

PLANNING DISTRICT 2 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

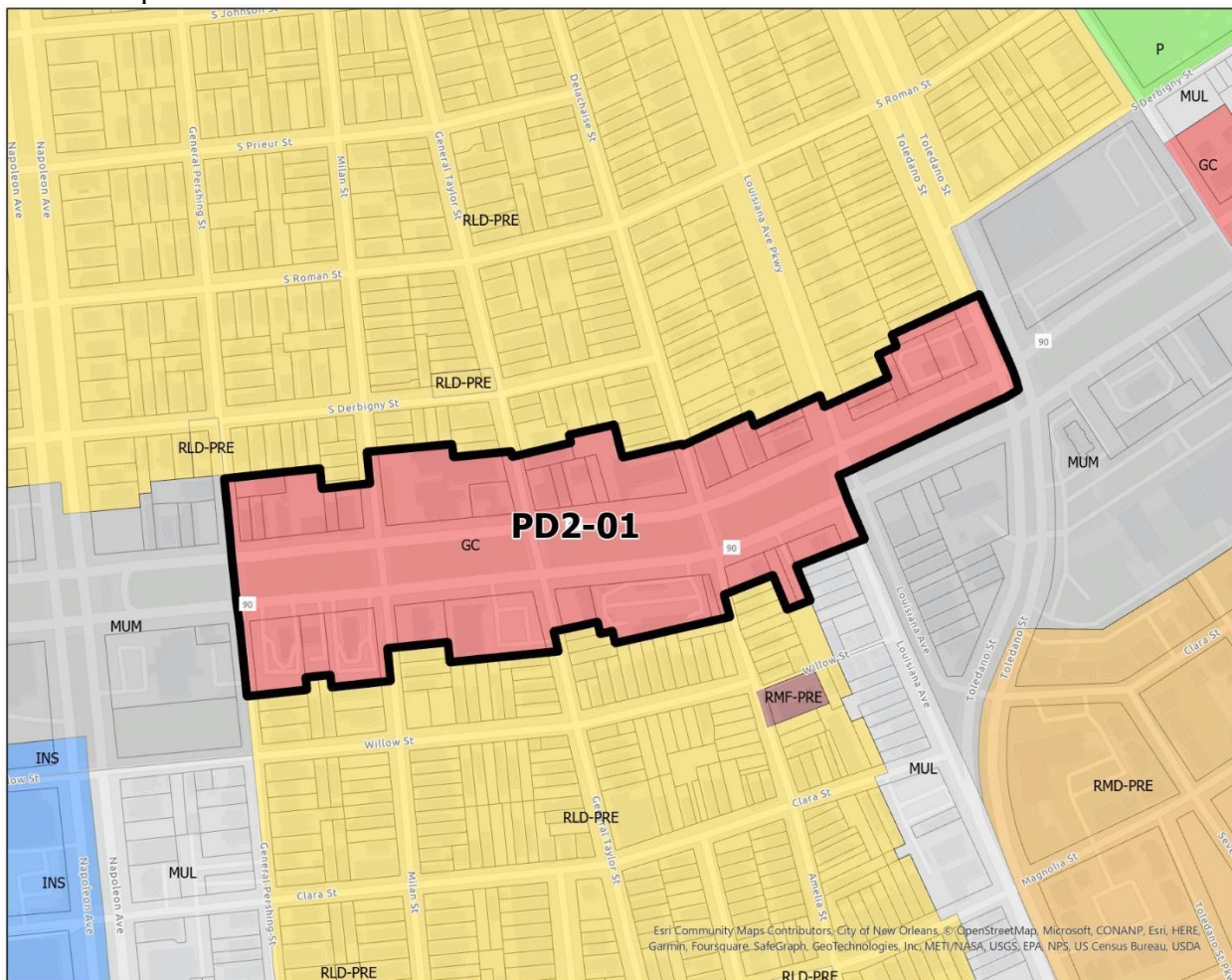
Request number: PD2-01

Applicant: City Planning Commission and Mayor's Office

Request: *Change of Future Land Use Map Designation from GC General Commercial to MUM Mixed-Use Medium Density or MUH Mixed-Use High Density*

Location: The petitioned properties are located along the South Claiborne Avenue corridor between Toledano Street and General Pershing Street. This area is within the Milan and Broadmoor Neighborhood of Uptown New Orleans.

FLUM Map:



Current Zoning: C-2 Auto-Oriented Commercial District

Current Land Use: The proposed FLUM amendment runs along South Claiborne Avenue between Toledano Street and General Pershing Street. There are primarily auto-oriented businesses, such as gas stations, automobile parts, and vehicle detailing stores along this section of the South Claiborne Avenue corridor. There are several local restaurants, and a few smaller strip malls with three to four businesses adjacent to each other. There are also several apartment complexes and one place of worship.

Purpose: The applicant stated the request would support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor.

Staff Analysis: *Site Description & Land Use:* The subject corridor is approximately .4 miles (2,000 feet) in length and includes properties that front South Claiborne Avenue between Toledano Street and General Pershing Street. The proposed area is zoned as a C-2 Auto-Oriented Commercial District. The proposed area has historically been utilized by neighborhood commercial entities. Currently there are several national chain restaurants and box stores that accommodate high frequency vehicle traffic. A few smaller strip malls exist that accommodate local businesses and restaurants. There is also a local place of worship and a few apartment complexes along the subject corridor.



Figures 1. & 2. Subject Site

Surrounding Land Use Trends: Along South Claiborne Avenue, both to the East and West of the proposed corridor, is zoned as MU-1 Medium Intensity Mixed-Use district. These areas have a mix of chain restaurants, large box retail stores, places of worship, medical complexes, and multi-family residential housing. Directly north and south of the proposed corridor is zoned HU-RD2 Historic Urban Residential Two-Family and is mostly comprised of single- and two-family residential uses.

Surrounding FLUM Designations: The surrounding FLUM designations in the area include MUM Mixed-Use Medium Density, and RLD-PRE Residential Pre-War Low Density. The MUM Mixed-Use Medium Density FLUM designation accommodates a wider range of zoning districts, many focused on a mixed-use environment, allowing for a range of commercial intensities, along with medium and high-density multi-family residential developments. Land uses within the adjacent MUM FLUM designations on either side of the proposed site include large box retail stores, a medical campus, and larger multi-family apartment complexes. The RLD PRE-War

Low Density FLUM designation surrounding the proposed area follows more historic land use patterns, with smaller lot sizes and uses are limited to single- two- or multi-family dwellings up to 4 units and some neighborhood commercial uses that are no more than 3 stories.

Impacts: The subject area has a Future Land Use Map designation of General Commercial. General Commercial FLUM designation intentions are to limit residential uses, promote auto-centric commercial uses and are suburban in their design standards.

This area of South Claiborne Avenue, having the FLUM designation of General Commercial, is not congruent with both the immediate eastern and western sections of South Claiborne Avenue, which are both MUM Mixed-Use Medium Density. Changing the FLUM to the MUM designation would enable a more cohesive and longer stretch of South Claiborne Avenue to have the same opportunities for future development with a wider range of zoning districts that allow for more residential uses. Each FLUM category is linked to a specific set of compatible zoning districts. The General Commercial FLUM designation is only compatible with four zoning districts: the S-LC Lake Area General District, the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. The subject site is precluded from the S-LC zoning district due to its location. The other three zoning districts are more appropriate for suburban style development that cater to the automobile; they are less appropriate for historic areas of New Orleans where a range of uses, that include both commercial and residential, can exist harmoniously and synchronously with one another.

The C-1, C-2 and C-3 zoning districts prohibit all residential development with the exception of dwellings above the ground floor. Dwellings above the ground floor are only permitted as a conditional use in these zoning districts. Changing the FLUM designation to Mixed-Use Medium Density would allow a future zoning change to a mixed-use zoning district that permits a broader range of uses that are more aligned with the surrounding neighborhoods and the city's goal to construct and support more housing units.

The applicant recommended either changing the FLUM designation to MUH Mixed-Use High Density or MUM Mixed-Use Medium Density. The MUH FLUM designation is geared towards suburban auto-oriented, high intensity commercial purposes. For instance, the MUH designation allows for C-3 Heavy Commercial District while the MUM designation restricts that zoning district. South Claiborne Avenue is a major thoroughfare that offers a wide range of job opportunities and access to the major job centers via walking and transit. Moreover, the surrounding historic residential land

uses on either side of South Claiborne Avenue have been historically low-density residential in nature and have smaller lot sizes.

Future zoning changes in the proposed area that permit additional residential developments are more compatible with the master plan and the existing land-use trends within the South Claiborne corridor. Changing the FLUM designation to MUM would encourage future developments that increase the number of housing units while encouraging more neighborhood scale commercial developments that allow residents to walk or take transit along the corridor for work or retail purposes.

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

Reasons for Recommendation:

1. The recommendation allows for a longer stretch of South Claiborne Avenue to have the same FLUM designation and, therefore, compatible zoning districts.
2. The MUM designation is more compatible with the surrounding historic land use trends in this section of South Claiborne Avenue than the MUH designation, which is more oriented towards suburban auto-oriented developments.
3. The MUM designation supports several mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near existing big box stores and medical industry developments, and along high frequency transit lines.

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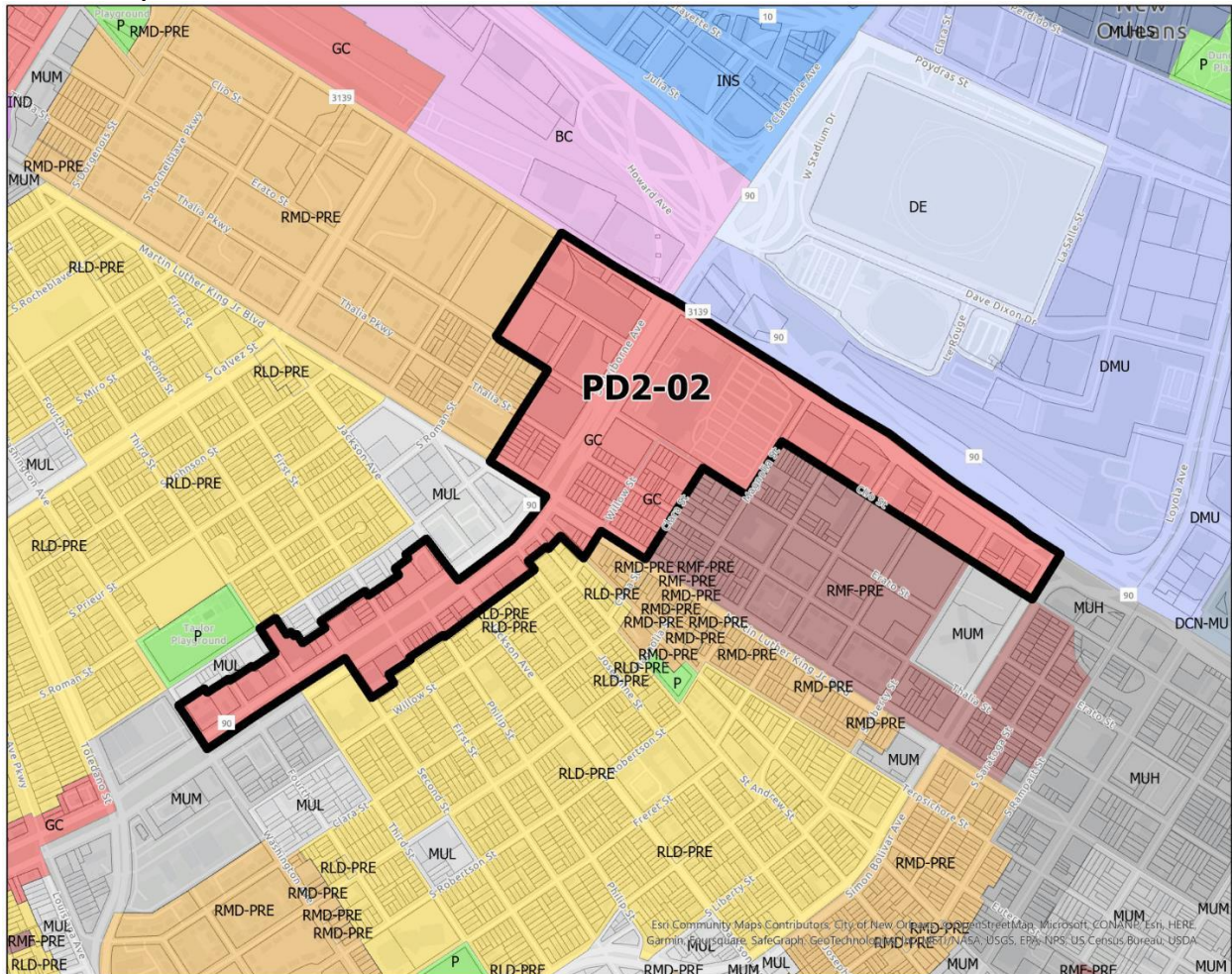
Request number: PD2-02

Applicant: City Planning Commission and Mayor's Office

Request: *Change of Future Land Use Map Designation from GC General Commercial to MUM Mixed-Use Medium Density or MUH Mixed-Use High Density*

Location: The petitioned area is located within the B.W. Cooper, Central City, and Hoffman Triangle neighborhoods along the South Claiborne Avenue corridor. The area is bounded by Earhart Boulevard southbound to Simon Bolivar Boulevard, Simon Bolivar Boulevard westbound one block to Clio Street, Clio Street northbound to Magnolia Street, Magnolia Street one block westbound to Erato Street, Erato Street one block northbound to Clara Street, Clara Street two blocks westbound to Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard one block northbound to Willow Street, Willow Street one block to South Claiborne Avenue, and all properties fronting S. Claiborne Avenue and adjacent to the properties designated with the General Commercial zoning district from Felicity Street upbound to Washington Avenue.

FLUM Map:



Current Zoning: C-1 General Commercial District and C-2 Auto-Oriented Commercial District

Current Land Use: Properties within the proposed area comprise a mix of small and large box retail stores, drive-thru food chain stores, gas stations, warehouses, places of worship, single- two- and multi-family residences, and a number of undeveloped sites.

Purpose: The applicant stated the request would support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor.

Staff Analysis: *Site Description & Land Use:* The proposed area covers approximately .7 miles (3,740.50 feet) along South Claiborne Avenue and .65 miles (3,417.50 feet) along Earhart Boulevard. The area is physically bounded by Interstate 10 and U.S. Highway 90, including on ramps and off ramps to the transportation systems. The proposed area is zoned as a C-1 General Commercial District and a C-2 Auto-Oriented Commercial District. The

area had historically been a mix of multi-family and two-family housing, but after the highway system was completed in the 1960s, the area shifted to an auto-centric commercial area, including many uses that still exist such as gas stations, drive-thru food chains, larger box retail stores, and warehouses. Today, the proposed area along South Claiborne Avenue is very auto-centric and land use generally consists of small and large box retail stores such as the Home Depot and drive-thru food chain stores, several gas stations, and warehouses underneath the US90 and I-10 transportation system.



Figure 1. Subject Area

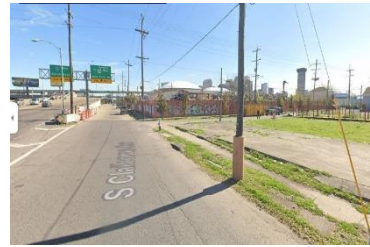
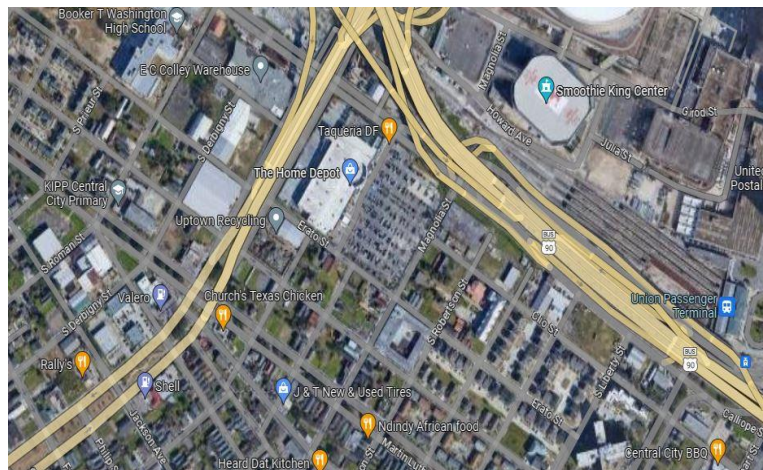


Figure 2. Subject Area



Figures 3. Subject Area

Surrounding Land Use Trends: Adjacent to the subject area is a mix of zoning districts including HU-RM2 Multi-Family Residential District, HU-MU Neighborhood Mixed-Use District, HU-B1A Neighborhood Business District, HU-RD2 Two-Family Residential District, and MU-1 Medium Intensity Mixed-Use District. This diverse mix of zoning districts currently has a wide variety of uses including commercial activity, medium density housing, multi-, two-, and single-family housing, and neighborhood commercial businesses that coexist in a more neighborhood scale environment.

Further along South Claiborne Avenue are predominantly auto-oriented commercial businesses, such as drive-thru chain restaurants and small box retailers and several strip malls.

Between Simon Bolivar Avenue and South Robertson Street in the area bounded Clio Street and Martin Luther King Jr. Boulevard is Marrero Comments, an affordable housing development formerly known as Melpomene Housing Development. This area also has an early childcare center, elderly center, and a district police station nearby. The Department of Public Works has also recently completed roadwork along MLK Jr. Boulevard, including reducing the number of vehicle travel lanes, expanding sidewalk widths, and installing dedicated bike lanes.

East of the proposed area is bounded by the US90 Highway Overpass and then blocked access where a railyard resides. The Central Business District, and large entertainment areas including the Superdome and Smoothie King Center, are located directly adjacent on the other side of the US90 overpass.

Surrounding FLUM Designations: The surrounding FLUM designations are very diverse, including MUM Mixed-Use Medium Density, MUL Mixed-Use Low Density, MUH Mixed-Use High Density, RMD-PRE Residential Pre-War Medium Density, RLD-PRE Residential Pre-War Low Density, DMU Mixed-Use Downtown, and a few small Parkland and Open Space districts.

Most of these FLUM designations are focused on creating an urban neighborhood footprint. Some of the FLUM designations allow for a range of residential including two-family residential housing and high-density affordable housing. The RMD-PRE Residential Pre-War Medium Density designation, where most of the multi-family housing is located near the proposed area, also allows for a variety of neighborhood business uses, focusing on a more walkable environment.

Impacts: The current FLUM designation of General Commercial in this proposed area of the South Claiborne Corridor limits future development to auto-centric commercial uses.

Changing the FLUM to the MUM designation would enable a more cohesive and longer stretch of South Claiborne Avenue to have the same opportunities for future development with a wider range of zoning districts that allow for more residential uses. Each FLUM category is linked to a specific set of compatible zoning districts. The General Commercial FLUM designation is only compatible with four zoning districts: the S-LC Lake Area General District, the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. The subject site is precluded from the S-LC zoning district due to its location. The other three zoning districts are more appropriate for suburban style development that cater to the automobile; they are less appropriate for historic areas of New Orleans where a range of uses, that include both

commercial and residential, can exist harmoniously and synchronously with one another.

The C-1, C-2 and C-3 zoning districts prohibit all residential development with the exception of dwellings above the ground floor. Dwellings above the ground floor are only permitted as a conditional use in these zoning districts. Changing the FLUM designation to Mixed-Use Medium Density would allow a future zoning change to a mixed-use zoning district that permits a broader range of uses that are more aligned with the surrounding neighborhoods and the city's goal to construct and support more housing units.

Changing the proposed area to MUH Mixed-Use High Density would enable the area to have both heavy commercial, such as the existing Home Depot, and multi-family residential opportunities. However, considering the recent roadway improvements completed by DPW along Martin Luther King Jr. Boulevard, the proposed built environment is shifting to create a safer area for residents to walk, bike, and take transit along South Claiborne Avenue corridor. The recommendation to change to MUM Mixed-Use Medium Density FLUM designation is more consistent with current land use trends and would allow for a more diverse set of both multi-family and neighborhood commercial developments scaled for a more walkable and transit-oriented environment.

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

Reason for Recommendation:

1. The recommendation allows for a longer stretch of South Claiborne Avenue to have the same FLUM designation and, therefore, compatible zoning districts.
2. The MUM designation is more compatible with the surrounding historic land use trends in this section of South Claiborne Avenue than the MUH designation, which is more oriented towards suburban auto-oriented developments.
3. The MUM designation supports several mixed uses, including neighborhood commercial and multi-family residential uses, which provides opportunities for affordable housing development near neighborhood scale land uses.

**PLANNING DISTRICT 2 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

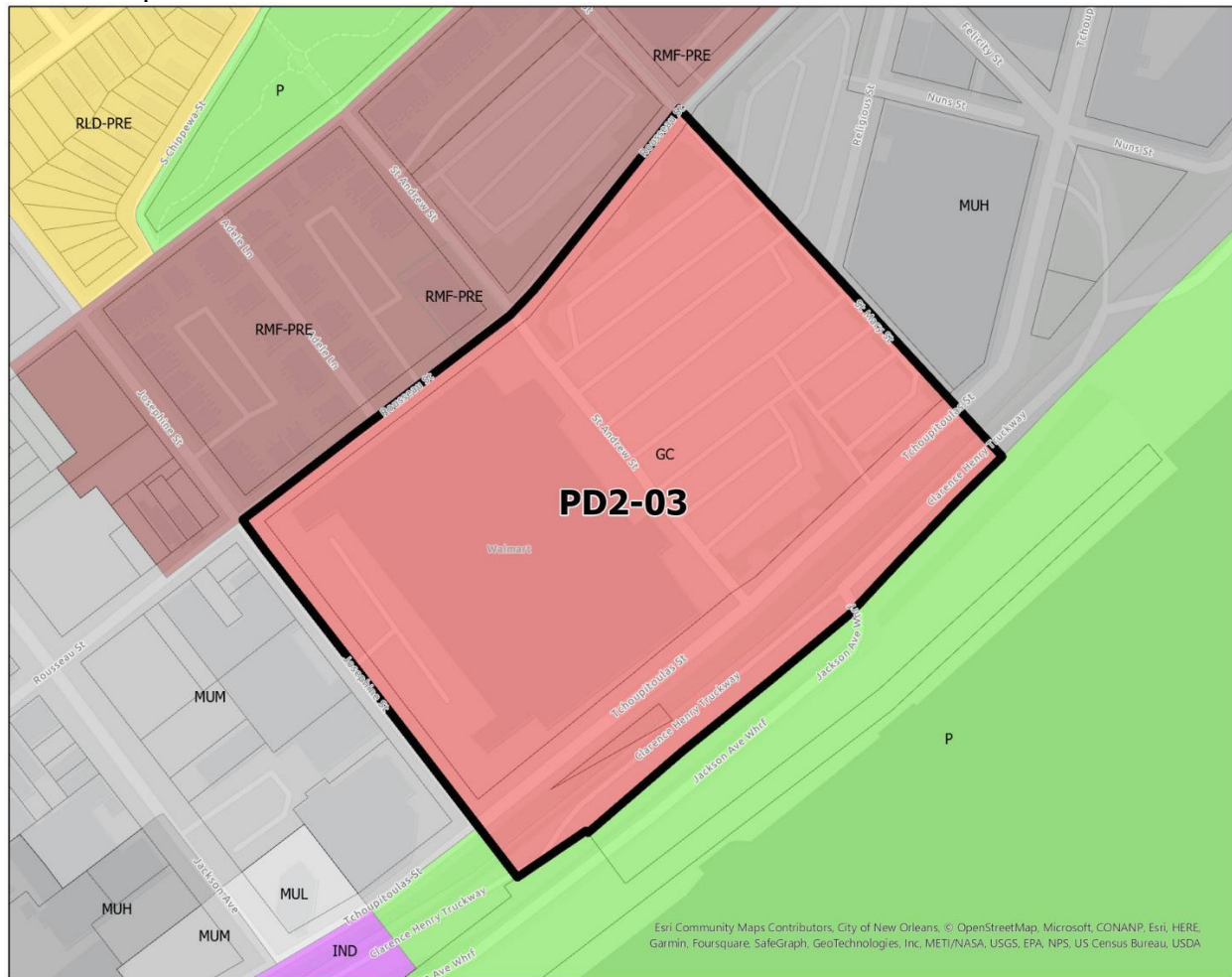
Request number: PD2-03

Applicant: City Planning Commission

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

Location: The petitioned property is located on Lot 35B, Square 35A, in the Fourth Municipal District. The municipal address is 1901 Tchoupitoulas Street. The property is located in the Lower Garden National Register of Historic Places District.

FLUM Map:



Current Zoning: C-3 Heavy Commercial District

Current Land Use: The proposed site is currently the location of a Wal-Mart Super Center store. There is a lease agreement with the City of New Orleans Industrial Development Board (IDB) which includes the use of entire of former Squares 31, 32, 37, and 38 for use of retail, parking, and loading.

Purpose: The applicant stated the request would support a wider range of uses and reduce auto-oriented uses along this multi-modal, transit corridor.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 732,880 square foot property bounded by Tchoupitoulas Street, Josephine Street, Rousseau Street, Felicity Street, and Religious Street in the Saint Thomas Development neighborhood. The proposed site is currently zoned as a C-3 Heavy Commercial District and there is currently a Wal-Mart Super Center operating at this location. The site has historically been occupied for industrial purposes.



Figure 1. Subject Site

Surrounding Land Use Trends: The area around the subject property is zoned as HU-MU Neighborhood Mixed-Use District, MU-2 High Intensity Mixed-Use District, and HU-RM2 Multi-Family Residential District. The existing and recent historic land use pattern in this portion of the Lower Garden District is a mix of medium and high-density multi-family developments, including affordable housing developments, nearby neighborhood commercial, heavy commercial, and industrial uses.

Downriver from the subject property along the Mississippi River, is zoned OS-R Regional Open Space District and MI Maritime Industrial District. Much of the area downriver and east of the subject property is planned to be developed as part of the River District, offering mixed-use residential and commercial spaces.

Surrounding FLUM Designations: The surrounding FLUM designations in the area include MUH Mixed-Use High Density, MUM Mixed-Use

Medium Density, and RMF-PRE Residential Multi Family Pre-War. These FLUM designations accommodate a wider range of zoning districts, many focused on a mixed-use environment, allowing for medium and high-density multi-family residential developments. Each of the neighboring FLUM designations also encourage a mix of ground floor commercial activity with residential above, and promote transit and walkable-oriented developments, as they are along major transit lines close to job centers in the Central Business District and Lower Garden District such as the Convention Center, newly planned River District, and Port of New Orleans.

Impacts: The subject property has a Future Land Use Map designation of General Commercial. This FLUM designation only allows for commercial land uses, including auto-oriented and heavy commercial with residential uses restricted to “above the ground floor” via the conditional use process. The zoning districts permitted under the General Commercial FLUM designation limit residential uses, promote auto-centric commercial uses and are suburban in their design standards, all of which are inappropriate for the historic part of the City. Commercial districts, including the C-3 Heavy Commercial district, do allow for dwellings above the ground floor of commercial buildings, and for existing two-family or multi-family dwellings up to four dwellings to exist, but does not permit for any new dwellings, including single, two-family, multi-family, or affordable multi-family dwellings as a permitted by-right use.

Although a zoning change may not be needed today, in the case that the Wal-Mart closes or relocates in the future, changing the FLUM designation to Mixed Use Medium Density enables future development to encourage a mix of residential and commercial businesses to exist in a prime location near job centers and along a high frequency transit corridor. The MUM FLUM designation is compatible with zoning districts such as the HU-MU Historic Urban Neighborhood Mixed-Use District or the MU-1 Medium Intensity Mixed-Use Designation, two zoning districts that encourage both residential and commercial uses. The zoning regulations should help mitigate the impacts of any future development of this site and the proposed FLUM designation is compatible with a major corridor such as Tchoupitoulas Street. The proposed FLUM designation is more aligned with the surrounding neighborhoods and the city’s goal to construct and support more housing units.

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

Reasons for Recommendation:

1. The recommendation allows for increased density along a major corridor that is an appropriate lot area to accommodate uses provided in the MUM Mixed Use Medium Density FLUM designation.
2. The site encourages a more walkable environment with a broader range of zoning districts that are more compatible with the surrounding area.
3. The MUM designation supports several mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

PLANNING DISTRICT 2 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

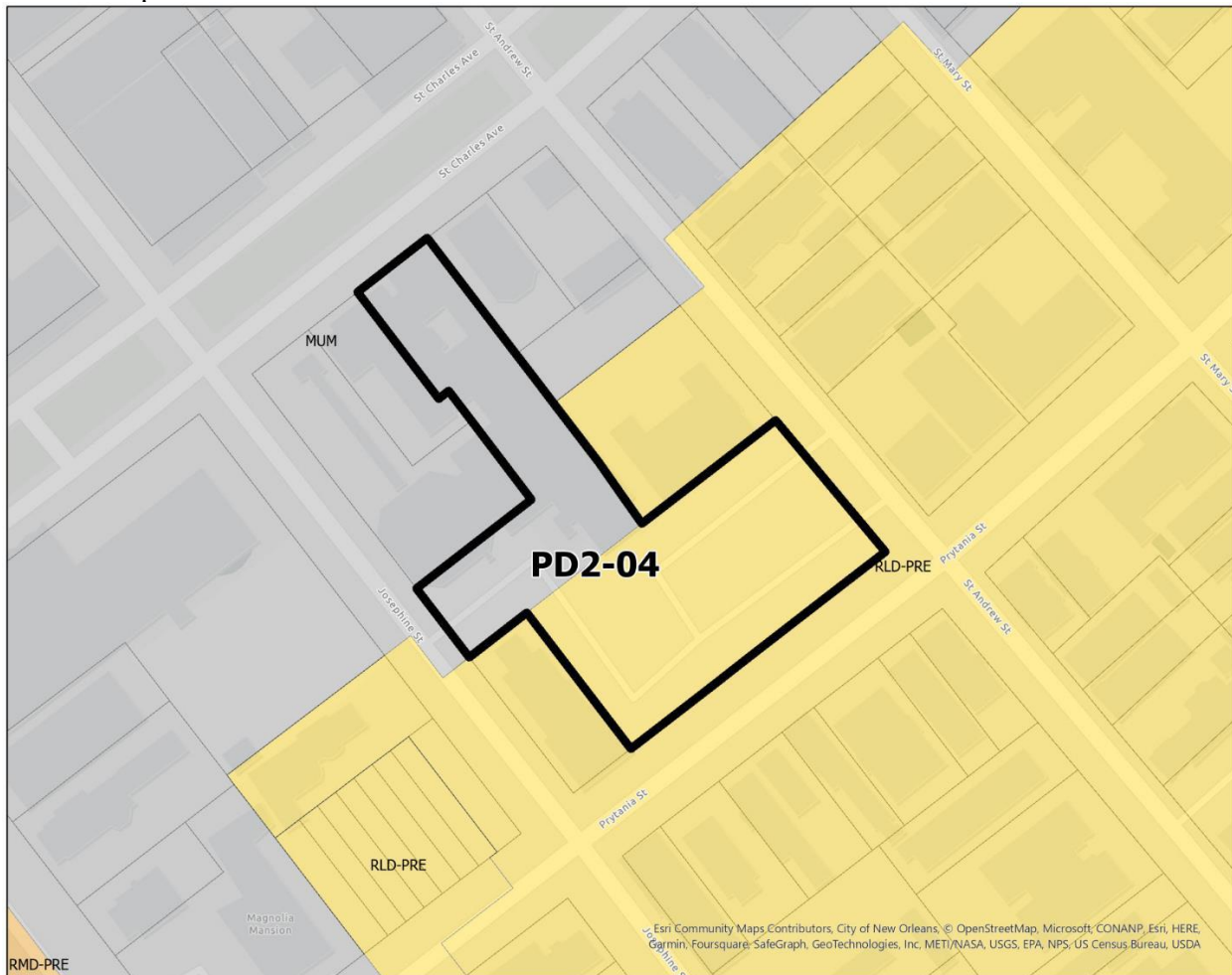
Request number: PD2-04

Applicant: City Planning Commission

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

Location: The petitioned property is located on Lot V1, Square 209, in the Fourth Municipal District. The municipal address is 2020 Saint Charles Avenue. The property is located in the Lower Garden Historic District.

FLUM Map:



Current Zoning: MU-1 Mixed-Use Medium Intensity & HU-RD2 Two-Family Residential District

Current Land Use: The proposed site is currently the location of New Orleans & Company, a marketing organization and private economic development corporation. The site's building fronts on Saint Charles Avenue and is mid-block between Saint Andrew Street and Josephine Street. The site includes a rear surface parking lot, and loading area that faces Prytania Street and takes up the majority of the block.

Purpose: The applicant stated the request would create a consistent FLUM designation throughout the development site.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 62,432 square foot property bounded by Saint Charles Avenue, Saint Anthony Street, Prytania Street, and Josephine Street in the Lower Garden District. The proposed site is split-zoned as a MU-1 Mixed-Use Medium Intensity & a HU-RD2 Two-Family Residential District. The site is currently the location of the development corporation New Orleans & Company and has historically been used for commercial purposes. Despite the split zoning districts and FLUM designations on this site, it is one development site on one lot.



Figures 1. & 2. Subject Site

Surrounding Land Use Trends: The existing and recent historic land use pattern in this portion of the Lower Garden District is a mix of neighborhood commercial, heavy commercial, multi-family residential developments above the ground floor, and multi-family low-density residential housing.

Surrounding FLUM Designations: The areas around the subject property are designated as MUM Mixed-Use Medium Density, RLD-PRE Residential Pre-War Low Density and RMD-PRE Residential Pre-War Medium Density. These FLUM designations accommodate a wider range of zoning districts, many focused on a mixed-use environment, allowing for low and medium-density multi-family residential developments. Each of the neighboring FLUM designations also encourage a mix of ground floor commercial activity with residential above, and promote transit and walkable-oriented developments, as they are along a major streetcar line

and close to job centers in the Central Business District and Lower Garden District.

Impacts: The subject property currently has a Future Land Use Map split into two designations – MUM Mixed-Use Medium Density and RLD-PRE Residential Low Density Pre-War. The Saint Charles Avenue facing side of the parcel, where the structure is located, is designated as MUM Mixed-Use Medium Density which allows for a variety zoning designations, including the current zoning of the building which is MU-1 Mixed-Use Medium Intensity. The MUM Mixed- Use Medium Density FLUM designation allows for a wide range of commercial, mixed-use, and residential uses.

The rear of the proposed site, which encompasses the rear surface parking and loading area facing Prytania Street, has a FLUM designation of RLD-PRE Residential Low Density Pre-War. The MU-1 zoning district on the St. Charles facing portion of the site is not a compatible zoning district with the RLD-PRE FLUM designation, precluding a future zoning change to create consistent zoning throughout the development’s boundaries. The zoning of the Prytania Street facing portion of the lot, which currently contains a surface parking and loading areas, is zoned HU-RD2 Historic Urban Two-Family Residential District. This district is intended for two-family developments on smaller lots in older, densely populated sections of the City. Within an HU-RD2 district, higher residential densities are permitted when there is an affordable housing component, but the district limits non-residential uses to only a few types of neighborhood commercial and institutional uses. The RLD-PRE FLUM designation of this part of the site limits the potential uses for the development and is not a compatible land use designation for the existing uses on the property.

The proposal to change the FLUM designation to MUM Mixed-Use Medium Density would create a consistent FLUM throughout the development site and would allow the entirety of the site to be rezoned in the future to MU-1, which would be harmonious with the FLUM designation. Considering the site’s proximity to both the Saint Charles streetcar line and jobs in the Lower Garden District and Central Business District, if the parking area were to be developed in the future, changing the FLUM designation to MUM Mixed-Use Medium Density for the entirety of the proposed site would also encourage pedestrian scale commercial activity and encourage more walkable and transit-oriented development patterns.

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

Reasons for Recommendation:

1. The recommendation creates a consistent FLUM designation through the development site.
2. The recommendation allows for increased density along a major corridor on a lot that is appropriate to accommodate uses provided in the MUM Mixed Use Medium Density FLUM designation.
3. The site encourages a more walkable and transit-oriented environment with a broader range of zoning districts that are more compatible with the surrounding area zoning designations.
4. The MUM designation supports several mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

PLANNING DISTRICT 2 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD2-05

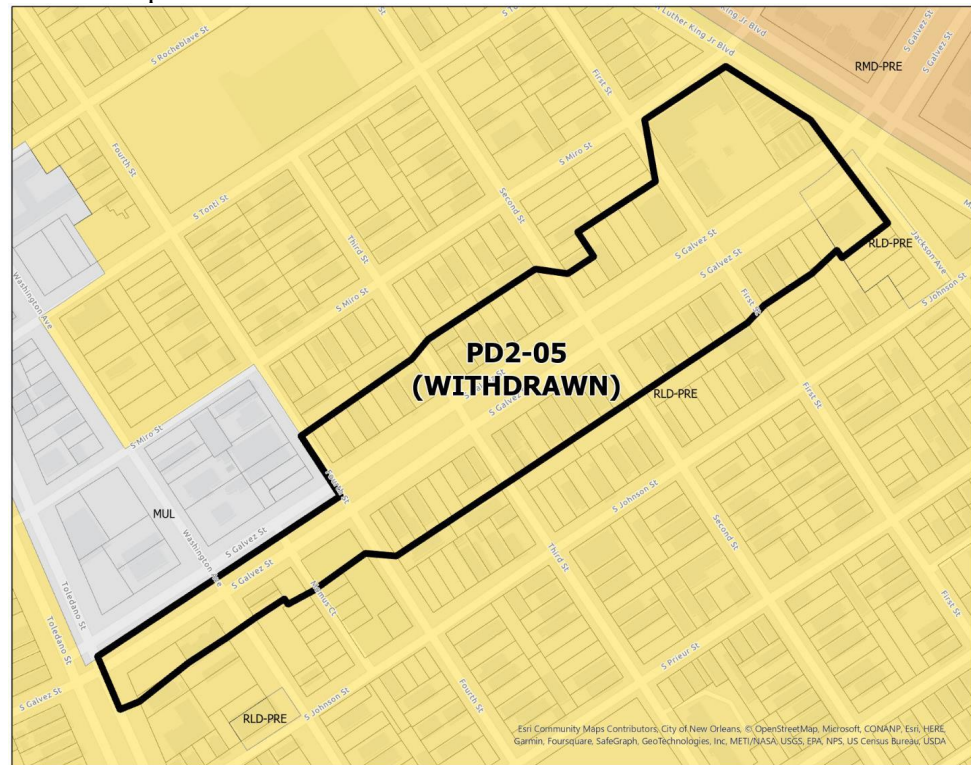
Applicant: Mayor's Office

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

Change of Request: *Remove this request to change FLUM from RLD-PRE to MUL as this change is not necessary to achieve the goal of permitting zoning to support mixed-use and commercial redevelopment, given the Historic Urban Mixed-Use zoning district is an aligned designation in the RLD-PRE FLUM category.*

Location: The petitioned area is located within the Hoffman Triangle neighborhood along the South Galvez Corridor. The petitioned area is bounded by the following streets: South Miro Street and Martin Luther King Jr. Blvd southbound to South Galvez Street. From South Galvez Street, the petitioned area extends westward on both sides of the street to Fourth Street. From Fourth Street westward to Toledano Street, the petitioned site encompasses only the south side of South Galvez Street.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District and HU-MU Neighborhood Mixed-Use District

Current Land Use: Along the subject corridor are several single-, two-, and multi-family residences. There are multiple places of worship, several small businesses including a food store, health center, mechanic shops, a construction company, and several undeveloped parcels.

Purpose: The applicant stated the request was to support a wider range of uses and reduce auto-oriented uses along this corridor, which is now along a bus route per the RTA's New Links plan. This is a medium-density corridor appropriate for mixed use and small business development. Since submitting the request, the applicant requested to have it withdrawn as they stated the change of FLUM designation from RLD-PRE to MUL is not necessary to achieve the goal of allowing zoning to support mixed-use and commercial redevelopment.

Staff Analysis: *Site Description & Land Use:* The proposed area is approximately .4 miles long (1,890 ft.) and is a neighborhood business corridor nearby both South Broad Street and South Claiborne Avenue. The current zoning is HU-RD2 Two-Family Residential District and HU-MU Neighborhood Mixed-Use District. The current uses along the corridor are a mix of low-density residential mixed with neighborhood commercial, including a two-story corner food store, single-story health center, several places of worship, and several smaller mechanic shops and a construction company. There are numerous parcels that are undeveloped near the major intersecting streets of Martin Luther King Jr. Boulevard and Washington Avenue.



Figures 1. & 2. Subject Site

Surrounding Land Use Trends: The surrounding land use around this section of South Galvez Corridor is primarily zoned HU-RD2 Two-Family District. This area is primarily made up of single and two-family residences,

with a few corner neighborhood businesses, and multi-family houses. The Andrew H. Wilson elementary school is within this residential area.

North of the proposed corridor near Toledano Street, Washington Avenue, and South Broad Avenue are higher intensity zoning districts such as HU-B1 Neighborhood Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, and LI Light Industrial District. This area accommodates mixed-use retail and housing, commercial strip malls, and some industrial warehouses and retail stores.

Adjacent to the proposed corridor, between Martin Luther King Jr. Boulevard and Earhart Boulevard is a large area designated for multi-family affordable housing and zoned HU-RM1 Historic Urban Multi-Family Residential. There are sections with housing developments, but also sections of previous large multi-family affordable housing parcels that have not been redeveloped since Hurricane Katrina. Booker T. Washington High School is also in this area.

The proposed corridor is within a third of a mile of South Claiborne Avenue which has HU-MU Neighborhood Mixed-Use District, C-2 Auto-Oriented Commercial District, and MU-1 Medium Intensity Mixed-Use District zoning. This area mostly has auto-oriented developments such as gas stations, drive-thru small box restaurants, and large box retail stores.

Most recently, Martin Luther King Jr. Boulevard has undergone roadway improvements to add protected bike lanes and a lane reduction to reduce speed along the thoroughfare. There has also been improvements to the transit service lines along a longer stretch of South Galvez Street, South Claiborne Avenue, and South Broad Avenue which are encouraging a more pedestrian oriented environment.

Surrounding FLUM Designations: The proposed corridor is mainly surrounding with the RLD-PRE FLUM designation. These areas are older residential developments on smaller lots. Zoning regulations limit residences to no more than 35 feet or 3 stories. Commercial developments also are limited in height up to 3 stories and can only be up to 5,000 square feet in area.

The major nearby corridors of South Broad Street and South Claiborne Avenue have the higher intensity FLUM designations, such as MUL Mixed-Use Low Density, MUM Mixed-Use Medium Density, GC General Commercial, and IND Industrial.

There is a large area east of the proposed corridor that has RMD-PRE Residential Pre-War Medium Density FLUM Designation. This area is largely set aside for affordable townhouse style housing.

Impacts: The primary land use patterns of the proposed South Galvez Street corridor are currently mostly two-family and multi-family residential, mixed with a few limited neighborhood commercial entities. Within this area, and the surrounding neighborhoods, there have been recent developments to increase the number of housing units and create more walkable and transit-oriented development patterns.

Each FLUM category is linked to a specific set of compatible zoning districts. The zoning districts in a RLD-PRE Pre-War Low Density FLUM are identical to those allowable in the proposed FLUM change designation to MUL Mixed-Use Low Density, including HU-RD1 Two-Family, HU-RD2 Two-Family, HU-RM1 Multi-Family, HU-B1A Neighborhood Business, HU-B1 Neighborhood Business, and HU-MU Neighborhood Mixed-Use districts. While the proposed FLUM change to MUL wouldn't increase the opportunity for compatible zoning districts, the description of the RLD-PRE FLUM description states the intent is to "[d]iscourage the development of additional multifamily housing that is out of scale with existing character." The MUL FLUM description states, "[l]ow-density single-family, two-family and multifamily residential and neighborhood business..." are permitted. Thus, staff recommends changing the FLUM designation to MUL Mixed-Use Low Density as it would provide broader language that permits more uses, especially multi-family residential uses, which are important to facilitate and encourage near areas of pedestrian-scale developments and major transit lines.

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

Reasons for Recommendation:

1. Changing the FLUM to MUL Mixed-Use Low Density is a more aligned with the land use in the area than the current RLD-PRE designation, as the MUL FLUM designation intentions are to promote future housing and mixed-use commercial developments.
2. The MUL FLUM designation is consistent with the Master Plan and surrounding neighborhood development patterns.
3. The MUL FLUM designation encourages walkable and transit-oriented development patterns that are needed to help revive development in this area of the City.