

Fw: Proposed FLUM Category Changes - Planning District 3

CPCINFO <CPCINFO@nola.gov>

Mon 1/23/2023 10:00 AM

To: Ava Monnet <Ava.Monnet@nola.gov>

From: Andree Fant <andreefant@gmail.com>**Sent:** Monday, January 23, 2023 7:22 AM**To:** CPCINFO <CPCINFO@nola.gov>**Cc:** Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Helena N. Moreno <Helena.Moreno@nola.gov>; JP Morrell <JP.Morrell@nola.gov>; Freddie King <Freddie.King@nola.gov>; Eugene J Green <Eugene.Green@nola.gov>; Oliver M Thomas <Oliver.Thomas@nola.gov>**Subject:** Proposed FLUM Category Changes - Planning District 3

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I am writing regarding the proposed FLUM category changes to the sites in Planning District 3 that are labeled as PD03-06, PD03-12, PD03-09, PD03-01, and PD03-02. All of these proposed FLUM category changes will increase density. The area of the City in which these sites are located is bound by the Mississippi River on one side and Audubon Park on another side which obstruct vehicular access to these sites. Traffic is already heavy on the few streets into this area of the City. Increasing density will exacerbate the current traffic problems.

Additionally, low income housing currently exists on sites PD03-06 and PD03-12. The proposed FLUM change for these sites will jeopardize the continued existence of this much needed housing type by allowing uses other than residential.

Finally, these proposed FLUM category changes would lay the "ground-work" for zoning changes that would allow the nearby hospital to expand. For the traffic congestion reasons mentioned above, not to mention the potential for a helicopter pad deeper into the neighborhood, further hospital expansion would be detrimental to this neighborhood.

I am against these proposed FLUM category changes and urge that they not be approved for the reasons recapped below:

- 1. traffic congestion due to access limitations**
- 2. loss of low income housing**
- 3. hospital expansion into residential areas & generation of more hospital traffic**

Please let me know if you have any questions or would like to discuss this further.

Andree Fant
401 Henry Clay Ave, NOLA 70118
cell (504) 905-4031

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Regards, Andrée

Cameron M Boissiere

From: Anthony <neworleanscandles@gmail.com>
Sent: Thursday, March 30, 2023 10:19 PM
To: CPCINFO
Subject: PD3-03 FLUM change

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Stop trying to limit the size of our retail AND put residential on heavily traffic'd streets.

Earhart shouldn't even be "Neighborhood Commercial" it should be General Commercial

And it definitely shouldn't be "Mixed Use" The residential side of living on a major thoroughfare is probably not all that great. Make it something with some more jobs for the residents that live off of the major thoroughfare.

I oppose PD3-03

Anthony Favre

Cameron M Boissiere

From: Anthony <neworleanscandles@gmail.com>
Sent: Thursday, March 30, 2023 10:31 PM
To: CPCINFO
Subject: PD3-04

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Apparently y'all want people to live on major thoroughfares all over the city

And don't seem to care if they have jobs.

What do you actually think will be built on a major US highway?

You can find something better.

But right now its about as good a place as any for the Job Center, a police supply store, a marble and stone company, a gas station/convenience store, a trophy shop, the Hotel that could use some work but apparently is starring in some films, and a nursery.

Are these businesses not good enough? What is the hope here, across from the train tracks and in front of probably 30,000 cars a day.

I'm going to oppose this just because I'm not entirely convinced anyone should live on that stretch of Airline highway for their quality of life.

Anthony Favre

Laura B. Bryan

From: M Claudia Garofalo <claudiagarofalo@gmail.com>
Sent: Wednesday, January 11, 2023 2:41 PM
To: CPCINFO
Cc: Joseph I. Giarrusso
Subject: Tulane Proposed Changes to Broadway, Calhoun, Freret

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I am opposed to the proposed Future Land Use Map (FLUM). The map changes removes residential properties in our City where there is already a severe housing shortage.

Thank you,

Claudia Garofalo
922 Adams St
504 259 8796

Master Plan Meeting Comment Card

Date: 01/11/23

Proposed Amendment No. ~~PD 006 PD~~ PD 03-06 PD 03-12

Comment/Question:

KEEP THE PRE-WAR RESIDENTIAL ZONING HERE. THE LCMC GROUP HAS NEGATIVELY IMPACTED THE NEIGHBORHOOD WITH HELICOPTER NOISE, TRAFFIC AND GENERAL NOISE.

Contact Information (optional):

DAVID ISGANITIS DAVID@SCRIPTURA.COM
Name E-mail
404 WESTON
Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD3-6 and PD3-12

Comment/Question:

against the increased density proposed

Contact Information (optional):

Kris Pottharst KPOTTHARST@YAHOO.COM
Name E-mail
211 ELEANOR ST
Address

Master Plan Meeting Comment Card

Date: 1/11/2023

Proposed Amendment No. Planning District 3 "Inset 2"

Comment/Question:

To the extent any of the four proposed FLUM changes might increase density in the district, I oppose same.

Thanks

Contact Information (optional):

Kirk P Groh
Name E-mail
427 Exposition Blvd
Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD03-03

Comment/Question:

I live very close to this effected area (4 houses away) and would love to see the area support more residential options and support the development of the area especially as places like Nice Guys, Barrows, and others have brought more people. The intersection at Carrollton and Eachart needs changes to make it safer for people walking. This intersection has green arrows to indicate cars can turn, which are on whenever the main light is green, that plus the faded "yield to pedestrians" signs have drivers believing they are prioritized. Very unsafe for pedestri.

Contact Information (optional):

David Meza Gdmeza@gmail.com
Name E-mail
2924 Dublin St.
Address

Date: 1/11/2023

Master Plan Meeting Comment Card

Date: Jan. 11, 2023

Proposed Amendment No. PLANNING DISTRICT 3, INSET

Comment/Question: against the proposed PLUM change. This is a land grab and spot zoning that is not wanted and is inconsistent with historical development. An office tower, multi-level parking garage or any of the other non-residential MUM uses are inappropriate. They are jumpier zoning. Office towers and multi-level parking garages belong downtown. Protect residential housing!

Contact Information (optional): VICTORIA EMMERTING emmerting@gilland.com
Name E-mail
1334 ANNUNCIATION ST., NOLA 70118
Address

Proposed Amendment No. PLANNING DISTRICT 3, INSET 2
PD3-6, PD3-12, PD3-9, PD3-1

Comment/Question: EXISTING LOW INCOME HOUSING COULD BE LOST IF ZONING IS CHANGED TO INCLUDE OTHER MORE LUCRATIVE USES. ALSO, THE NEIGHBORHOOD IN WHICH THESE SITES ARE LOCATED IS BOUND BY AUDUBON PARK AND THE MISSISSIPPI RIVER WHICH CUT OFF ACCESS. INCREASING THE DENSITY OF THESE SITES WILL INCREASE TRAFFIC IN A NEIGHBORHOOD ALREADY BURDENED BY TRAFFIC DUE TO THE ACCESS LIMITATIONS CAUSED BY THE PARK & RIVER.

Contact Information (optional): ANDREE FANT ANDREEFANT@GMAIL.COM
Name E-mail
401 HENRY CLAY AVE NOLA 70118
Address

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. Proposed Future Land Use Changes
Planning District 3 Inset 2

Comment/Question: In regards to PD 3-6, PD 3-12, as well as PD 3-9, PD3-1, I am very against supporting any change to institutional use of these properties. I do not support anything that would increase density.

Contact Information (optional): Holly Groh, M.D. kandhgroh@yahoo.com
Name E-mail
427 Exposition Blvd., NOLA 70118
Address

Master Plan Meeting Comment Card

Date: JAN 11

Proposed Amendment No. PD3-6 PD3-12

Comment/Question: Please consider the immense impact LCMCCT is already having on the neighborhood. The level of inconsideration is detrimental on multiple levels. LCMC has proven themselves to be a poor neighbor. The volume of noise and the vibrations from the helicopter make our house shake and impact our sleep nightly. Their continued expansion will wreak more havoc on the neighborhood

Contact Information (optional): Margaret [Signature] neighborhood
Name E-mail

Master Plan Meeting Comment Card

Date: 1/11/23

Proposed Amendment No. PD03-06 & PD03-12

Comment/Question: I am strongly opposed to changing the above Planning District designated from Mixed Use Low Density (MUL) to mixed-use medium density (MUM). The neighborhood is already experiencing unprecident traffic congestion in this area. Moreover, the current use of above PD3 ~~proposed~~ amendments already supply the residents with low income affordable housing which would dramatically change the neighborhood and the character of the neighborhood.

Contact Information (optional): Tomaszewski tomaszewski@gmail.com
Name E-mail
6301 Tchoupitoulas St., NOLA 70118
Address

Master Plan Meeting Comment Card

Date: 1-11-23

Proposed Amendment No. ? PD3 1, 6, 9, 12

Comment/Question: ~~At present~~ I am opposed to PD3 - 1, 6, 9, 12 changing from its current FLUM to the proposed FLUM. Despite Children's Hospital's claims to bring a good neighbor, they are anything but & they certainly are not transparent. They keep grabbing & grabbing on more land and I doubt they have any interest in stopping.

Contact Information (optional): John Hopper johnhopper@ola@gmail.com
Name E-mail
Address