

MASTER PLAN AMENDMENT ANALYSIS

Request number: PD13-01

Applicant: CPC

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

Location: The petitioned site includes the area generally bounded by the Mississippi River, the Intracoastal Waterway, the Orleans/Jefferson Parish border, and a line that runs at an angle to Woodland Highway.

FLUM Map:

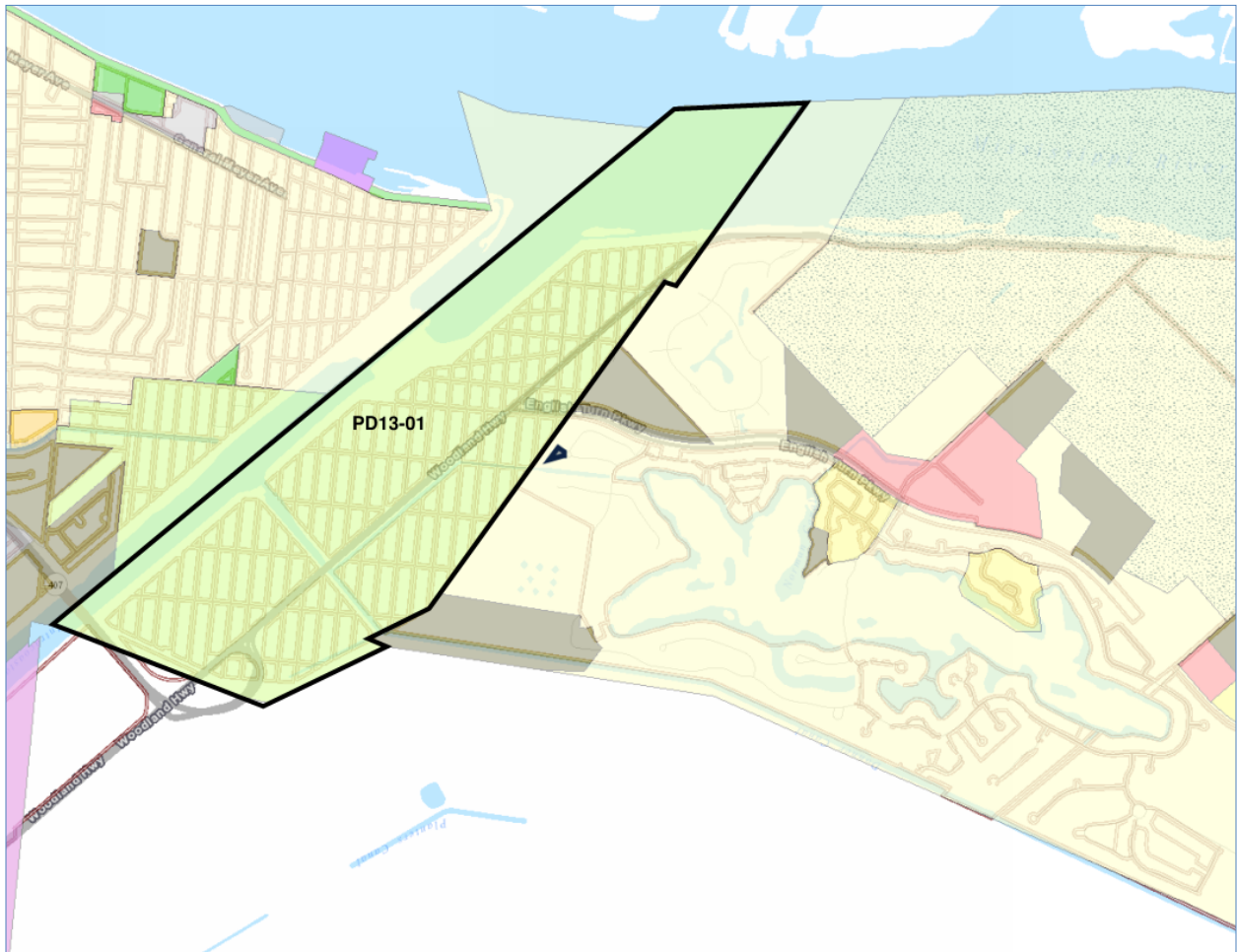


Figure 1. Subject Area

Current Zoning: GPD General Planned Development District

Current Land Use: The area is largely undeveloped with a limited street network. Woodland Drive is the primary thoroughfare extending through the area. It is intersected by a series of narrow, short, mostly unpaved roadways. The development that is present is limited primarily to single-family residential development on large parcels, most of which are located along or just off of Woodland Drive.

While the limited development and street network would suggest that the area is composed of expansive parcels and few street rights-of-way, that is actually not the case. The area features a fully subdivided grid network of streets, and rectangular squares that are divided into small lots, many of which are under separate ownership. Despite the platting of lots, squares, and streets, most rights-of-way have never been improved, so development is limited to the few streets that actually exist. This discrepancy between the platted condition and the actual development pattern is the core challenge in regulating the area's future development through zoning.



Figure 2. There is a discrepancy between the fully-subdivided nature of the area, which features a grid network of streets, squares, and lots (shown on the image to the left) and its mostly undeveloped character (shown on the image to the right) (Source: Property.nola.gov)

Purpose: This request was initiated by the City Planning Commission and the City Council. It is in response to the difficulty in regulating the development of the area under its current Future Land Use Map (FLUM) designation, the Planned Development Area designation, which is implemented through the GPD zoning district.

Staff Analysis: *Site Description & Land Use:* This FLUM amendment affects an expansive area that is largely undeveloped and wooded. With the exception of

Woodland Highway, there are limited streets and infrastructure. The development that does exist is primarily low-density residential that is concentrated along Woodland Highway.

Surrounding Land Use Trends: This area and the nearby portions of Lower Coast Algiers are characterized by very limited development. There is no substantial development trend; the limited new development that does occur is largely consistent with the existing land use and zoning patterns.

Within the area affected by this FLUM request, there appear to have been only two development proposals since the current Comprehensive Zoning Ordinance was adopted in 2015. Both were proposals for single family development, which is regulated through the conditional use process in the zoning district that applies to this area, the GPD District. These two applications include a proposal to develop a residence at 3350 Woodland Highway (see Zoning Docket 085/20) and a proposal to develop a residence at 3525 Oliver Street (see Zoning Docket 23/23). Both applications were approved by the City Council.

Surrounding FLUM Designations: This Planned Development Area FLUM designation is the only one that exists in Lower Coast Algiers. The majority of the rest of Lower Coast is included in Residential Single-Family Semi-Rural designations (generally between English Turn Parkway and the Mississippi River), Residential Single-Family Post-War designations (generally between English Turn Parkway and the Orleans/Jefferson Parish border), and a series of Residential Multifamily Post-War and Neighborhood Commercial FLUM designations (concentrated along and near English Turn Parkway).

Impacts: There is a disconnect between the regulatory processes suggested by the Planned Development Area FLUM designation and the GPD zoning district—which presume large, undeveloped parcels under single ownership—and the fact that these properties are largely small parcels under separate ownership.

For example, the narrative description of the Planned Development Area designation has the goal of allowing for “the potential development of large underutilized or undeveloped parcels”. The desired development character involves “large-scale, coordinated development” and also notes that “the type and scale of new development would be determined through a multitiered planned development process that would require community input and city approval.”

Since the adoption of the new zoning ordinance in 2015, this has been implemented through zoning by using the GPD zoning district. The GPD district requires a minimum site size of one acre (although exceptions are

made for existing parcels) and requires most development to be vetted through the conditional use process.

Given the discrepancy between the FLUM's orientation toward large parcels and the reality that this area is composed of small parcels under separate ownership, the FLUM (and the GPD zoning district that implements it) is not workable. While well-intentioned to ensure the preservation of natural environments, the requirement for a multi-tiered approval process for residential development is excessively burdensome given the small size of the parcels in this area. The FLUM designation should be changed to allow for reasonable development of these small parcels.

There is no FLUM designation that aligns perfectly with the conditions that exist here, specifically the presence of small lots and paper streets in an undeveloped wooded context. The rural context would suggest that the Residential Single-Family Semi-Rural designation is best. However, that FLUM designation is intended for parcels with a minimum size of two acres each. Most lots in this area are far deficient of that requirement.

Another option is the designation that is proposed here: the Residential Single-Family Post-War designation. The Residential Single-Family Post-War designation does not contain minimum lot size requirements that are as large as in the Semi-Rural designation. However, this classification presumes a presence of streets, infrastructure, and overall level and density of development that does not mesh with the rural, low-infrastructure context of this area.

Ultimately, the staff recommends that the Residential Single-Family Post-War designation be applied to this area. This would represent an extension of the Residential Single-Family Post-War designation that exists just east of the area. This will ensure consistent regulatory treatment of this area with its surroundings.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space." The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The existing Planned Development Area FLUM designation is based on the presumption that this area is formed by large, undeveloped parcels. The reality is that properties in this area are small, under separate ownership, and cannot realistically be assembled into large development sites. The development that does occur is small, residential development. The area, therefore, should be contained within a FLUM designation that is oriented toward such development. While not perfect given the rural context, the Residential Single-Family Post-War designation is most appropriate.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-02

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site includes a City-owned strip of land that is an unimproved extension of the English Turn Parkway right-of-way.

FLUM Map:

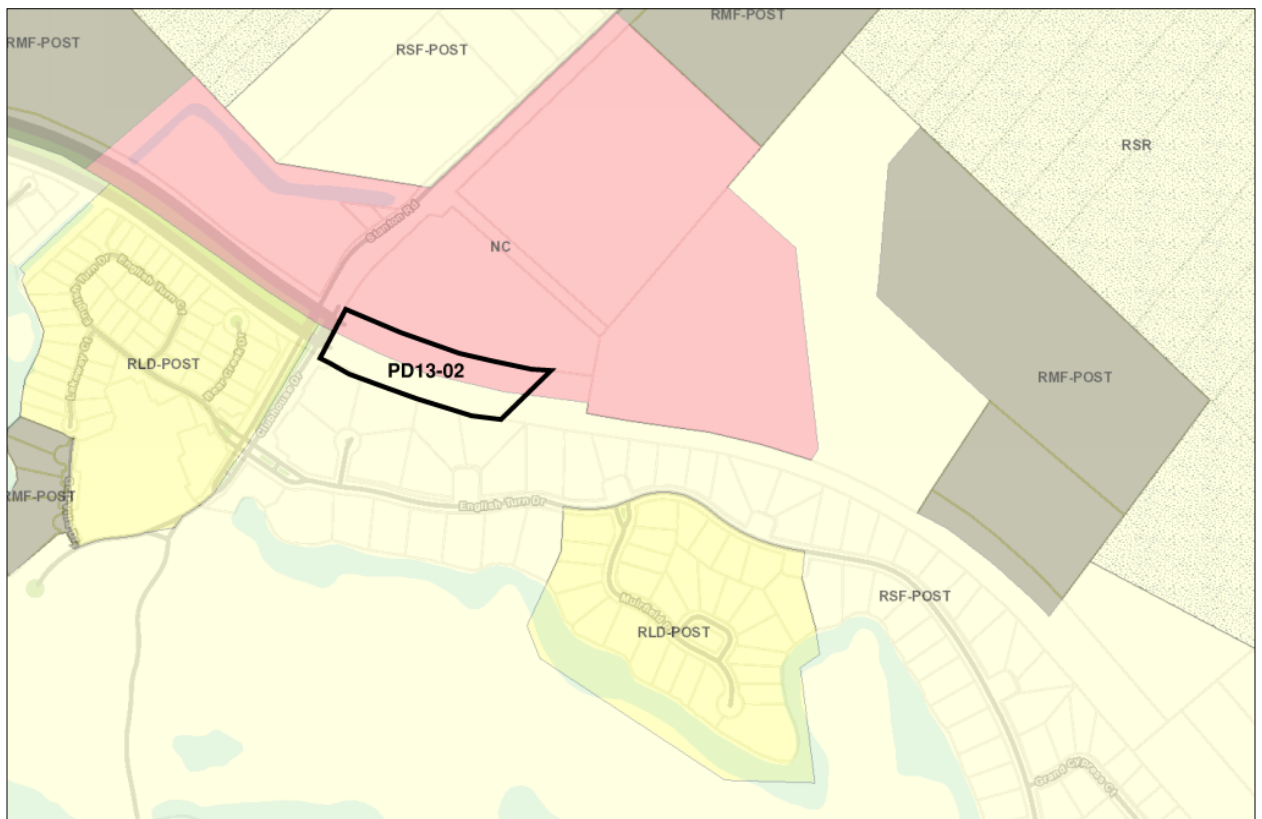


Figure 1. Subject Site

Current Zoning: The portion with the Residential Single-Family Post-War FLUM designation is zoned S-RS Suburban Single-Family Residential District.

The portion with the Neighborhood Commercial FLUM designation is zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District.

Current Land Use: The property is about 3.8 acres in size. It is currently undeveloped, wooded land.

Purpose: The City Council initiated this application as a means of resolving the fact that this property has a “split-FLUM,” meaning that is divided between multiple FLUM designations that do not correspond with property lines. It is suggested that these multiple FLUM designations be replaced with a single FLUM designation that is either Residential Semi-Rural Single-Family or Residential Single-Family Post-War, which would promote the development of the land solely for low-density residential purposes.

Staff Analysis: *Site Description & Land Use:* The subject property is a curving strip of land that is owned by the City and is one of several successive City-owned parcels that function as an undeveloped extension of the English Turn Parkway right-of-way. They were presumably initially created to allow for the future lengthening of English Turn Parkway to serve future development downriver. This particular segment is about 220 feet in width.

Surrounding Land Use Trends: To the western side, this property abuts the English Turn subdivision, which is a large-lot, suburban style residential subdivision. To the eastern side, it abuts large swaths of mostly undeveloped land.

Surrounding FLUM Designations: The site is split nearly in half by two FLUM designations: a Neighborhood Commercial FLUM designation that stretches across multiple large parcels that are the subjects of separate FLUM requests (PD13-03, PD013-06, PD13-07, PD13-14, and PD13-15) and a Residential Single-Family Post-War FLUM designation that covers most of the English Turn subdivision.

Impacts: Giving the site a single Residential Single-Family Post-War FLUM designation would create a consistent FLUM designation across the entirety of the parcel, while also aligning the FLUM designation with that of the neighboring English Turn subdivision and with the FLUM designation recommended for the neighboring City property that is the subject of PD13-12. By eliminating the Neighborhood Commercial FLUM that currently applies to roughly half of the site, the entire site would be restricted only to low-density residential development. That said, the practical impact of the change is limited. Despite part of it currently having a Neighborhood Commercial FLUM designation, it is not well-suited for commercial development due to the minimum size and limited street frontage of the portion of the site with a commercial FLUM. Thus, the change would remove a potential for commercial development that was unlikely to be used in the first place.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The property is currently divided between multiple FLUM designations despite being a single parcel. This should be remedied by extending the Residential Single-Family Post-War FLUM designation to include the whole site. Doing so would bring the property’s FLUM designation into consistency with that of the neighboring English Turn subdivision.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-03

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a 15.83-acre parcel that is located along Stanton Road just east of Stanton Road's intersection with English Turn Parkway.

FLUM Map:

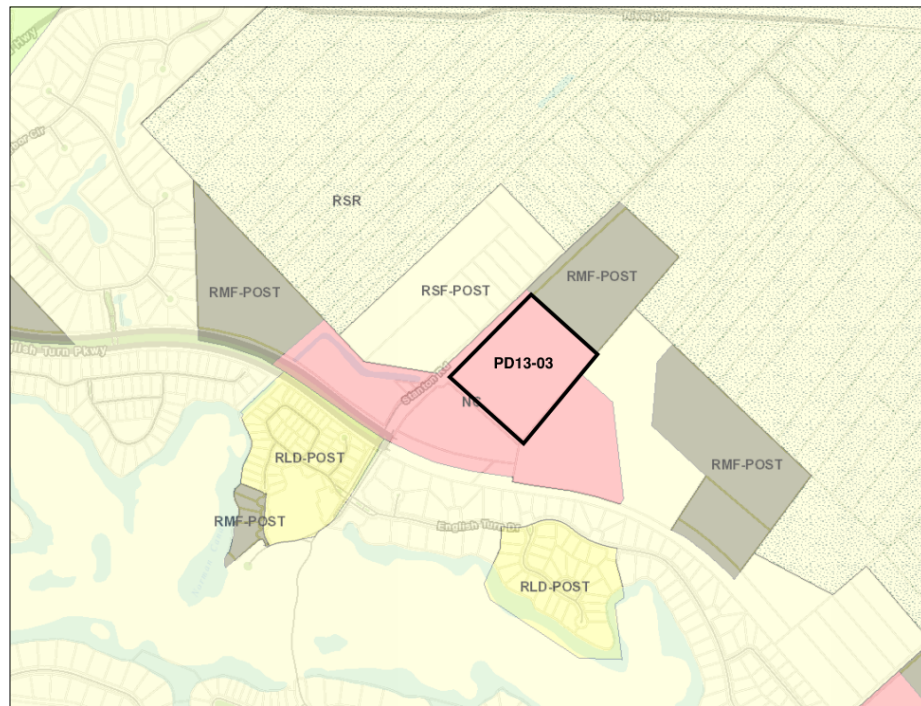


Figure 1. Subject Site

Current Zoning: Rural Residential Estate District

Current Land Use: The property is entirely wooded, undeveloped land.



Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose:

This request was initiated by the City Council. It is one of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

This particular site currently has a Neighborhood Commercial (NC) FLUM designation, which can be implemented in this neighborhood through three zoning classifications: the S-B1 Suburban Business District, the S-B2 Pedestrian-Oriented Corridor Business District, and the C-1 General Commercial District. These three zoning districts are intended primarily for commercial development that is moderate in scale, and characterized by a suburban development style, with landscaped setbacks and substantial off-street parking areas. Stand-alone residential development is not allowed; residential use is allowed only within mixed-use development, typically on an upper level of a building with ground floor non-residential use.

Staff Analysis:

Site Description & Land Use: The subject site is a 15.83-acre rectangular parcel with frontage on Stanton Road. Currently, it is undeveloped and heavily wooded, though it is proposed for development with a single-family residence.

Surrounding Land Use Trends: The Lower Coast of Algiers is defined by its relative lack of real estate development, which gives the area its unique character as a sort of rural countryside within the city.

Surrounding FLUM Designations: The site is one of a series of properties along and near English Turn Parkway that have a Neighborhood Commercial FLUM designation. It is bordered on two sides by properties with Residential Single-Family Post-War designation and on a third side by a property with a Residential Multifamily Post-War designation. Much of the remaining area to the eastern side of the property has a Residential Single-Family Semi-Rural designation while the area to the western side of the property, including the English Turn subdivision, is within a Residential Single-Family Post-War designation.

Impacts: The existing Neighborhood Commercial FLUM designation seems to be premised on the notions that Lower Coast Algiers is underserved by commercial development and that this property is well suited for such commercial development due to relatively easily accessible location near English Turn Parkway. If the site is developed in the commercial manner desired by the Neighborhood Commercial FLUM designation, it would represent a change to the existing land use pattern, introducing commercial development to an area that is mostly undeveloped and where existing development is limited virtually entirely to residential use.

In contrast to the existing FLUM designation, which seeks to change the existing land use pattern, the proposed FLUM designation would preserve it. The proposal would reclassify this property's designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War, both of which would limit development to low-density, detached single-family residences. The Residential Single-Family Post-War designation would allow large-lot residential development akin to what exists in the English Turn subdivision, while Residential Semi-Rural Single-Family designation more closely aligns with the very low-dense, more naturalistic development that exists on the eastern side of English Turn Parkway between it and the Mississippi River.

The impact of the change to either the Residential Semi-Rural Single-Family or Residential Single-Family Post-War would significantly reduce the development potential for this site, essentially limiting it to only the single-family residential development. Thus, the land use impacts of its future development, including traffic, noise, and operational impacts, would be significantly reduced. It also would reduce the potential for housing opportunities in the area, although this impact is mitigated by the fact that the existing Neighborhood Commercial designation allows residential development only in limited circumstances.

While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would extend the existing designation from the opposite side of Stanton

Road. The Residential Semi-Rural Single-Family FLUM designation, in contrast, would potentially be a stand-alone designation surrounded by other FLUM designations.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the existing land use pattern and with the low-density residential development proposed by the property owner.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-04

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The affected area is about 15 acres in size and a portion of the Donner Canal right-of-way.

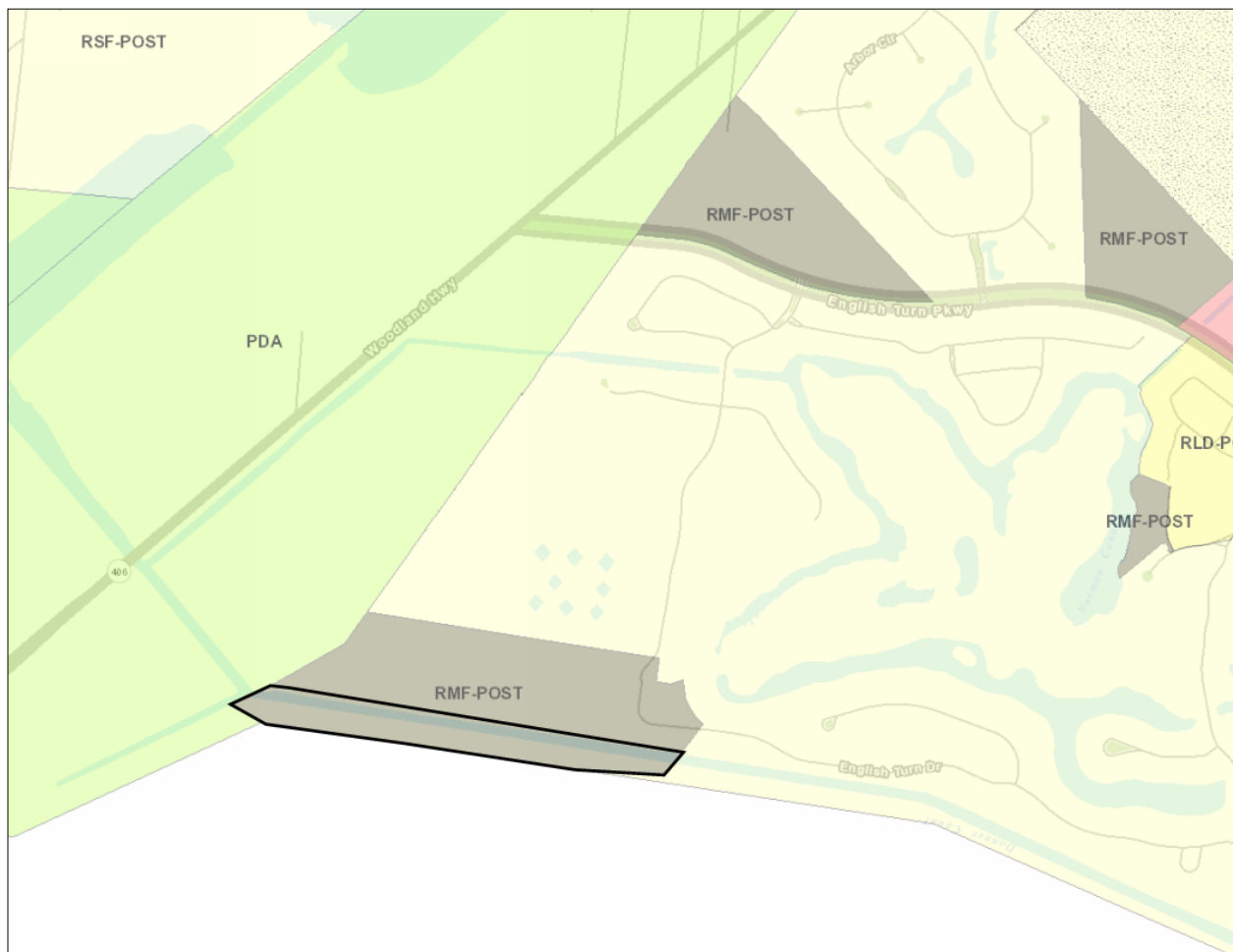


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The parcel is occupied by the Donner Canal right-of-way.

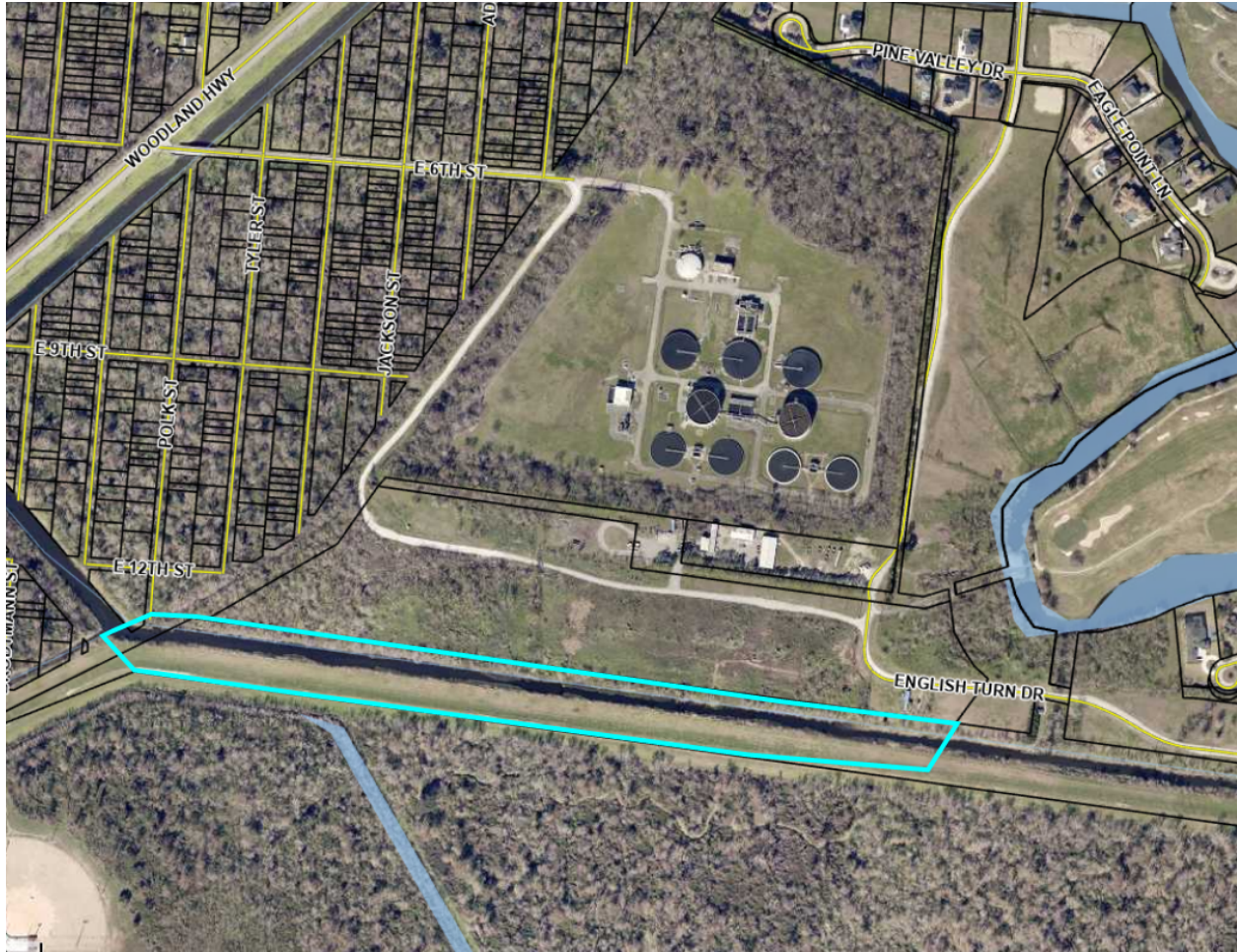


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is part of a series of requests to reclassify properties in the Lower Coast of Algiers from Future Land Use Map (FLUM) designations geared toward suburban-style multi-family residential or commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis: *Site Description & Land Use:* This FLUM designation, which is an extension of the FLUM designation evaluated under PD13-11, covers a portion of the Donner Canal right-of-way. The Donner Canal is an uncovered drainage canal that runs alongside the Orleans/Jefferson Parish border and empties into the Intracoastal Waterway.

Surrounding Land Use Trends: This area is located along the Orleans/Jefferson Parish border and near the Mississippi River. The land between this property and the Intracoastal Water Way is undeveloped wooded land, as is the land immediately across from it in Jefferson Parish. The area is bordered to the north by an undeveloped parcel, the English Turn subdivision maintenance yard, and the Veolia sewer treatment plan. This

area is neighbored to the east by the remainder of the Donner Canal right-of-way (which is in a different FLUM designation) and the English Turn subdivision, a large-lot residential subdivision.

Surrounding FLUM Designations: The area that is the subject of this application is bounded to the immediate north by a Residential Multi-Family Post-War FLUM designation that includes an undeveloped parcel and the parcel occupied by the English Turn subdivision's maintenance yard. North and east of that is a Residential Single-Family Post-War designation that spans the English Turn subdivision and also includes the Veolia property, as well as the portion of the Donner Canal right-of-way to the east of the subject FLUM designation. To its west of the subject FLUM designation is a Planned Development Area designation that extends across the mostly undeveloped land extending alongside the Intracoastal Waterway.

Impacts: The change of this FLUM designation would have virtually no real impact. As this FLUM designation is entirely occupied by the Donner Canal right-of-way, it has no development potential. Thus, changing the development allowances made by the Master Plan would have no practical effect.

Of the two FLUM designations suggested by the Council, the staff recommends the *Residential Single-Family Post-War designation*, as it would represent an extension of a neighboring FLUM designation.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space." The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-05

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The FLUM designation includes four properties: 1 Golf Villa Drive, 5 Golf Villa Drive, 7 Golf Villa Drive, and 9 Golf Villa Drive.

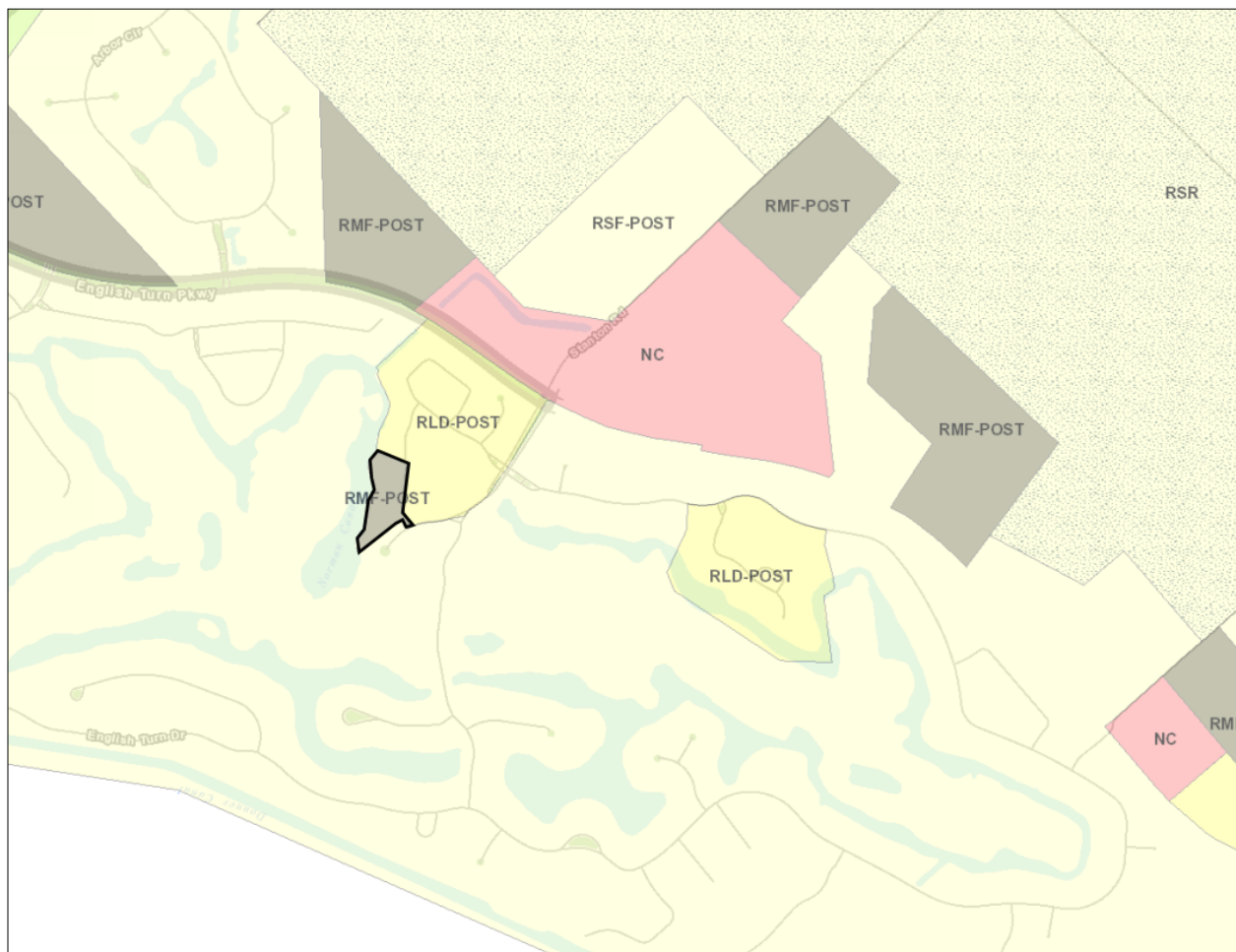


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: Of the four properties within this zoning district, two are developed with single-family residences (1 Golf Villa Drive and 7 Golf Villa Drive). One property, 9 Golf Villa Drive, is a four-unit multi-family residence. The final property, which has the address 5 Golf Villa Drive, is an undeveloped lot.

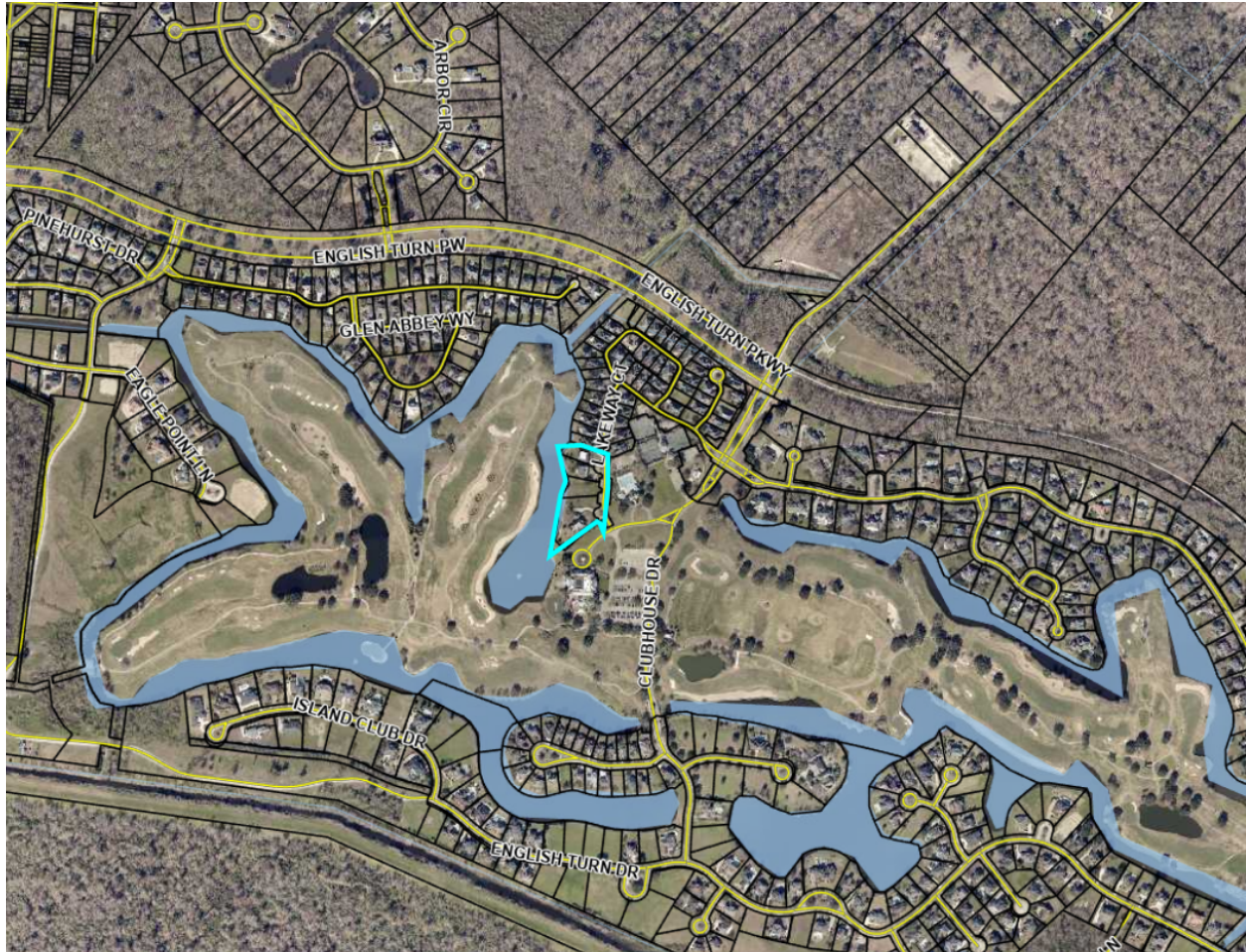


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is part of a series of requests to reclassify properties in the Lower Coast of Algiers from Future Land Use Map (FLUM) designations geared toward suburban-style multi-family residential or commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis: *Site Description & Land Use:* The FLUM designation includes four lots in the center of the English Turn subdivision. They front on Golf Villa Drive and back-up to a lagoon bordering the subdivision's golf course. Two of the lots are developed with single-family residences, one is developed with a multi-family residence, and one is undeveloped.

Surrounding Land Use Trends: The FLUM designation is bordered to the north and east by a Residential Low Density Post-War FLUM that includes 46 residences, all of which appear to be single-family residences, as well as the English Turn subdivision's property owner association office and recreational facilities (a swimming pool and tennis courts). Adjacent to the FLUM designation to the other sides are the subdivision's golf clubhouse and golf course, which are located within a Residential Single-Family Post-War FLUM designation that spans most of the English Turn subdivision. Also within this single-family FLUM designation are single-family residences that are located opposite the golf course from the subject FLUM designation.

Surrounding FLUM Designations: This Residential Multifamily Post-War FLUM designation is bordered on two sides by a pocket sites with a Residential Low Density Post-War FLUM designation which, as noted above, is occupied primarily by single-family residences. The subject FLUM is otherwise surrounded by an expansive Residential Single-Family Post-War designation that includes most of the English Turn subdivision. The subject FLUM is one of only two multi-family FLUM designations in the English Turn subdivision, and is certainly more centrally located. The other multi-family FLUM designation, which is the subject of PD13-11 and PD13-04, is on the periphery of the subdivision.

Impacts: The impact of this change would be to eliminate the potential for new multi-family development in the English Turn subdivision (assuming the FLUM changes in PD13-11 and PD13-04, which affect properties that are poorly positioned for residential development, are also approved. The one multi-family residence within this FLUM designation, the four-unit residence at 9 Golf Villa Drive, would become a non-conforming use.

Nonetheless, the staff supports changing the FLUM designation due to its consistency with the existing land use pattern. While there are only four properties within this designation, two of them are single-family residences, so a shift in FLUM designation to single-family residential would be slightly more closely aligned with the existing land uses. The staff recommends the *Residential Single-Family Post-War designation*, as it would represent an extension of the FLUM designation that includes most of the English Turn subdivision. The alternative suggested designation, the Residential Semi-Rural Single-Family, does not exist elsewhere within English Turn.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the

district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is limited in its effect, applying to only four properties. Two of the four properties are developed with single-family residences, while the third is development with a multi-family residence and the fourth is vacant. Thus, the proposed change to a single-family FLUM designation is slightly more consistent with the existing land uses than is the current multi-family FLUM designation.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-06

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is an approximately 25-acre parcel with frontage on English Turn Parkway and Stanton Road.

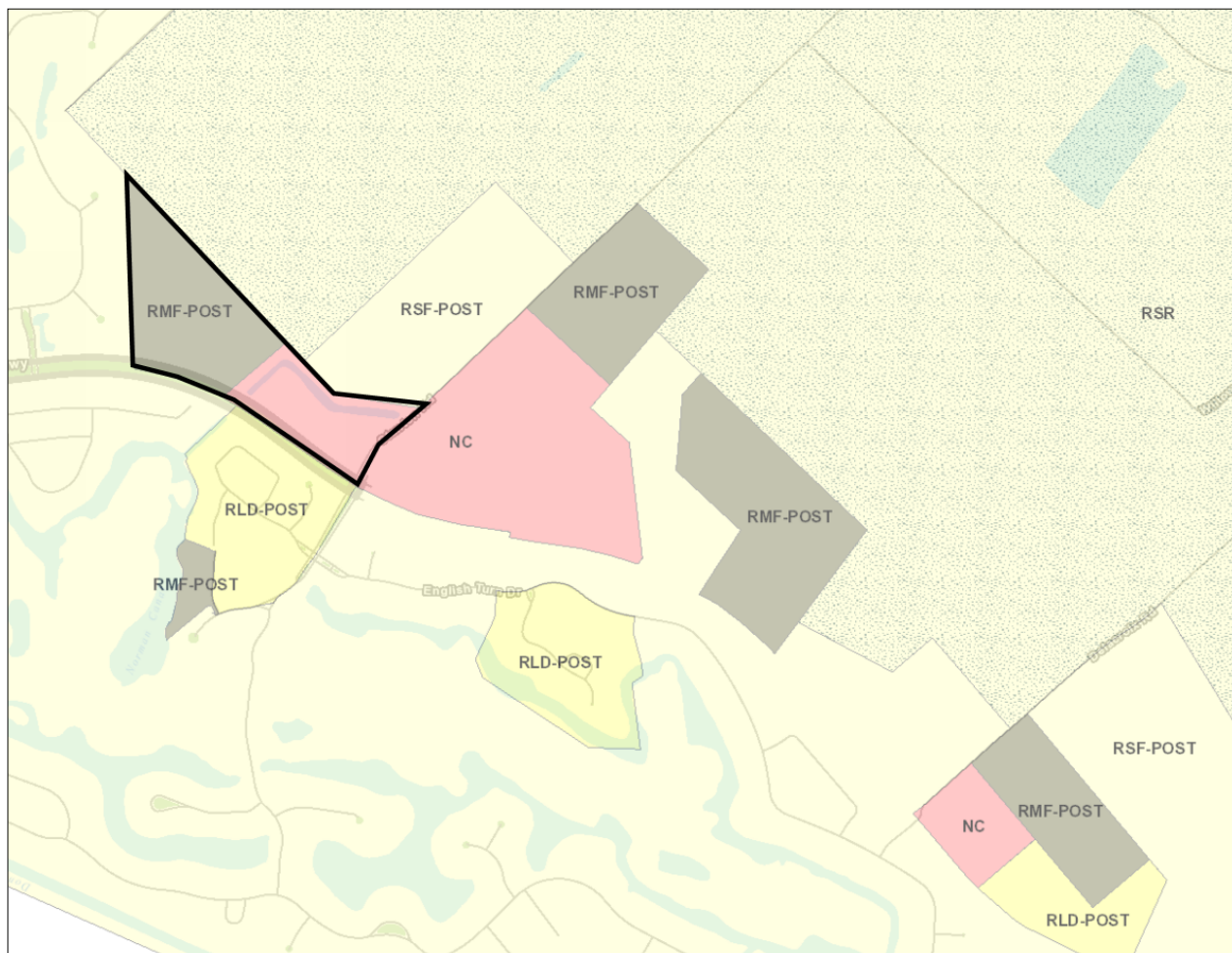


Figure 1. Subject Site

Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District and S-RM1 Suburban Multi-Family Residential District

Surrounding Land Use Trends: The subject property adjoins to the western side the Arbors, which is a large-lot residential subdivision. Directly across English Turn Parkway from the property is another large-lot subdivision, English Turn. The property is adjoined to the northeastern side by a series of large tracts of land that generally extend to the Mississippi River or which front on Stanton Road. These properties are mostly undeveloped, although there are some examples that are developed with residences.

Surrounding FLUM Designations: The property has two FLUM designations. The eastern portion of the property is included within a Neighborhood Commercial FLUM designation that includes other, neighboring properties along English Turn Parkway and Stanton Road. (The other properties within this Neighborhood Commercial FLUM designations are the subjects of other Master Plan amendment requests). The western portion is within a Residential Multifamily Post-War FLUM designation that is one of a series of such multi-family FLUM designations on the northeastern side of English Turn Parkway. To the opposite side of English Turn Parkway from the site are Residential Single-Family Post-War, Residential Low Density Post-War, Residential Multi-Family Post-War designations that span the English Turn subdivision. It is also located at the edge of a Neighborhood Commercial FLUM designation that extends along English Turn Parkway and Stanton Road (The property is also adjoined on two sides by Residential Single-Family Post-War FLUM designations. Along the eastern side of the property is an expansive Residential Single-Family Semi-Rural FLUM designation that spans most of the area between this site and the Mississippi River, as well as a Residential Single-Family Post-War designation applied along the western side of Stanton Road.

Impacts: The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transform the area's character through development to one that seeks to preserve it by limiting development.

This limitation on development would preserve the existing, semi-rural character of the area, but would also severely limit the production of new housing units, particularly more affordable units in higher-density developments.

Nonetheless, the staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby

parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-07

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is an approximately 7-acre site that is located at the intersection of English Turn Parkway and Stanton Road.

FLUM Map:

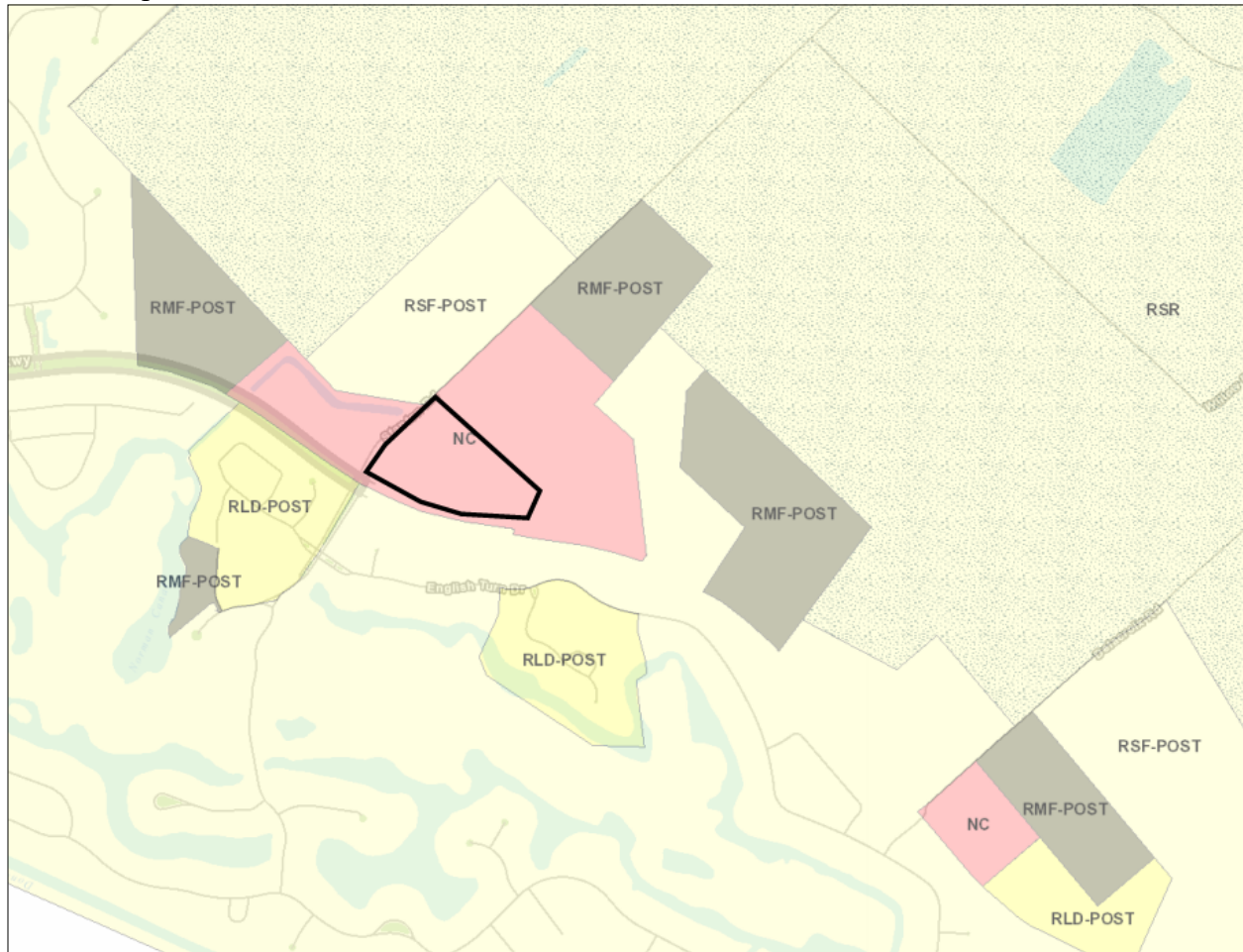


Figure 1. Subject Site

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

Current Land Use: The property is mostly undeveloped land that is largely cleared, but with a wooded perimeter. Aerial imagery indicates the presence of a small structure on the site, although its use is not known to the staff.

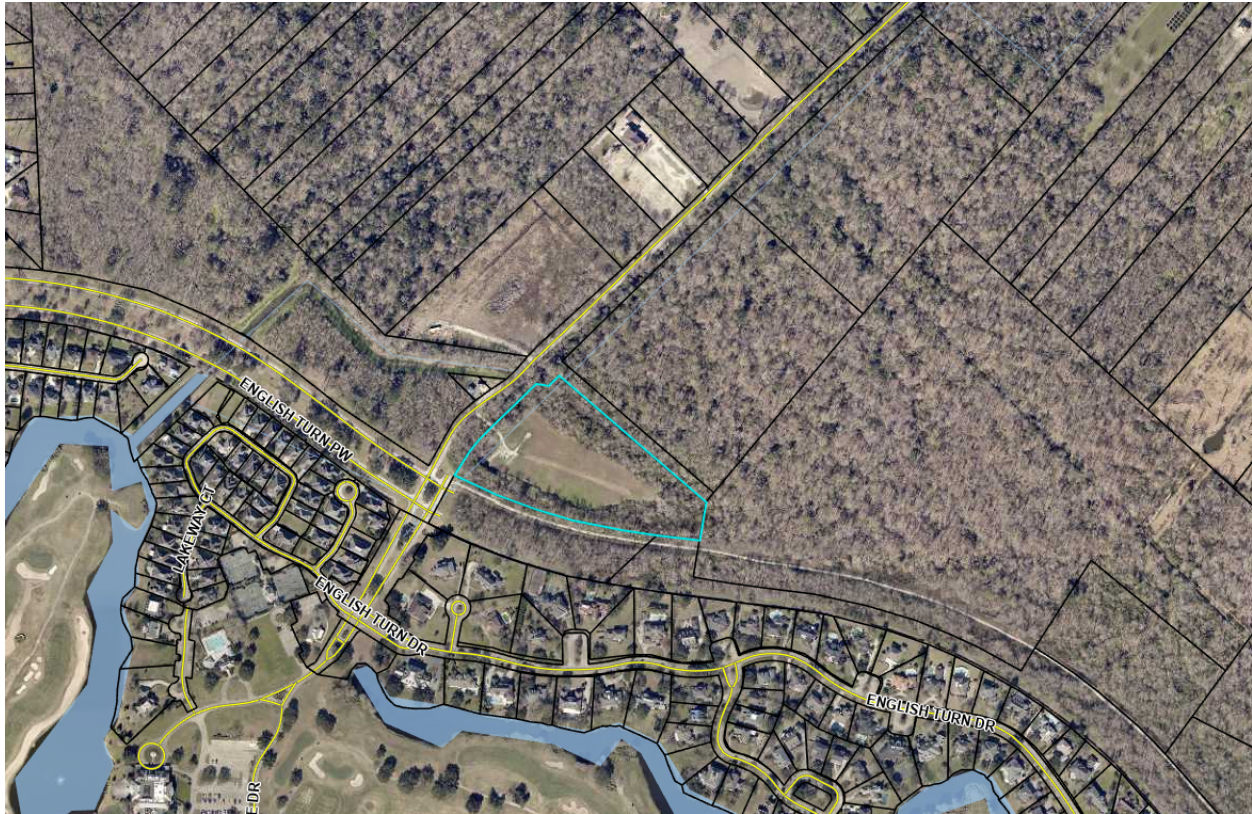


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is one of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

This particular site currently has a Neighborhood Commercial (NC) FLUM designation, which can be implemented in this neighborhood through three zoning classifications: the S-B1 Suburban Business District, the S-B2 Pedestrian-Oriented Corridor Business District, and the C-1 General Commercial District. These three zoning districts are intended primarily for commercial development that is moderate in scale, and characterized by a suburban development style, with landscaped setbacks and substantial off-street parking areas. Stand-alone residential development is not allowed; residential use is allowed only within mixed-use development, typically on an upper level of a building with ground floor non-residential use.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 7-acre parcel with frontage on both English Turn Parkway and Stanton Road. It is mostly undeveloped.

Surrounding Land Use Trends: The Lower Coast of Algiers is defined by its relative lack of real estate development, which gives the area its unique character as a sort of rural countryside within the city.

Surrounding FLUM Designations: The site is one of a series of properties along and near English Turn Parkway that have a Neighborhood Commercial FLUM designation. It is immediately bordered on three sides with the same Neighborhood Commercial designation. There are also nearby properties with Residential Multifamily Post-War designations. Much of the remaining area to the eastern side of the property has a Residential Single-Family Semi-Rural designation while the area to the western side of the property, including the English Turn subdivision, is within a Residential Single-Family Post-War designation.

Impacts: The existing Neighborhood Commercial FLUM designation seems to be premised on the notions that Lower Coast Algiers is underserved by commercial development and that this property is well suited for such commercial development due to relatively easily accessible location along English Turn Parkway. If the site is developed in the commercial manner desired by the Neighborhood Commercial FLUM designation, it would represent a change to the existing land use pattern, introducing commercial development to an area that is mostly undeveloped and where existing developed is limited virtually entirely to residential use.

In contrast to the existing FLUM designation, which seeks to change the existing land use pattern, the proposed FLUM designation would preserve it. The proposal would reclassify this property's designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War, both of which would limit development to low-density, detached single-family residences. The Residential Single-Family Post-War designation would allow large-lot residential development akin to what exists in the English Turn subdivision, while Residential Semi-Rural Single-Family designation more closely aligns with the very low-dense, more naturalistic development that exists on the eastern side of English Turn Parkway between it and the Mississippi River.

The impact of the change to either the Residential Semi-Rural Single-Family or Residential Single-Family Post-War would significantly reduce the development potential for this site, essentially limiting it to only the single-family residential development. Thus, the land use impacts of its future development, including traffic, noise, and operational impacts, would be significantly reduced. It also would reduce the potential for housing

opportunities in the area, although this impact is mitigated by the fact that the existing Neighborhood Commercial designation allows residential development only in limited circumstances.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels and with the residential development proposed by the property owner. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would extend the existing designation from the opposite side of Stanton Road. The Residential Semi-Rural Single-Family FLUM designation, in contrast, would potentially be a stand-alone designation surrounded by other FLUM designations.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-08

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is an approximately 8-acre area that is located on Delacroix Road.

FLUM Map:

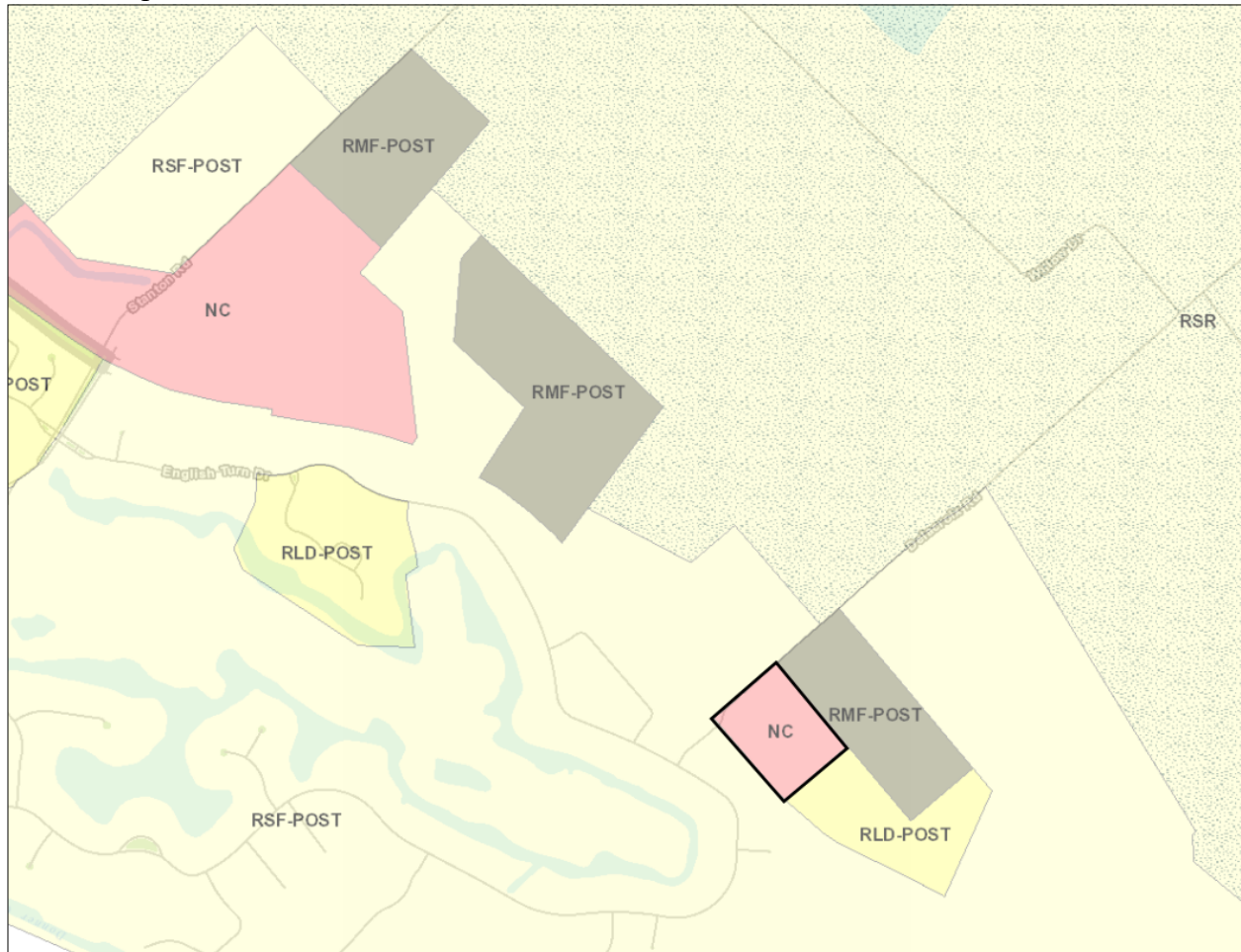


Figure 1. Subject Site

Current Zoning: S-B1 Suburban Business District

Current Land Use: The property is entirely undeveloped, wooded land.

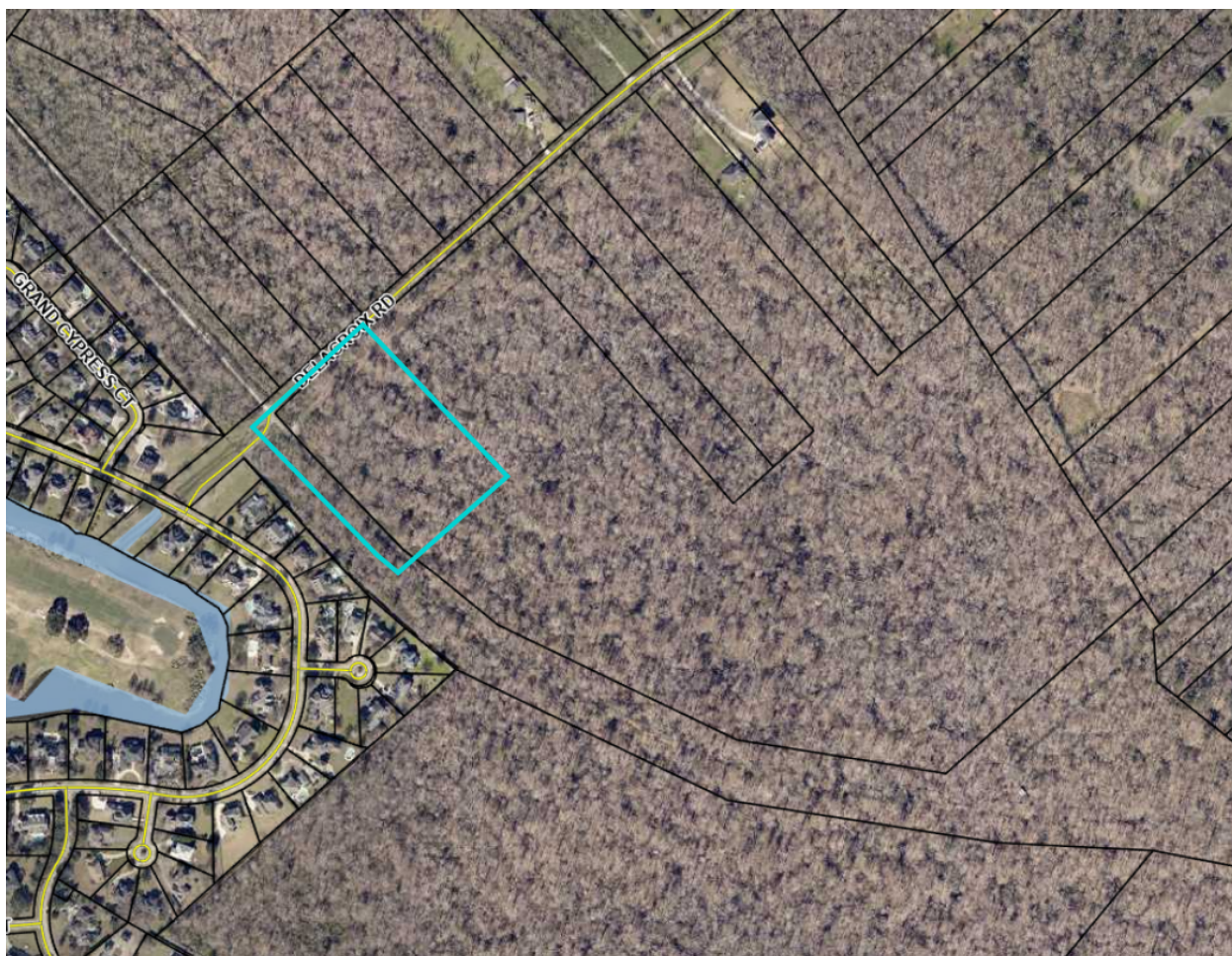


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose:

This request was initiated by the City Council. It is one of a series of requests to reclassify properties on the east side of English Turn from Future Land Use Map (FLUM) designations geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

This particular site currently has a Neighborhood Commercial (NC) FLUM designation, which can be implemented in this neighborhood through three zoning classifications: the S-B1 Suburban Business District, the S-B2 Pedestrian-Oriented Corridor Business District, and the C-1 General Commercial District. These three zoning districts are intended primarily for commercial development that is moderate in scale and characterized by a suburban development style, with landscaped setbacks and substantial off-street parking areas. Stand-alone residential development is not allowed; residential use is allowed only within mixed-use development, typically on an upper level of a building with ground floor non-residential use.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 8-acre parcel with frontage on Delacroix Road. It is mostly undeveloped.

Surrounding Land Use Trends: The Lower Coast of Algiers is defined by its relative lack of real estate development, which gives the area its unique character as a sort of rural countryside within the city.

Surrounding FLUM Designations: The site is one of a series of properties along and near English Turn Parkway (and the undeveloped projection of English Turn Parkway) that have a Neighborhood Commercial FLUM designation. It is immediately bordered on two sides by Residential Low Density Post-War and Residential Multifamily Post-War designations, and to the other two sides by an expansive Residential Single-Family Post-War designation.

Impacts: The existing Neighborhood Commercial FLUM designation reflects and carries forward commercial zoning of the property that long predated the adoption of the Master Plan in 2010. This commercial designation seems premised on a perhaps outdated notion that Lower Coast Algiers is underserved by commercial development and that as population and development increased, this property would be well suited for such commercial development due its location on one of the few streets in the area, Delacroix Road. The current reality is that this stretch of Delacroix Road is unpaved and unable to carry much traffic, and the surrounding area is largely rural, limiting the demand for commercial services. If the site is developed in the commercial manner desired by the Neighborhood Commercial FLUM designation, it would represent a change to the existing land use pattern, introducing commercial development to an area where it does not currently and has not historically existed.

In contrast to the existing FLUM designation, which seeks to change the existing land use pattern, the proposed FLUM designation would allow only the sort of low-density residential development for which there is precedent. The proposal would reclassify this property's designation to Residential Semi-Rural Single-Family or Residential Single-Family Post-War, both of which would limit development to low-density, detached single-family residences. The Residential Single-Family Post-War designation would allow large-lot residential development akin to what exists in the English Turn subdivision, while Residential Semi-Rural Single-Family designation more closely aligns with the very low-dense, more naturalistic development that exists on the eastern side of English Turn Parkway between it and the Mississippi River.

The impact of the change to either the Residential Semi-Rural Single-Family or Residential Single-Family Post-War would significantly reduce the development potential for this site, essentially limiting it to only the

single-family residential development. Thus, the land use impacts of its future development, including traffic, noise, and operational impacts, would be significantly reduced. It also would reduce the potential for housing opportunities in the area, although this impact is mitigated by the fact that the existing Neighborhood Commercial designation allows residential development only in limited circumstances.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels and with the residential development proposed by the property owner. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would extend the existing designation from the opposite side of Delacroix Road and the neighboring English Turn subdivision. The Residential Semi-Rural Single-Family FLUM designation, in contrast, would potentially be a stand-alone designation surrounded by other FLUM designations.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-09

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a nearly 15-acre parcel with frontage on Stanton Road.

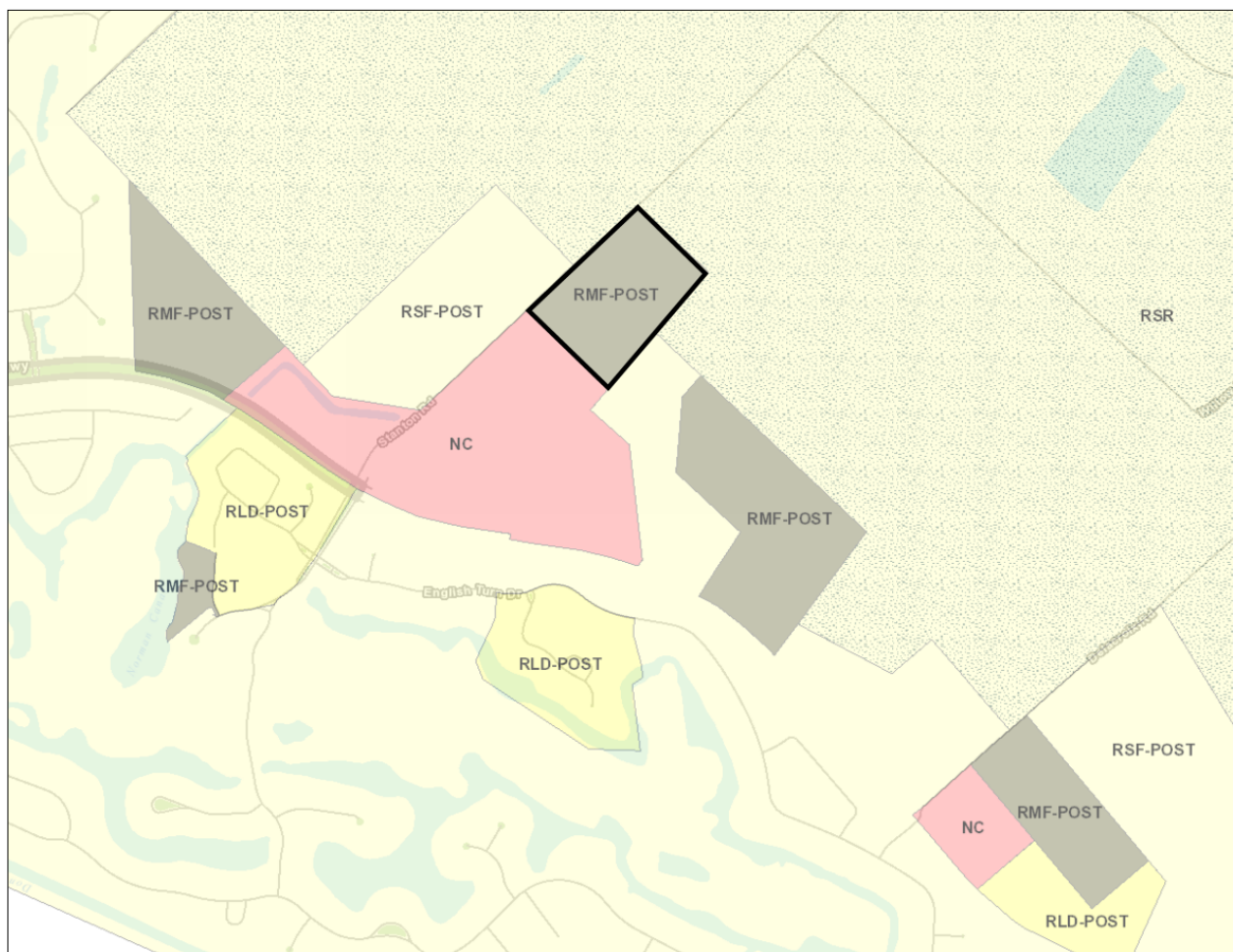


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land.



Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose:

This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis:

Site Description & Land Use: The subject property is a nearly rectangular, approximately 15-acre parcel with frontage on Stanton Road. It is entirely wooded.

Surrounding Land Use Trends: With the exception of a few residences along Stanton Road, this property is surrounded by undeveloped or mostly undeveloped land. Farther along Stanton Road to the east are instances of residences of along the Mississippi River. In the opposite direction along Stanton Road, opposite English Turn Parkway, is the English Turn residential subdivision.

Surrounding FLUM Designations: The property occupies the entirety of an Residential Neighborhood Multifamily Post-War FLUM designation that is one of a series of such multi-family FLUM designations on the northeastern side of English Turn Parkway. It is also located at the edge of a

Neighborhood Commercial FLUM designation that extends along English Turn Parkway and Stanton Road (which is the subject of other Master Plan amendment requests). The property is also adjoined on two sides by Residential Single-Family Post-War FLUM designations. Along the eastern side of the property is an expansive RRE Residential Rural Estate FLUM designation that spans most of the area between this site and the Mississippi River.

Impacts: The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space." The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-10

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a nearly 6-acre parcel with frontage on English Turn Parkway.

FLUM Map:

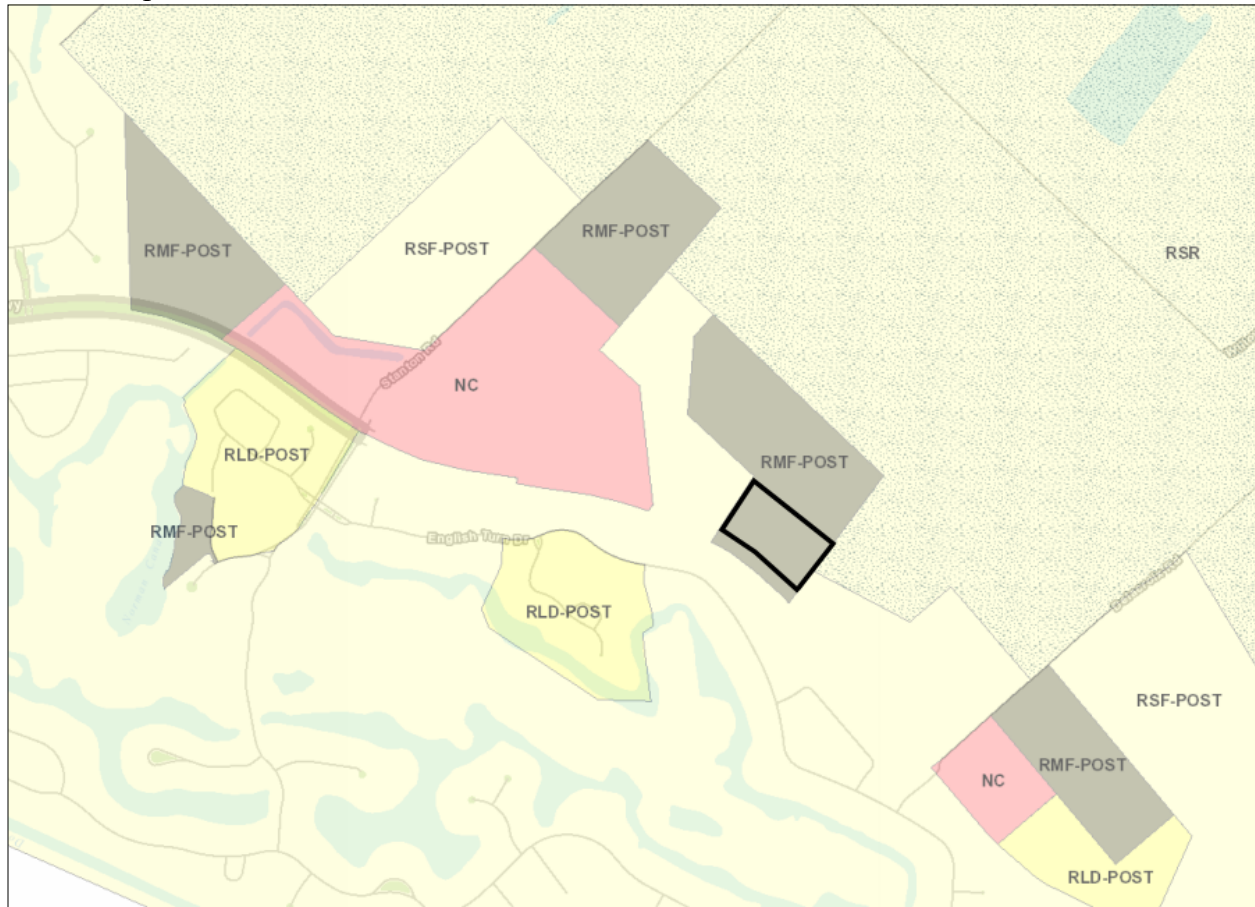


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land.

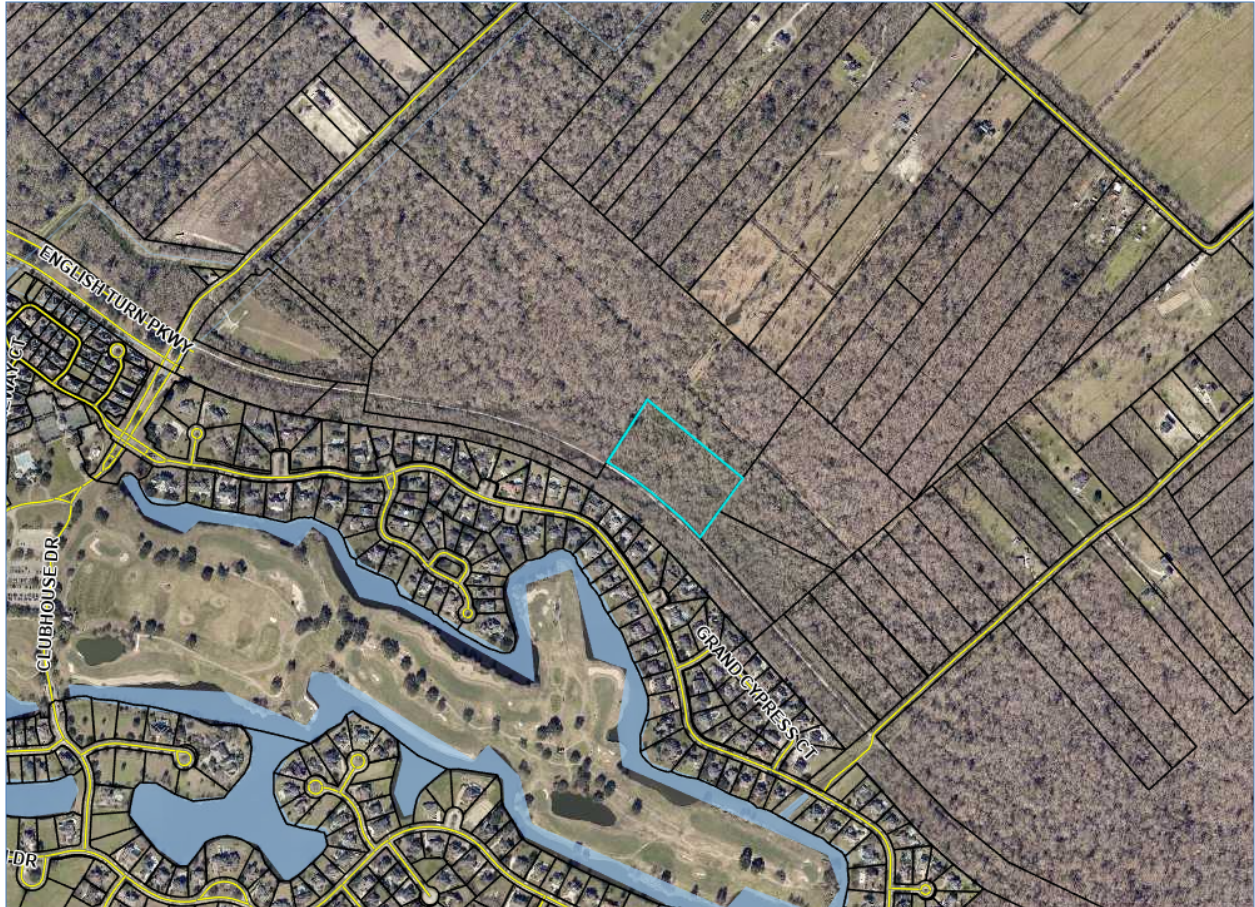


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis: *Site Description & Land Use:* The subject property is a nearly rectangular, almost 6-acre parcel with frontage on an unimproved segment of English Turn Drive. It is entirely wooded.

Surrounding Land Use Trends: On three sides, this property abuts large swaths of mostly undeveloped land. Across English Turn parkway from the site is the English Turn subdivision, a large-lot residential subdivision.

Surrounding FLUM Designations: The property is within an L-shaped Residential Multi-Family Post War designation that also includes a portion of the parcel that wraps this site to the rear and western side. Other nearby FLUM designations include the RRE Residential Rural Estate designation

and the NC Neighborhood Commercial FLUM designation. Despite the variation between their FLUM designations, this site and the other properties on the northeastern side English Turn Parkway are all mostly or entirely undeveloped. To the opposite side of English Turn Parkway from the site is an expansive Residential Single-Family Post-War FLUM designation that is applied to the English Turn subdivision, a large-lot residential subdivision.

Impacts: The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations nearby parcels.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space." The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-11

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The affected area is about 45 acres in size and includes two privately-owned parcels.

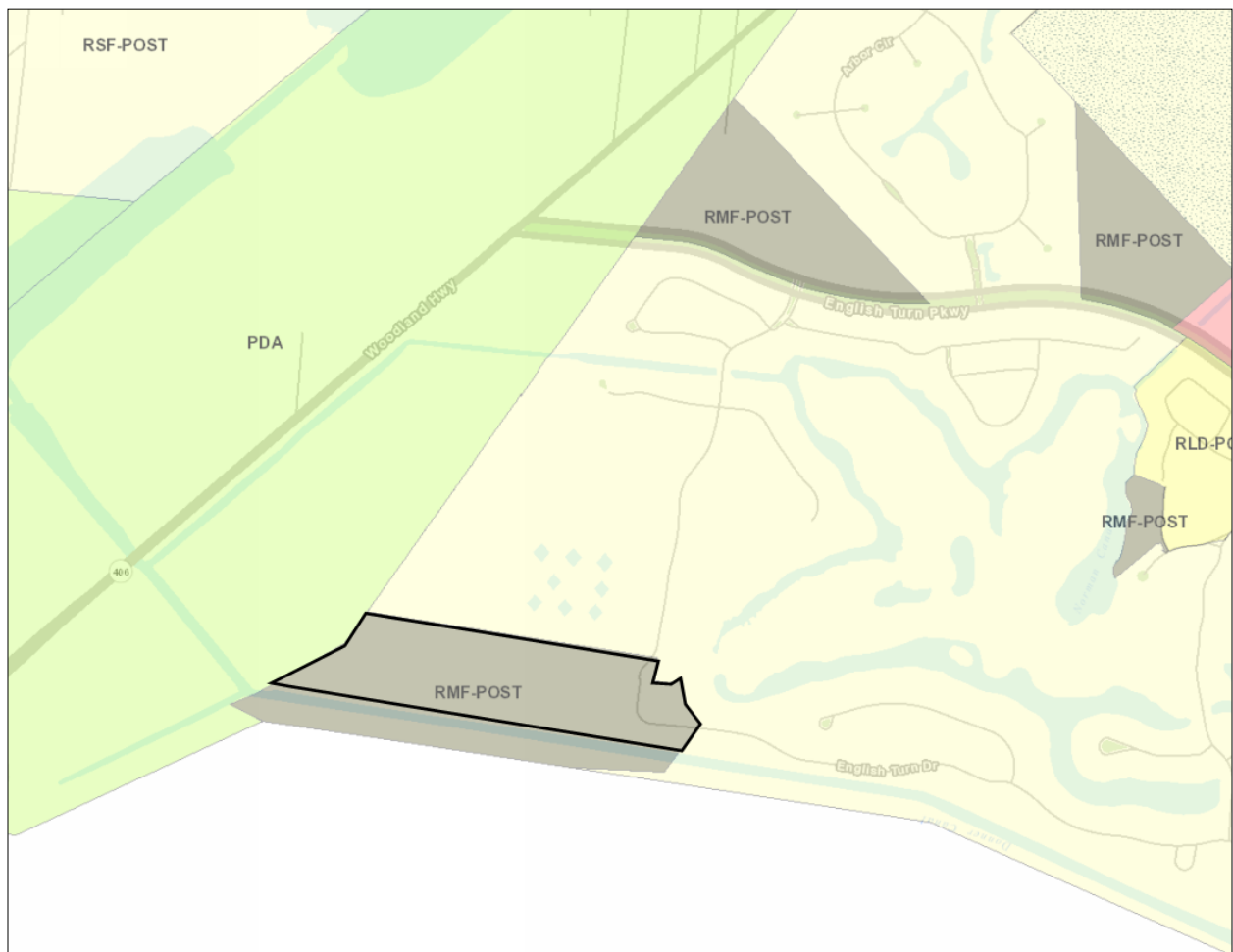


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: One of the two privately-owned parcels is the maintenance yard for the English Turn subdivision. The other privately-owned parcel is undeveloped land.

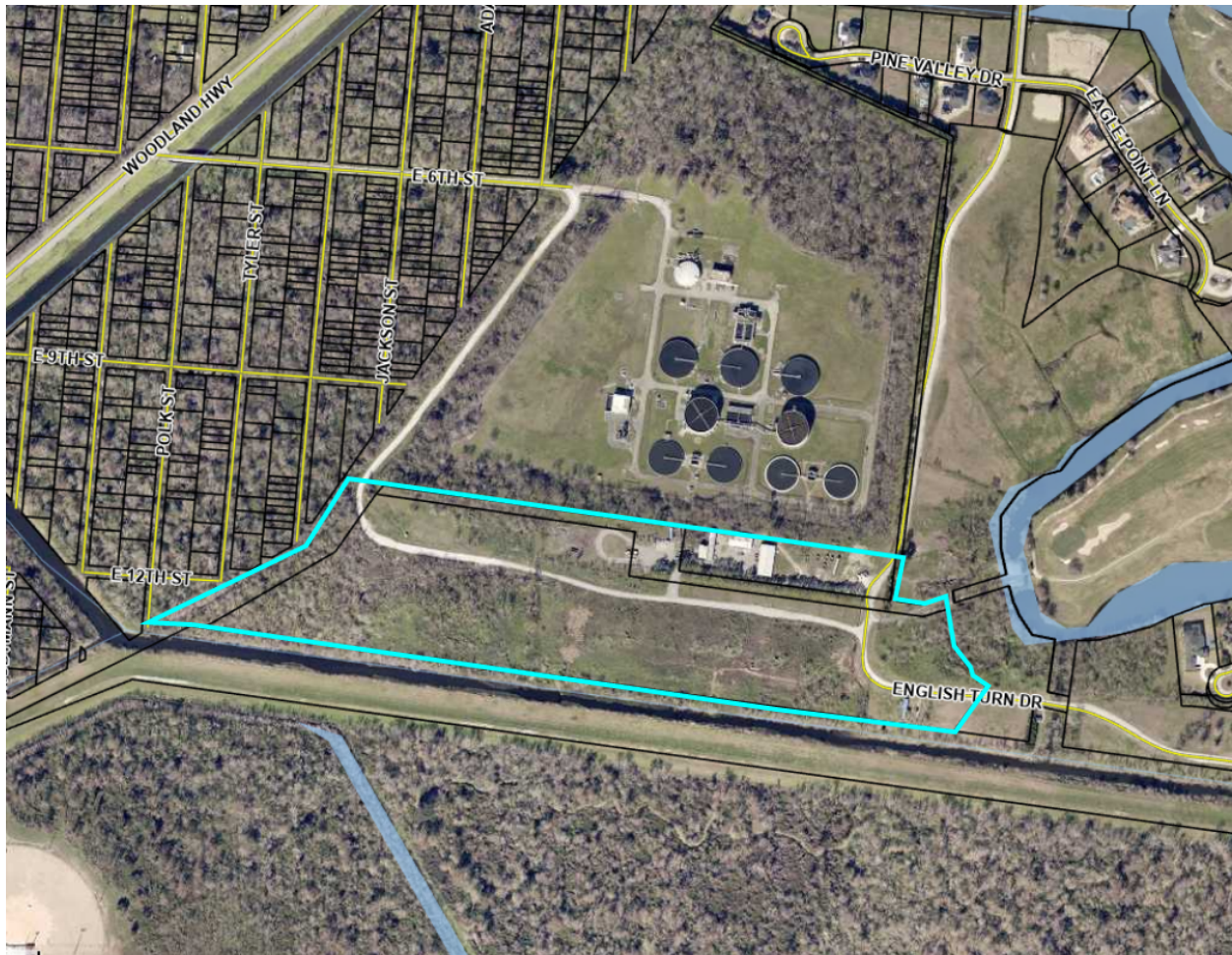


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is part of a series of requests to reclassify properties in the Lower Coast of Algiers from Future Land Use Map (FLUM) designations geared toward suburban-style multi-family residential or commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis: *Site Description & Land Use:* The subject two privately-owned properties front on English Turn Drive. One is a 2.5-acre parcel that is occupied by the English Turn subdivision's maintenance yard. The other, larger parcel spans about 25 acres extending west from English Turn Drive. It is undeveloped.

Surrounding Land Use Trends: This area is located along the Orleans/Jefferson Parish border and near the Mississippi River. The land between this property and the Intracoastal Water Way is undeveloped wooded land, as is the land immediately across from it in Jefferson Parish. The area is bordered to the north by the Veolia sewer treatment plan and to

the east by the English Turn subdivision, a large-lot residential subdivision.

Surrounding FLUM Designations: The area that is the subject of this application is bounded to the north and east by a Residential Single-Family Post-War designation that spans the English Turn subdivision and also includes the Veolia property. To its west is a Planned Development Area designation that extends across the mostly undeveloped land extending alongside the Intracoastal Waterway.

Impacts: The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development. This area is poorly suited to residential development overall due to its especially remote location, adjacent to a sewer treatment facility, maintenance yard, and drainage canal, and without access to substantial infrastructure or amenities. That development which does occur should be limited to low-density development.

Of the two FLUM designations suggested by the Council, the staff recommends the *Residential Single-Family Post-War designation*, as it would represent an extension of a neighboring FLUM designation.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-12

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War, Residential Multi-Family Post-War, and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.*

Location: The petitioned site includes a City-owned strip of land that is an unimproved extension of the English Turn Parkway right-of-way.

FLUM Map:

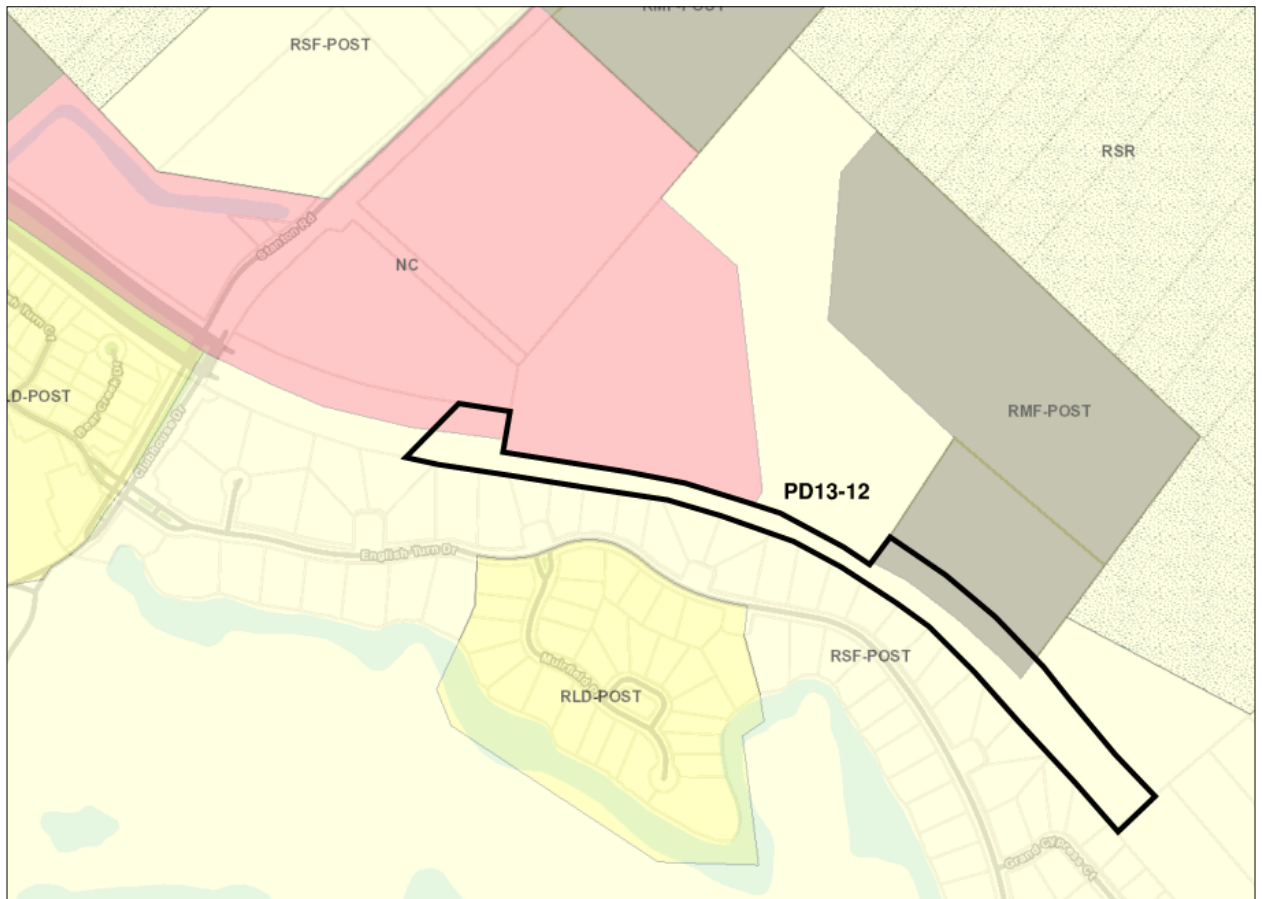


Figure 1. Subject Site

Current Zoning: The segment with the Residential Single-Family Post-War FLUM designation is zoned S-RS Suburban Single-Family Residential District.

The segment with the Residential Multi-Family Post-War FLUM designation is zoned S-RM1 Suburban Multi-Family Residential District.

The segment with the Neighborhood Commercial FLUM designation is zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District.

Current Land Use: The property just over 8-acres in size. It is currently undeveloped, wooded land.

Purpose: The City Council initiated this application as a means of resolving the fact that this property has a “split-FLUM,” meaning that is divided between multiple FLUM designations that do not correspond with property lines. It is suggested that these multiple FLUM designations be replaced with a single FLUM designation that is either Residential Semi-Rural Single-Family or Residential Single-Family Post-War

Staff Analysis: *Site Description & Land Use:* The subject property is a curving strip of land that is owned by the City and is one of several successive City-owned parcels that function as an undeveloped extension of the English Turn Parkway right-of-way. They were presumably initially created to allow for the future lengthening of English Turn Parkway to serve future development downriver. This particular segment is about a half-mile in length and varies in width from about 70 feet to about 220 feet.

Surrounding Land Use Trends: To the western side, this property abuts the English Turn subdivision, which is a large-lot, suburban style residential subdivision. To the eastern side, it abuts large swaths of mostly undeveloped land.

Surrounding FLUM Designations: The just over 8-acre site is divided between three FLUM designations that encompass adjacent properties and cross onto a portion of this site. About a half-acre is within a Neighborhood Commercial FLUM designation that stretches across multiple large parcels that are the subjects of separate FLUM requests (PD13-03, PD013-06, PD13-07, PD13-14, and PD13-15). Another 1.3 acres of the site is included within a Residential Multi-Family Post-War FLUM designation that also includes two large parcels that are the subjects of PD13-10 and PD13-14. The remaining 6+ acres of the site is within the Residential Single-Family Post-War FLUM designation that covers most of the English Turn subdivision, as well as mostly undeveloped parcels that adjoin the sit to the east.

Impacts: Giving the site a single Residential Single-Family Post-War FLUM designation would not have substantial impacts as a practical matter. More than 80% of the site currently has the Residential Single-Family Post-War FLUM. The small areas that do not are not developable sites, as they

lack street frontage and do not have sufficient size to be developed separately. Since they cannot be developed separately from the area that already has a residential FLUM, extending the residential FLUM to include them would not change the overall development potential for the site.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The property is currently divided between multiple FLUM designations despite being a single parcel that cannot realistically be divided into separate development sites. This should be remedied by extending the Residential Single-Family Post-War FLUM designation, which currently applies to more than 80% of the property, to cover the entire property.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-13

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The FLUM designation includes several properties: an approximately 16-acre parcel within frontage on English Turn Parkway (1 English Turn Parkway) and portions or the wholes of neighboring lots with frontage on Adams Street and Bryson Street.

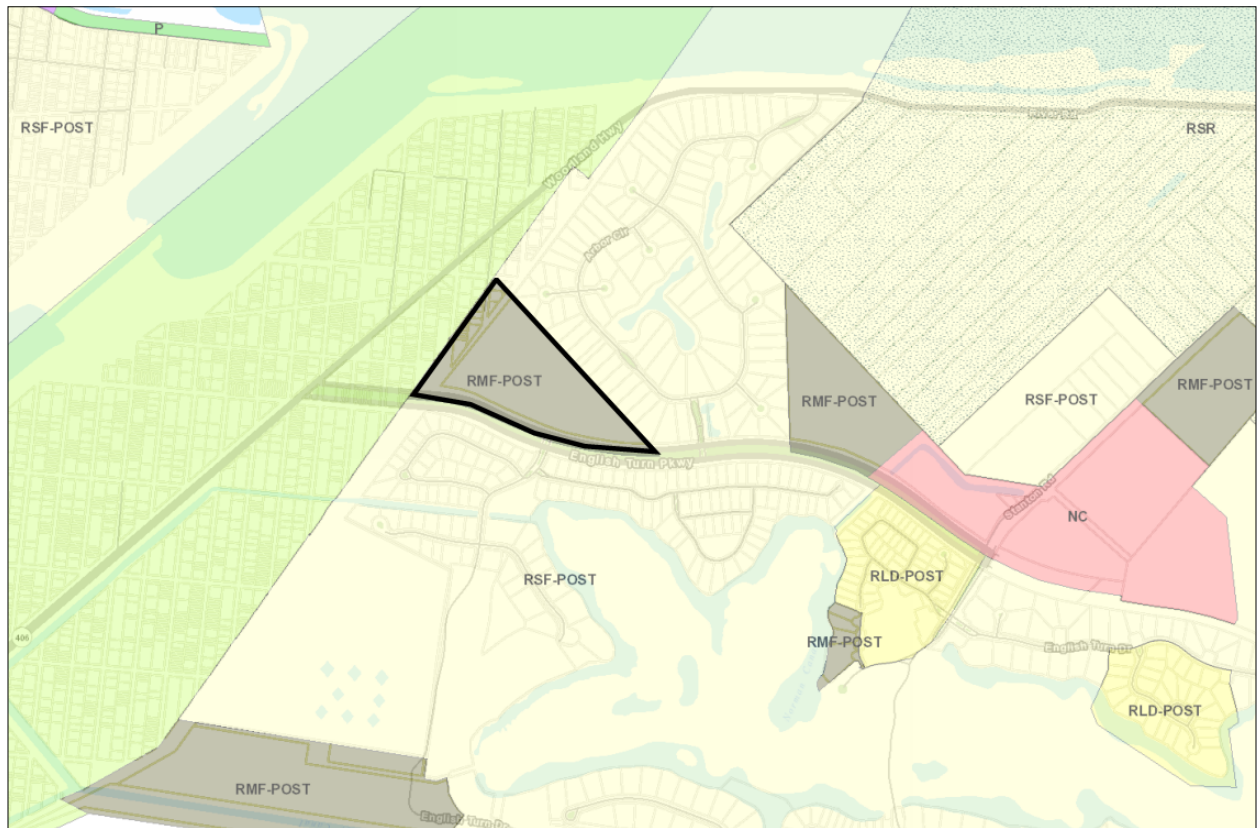


Figure 1. Subject Site

Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land. Aerial photographs indicate that portions of the lots on Adams Streets are used or have previously been used for vehicle storage.

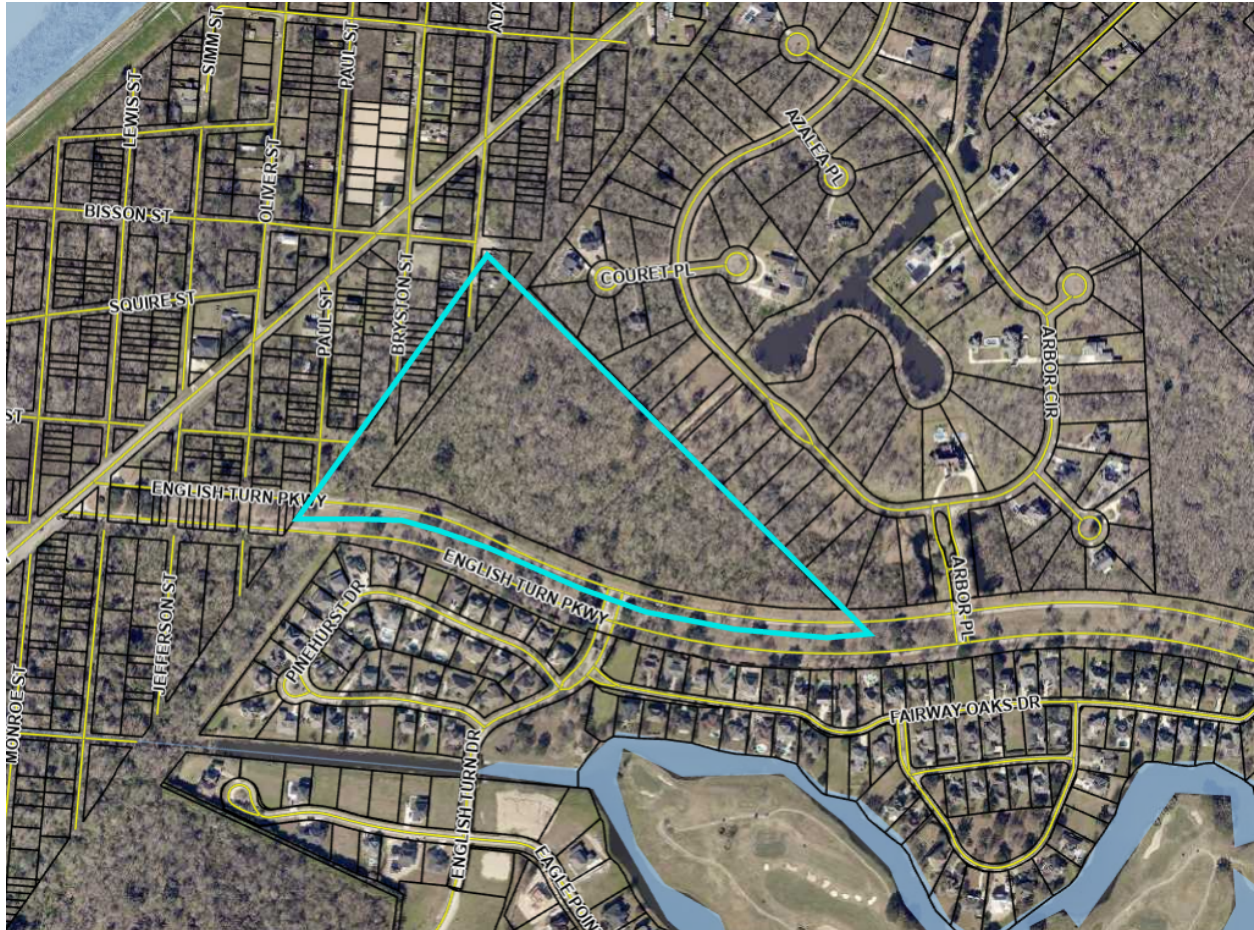


Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Staff Analysis: *Site Description & Land Use:* The majority of the FLUM designation is occupied by 1 English Turn Parkway, which is a large parcel fronting on English Turn Parkway. The FLUM designation also includes a series of small lots along Adams and Bryon Streets, which are along the western edge of the FLUM designation. All of the properties are undeveloped.

Surrounding Land Use Trends: The FLUM designation forms a wedge located between two large-lot residential subdivisions, the Arbors (which neighbors the FLUM designation to the northeast) and English Turn (which neighbors it to the south). These subdivisions are developed with large, detached single-family residences. The majority of the lots within English Turn are currently developed; many of the lots within the Arbors are not yet

developed. To the west of this FLUM designation is a mostly undeveloped area that is served by Woodland Highway but mostly undeveloped, save for occasional homes primarily along Woodland Highway.

Surrounding FLUM Designations: This Residential Multifamily Post-War FLUM designation is bordered on two sides by an expansive Residential Single-Family Post-War designation that includes most of English Turn and the Arbors. To its west is a Planned Development Area FLUM designation that includes the area between the site and the Intracoastal Waterway. Although this FLUM designation includes numerous squares that are divided into small lots, these lots generally front on undeveloped “paper” streets that prevents the development of the lots. Thus, the area is mostly undeveloped except for the relatively few lots which have true street frontage, most of which are along or just off of Woodland Highway.

Impacts: The impact of this change would be to reduce the overall development potential, allowing only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area’s character through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations for nearby parcels.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, “Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.” The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.

PLANNING DISTRICT 13 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD13-14

Applicant: City Council District C

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial, Residential Single-Family Post-War and Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War*

Location: The petitioned site is a nearly 50-acre L-shaped parcel with frontage on English Turn Parkway.

FLUM Map:

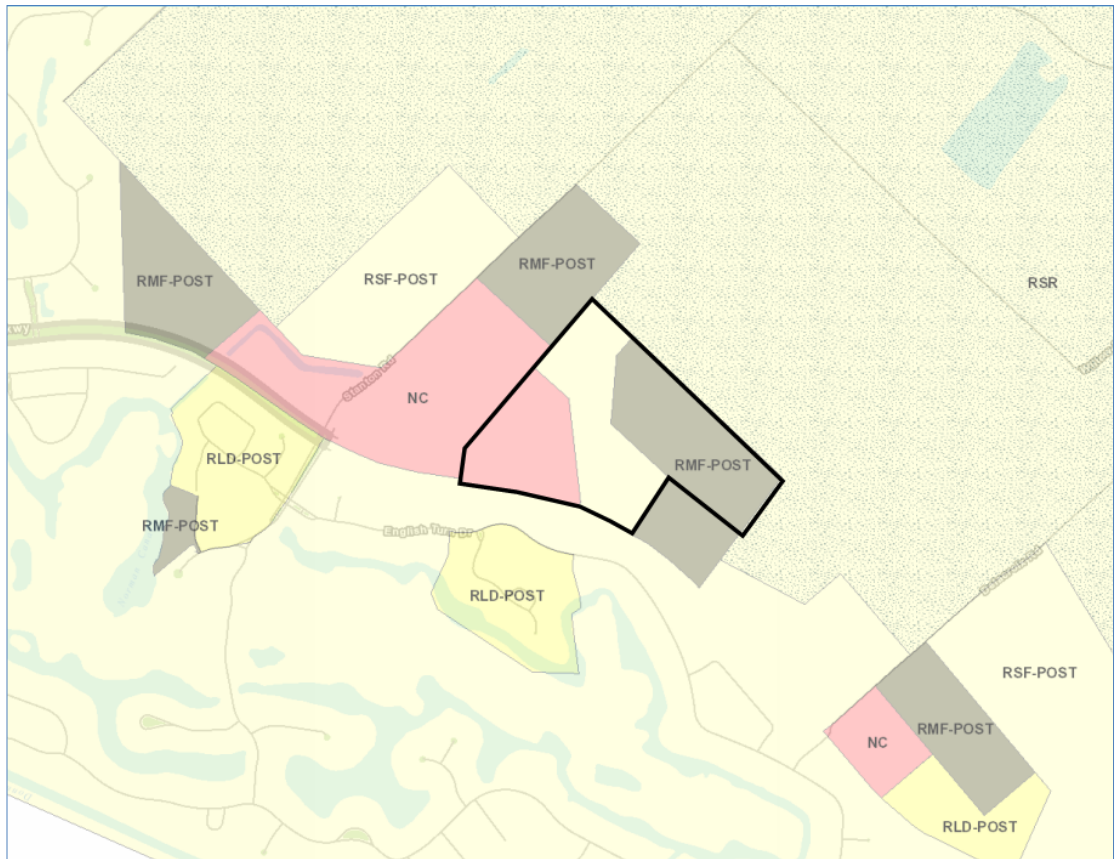


Figure 1. Subject Site

Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District (for the portion with a Neighborhood Commercial FLUM designation); S-RS Suburban Single Family Residential District (for the portion with a Residential Single-Family Post-War FLUM designation); and S-RM1 Suburban Multi-Family Residential District

Current Land Use: The property is entirely undeveloped, wooded land.



Figure 2. Aerial imagery of the site with its boundaries highlighted (Source: Orleans Parish Assessor's Office)

Purpose: This request was initiated by the City Council. It appears to have two purposes. First, it is part of a series of requests to reclassify properties on the east side of English Turn from a Future Land Use Map (FLUM) designation geared toward suburban-style multi-family residential and commercial development to a more restrictive FLUM designation intended for low-density single-family residential development.

Second, it is an effort to resolve the fact that this property has a “split-FLUM,” meaning that is divided between multiple FLUM designations that do not correspond with property lines. It is suggested that these multiple FLUM designations be replaced with a single FLUM designation that is either Residential Semi-Rural Single-Family or Residential Single-Family Post-War

Staff Analysis: *Site Description & Land Use:* The subject property is an L-shaped parcel with frontage on English Turn Parkway. It is narrowest along English Turn Parkway before widening in the rear. It is entirely wooded.

Surrounding Land Use Trends: On three sides, this property abuts large swaths of mostly undeveloped land. Across English Turn parkway from the site is the English Turn subdivision, a large-lot residential subdivision.

Surrounding FLUM Designations: The just over 8-acre site is divided between three FLUM designations that include adjacent properties and also extend onto portions of this site. The westernmost portion of this property is within a Neighborhood Commercial FLUM designation that also includes nearby properties on Stanton Road. The central portion of this site is within a Residential Single-Family Post-War FLUM designation that extends outward from the English Turn subdivision and into this site. The easternmost portion of this site is within a Residential Multi-Family Post-War FLUM designation that is one of a series of Residential Multi-Family Post-War FLUM designations in the area.

Impacts: The impact of this change would be to both facilitate development of the site (as the split-FLUM condition to some extent hinders development) and to reduce the overall development potential. Giving the property a relatively low-density residential designation would significantly reduce the scale and intensity of development that can be achieved. It would allow only for low-density residential development that would be consistent with that which already exists in the area. Overall, the change in FLUM designation would represent a change in planning approach from one that seeks to transforming the area's character of through development to one that seeks to preserve it by limiting development.

The staff supports changing the FLUM designation due to its consistency with the existing land use pattern. It would also be consistent with the staff-suggested changes to the FLUM designations of nearby parcels. While both proposed FLUM designations would be acceptable, the staff recommends the *Residential Single-Family Post-War designation*, as it would align with the staff recommendations nearby parcels.

Moreover, Chapter 13 in the Master Plan contains language that addresses Planning District 13. This language states, "Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space." The recommended FLUM designation of Residential Single-Family Post-War is consistent with this language.

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

Reason for Recommendation:

1. The proposed change is consistent with the low-density residential character of the Lower Coast of Algiers.