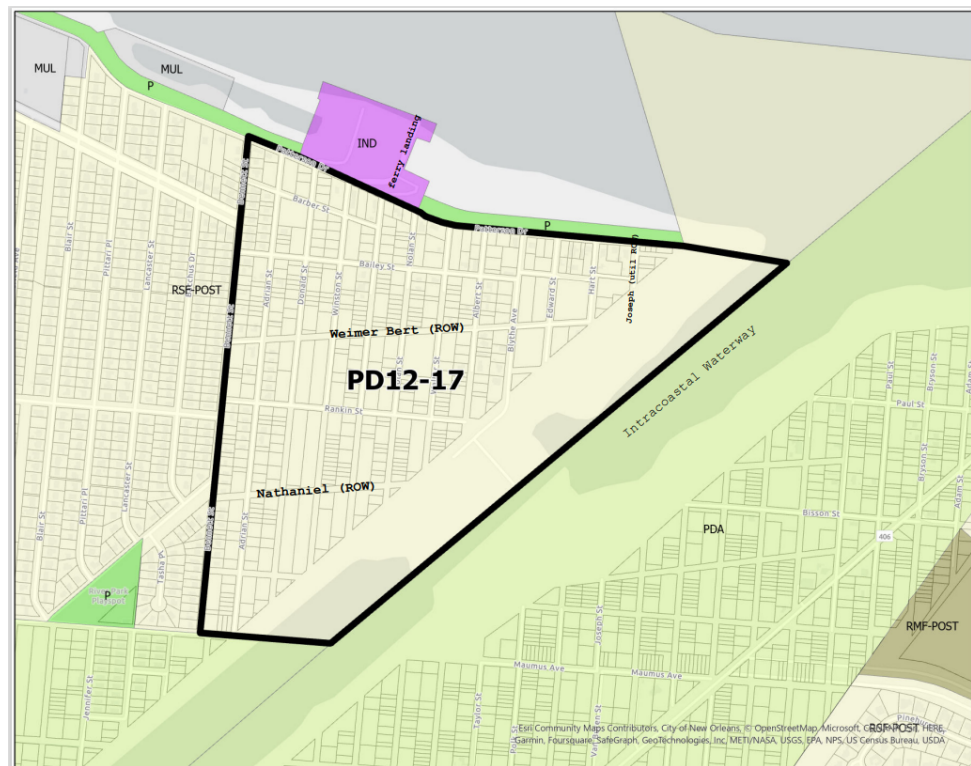
Request number: PD12-17

Applicant: City Planning Commission

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

Location: The petitioned site comprises 57 platted municipal squares in the portion of the Riverside Subdivision situated along the west side of the Intracoastal Waterway in Algiers, Fifth Municipal District. Numbering around 440, the municipal addresses of the individual lots in the subject squares are too numerous to list.

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential and one lot zoned S-RD Suburban Two-Family Residential

Current Land Uses: Single-family residential and undeveloped

Purpose: To expand housing opportunities

Staff Analysis: *Site Description & Land Use:* The subject site is a 95-acre collection of individual lots in 57 municipal squares in the New Aurora area of Algiers. The site is a roughly triangular area situated along the Intracoastal Waterway and bounded by Maumus Avenue, the waterway itself, and Patterson Street (along the Mississippi River levee). The individual squares are more specifically defined by the (mostly unimproved) rights-of-way of 11 streets¹ where they intersect the (mostly unimproved) rights-of-way of Bailey, Perrin, Rankin, Weimer, and Nathaniel Streets.

There are roughly 85 properties within the subject site that are developed with single-family dwellings along Bennett and Patterson Streets and on the improved portions of Adrian, Winston, Nolan, Albert, Blythe, and Bailey Streets. Otherwise, the subject site is undeveloped and likely has always been undeveloped.

Surrounding Land Use Trends: There are no discernable trends, as surrounding area is stable and features single-family residential uses. The only other notable use is the Chalmette-Lower Algiers ferry landing near the intersection of Patterson and Winston Streets.

Surrounding FLUM and Zoning Designations: Like the subject site, the surrounding FLUM designation is mostly RSF-Post, and the surrounding zoning districts are almost exclusively S-RS (Suburban Single-Family Residential).

Impacts: This request—along with a concomitant zoning change from S-RS to a classification that permits a full complement of housing types—will facilitate and encourage the development of a wider variety of housing types, as the current RSF-Post designation contemplates only single-family residential uses.

Recommendation: **Approval** of the FLUM designation change to **Residential Low-Density Post-War**

Reason for Recommendation:

1. The change will facilitate and encourage the development of a wider variety of housing types, as the current RSF-Post designation contemplates only single-family residential uses.

¹ Adrian, Donald, Winston, Thomas, Nolan, Walter, Albert, Blythe, Edward, Hart, and Joseph Streets, as shown on 1978-1983 Sanborn key map.