

**Codi E. Davis**

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**From:** Robert D. Rivers  
**Sent:** Tuesday, September 05, 2017 11:58 AM  
**To:** Larry W. Massey Jr.  
**Subject:** FW: Master plan input

-----Original Message-----

From: Debra [<mailto:bcswdebra@aol.com>]  
Sent: Monday, September 4, 2017 9:12 AM  
To: Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>; Leslie T. Alley <[ltalley@nola.gov](mailto:ltalley@nola.gov)>; CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>  
Subject: Master plan input

Good morning

This letter, sent before the written deadline, is to provide input on the proposed Master Plan changes. As I am unable to attend the September 12 meeting, I request that my input be provided to the Commissioners in their packet, prepared by staff in advance of that date.

I strongly oppose any language which provides for the continued encroachment of commercial into residential neighborhoods and request that "on sites" be deleted from Range of Uses in all references to Residential Pre-War within the Text Amendments. This exception should be retained only for existing buildings where previous commercial uses can be verified and not extended to vacant lots. I further oppose any change which would provide for the conversion of institutional and non-residential buildings to commercial and/or mixed use in these areas and support only their conversion to multi-family

I oppose any allowance of density bonuses unless they are specifically tied to mandatory inclusion of long-term affordable housing PROVIDED ONSITE OF THE PLANNED DEVELOPMENT.

I oppose the Institutional designation for the RTA transit facility.

I am in strong opposition to CM Williams' amendment which changes MUL to MUM on and near Canal St., Broad St, City Park Avenue and North Carrollton.

Thank you for your consideration.

Sincerely

Debra Voelker  
Mid-City resident

## Codi E. Davis

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**From:** Robert D. Rivers  
**Sent:** Tuesday, September 05, 2017 11:58 AM  
**To:** Larry W. Massey Jr.  
**Subject:** FW: MCNO Official Comments on Master Plan Amendments Under Reconsideration

**From:** Patrick Armstrong [<mailto:patrick.n.armstrong@gmail.com>]  
**Sent:** Monday, September 4, 2017 4:13 PM  
**To:** CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>; Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Cc:** Emily Downey <[downey.emily@gmail.com](mailto:downey.emily@gmail.com)>; Leslie T. Alley <[ltalley@nola.gov](mailto:ltalley@nola.gov)>  
**Subject:** Re: MCNO Official Comments on Master Plan Amendments Under Reconsideration

Good afternoon, Director Rivers & CPC,

We are requesting that the Mid-City Neighborhood Organization (MCNO) letter be included in the packet distributed to City Planning Commissioners. One of the reasons we send in letters of comment and concern is because we are an all volunteer organization, and many of our membership and board members have jobs during the day that make it very difficult to attend CPC meetings in person.

Thank you,

Patrick Armstrong  
Secretary, MCNO

On Thu, Aug 31, 2017 at 8:06 PM, Patrick Armstrong <[patrick.n.armstrong@gmail.com](mailto:patrick.n.armstrong@gmail.com)> wrote:

Good afternoon, Director Rivers & City Planning Commission,

Please accept the attached letter as the official position of the Mid-City Neighborhood Organization (MCNO) regarding the Master Plan Amendments under reconsideration by Staff. Several specific items and a few general items are addressed in the letter.

Let me know if you have any trouble downloading the document.

Thank you,

Patrick Armstrong  
Secretary, MCNO

**Codi E. Davis**

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**From:** Robert D. Rivers  
**Sent:** Tuesday, September 05, 2017 12:01 PM  
**To:** Larry W. Massey Jr.  
**Subject:** FW: MCNO Official Comments on Master Plan Amendments Under Reconsideration  
**Attachments:** 2017-8-30-MCNO-Master-Plan-Amendments-CPC.pdf

**From:** Patrick Armstrong [<mailto:patrick.n.armstrong@gmail.com>]  
**Sent:** Thursday, August 31, 2017 8:07 PM  
**To:** CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>; Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Cc:** Mcno Board <[board-mcno@googlegroups.com](mailto:board-mcno@googlegroups.com)>  
**Subject:** MCNO Official Comments on Master Plan Amendments Under Reconsideration

Good afternoon, Director Rivers & City Planning Commission,

Please accept the attached letter as the official position of the Mid-City Neighborhood Organization (MCNO) regarding the Master Plan Amendments under reconsideration by Staff. Several specific items and a few general items are addressed in the letter.

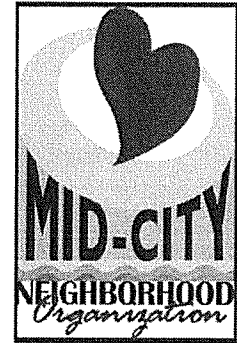
Let me know if you have any trouble downloading the document.

Thank you,

Patrick Armstrong  
Secretary, MCNO

August 30, 2017

Director Robert D. Rivers  
City Planning Commission  
1300 Perdido Street, 7th Floor  
New Orleans, LA 70112



RE: Master Plan Amendments Under Reconsideration

Good morning, Director Rivers,

Please accept the following letter as the official positions of the Mid-City Neighborhood Organization (MCNO) concerning the itemized Master Plan Amendments currently under re-consideration by CPC Staff. We recognize there are several different amendments addressed in this letter, so we have itemized them as specifically as possible so they can be added to the appropriate Staff reports.

MCNO and our residents have worked for over a year to keep up with the Master Plan Amendments process and arrive at these positions. In November 2016, MCNO hosted Leslie Alley & Paul Cramer to help inform our membership of what changes would be taking place. Land use and zoning are identified by our membership as one of our residents' top priorities according to a vote from December 2016. Keeping our community up to date on Master Plan amendment processes also generated civic input of 40+ individual letters and petition signatures during the initial CPC public comment process earlier this year, and those letters helped MCNO arrive at these positions.

For reference, those letters can be viewed on the Master Plan Public Comments links:

- Planning District 4:  
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/PD-4-FLUM-comments.pdf>
- Planning District 5  
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/PD-5-FLUM-comments.pdf>
- Council At-Large Amendment  
<https://www.nola.gov/nola/media/One-Stop-Shop/CPC/Council-at-Large-FLUM-amendment-comments.pdf>

If you have any questions, please let me know.

Sincerely,

Emily Leitzinger  
President, Mid-City Neighborhood Organization (MCNO)  
[president@mcno.org](mailto:president@mcno.org)

## **M-17-412 Master Plan Amendments to the Future Land Use Map (FLUM)**

### **PD-4 d: Support Commission recommendation approving change from TRANS**

**to *Industrial*.** Opposed to modified change to *Institutional*. This site is a vital part of our city's public transportation system, not a vacant or underutilized site or institutional use in need of more intense development. Support is for retaining consistency with industrial designation assigned to other sites city-wide

**PD-4 b: Support Council suggested retention of existing RLD-Pre for 3100 Banks Street.** RLD-Pre is consistent with input from more than 70+ immediate neighbors and also the adjoining RLD-Pre land use. Preference is to allow a limited exception at this site that leaves the underlying land use inconsistent with current zoning. Retention of current RLD-Pre will help ensure desired development is not intensified or expanded in the future. It will close the door on additional zoning changes which may allow unlimited size commercial, incompatible uses and height, area and bulk which is inconsistent with adjacent and surrounding low-density residential neighborhood. Current HU-MU zoning already allows desired mixed-use development without any change to underlying land use.

### **Williams Amendment: Support Council suggested retention of MUL within MCNO boundaries / Opposed to MUM.**

A change to MUM is inconsistent with MCNO and community input that formed our current MUL areas, and with recent written opposition from more than 40 residents. The change discourages desperately needed development along Tulane Avenue which has an excess of vacant and underutilized MUM and MUH along a more efficient #39 public bus route.

This area fails to meet criteria for MUM inclusion as a "Priority Transit development Area," more specifically: There are few underutilized or vacant lots. The area is predominated by occupied historic residential development and includes historic development not located on a main corridor. There's insufficient area to accommodate MUM capacity. A majority of sites are smaller residential-sized lots. MUM capacity or development could only be achieved on these smaller residential-sized lots through demolition or alterations that compromise the integrity of historic structures. A change would create inconsistency with application, rather than correct one. Denial of MUM was recommended on main corridors within the city like Freret and Magazine Streets that have historic commercial construction. Consistency with city-wide application is denial of MUM for this area predominated by historic residential construction. Staff stressed the importance of tiered approach and healthy transitions. A leap from adjoining RLD-Pre to MUM is not a "healthy transition." Staff was cognizant MUM would encourage demolition. A lack of new construction control, and recent replacement of NCDAC (controlling demo of 35% of structure or and the facade) with less effective HDLC demo only control (only applies to whole structure demo), paired with a change to MUM significantly increases Mid-City's vulnerability. The change sets a precedent for similar further intensification of land use in the future. MUM inevitably opens the door to zoning changes which allow intense, unlimited size, auto-driven or destination commercial uses including C1-General Commercial and MU-1 with uses that are typically thought to be incompatible with adjacent residential. Allowable zoning classifications also allow five story buildings or 65 foot heights, with area and bulk regulations which are inconsistent with our

historic neighborhood. Current MUL allows appropriately scaled, neighborhood serving commercial and multifamily use. Finally, current HU-MU zoning allowed in current MUL appears to allow greater density above the ground floor than potential MU-1 that a change to MUM would allow. What the change would open the door to is larger suburban or auto-driven destination uses and commercial intrusion and development inconsistent with the character of this historic area.

### **M-17-411 Master Plan Amendments – Future Land Use Map (FLUM) Category Definitions**

**Residential Pre-War Land Use categories** (Land Use Chapter) to affect the several text edits under reconsideration for RSF-Pre, RLD-Pre, RMD-Pre & RMF-Pre:

- Support insertion of *“historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood”* in RLD-Pre land use category as suggested by City Council.
- Oppose extending the provisions allowing conversion of existing institutional or non-residential buildings to commercial and mixed use. Conversion should be limited to multifamily in all Residential Pre-War land use categories.
- Oppose allowing higher residential densities through planned developments for ambiguous “public benefit”. Inclusion of affordable housing component should be mandatory to receive higher densities through planned development in all Residential Pre-War land use categories.
- When considering removal of density limits for these categories, it is important to know how the Master Plan calculated these density limits in the first place, and judged appropriateness of these limits at the time, and why they are being considered for removal.

### **General comments on Master Plan Amendment Process**

Each of the following issues were addressed in some way through the Text Amendment section:

The current Neighborhood Participation Process (NPP) is not set up to encourage community members to participate in local land use decisions that affect their homes, businesses, and community. While there are some outstanding staff in CPC, Neighborhood Engagement, and City Council offices that do a good job trying to keep the community up to date with these decisions, the overall notification process is opaque; easy to manipulate; easy to misunderstand and miscommunicate; and appears to quite intentionally keep the public from participating in local land use decision-making.

One example: keeping up with these Master Plan amendments - when it comes to sheer volume of proposed changes, understanding proposed changes, making comments & deadlines for comments, knowing which amendments were forwarded by CPC and adopted by Council, or which have been pulled out for reconsideration; each and every one of these activities has been absolutely exhausting to neighborhood volunteers who chose to participate. Several individuals attempted engagement, but gave up after frustration with this process set in. How can citizens make truly informed comments on the

Master Plan map when the Map won't be released until the Staff report? How can the city continue moving forward with these significant changes when Treme, Mid-City, Lakeview, and Gentilly are still picking up from flooding damage under a continuing state of emergency?

Attempting to wade through the difficult language presented to the community during this Master Plan Amendment process, including the legislative revisions, proved onerous for citizens. We urge the City to make the Master Plan copy more accessible to the public and community that it governs. Plainer language and clearer edits would be strongly preferred during the next amendment process. Between amendment opportunities, clearer guidance on the Master Plan would be beneficial to both property owners and the public in understanding land use decisions and land use impacts on the community. Master Plan and Land Use decisions should be clearly understood by the public so that citizens dissatisfied with land use in their neighborhoods could complain at the polls.

MCNO urges adoption of the full Community Participation Program (CPP) that was a part of the initial Master Plan to provide needed relief to these issues. More professional staff to assist citizen and property owner understanding and engagement in land-use processes and decisions are a critical need. Despite all the help we received from staff at the CPC, Neighborhood Engagement, and City Council, participation in this Master Plan amendment process, it is clear that more resources are necessary.

## Codi E. Davis

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**From:** Robert D. Rivers  
**Sent:** Tuesday, September 05, 2017 11:57 AM  
**To:** Larry W. Massey Jr.  
**Subject:** FW: Position for Master Plan Amendments

**From:** Jennifer Farwell [<mailto:jenfarwell@gmail.com>]  
**Sent:** Monday, September 4, 2017 4:57 PM  
**To:** Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Subject:** Position for Master Plan Amendments

Following is the position statement of CAUSE (Citizens Against Unsympathetic or Suburban Encroachment). Please include this statement in both the September 12 packet and the October 10 packet.

Jennifer Farwell  
(504) 232-7178  
[jenfarwell@gmail.com](mailto:jenfarwell@gmail.com)  
mobile.print.social.web

- **M-17-412, “Williams”:** Oppose MUM. Strongly support council modification and the retention of MUL for entire Williams Amendment within Mid-City.
- **M-17-412, PD-4 d:** Support Commission recommendation for approval for the change from TRANS to *Industrial*, not modified change to *institutional* for the RTA facility on Canal Street. Opposed to modified change to *Institutional*.
- **M-17-412, PD-4 b (3100 Banks Street) :** Support retention of current RLD-Pre suggested by Council (instead of Recommended MUL or proposed MUM)



## Codi E. Davis

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**From:** Robert D. Rivers  
**Sent:** Tuesday, September 05, 2017 11:59 AM  
**To:** Larry W. Massey Jr.  
**Subject:** FW: Upper Mid-City Input (Master Plan reconsideration and modifications requested by Council)  
**Attachments:** Upper Mid-City Input.pdf; ATT00001.htm

**From:** Karen Ocker [mailto:[designko@earthlink.net](mailto:designko@earthlink.net)]  
**Sent:** Saturday, September 2, 2017 4:50 PM  
**To:** Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>; Leslie T. Alley <[ltalley@nola.gov](mailto:ltalley@nola.gov)>; Paul Cramer <[pcramer@nola.gov](mailto:pcramer@nola.gov)>  
**Cc:** Susan G. Guidry <[sgguidry@nola.gov](mailto:sgguidry@nola.gov)>; T. Gordon McLeod <[tgmcleod@nola.gov](mailto:tgmcleod@nola.gov)>  
**Subject:** Upper Mid-City Input (Master Plan reconsideration and modifications requested by Council)

Dear Mr. Rivers:

I appreciate your gracious offer.

Please consider this email a formal written request:

- that the attached 23 pages of Upper Mid City input be included in the Planning Commission packet for the September 12, 2017 meeting, and
- that ALL written comments and associated materials received timely by staff prior to 5pm Monday September 4, 2017 from citizens and neighborhood organizations, are similarly included in the Planning Commission packet for the September 12, 2017 CPC meeting.

We look forward to sending additional written comment for the October 10, 2017 meeting once we've had a chance to review Staff's report and recommendations.

Thank you.

Sincerely,  
Karen Ocker

Attn: City Planning Commission  
1300 Perdido Street, 7th floor  
New Orleans, LA 70112

August 30, 2017

RE: Planning District 4, Upper Mid-City Input  
Master Plan Text and Map Amendment modifications requested by Council

Dear Commissioners,

Please consider this letter and all attached maps, charts, photos and comments related to Mid-City, Planning District 4.

It has come to our attention that written comments received timely by Staff, will not be included in the Commission packet for the September 12, 2017 meeting. We have learned that staff intends to hold all written comments from citizens and neighborhood organizations until providing you with an October 3, 2017 packet, leaving the Commission only a brief time to review written comment prior to the vote. It is concerning that citizens and organizations who believe that their comments will be considered as "public input" in September and may not be able to attend the proceeding in person, may not have an opportunity for their opinions to be reviewed. We have been assured by Mr. Rivers that all written comments will be uploaded to the city website, and request that this Commission review those written comments along with the staff report provided in your packets. It is likely that once we all have a chance to review the staff report and recommendations there will be additional comments for the October 10th meeting.

Thank you for your consideration, and all the time and energy you have all put into the Master Plan.

Sincerely,

Karen Ocker

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# UPPER MID-CITY INPUT—TEXT - FLUM CATEGORY DESCRIPTIONS

(Land Use Chapter 13 / former Chapter 14)

## **(g.) Residential Single Family Pre-War**

**g. 1.** — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed to nextending the exception to vacant lots.

**g. 2.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

**g.** — OPPOSED to removal of density limits from “*Development Character*”

## **(i.) Residential Low Density Pre-War**

**i. 1.** — SUPPORT insertion of language in consideration of “*historical and architectural significance of the existing building, it’s structural integrity, whether the structure is or can be made compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood.*”

**i. 2.** — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed tonextending the exception to vacant lots.

**i. 3.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

**i.** — SUPPORT allowing “*higher residential densities*” through planned development ONLY “*when a project is providing significant*” “*long-term affordable housing*” benefits. Please delete the ambiguous language “*public benefits such as.*” Inclusion of long-term affordable housing component should be mandatory to receive higher density allowances.

**i.**— OPPOSED to removal of density limits from “*Development Character*”

## **(k.) Residential Medium Density Pre-War**

**k. 1.** — STRONGLY SUPPORT deletion of “*on sites*” from the “*Range of Uses.*” Support for strict limits on location of commercial to “buildings” where former commercial use can be verified. Strongly opposed tonextending the exception to vacant lots.

**k. 2.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

**k.** — SUPPORT allowing “*higher residential densities*” through planned development ONLY “*when a project is providing significant*” “*long-term affordable housing*” benefits. Please delete the ambiguous language “*public benefits such as.*” Inclusion of long-term affordable housing component should be mandatory to receive higher density allowances.

**k.** — OPPOSED to removal of density limits from “*Development Character*”

## **(l.) Residential Multifamily Pre-War**

**l. 2.** — OPPOSED to conversion of existing institutional or non-residential buildings to either “*Commercial*” or “*Mixed Use.*” Conversion through planned development should be strictly limited to Multifamily for larger existing structures and should not extend to vacant lots. SUPPORT insertion of “*buildings*” rather than “*uses*”.

**l.** — OPPOSED to removal of density limits from “*Development Character*”

## UPPER MID-CITY INPUT — TEXT

(Land Use Chapter 13 / former Chapter 14)

a. — OPPOSED to reconsideration or modification / Support the Commission Recommendation relative to authority of the Executive Director of the City Planning Commission, the City City Planning Commission, and Council regarding interpretation appeals of the Master Plan within “Administration of the Land Use Plan”

b. — SUPPORT Council requested modifications to “*Summary of Land Use Strategies and Actions*,” that create a new Goal in “*Developing an Environmental Plan*,” the Strategy of which is to “*Create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards*” and Actions which “*Contemplate limiting certain types of developments / uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens.*”

c. — Support Council requested modification on page 6 “Strategy” 1.D., “Actions” no. 5, deleting the action allowing development of environmentally sensitive areas in it’s entirety. Environmentally sensitive areas must be protected.

d — Support Commission recommendations / Oppose modifying Commission Recommendations on page 6, Goal 1, “Strategy” 1.B., “Actions” no. 14, to retain “Diversity New Orleans’ housing stock in new residential developments” and creating the proposed new language as an additional “Action” item.

e. No Objection Council requested modifications to the recommendation on page 8, Goal 2, “Strategy” 2.D., “Action” no. 11, “Create a modern wayfinding systems that enhances the ability of visitors to find their way around downtown design in a way that can be easily expanded throughout the City.” clarifying the proposed language to ensure the desired intent is clear and understandable.

f. — Support Commission Recommendations. / OPPOSE deletion of Action No. 11: “*Ensure compatibility of land use regulations in the places established by the Master Plan*” under “*Goal*” 3 “*Strengthen the city’s public realm and urban design character*”, “*Strategy*” 3.A., “*Provide guidance on desired characteristics of new development to property owners and the public.*”

q. — No objection to Council requested modification retaining the language integrating “*levees into the landscape*” in the first bullet “*Work with nature to enhance resilience*” under “*Promote Sustainability*” so the sentence will read, “*managing stormwater to slow subsidence, integrating levees into the landscape, including both gray and green infrastructure strategies, and other ways of working with nature to protect the city from rising seas and more frequent storms.*”

r. — Support Commission Recommendation as written The record should continue to accurately reflect Commission recommended denial to changes related to Industrial FLUM requested in TEXT Amendment 14-12. No objection to adding language that indicates the applicant withdrew the request later if that’s applicable. No support for changes originally requested by this applicant.

s. — Support Commission Recommendation as written The record should continue to accurately reflect Commission recommended denial to changes related to Industrial FLUM requested in TEXT Amendment 14-13. No objection to adding language that indicates the applicant withdrew the request later if that’s applicable. No support for changes originally requested by this applicant.

## UPPER MID-CITY INPUT — MAP INPUT

M-17-412	ORDINANCE NO.	CURRENT FLUM	PROPOSED	RECOMMENDATION	SUGGESTED MODIFICATION	EXHIBIT	Page
PD-4 b.	PD-4-5	RLD-PRE	MUM	MUL	RETAIN CURRENT RLD-PRE	NA	5, 6
PD-4 d.	PD-4-49 or PD-4-52	TRANS	INDUSTRIAL	INDUSTRIAL	CHANGE TO INSTITUTIONAL	NA	5, 6
WILLIAMS	C.A.L.	MUL	MUM	MUL	RETAIN MUL	j. - ee.	5, 6-23

**PD-4b: SUPPORT retention of Residential Low Density Land Uses suggested by the Council** for the property at 3100-08 Banks identified as PD 4 b. in Motion M-17-412. This is consistent within input from more than 70+ neighbors and will help ensure that future development is not further intensified or expanded beyond what current zoning allows. ALL surrounding land use is RLD-Pre, even one other HU-MU property on the square. Consistency would be treating this lot the same. The surrounding uses and most zoning is low density residential. Please see attachments A & D.

For the record the owner and Councilmember promised a neighborhood agreement as a safeguard in exchange for approval of a zoning change to HU-MU. The only notarized neighborhood agreement ever entered into by the owner was reduced to one signed by a single outspoken proponent of development at the site who spoke before the Commission in support of changes. The neighborhood organization and 70+ near neighbors who opposed the change, have no legal standing. Promises made by Council and owner to secure various approvals were not met.

**PD-4 d. SUPPORT Commission Recommendation** for a change from TRANS to Industrial at 2901 Canal St. (the RTA Terminal). Council office confirmed, there are no known plans for redevelopment of this property. It is an occupied and vital part of our city's public transportation system not a vacant underutilized property, nor will there likely be development plans necessitating a change to allow more development options at anytime in the foreseeable future. Let's revisit this if and when RTA divests itself of the facility at which time we can carefully determine the best range of uses and intensity for this property surrounded on Bienville and side-streets by low density residential uses.

**Williams: STRONGLY OPPOSED to change from MUL to MUM / SUPPORT Council suggested retention of MUL.**

Please see photos letter by letter, square by square showing each site sent back for reconsideration of retention of MUL and detailed comments related to CPCs own Criteria and Guidelines.

The stated purpose of the change is to spur more housing units (and increased affordable set-aside through future smart mix zoning). The reality is, zoning classifications allowed in current MUL actually allow greater density than allowable zoning classifications in MUM both by right and even through planned development with a maximum density bonus approval. The change simply won't fulfill the stated objective. HU-MU zoning allowed in current MUL allows more density than MUM's allowable MU-1 zoning except for the ground floor (1 per 800 except the ground floor vs. 1 per 1,000). HU-RM1 allowed by our current MUL land use allows exactly the same density as MUM's allowable HU-RM2 zoning. How is this going to increase the number of allowable units? It doesn't seem to at all.

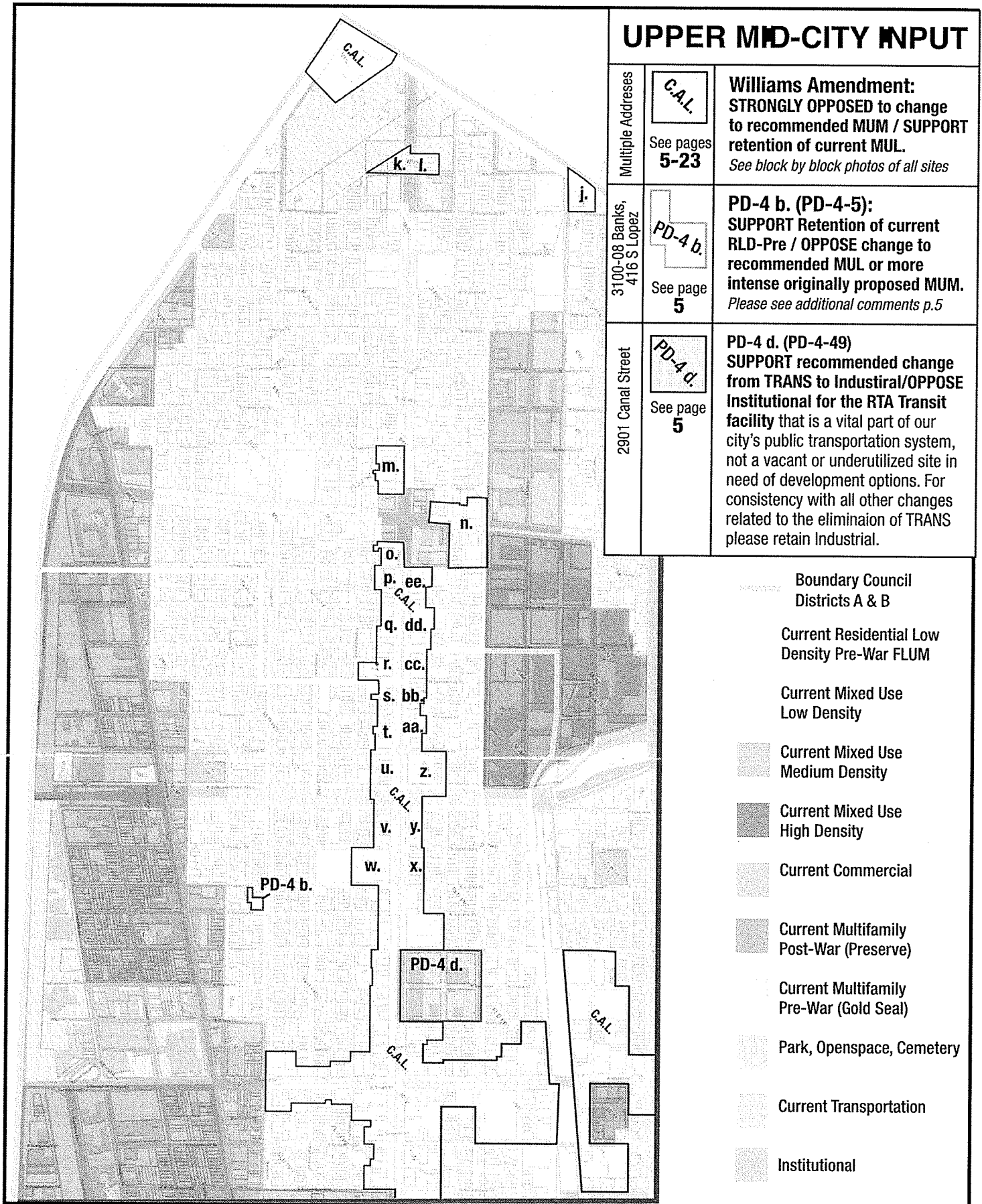
What will the indiscriminate change allow? Zoning which permits 60 foot building heights, up to 5-stories tall in areas predominated by single and two-story historic construction with a handful of occasional taller 3-story Mid-Century office buildings. It will allow zoning changes where area regulations are completely inconsistent with historic development patterns, more intense, unlimited size commercial uses, including auto-driven destination uses not typically thought to promote walkability. Allowable MUL zoning appropriately caps heights at 35-40 feet most consistent with development of the area. It limits the size of commercial; appropriately scaled to converted former historic residential structures that predominate the area. MUL promises a healthy and appropriate tiered transition from adjacent and adjoining lower density uses on the North side of Canal and RLD Pre and HU-RD2 zoning on the South side of Canal. MUL is the appropriate designation to minimize adverse impacts on surrounding residential and protect the quality of life of residents. MUL promotes walkability. It ensures parking shortages are not exacerbated. MUL protects our historic character best. It discourages demolition for larger construction and uses.

The change fails to meet criteria for MUM inclusion as a "Priority Transit development Area." These are not underutilized or vacant lots. A majority are fully occupied to capacity. The area is predominated by historic residential development and not limited to main corridors. It includes properties on dead-ends, residential side streets and residences. There's insufficient area on these smaller lots accommodate MUM capacity. Staff was also cognizant MUM would encourage demolition. MUM capacity can only be achieved on smaller lots through aggregation of multiple lots to make way for larger new construction, demolition of historic structures and alterations to an extent that historic structures are no longer considered contributing. The larger commercial uses the change promises would also threaten demolition to meet required parking. A recent change from NCDAC control (controlling demo of 35% of structure or and the facade) to less effective HDLC whole house demolition only control, paired with a change to MUM will leave Mid-City's National Historic District more vulnerable than ever.




The change sets a precedent for similar further intensification of land use five years from now for nearby parcels. It opens the door to zoning changes which allow intense, unlimited size, auto-driven commercial destination uses, with high trip generation including uses typically thought to be incompatible with adjacent residential or further compromise historic integrity of this historic neighborhood.












The change discourages desperately needed development where Mid-City needs it most, on the excessive number of vacant and underutilized lots on Tulane Ave just a few blocks away that are also within walking distance from the streetcar these changes target, and also along the number 39 Tulane Avenue bus.

# FUTURE LAND USE MAP AMENDMENTS — PD 4



## UPPER MID-CITY INPUT

Multiple Addresses	 See pages <b>5-23</b>	<b>Williams Amendment:</b> <b>STRONGLY OPPOSED</b> to change to recommended MUM / <b>SUPPORT</b> retention of current MUL. <i>See block by block photos of all sites</i>
3100-08 Banks, 416 S Lopez	 See page <b>5</b>	<b>PD-4 b. (PD-4-5):</b> <b>SUPPORT</b> Retention of current RLD-Pre / <b>OPPOSE</b> change to recommended MUL or more intense originally proposed MUM. <i>Please see additional comments p.5</i>
2901 Canal Street	 See page <b>5</b>	<b>PD-4 d. (PD-4-49)</b> <b>SUPPORT</b> recommended change from TRANS to Industrial/ <b>OPPOSE</b> Institutional for the RTA Transit facility that is a vital part of our city's public transportation system, not a vacant or underutilized site in need of development options. For consistency with all other changes related to the elimination of TRANS please retain Industrial.

-  Boundary Council Districts A & B
-  Current Residential Low Density Pre-War FLUM
-  Current Mixed Use Low Density
-  Current Mixed Use Medium Density
-  Current Mixed Use High Density
-  Current Commercial
-  Current Multifamily Post-War (Preserve)
-  Current Multifamily Pre-War (Gold Seal)
-  Park, Openspace, Cemetery
-  Current Transportation
-  Institutional

**COMPARISON OF POTENTIAL ZONING CLASSIFICATIONS THAT A CHANGE FROM CURRENT MUL TO MUM MIGHT ALLOW**  
 FUTURE ZONING CHANGES WOULD REQUIRE SEPARATE APPROVAL, HOWEVER THE PROPOSED CHANGE TO MUM OPENS THE DOOR TO THOSE CHANGES

		MUL Just some of the allowable zoning classifications in current MUL			MUM Just some of the allowable zoning classifications which would be allowed in MUM		
		HU-RD2 Two-Family Residential	HU-MU Neighborhood Mixed-Use	HU-PM1 Multi-Family Residential	HU-RM2 Multi-Family Residential	MU-1 Medium Intensity Mixed-Use	C-1 General Commercial
DENSITY	MINIMUM LOT AREA GREATEST ALLOWABLE DENSITY (MULTI-FAMILY)	1 dwelling unit per 2,000sf of lot area	1 dwelling unit per 800sf of lot area above the ground floor / 1 dwelling unit per 1,000sf on the ground floor	1 dwelling unit per 1,250sf of lot area	1 dwelling unit per 800sf of lot area	1 dwelling unit per 1,000sf of lot area	No minimum lot area provided Multi-Family not listed as a permitted use in C-1
	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT	1 dwelling unit per 800sf of lot area Limited to existing structures	1 dwelling unit per 800sf of lot area	1 dwelling unit per 600sf of lot area	1 dwelling unit per 600sf of lot area	1 dwelling unit per 800sf of lot area	N/A
COMMERCIAL	GREATEST ALLOWABLE DENSITY WITH APPROVAL OF PLANNED DEVELOPMENT + MAXIMUM DENSITY BONUS	1 dwelling unit per 560sf of lot area Limited to existing structures	1 dwelling unit per 560sf of lot area	1 dwelling unit per 420sf of lot area	1 dwelling unit per 420sf of lot area	1 dwelling unit per 560sf of lot area	N/A
	MAXIMUM SIZE COMMERCIAL USE	3,000 sf use limit Over 3,000sf prohibited Limited to 1st fl. & existing footprint	5,000sf use limit Over 5,000sf requires conditional use Use over 10,000sf prohibited	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	3,000 sf use limit Over 3,000sf use prohibited Limited to 1st fl. & existing footprint	Unlimited size commercial	Unlimited size commercial
HEIGHT	HOURS OF OPERATION	Limited to 6am through 10pm.	Limited to 6am through 10pm.	Limited to 6am through 10pm.	Limited to 6am through 10pm.	Unlimited )	Unlimited
	MAXIMUM ALLOWABLE BUILDING HEIGHT	35 feet	40' feet up to 3 stories	40' feet up to five stories	48 feet up to five stories	60' feet up to 5 stories	40' feet up to 3 stories
PARKING	PARKING EXEMPTIONS FOR NON-RESIDENTIAL USES	Exempt: Uses limited to office, studio, specialty restaurant, retail only.	Exempt: First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	Exempt: Uses limited to office, studio specialty restaurant, retail only.	Exempt: Uses limited to office, studio specialty restaurant, retail only.	Exempt First 5,000sf Collective & Alternating Parking Land Banked Parking On-street spaces count	No sf exemption Collective & Alternating Parking Land Banked Parking On-street spaces count
	MULTI-FAMILY	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit
DEVELOPMENT CHARACTER WITHIN HISTORIC NEIGHBORHOODS	FRONT YARD	See Section 11.3.A.2 Average on blockface	0' build-to-line, except if adjacent average greater than 5', see Section 12.3.B.2	See Section 11.3.A.2 Average on blockface	See Section 11.3.A.2 Average on blockface	None	Section 15.3.A.2 - average
	INTERIOR SIDE	Residential 3 feet Non-Residential: 5 feet Over 2 stories: 10 feet	None, unless abutting a residential zoning district then 3 feet (does not apply to lot abutting residential use, only zoning)	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	1-4 Unit or 1-2 story townhouse 3 feet Townhouse over 2-story or multi-family over 5 units 10 feet Non-Residential 5 feet.	1-2 family 10% of lot width or 3 feet whichever is greater Townhouse: 10 feet Multi, Non-Resid/Mixed Use: None unless abutting residential zoning district then 5 feet (doesn't apply when abutting residential use, only when abutting residential zoning)	None, unless abutting a residential zoning district then 5' (does not apply where abutting residential use, only zoning)
SETBACKS WHICH EFFECT PROXIMITY TO RESIDENTIAL USES AND	CORNER SIDE	Residential 3 feet Non-Residential/over 2 stories 10'	None, to a maximum of 5'	1-2 family See Section 11.3.A. 2-Story townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	1-2 family See Section 11.3.A. 2-Story townhouse 3 feet Over 2-Story townhouse: 10 feet Multifamily 3-4 unit: 10% of lot width with a minimum of 3 feet Multi over 5 units / Non-Residential 10'	None	None, to a maximum of 5'
	REAR YARD	20% of lot depth or 15', whichever is less	Non-Residential / Mixed Use: None unless abutting a residential zoning district then 15' (does not apply to lot abutting residential use, only residential zoning)	1-2 family: 20% of lot depth or 15 feet whichever is less	20 feet	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)	None, unless abutting a residential district then 20' (does not apply to lot abutting residential use, only zoning)

Please check against CZO for accuracy, Draft 8-29-2017




**WILLIAMS MUL to MUM AMENDMENT – INPUT RE: CPC CRITERIA / GUIDELINES**

CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>Sites need to have enough area to accommodate MUM capacity. Lots that do not provide enough lot area to accommodate higher density development were not included in staff's recommendation.</p>	<p>80 of approximately 115 sites are located on residential sized lots typical of historic Canal Street. 19 are somewhat larger (approx. two residential sized lots). The majority of the 115 sites simply do not have enough lot area to accommodate MUM density or capacity and should retain MUL.</p>
<p>Sites occupying entire squares or large corners are considered to be ideal locations for increased density while smaller lots in between these sites should remain low density.</p>	<p>Only 14 out of 115 appear to be large sites (not necessarily located on a corner). Just 1 appears to occupy an entire square. This is simply not enough to justify a blanket change to MUM from City Park Avenue down to N. Lopez Street. These are the exception, not the norm. To change 9 out of 115 sites to MUM is equivalent to spot zoning.</p>
<p>Staff was cognizant in its determinations that the allowance of increased density may encourage demolition requests and therefore did not recommend sites that would need more area to accommodate denser developments.</p>	<p>At least 90 of the sites retain original historic structures, with 75 out of 115 retaining original historic residential (or occasional mixed-use) construction therefore these sites would need more area to accommodate larger or denser development and should retain MUL. Please also consider that the recent loss of NCDAC which controlled demo of anything more than 35% of a structure or the facade that was replaced by inferior HDLC whole structure demo, paired with a change to MUM leaves these historic areas within the Mid-City National Historic district much more vulnerable.</p>
<p>The staff considered areas with low density zoning classifications and the possibility of creating situations where FLUM change would create large swaths of inconsistencies with the zoning.</p>	<p>MUL is consistent with the current HU-MU zoning. MUM would promise future zoning changes inconsistent with the predominant zoning in these areas. The change creates a huge inconsistency with treatment of similar MUL in other neighborhoods with similar HU-zoning where MUL has been retained. The criteria is not being applied evenly across the city. The result is a disproportionate amount of MUM proposed for historic neighborhoods in Mid-City while MUL is retained in all others including historic commercial corridors vs. historic residential corridors reconsidered in Mid-City. Our quality of life, and historic development character deserves equal consideration and that is best achieved by retention of MUL.</p>
<p>The proposed MUM designation description requires appropriate transitions to lower-density residential areas in order to mitigate the impacts on the residential area directly adjacent to the subject area. Thus, the adjacency to low-density neighborhoods was considered.</p>	<p>Adjacency to lower density residential neighborhoods was completely overlooked. Nearly all sites adjoin or are adjacent to lower residential uses that are within Mid-City's RLD -Pre / HU-RD2 areas, and also lower residential residential areas inappropriately folded into MUL land (blocks from N. Pierce to Jeff Davis between Bienville and Canal). Because of the proximity to these low density residential uses, retention of MUL is most appropriate and will help mitigate adverse impacts on residential. A leap from RLD-Pre or 1-2 family residential uses to MUM is neither an appropriately tiered or healthy transition.</p>
<p>Increased density is appropriate for areas around Lafitte Greenway and along Carrollton Avenue, Broad and Canal Streets as these areas are near amenities, schools, services and transit lines.</p>	<p>All properties in Mid-City are located near transit lines and amenities, but that in itself does not make a change to MUM an appropriate one. Many properties in Mid City and other Uptown neighborhoods or Carrollton are also near schools, amenities and transit yet recommendation was for retention of MUL. For consistency these sites must be given equal consideration of all CPC guidelines and criteria (not just this one). Additionally it should be noted that recommendation for some areas along these same streets were denied. The street name in itself should not be the determining factor in a change to MUM.</p>
<p>Interior sites located on the proposed sections of Iberville and Bienville Avenue between Jefferson Davis Parkway and David Street are typically smaller density sites. The historic land use pattern of these streets should be maintained.</p>	<p>The sites the Commission has been asked to reconsider includes sites within this area near Jeff Davis. A number of large parcels which are through lots also front Iberville. The area referenced in this guideline is predominantly low density residential historic land use pattern which was inappropriately folded into Mid-City's over-reaching MUL. Those uses and potential adverse impacts associated with a change to MUM must be considered.</p>

CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>MUL should be maintained for sites located within a neighborhood and not a main corridor.</p>	<p>The area includes sites which front residential side-streets and dead-ends not located on a main corridor, and an occasional site which is a through lot with frontage on residential side streets. These should retain MUL land use.</p>
<p>The eastern portion of Canal Street between David Street and South Hennessey is mostly occupied by former residential structures that have been adaptively repurposed for offices and other low density residential uses and should remain low density character.</p>	<p>75 out of 115 sites reconsidered are similarly occupied by original historic low- density residential construction and either retain lower density residential use or have been adaptively repurposed for small office or commercial uses and should remain low density.</p>
<p>The sites near Tulane Avenue between S. White S. Scott Streets are typically too small to accomodate increased density as these are considered tiered-down from the more intense uses along Tulane Avenue.</p>	<p>A majority of sites the Commission has been asked to reconsider are similarly too small to accommodate increased density, therefore MUL is the appropriate tier-up from low-density residential areas. MUL is also the appropriate tier-down from more intense MUM in former industrial areas on an otherwise residential Bienville Avenue both below and above North Carrollton.</p>
<p>The Magazine Street Corridor was previously considered for higher density in earlier Master Plan discussions. It was considered more appropriate at the mixed use low density level.</p>	<p>Higher density was previously considered throughout Mid-City too. Similarly it was considered more appropriate at low density level including sites included in this reconsideration. Criteria and guidelines were not applied evenly for all Historic Urban neighborhoods. All but Mid-City largely retained MUL for larger historic commercial corridors where original construction is commercial. These areas include N. and S. Broad, N. Carrollton, Canal and City Park Avenue. In other neighborhoods, MUL has largely been confined to sites fronting the main corridor. For Mid-City far too many sites are located on residential side-streets and a dead-end street or residential blocks. The character of our historic neighborhood deserves as much consideration as every other HU neighborhood. So does our quality of life. We hope this reconsideration will afford us that same retention of MUL.</p>

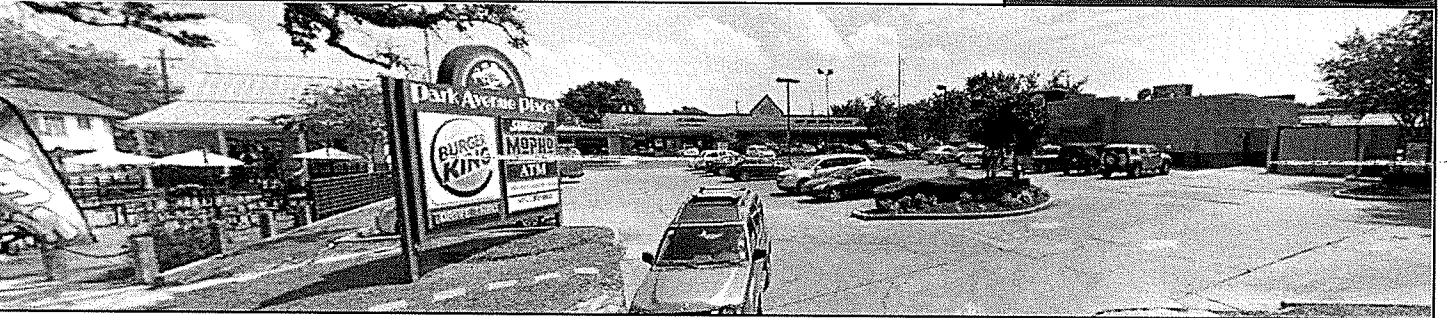
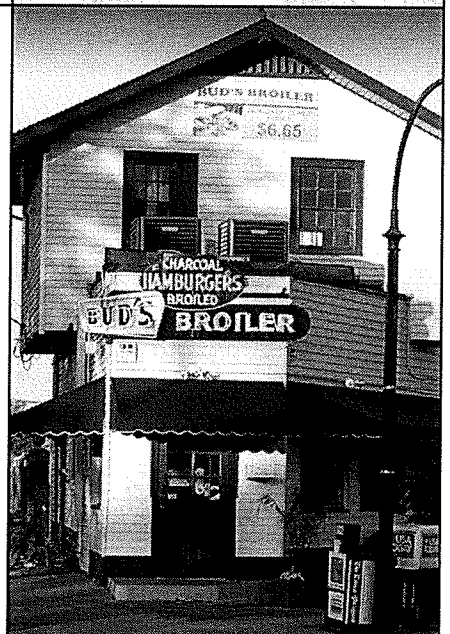
CPC Criteria and guidelines	Mid-City PD-4 Comments in response to criteria
<p>•Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas”:</p> <ul style="list-style-type: none"> <li>• Located within a 30-minute transit/walk commute of major job centers,</li> <li>• Currently underutilized or underdeveloped, without a previously existing consistent residential character</li> <li>• Within high-opportunity neighborhoods</li> </ul>	<p>All Mid-City parcels including RLD-Pre and MUL sites where a change to MUM has been denied are within 30 minutes of downtown and in what the city has recently deemed a “high opportunity neighborhood”. All are within walking distance to either a bus line or streetcar, or an approximate hour or less walk, yet we do not consider most for a change to MUM. This in itself should not constitute a change to MUM. Mid-City has ample large underdeveloped and vacant parcels along Tulane Ave which is appropriately MUM and MUH. We should revisit these changes once we get desperately needed development on Tulane Avenue. The majority of sites sent back to the Commission for reconsideration simply do not meet the criteria of being vacant or underutilized and fail to meet many of the guidelines for consideration of MUM. All are developed and occupied with few exceptions. There are approximately 90 out of 115 with historic construction (80 with historic residential construction) which should be preserved. There is also a glaring disparity between the sweeping proposal for Mid-City and recommendations of approval vs. how all other Historic Urban neighborhoods within equal distance of the CBD and downtown have been treated. These other neighborhoods meet this same criteria and are located near or on major transportation routes yet will retain MUL. We deserve equal consideration of our historic character and residential quality of life, as well as a consistent and balanced consideration of guidelines and criteria afforded to these other Historic Urban neighborhoods with larger parcels, and commercial construction which were recommended for retention of MUL.</p>

FLUM MAP	C.A.L.	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
ORD. No.	79	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed Use Low-Density for properties designated as such on square 623, bounded by N Anthony St., Saint Louis St., & City Park Ave.
MOTION	J	
COUNCIL	A	
UPPER MID-CITY INPUT		
		<p><i>Note: Ordinance No. 79 returned to Commission for reconsideration includes both Square 623 (one parcel) and the entirety of Square 617.</i></p>

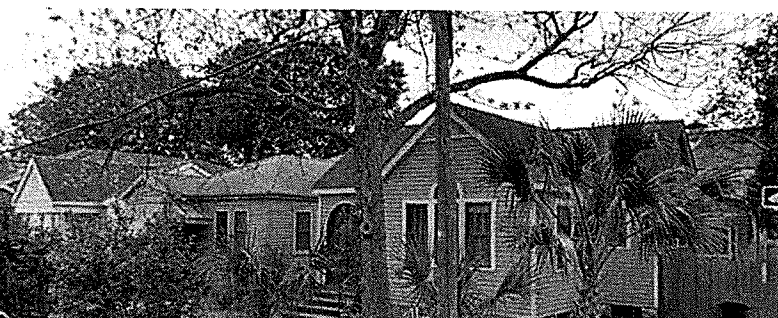


Square 623, 500 City Park, Bud's Broiler — Strongly opposed to MUM for this residential sized triangular shaped lot which is the iconic, historic original Buds Broiler location. We ask that this not be folded into any change to MUM. The change does not encourage preservation of this occupied historic mixed use structure. The lot is also so small it can not accomodate MUM capacity. It can't even be aggregated or combined with other lots to reach MUM capacity because it's surrounded by streets, railroad tracks and a cemetery. Please keep Bud's Broiler MUL.

Square 617— Ordinance #79 includes Square 617 fronting N Bernadotte, N Anthony and Toulouse as well as City Park Ave. Neighborhood input has consistently remained that Square 617 also retain current Mixed Use Low-Density. All buildings are currently occupied to capacity serving the neighborhood and Delgado students. Current MUL already allows for greater expansion beyond the strip-mall and snoball stand developed today, without any change. Retention of MUL would help restrict height, scale and bulk to that of the historic neighborhood on the river side of City Park Ave and help ensure that future zoning changes do not have adverse impact on low density residential uses and zoning surrounding two sides of the square. However, in fairness while preference remains for MUL the structures don't appear to be historic, and the site is located near multiple more efficient bus routes (versus an inefficient tourist driven streetcar) which may explain the Council's wisdom in only retaining MUL for Bud's Broiler across the street.





Square 617, a through lot has it's greatest frontage on otherwise residential Toulouse St. and the dead-end 500 block of North Bernadotte which includes low density residential use and RLD-pre land use. A healthy tiered transition from these low density residential uses or from RLD-Pre is a transition to MUL 1-3 stories allowed by MUL is most appropriate considering prevailing 1-2 story historic development surrounding the site. Please also re-consider retention MUL for square 617.

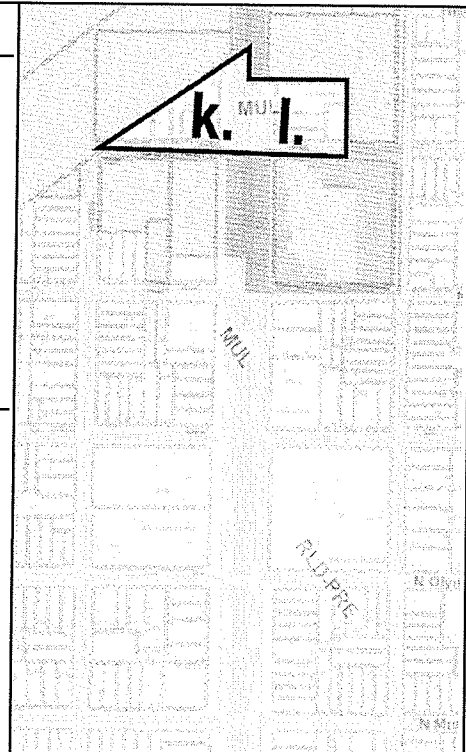


opposing corner of the RLD-Pre residence in 500 block N. Bernadotte



RLD-Pre residences on opposing blockface on Toulouse

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>80 &amp; 81</b>	<p>k. Consider modifying recommended change to Mixed Use Medium Density vs. retaining Mixed Use Low Density for properties designated as such on square 845, bounded by Bottinelli Pl., Canal St., Saint Patrick Cemetery No. 1.</p> <p>I. Consider modifying the recommended change to Mixed Use Medium Density vs. retaining Mixed-Use Low Density for properties designated as such on square 628, bounded by N Anthony St., Canal St., Helena St. extended, &amp; Iberville St.</p> <p>(100 blocks of (private, dead-end) Bottinelli Pl., the 100 block of N Anthony St. and the 4900 block of Canal)</p>
<b>MOTION</b>	<b>k, l</b>	
<b>COUNCIL</b>	<b>A</b>	
<b>UPPER MID-CITY INPUT</b>		
 		



4900 block of Canal (North Side)  
 and 100 block north Anthony  
 4900 block of Canal (South Side)



Rear view of properties which have several doors and gates to adjoining cemetery

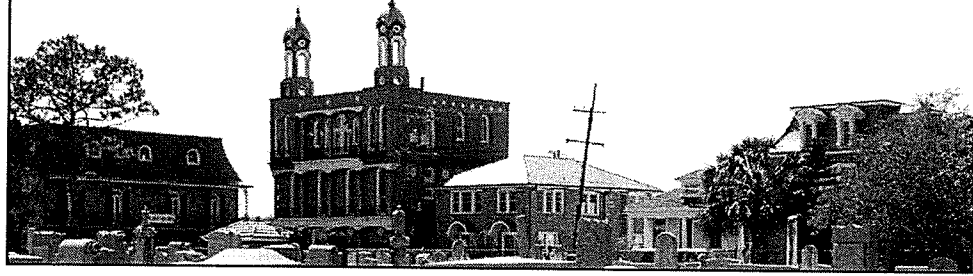
Change to MUM is inconsistent with years of true community input that formed current MUL land use, including input from the owner of all properties on the south side of Canal, cemetery oversight and business owners. Unless that owner recently requested MUM, we remain adamantly opposed.

This fails to meet criteria for MUM inclusion as a "Priority Transit development Area." There are no underutilized or vacant lots. There's insufficient area to accommodate MUM capacity. A change would create an inconsistency, rather than correct one. Staff's Report describes Canal above Hennessey as occupied by historic residential structures that should remain MUL. Staff stated MUL should be maintained for residential sites not on a main corridor. This area includes historic residential structures and uses on smaller lots including those located on dead-end Bottinelli Place and the 100 block of N Anthony. Staff stressed the importance of tiered approach and healthy transitions. A leap from surrounding RLD-Pre to MUM, is a leap that takes "healthy" out of "healthy transition," creating an MUM island in a residential area. Staff recommended denial for similar sites in throughout the City and this area should be treated the same for consistency. Staff was also cognizant the request would encourage demolition. At this site, MUM capacity or development beyond what exists could only be reached through demolition or alteration which compromise historic structures beyond recognition. The recent replacement of NCDAC demo control (more than 35% of structure or facade) with inferior HDLC (whole structure demo control only), paired with a change to MUM, significantly increases vulnerability. These are both architecturally and culturally significant structures rooted in the neighborhood's rich funerary and stone carving history, contributing to the scenic vista and historic character of the area founded in the late 1840s bringing a stream of tourism dollars to upper Mid-City businesses. It is worthy of extra preservation consideration. The change would set a precedent along the last remaining historic residential stretch of Canal Street spared commercial encroachment, increasing likelihood of similar inappropriate changes in the future.

MUM also allows zoning changes to classifications which allow 5-story, 60 foot heights, more intense zoning including uses which threaten quality of life for adjacent residents and peaceful visitation and burial of loved one's in adjoining Tememe Derech and St. Patrick cemeteries. MUL already sufficiently allows appropriately scaled, neighborhood serving commercial and multifamily in existing historic structures.

The change is unnecessary to achieve successful mixed use development. We've had it right here for more than half a century with an amazing, healthy mix of commercial, affordable residential, and compatible, much needed health, fitness, and social mental health service uses which serve our community. We simply don't need to encourage greater development here—we need it on Tulane Avenue.

**100 Block of private Bottinelli Place (private dead-end street)**  
 5 of 7 historic structures on the S. side of Canal front dead-end side street, not a main corridor.



<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>82</b>	Consider modifying change to Mixed Use Medium Density vs. retaining Mixed Use Low Density for properties designated as such on square 783, fronting Canal, bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., & Canal St
<b>MOTION</b>	<b>m</b>	
<b>COUNCIL</b>	<b>A</b>	

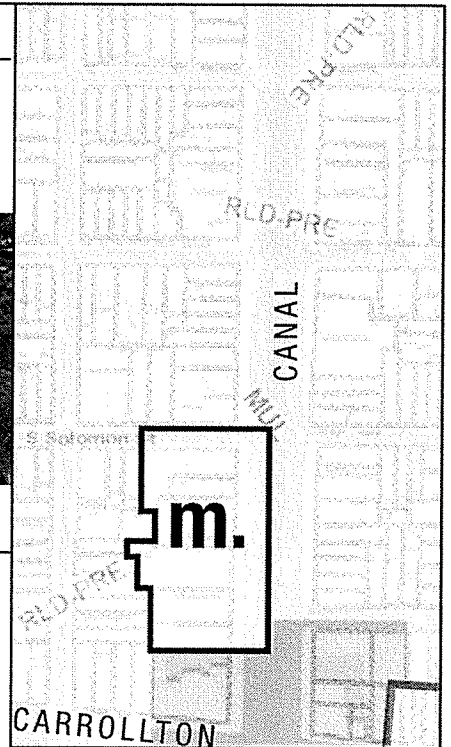
**UPPER MID-CITY INPUT**



4130 Canal: Historic single-family residential construction used as law office



4162 Canal: Historic residential construction



MUM is inconsistent with years of true community input that resulted in MUL on the map. The change fails to meet criteria for MUM inclusion as “Priority Transit development Area.” These are not underutilized lots. There’s insufficient area to accommodate MUM capacity. Staff noted MUL should be maintained for residential sites not on a main corridor. While this is Canal St., it’s not a main commercial corridor. Canal from David to City Park Ave., has several blocks that retains historic residential zoning and use. MUM creates an inconsistency, rather than correcting one. A change encourages further intensification, sets a precedent for similar changes in the future increasing the likelihood of further commercial encroachment in the future.

In their reasons for denial of MUM in the next block and opposing blockface, Staff noted these blocks were *occupied by historic residential structures that should remain MUL* overlooking the historic residential construction on this blockface. There are just two exceptions which are significant HDLC landmarks. Staff was cognizant the request would encourage demolition. At this site, MUM capacity or development beyond what exists could only be reached through demolition or alteration beyond recognition including two HDLC Landmarks. The recent replacement of NCDAC control (demo of more than 35% of structure or a facade) with inferior HDLC (whole structure demo control only) paired with MUM, significantly increases vulnerability. These architecturally significant structures reflect both original turn of the century residential development of Canal St. and one of the most significant examples of Mid-Century modern architecture within the entire city.

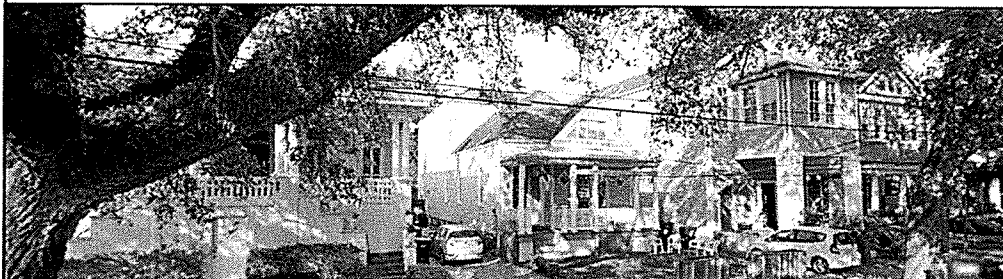
Staff also stressed the importance of tiered approach and healthy transitions. A leap from adjoining RLD-Pre to MUM is the leap that takes the “healthy” out of “healthy transition.” Ultimately, MUM allows zoning classifications that allow 5-story, 60ft. heights grossly inconsistent with the character of the neighborhood’s predominating 1-2 story historic residential construction. Future zoning changes may also allow intense uses that are incompatible with adjoining RLD-Pre property. A transition from MUM to adjoining RLD-Pre is not a tiered or “healthy transition.” Accessory parking lots for a few of these sites has entry on residential Cleveland Ave. There is an extreme parking shortage in the neighborhood due to nearby Jesuit to such an extent it has posed threats to life and safety preventing emergency vehicles from reaching residents in need. We have a lot of underdeveloped MUM two blocks away and on Tulane Ave. where we desperately need MUM development. This just isn’t the right fit. MUL allows appropriately scale commercial and multifamily consistent with this area without any change.



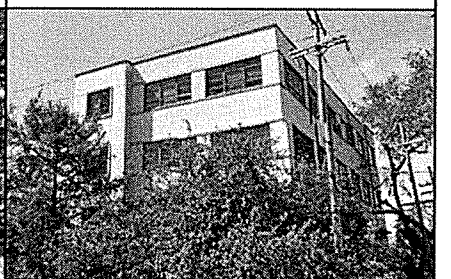
4152 Canal: 2-story, single-family historic residential construction readapted for VOA (office use. office).



4140 Canal: Curtis & Davis Automotive Life Insurance Bldg., 2-story HDLC Landmark which is the Mid-City N.O. Public Library

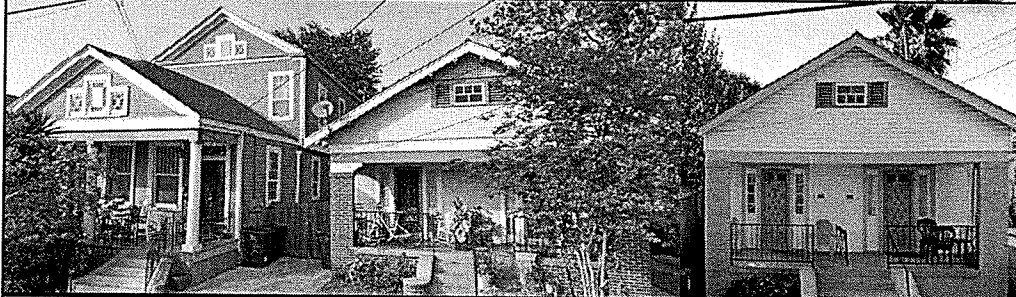
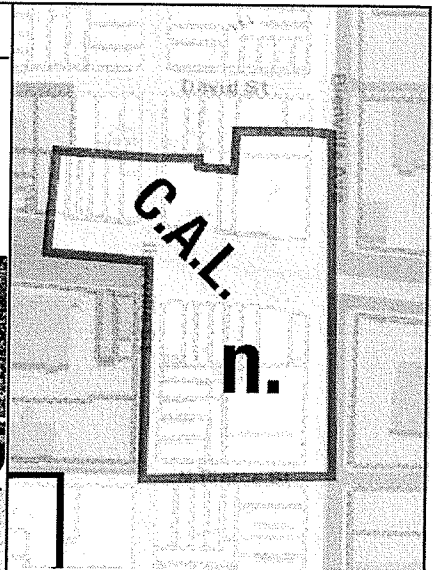


Opposing Block Face: 4100 Block of Canal Street: Commission recommended retaining MUL on this same block. A change to MUM across the street creates an inconsistency.



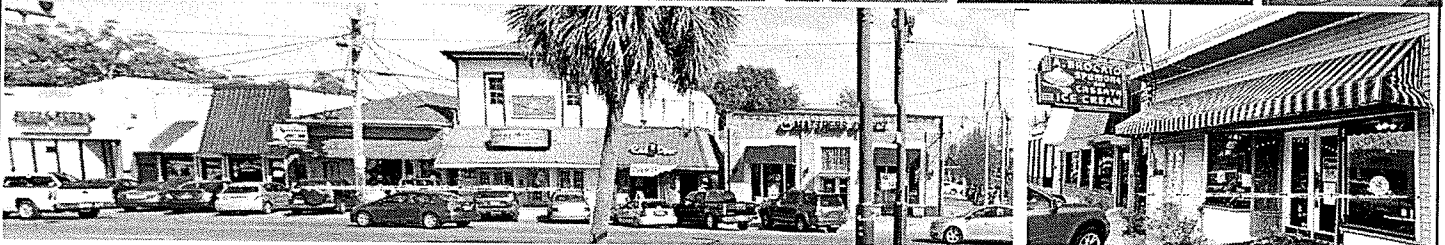
4176 Canal: Singer Sewing Company, HDLC Landmark (fully occupied office bldg)

FLUM MAP	C.A.L.	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
ORD. No.	84	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties on square 532, fronting Canal St., bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave., specifically lots 17A, 18A, 19, 20A 21, 22, and M containing the municipal addresses 213 N. Pierce, 4001-03, 4005-07, 4009-11, and 4021 Iberville
MOTION	n.	
COUNCIL	A	
UPPER MID-CITY INPUT		

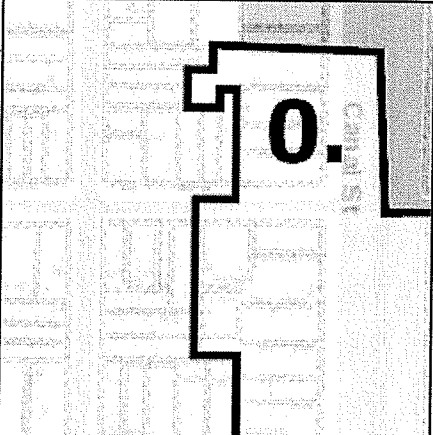




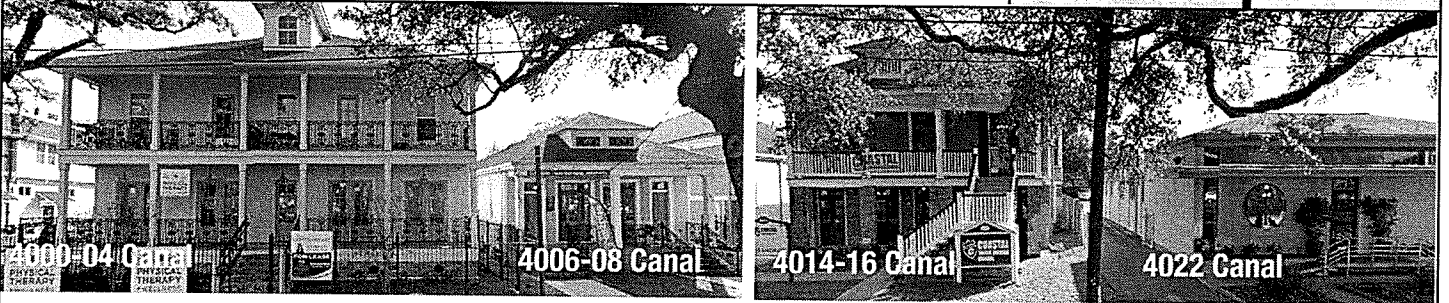
**STRONGLY OPPOSED TO MUM**  
 4021 Iberville,  
 4009-11 Iberville  
 213 N. Pierce  
 4005-07 Iberville  
 4001-03 Iberville

**ALSO OPPOSED TO MUM** at the following locations included in Ordinance No. 84 not listed: 200, 206, 208-210, 212 and 216 N Carrollton (river side), and 125, 127, 133, 135, 139-141 N Carrollton (lakeside) and 2023 Iberville.





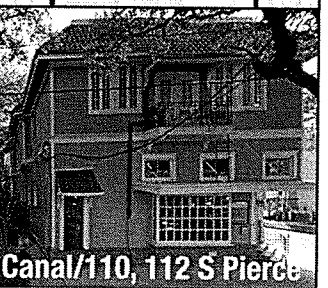
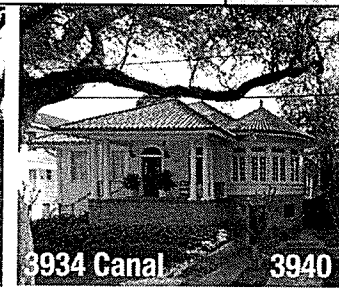
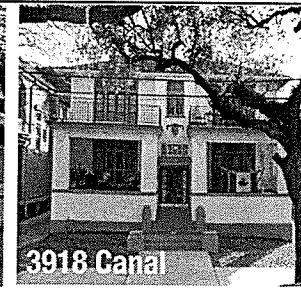
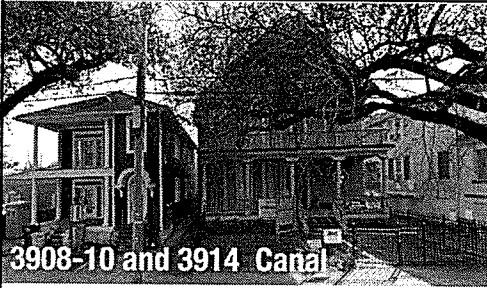
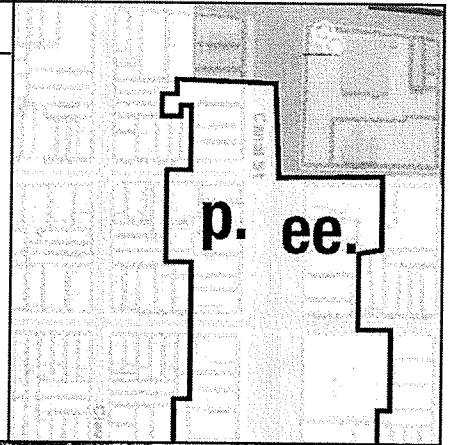
Strongly opposed to MUM for properties included in Ordinance No. 84. Please retain MUL for the entirety of the area described in No. 84, not just a few addresses mentioned in M-17-412. MUM is totally inappropriate. Some sites should've never been designated MUL in the first place. MUL allows more appropriately scale commercial and multifamily development consistent with the character of the area without any change. A change to MUM fails to meet criteria for MUM inclusion as "Priority Transit development Area." In their reasons for denial of MUM throughout their report Staff had noted blocks *occupied by historic residential structures should remain MUL*. Residential sites and historic residential construction not located on a main corridor N. Pierce and Iberville should not be included. Additionally, this side of Bienville from City Park Avenue to N Telemachus is predominated by historic residential development which is occupied except the intersection at N Carrollton. A jump from low density residential uses to MUM fails to promise the tiered *healthy transition* described by Staff. These are occupied properties which are not vacant or underutilized. Staff was cognizant the request would encourage demolition. MUM capacity or development beyond what exists can only be reached through demolition or alteration of sites beyond recognition. These parcels have insufficient area to accommodate MUM capacity encouraging aggregation of multiple residential sized lots for larger development. A change to MUM proposes further intensification of residential areas and sets a precedent for similar changes nearby in the future. Finally, MUM allows zoning classifications which would be inappropriate in these areas even through a later separate approval, allowing 5-story or 65ft. heights and insufficient setbacks threatening the character of the neighborhood. Future zoning changes may also allow intense uses that are incompatible with adjoining residential use even through an additional approval. There is ample MUM on the other side of Bienville near the Lafitte greenway ripe for MUM development. Making all mixed use MUM is inconsistent with good land use practices and the tiered approach generally supported by staff.

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>	
<b>ORD. No.</b>	86	Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 756, bounded by S. Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St.	
<b>MOTION</b>	o		
<b>COUNCIL</b>	A		
UPPER MID-CITY INPUT  			

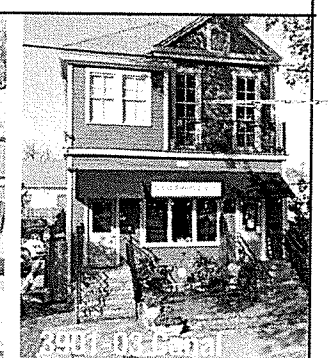
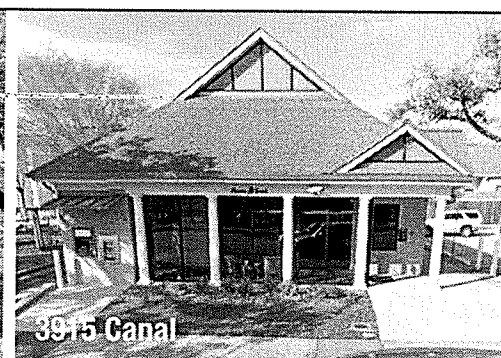
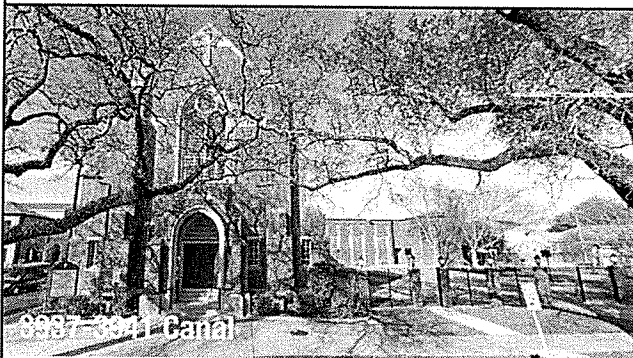
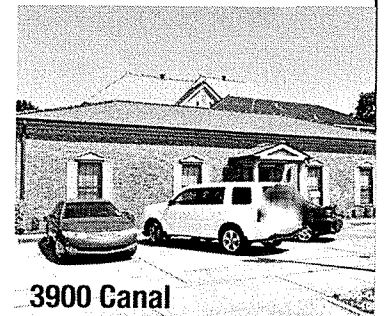


These sites include historic residential construction on smaller lots which do not have sufficient in size to accomodate MUM capacity and should remain MUL. The largest site is a double residential-sized lot. The sites adjoin low density residential land use and zoning. Adverse impacts on these surrounding residential uses can not be sufficiently mitigated. MUM encourages aggregation of smaller sites and demolition to make way for larger MUM capacity, required parking for larger uses and larger structures. Similar sites on Canal right across Carrollton were denied. For consistency, these similar parcels with residential construction converted to small office uses should also be denied.

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>87,127</b>	<p>p. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St.</p> <p>ee. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 534 facing Canal St., bounded by N Scott St., N Pierce St., and Iberville St.</p>
<b>MOTION</b>	<b>p., ee.</b>	
<b>COUNCIL</b>	<b>A</b>	
<b>UPPER MID-CITY INPUT</b>		
 		



p. There are six (6) sites on typical residential sized lots on the South side of Canal. All but one are historic residential construction. Some are converted to small office or mixed use, while others retain low density residential use. Size of these lots isn't sufficient in to accomodate MUM capacity. All adjoin low density residential land use and zoning, where adverse impacts on residential uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre. MUM encourages aggregation of smaller lots, and demolition to make way for larger MUM capacity, required parking for larger uses, and larger buildings. While Canal is considered a 'main' corridor it is historically, a residential corridor. That character including predominant 2 story heights on most blocks should be preserved. Allowable zoning in MUM inappropriately allows 60 foot heights up to 5 stories which is grossly inappropriate.

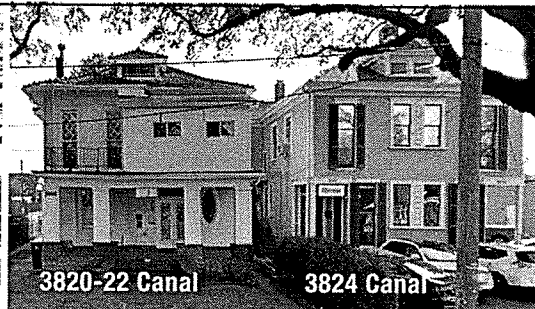
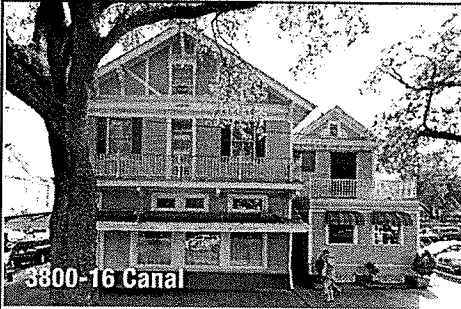


ee. There are three (3) sites on the North side of Canal. 3901 Canal is 2-story historic residential construction converted to mixed use with a restaurant on the ground floor. 3915 Canal is new 1-story construction on an interior lot. The 3rd site is an active, occupied historic church and private school typical of institutional uses allowed and often located in residential areas. The historic construction should be preserved. The property is not limited to a main corridor. Portions front Iberville which is largely residential low density use from N Pierce to Jeff Davis despite being included in Mid-City's over-reaching MUL. Adverse impacts of larger, more intense commercial uses can not be sufficiently mitigated. Allowable zoning in MUM also allows up to 60 foot heights up to five stories which is grossly inconsistent with the predominant historic 2 story development along Canal Street.



# EXHIBIT Q & DD

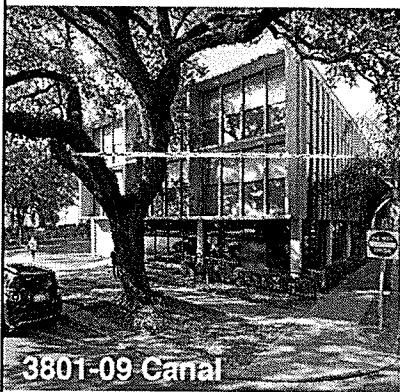
<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>	
<b>ORD. No.</b>	<b>88,126</b>	q. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St.	
<b>MOTION</b>	<b>q, dd</b>		
<b>COUNCIL</b>	<b>A</b>		
<b>UPPER MID-CITY INPUT</b>		dd. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St.	



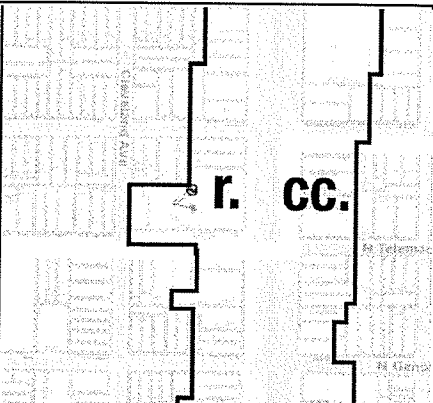


3824 Canal

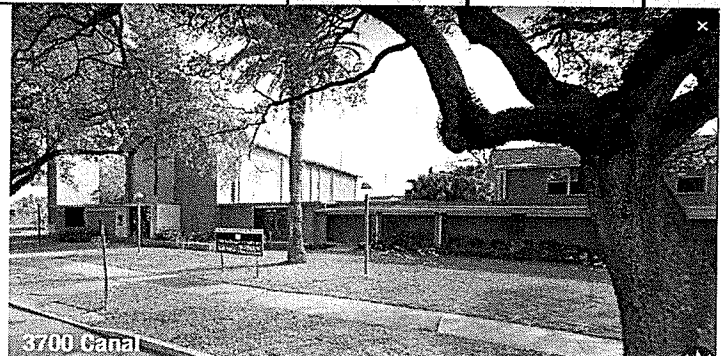
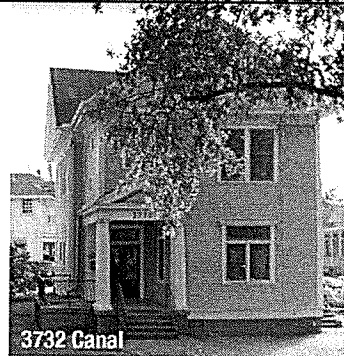


q. There are four (4) sites in the 3800 block of Canal (South side). All but one are historic residential in original construction. One small retail store on the corner is recent construction. Mandina's aggregated 3 lots into one and forms the other corner. These former residences have been converted to small office and commercial uses. There is insufficient size on these smaller sites accommodate MUM capacity and should remain MUL. A jump from RLD-Pre to MUM is not a tiered or appropriate transition. All sites adjoin RLD Pre and HU-RD2 low density residential zoning and uses, where adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple historic residential sites and demolition to make way for larger MUM capacity, required parking for larger uses, and larger new construction to meet MUM density.



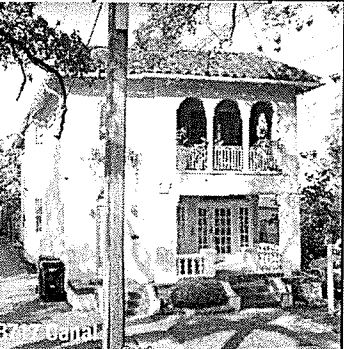
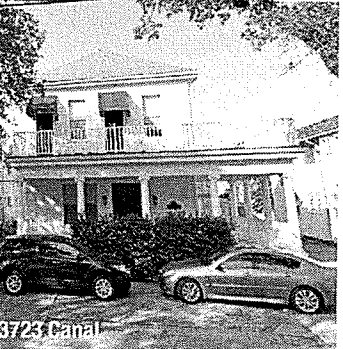
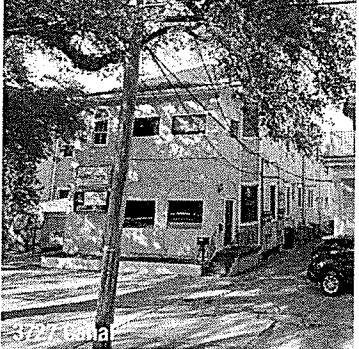
dd. There are two (2) sites on the North side of the 3800 block of Canal. 3827 Canal is Schoen funeral home, and a 1931 Spanish Revival-style renovation of the former ornate Queen Anne residence originally constructed at the site. (<https://prcno.org/news/schoen-funeral-home/>) 3801-09 Canal is the Mid-Century modern, Schoen Life Insurance Building designed by architect, John M. Lachin, Jr. While these are larger corner sites, they are not confined to a main corridor. They are fully occupied, not underutilized or vacant sites. Both front residential side streets where adverse impacts on low density residential inappropriately folded into Mid-City's over-reaching MUL can not be sufficiently mitigated. There is a severe parking shortage for residents on N Cortez, N Scott and Iberville. MUM allows more intense unlimited size commercial uses which are incompatible with the surrounding low-density residential. A change to MUM will exacerbate these problems. Staff was cognizant that a change would encourage demolition. These sites are significant both architecturally and culturally as part of our neighborhood's rich funerary history and must be preserved. A recent change from NCDAC to inferior HDLC whole structure demolition (vs. previous control over demo of more than 35% of a building or the facade) paired with a change to MUM puts these significant structures at risk.

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>	
<b>ORD. No.</b>	<b>89</b>	r. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal	
<b>MOTION</b>	<b>r.</b>		
<b>COUNCIL</b>	<b>A</b>		
<b>UPPER MID-CITY INPUT</b>  		Fronting the 3700 block of Canal, 3700 block of Cleveland, and 100 block of S Telemachus There are two (2) historic residential structures with a mix of residential and small office use. The 3rd site is Grace Episcopal School and Church which fronts two residential Streets.	

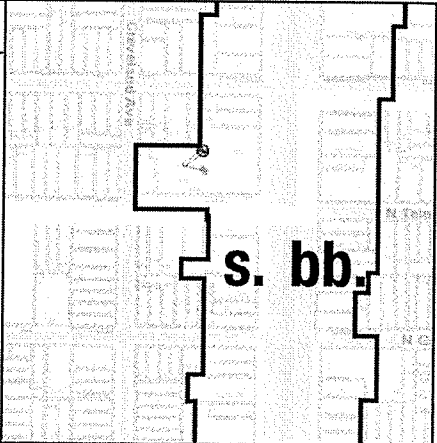


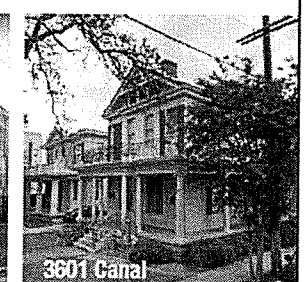
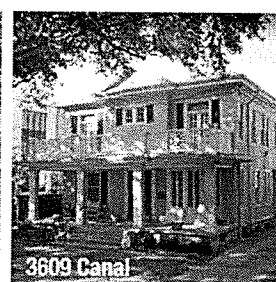
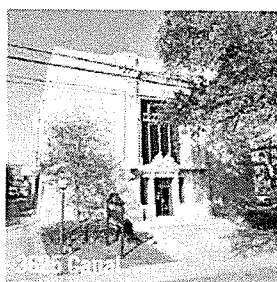
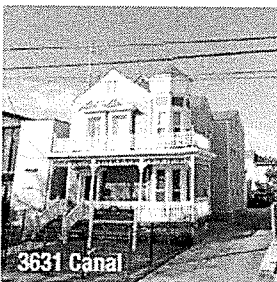
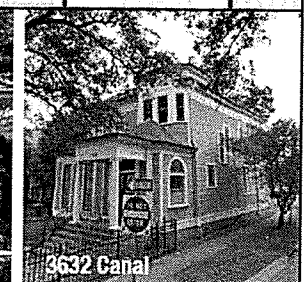
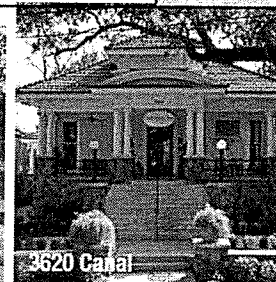
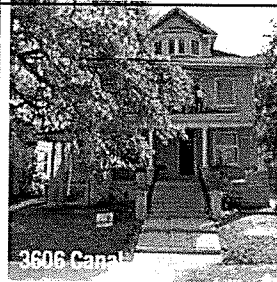
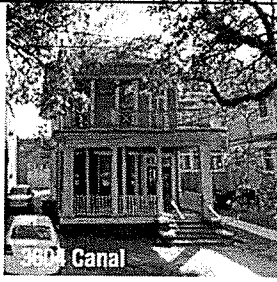
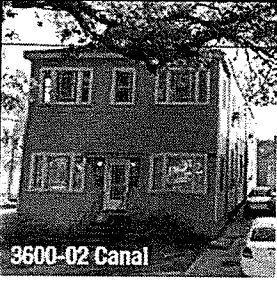
2 of 3 sites do not have sufficient in size to accomodate MUM capacity. 2 do not occupy an entire square or larger corner and are developed with historic residential structures on smaller lots which should remain MUL. All sites adjoin or are adjacent to RLD Pre and HU-RD2 low density residential. Adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple hisoric residential sites and demolition to make way for larger MUM capacity, required parking for larger uses, and larger new construction to meet MUM density. While Grace Episcopal site is currently vacant, retaining MUL will ensure that intense unlimited sized commercial uses do not have adverse impacts on the RLD-Pre low density residential side streets it fronts. MUM does not provide a tiered or appropriate transition from RLD-Pre.

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>	
<b>ORD. No.</b>	<b>125</b>	<p><b>cc.</b> Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 504 facing Canal bound- ed by N Telemachus St., Canal St., N Cortez St., &amp; Iberville.</p>	
<b>MOTION</b>	<b>CC.</b>		
<b>COUNCIL</b>	<b>B</b>		
<b>UPPER MID-CITY INPUT</b> 		<p>This North side of the 3700 block of Canal has five (5) sites. All but one are historic single-family residences in original construction on small residential sized lots. One (1) is historic multifamily on a double-lot. All are occupied with residential or conversion to small office use and adjoin low density residential included in Mid-City's over-reaching MUL land use</p>	



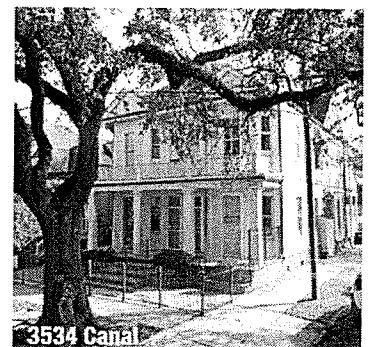
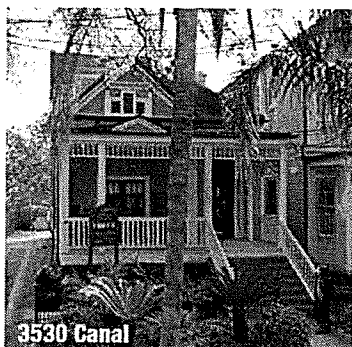
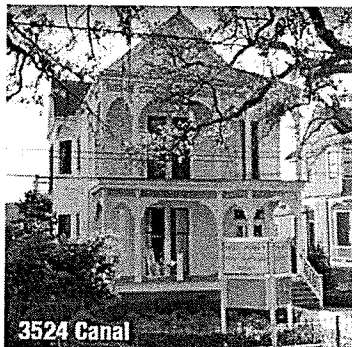
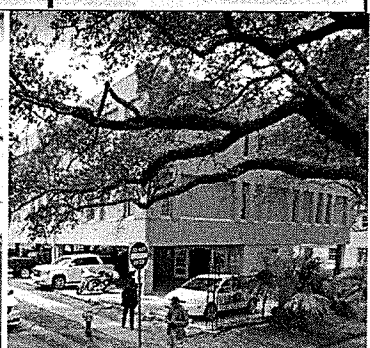
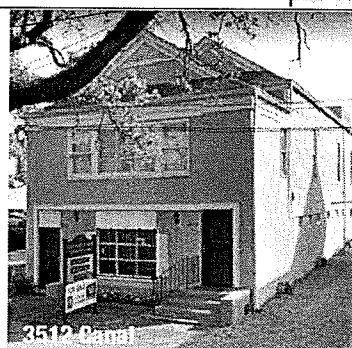
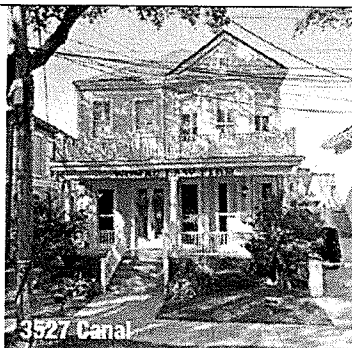
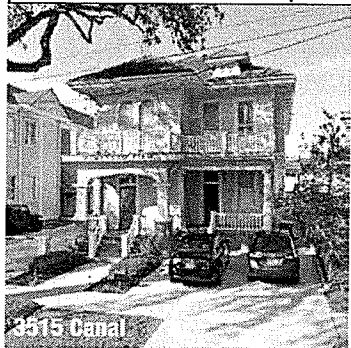
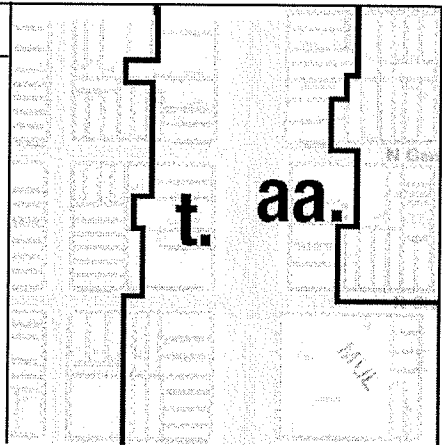
These sites do not have sufficient in size to accomodate MUM capacity. They do not occupy an entire square or larger corner. These sites developed with historic residential structures on small residential sized lots should remain MUL. The sites adjoin low density residential uses in Mid-City's over-reaching MUL where adverse impacts on adjacent and adjoining residential uses can not be sufficiently mitigated. MUM encourages aggregation of multiple hisoric residential sites and demolition to make way for larger MUM capacity, required parking for larger uses and larger structures.

FLUM MAP	C.A.L.	WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)	
ORD. No.	90,123	<p>s. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal</p>	
MOTION	s., bb.		
COUNCIL	B	<p>bb. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 479, facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St.</p>	
UPPER MID-CITY INPUT			



All 10 sites are historic construction, with 8 of those 10 being historic lower density residential construction. Two are commercial construction and accommodate smaller office uses. None are above MUL zoning's allowable 2-3 stories. Some of these former residences have been converted to small office while others retain low density residential use. The size of a majority of these lots is simply not sufficient in to accommodate MUM capacity. Greater heights allowed by MUM zoning classifications are inconsistent with the character of the area. All sites adjoin low density residential use. MUM adverse impacts from higher density or larger, more intense commercial uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL on the North side of Canal. A change encourages aggregation of smaller lots, and demolition to make way for larger MUM capacity, required parking for larger uses and buildings. While Canal is considered a 'main' corridor it's historic development was as a residential corridor. That character including predominant 2 story heights on blocks that retain that predominant character should be preserved. MUL is the best way to accomplish that. Allowable zoning within MUM inappropriately allows 60 foot heights and up to 5 stories, more intense unlimited size commercial uses which are inappropriate for the surrounding neighborhood and this block of Canal Street.



<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>91,123</b>	t. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St.
<b>MOTION</b>	<b>t., aa.</b>	
<b>COUNCIL</b>	<b>B</b>	
<b>UPPER MID-CITY INPUT</b>		Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 478 facing Canal St., bounded by N Clark St., Canal, N Genois St., & Iberville St.

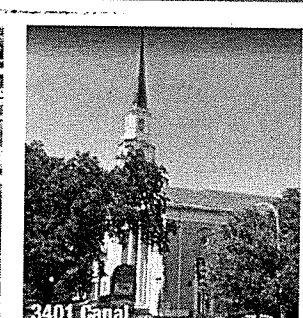
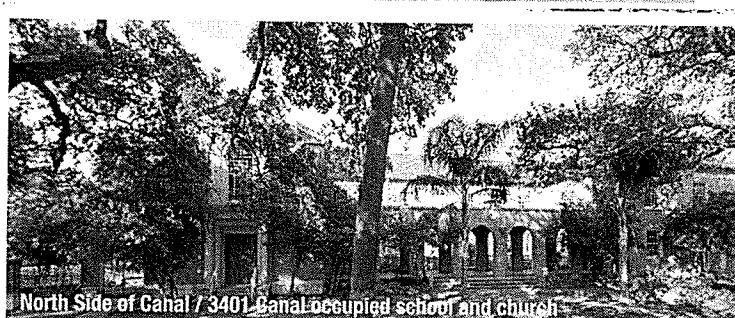
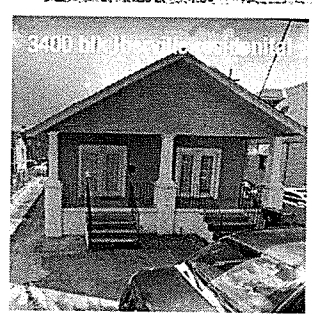
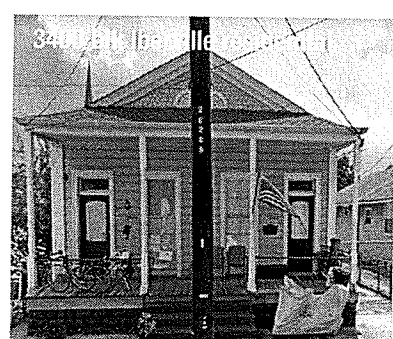
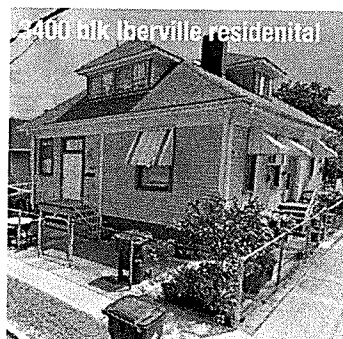
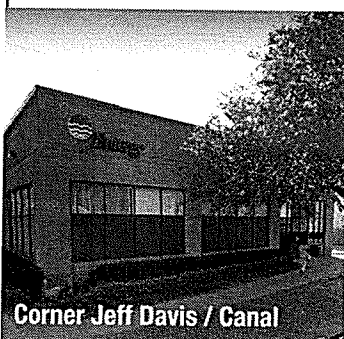
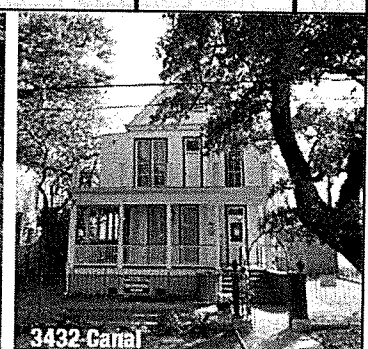
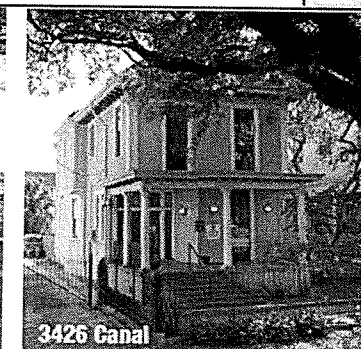
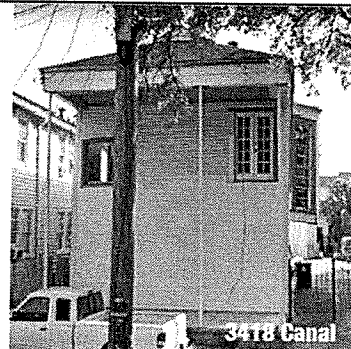
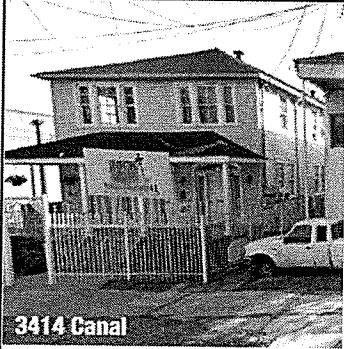
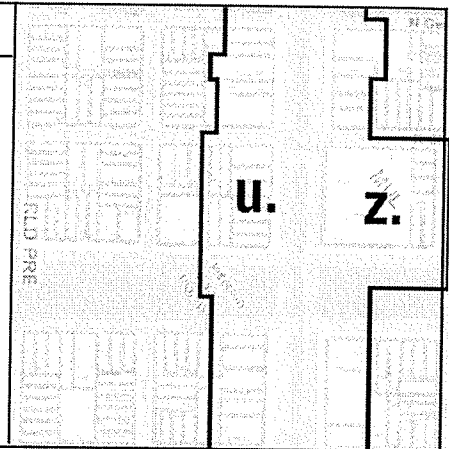


There are 9 sites, with a majority being historic low-density residential construction typical along Canal Street. Some retain residential use while others have been converted to smaller office uses. One is a Mid-Century 3-story office building.

None are above 35-40 foot and 3 stories allowed by MUL's allowable zoning. Lot size is simply not sufficient in to accommodate MUM capacity. Greater heights (60 foot heights and up to 5 stories) allowed by MUM zoning classifications are inconsistent with the character of the area. Sites adjoin or are adjacent to lower density residential uses where adverse impacts from higher densities or larger, more intense commercial uses can not be sufficiently mitigated. MUM is not a tiered or appropriate transition from RLD-Pre on the South Side of Canal or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL on the North side adjoining these sites. A change encourages aggregation of smaller lots, and increases potential for demolition to make way for larger MUM capacity, required parking for larger uses and buildings. While Canal is considered a 'main' corridor it's historic development was as a residential corridor. That remains the prevalent development character of this area.

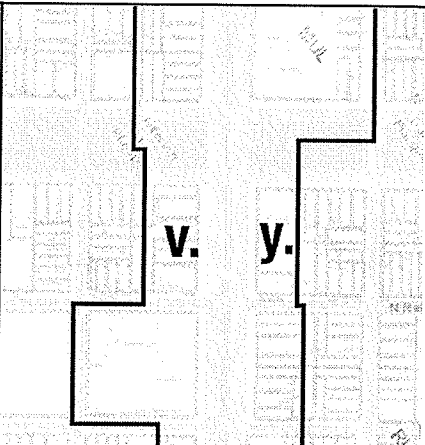
# EXHIBIT U & Z

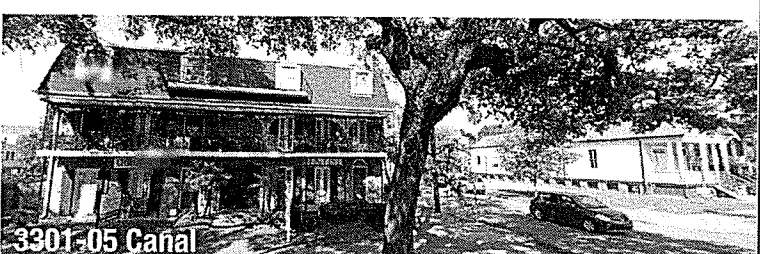
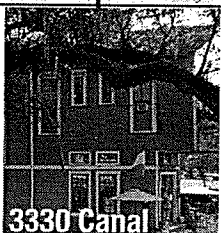
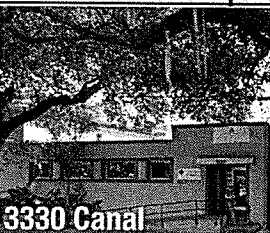
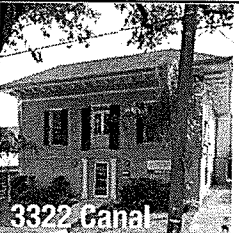
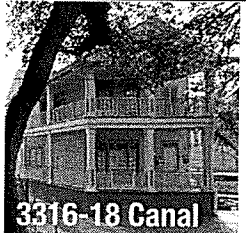
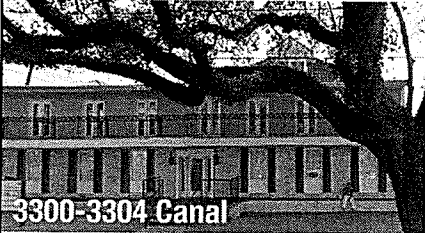
<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>92,122</b>	<p>u. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St.</p> <p>z. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St.</p> <p>(fronting 3400 block of Canal, 3400 block of Iberville, 100 block of both S and N Clark and 100 blocks of S &amp; N Jeff Davis</p>
<b>MOTION</b>	<b>u., z.</b>	
<b>COUNCIL</b>	<b>B</b>	
<b>UPPER MID-CITY INPUT</b>  		



Nearly half of these sites are located on Iberville, not on a main corridor. All but one are historic residential or institutional construction rather than larger commercial. Surrounding uses on both sides of this block are lower-density residential, where adverse impacts from higher densities or larger, more intense commercial uses can not be sufficiently mitigated. With the exception of the occupied active church and school, traditionally found in residential neighborhoods, none of these structures is greater than 2-stories. MUM is not a tiered or appropriate transition from RLD-Pre on the South Side of Canal or the low density residential uses inappropriately folded into Mid-City's over-reaching MUL included in this change on Iberville Street. A change encourages aggregation of smaller lots and increases potential for demolition to make way for larger MUM capacity, required parking for larger uses and buildings. This block clearly has prevalent historic residential development referenced by staff when denying MUM elsewhere along Canal and should retain MUL.



# EXHIBIT V & Y

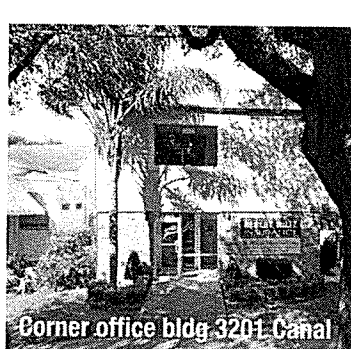
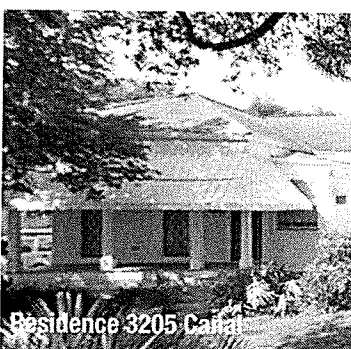
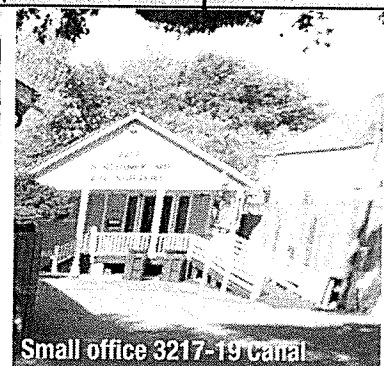
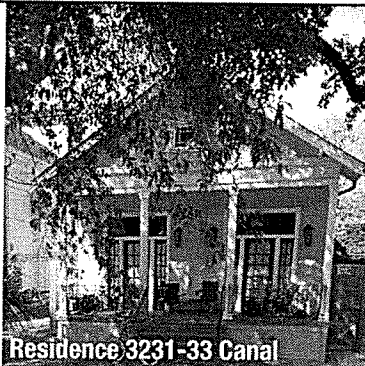
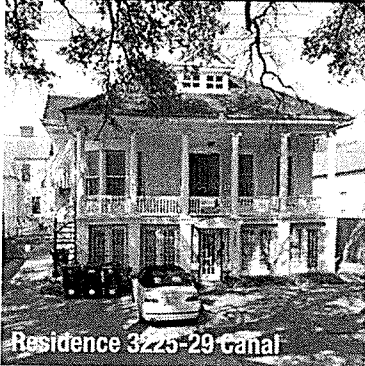
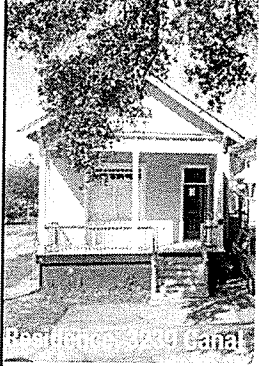
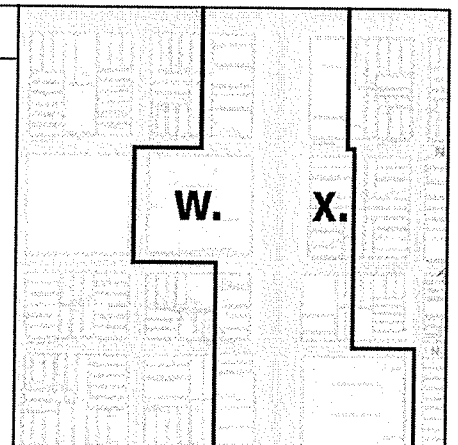
<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>	
<b>ORD. No.</b>	<b>93,121</b>	v. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St. (#93 in ordinance Attachment A)	
<b>MOTION</b>	<b>v., y.</b>		
<b>COUNCIL</b>	<b>B</b>		
<b>UPPER MID-CITY INPUT</b>		y. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St.  (fronting 3300 block of Canal)	



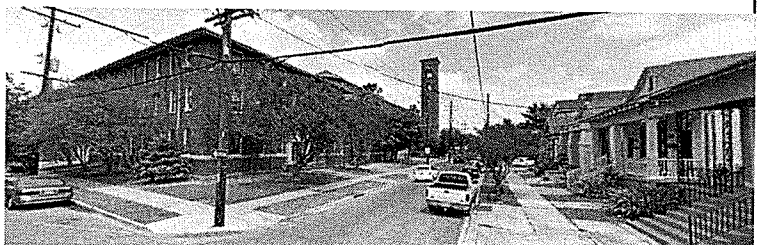
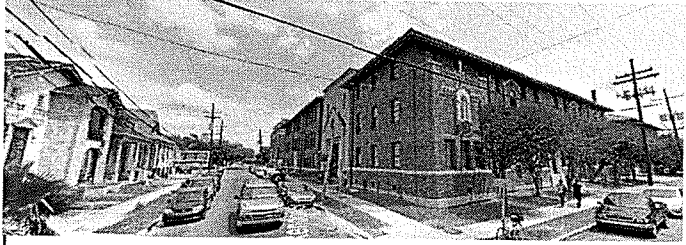
This area is a mix of historic residential and new construction limited to 1-2 stories which predominates both Jeff Davis and Canal Street. Most are on smaller residential scale lots, particularly on the South side of Canal. All are adjacent to or adjoin lower density residential uses where adverse impacts from more intense larger commercial uses or densities can not be sufficiently mitigated. It appears all are smaller office uses, with a bar and a bank located at two corners of Jeff Davis. Sites on the South side are smaller lots typical of residential development along historic Canal Street and are too small to accommodate MUM capacity. The historic development character of Canal and Jeff Davis near this intersection is otherwise historic low density residential use. On the north side the Whitney Bank does have a large corner parcel but it too abuts residential uses. MUM for this exception is the equivalent of a spot zone and would create an inconsistency rather than correct one.

# EXHIBIT W & X

<b>FLUM MAP</b>	<b>C.A.L.</b>	<b>WILLIAMS AMENDMENT. (COUNCIL-AT-LARGE)</b>
<b>ORD. No.</b>	<b>94,120</b>	w. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 658, bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St.
<b>MOTION</b>	<b>w., x.</b>	
<b>COUNCIL</b>	<b>B</b>	
<b>UPPER MID-CITY INPUT</b>		x. Consider modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St.
 		(fronting 3200 block of Canal, 3200 block of Cleveland, 100 block of S. Lopez, 100 block of S. Rendon)

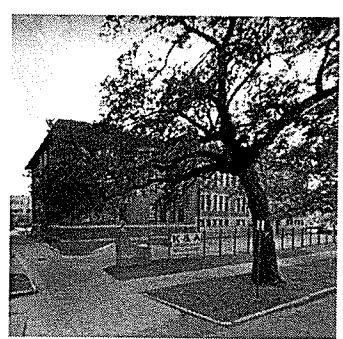


x. All but one site are low density, 1-2 story, historic residential construction and even current use. Small lots can't accommodate MUM capacity without demolition. Adjacent to residential where adverse impacts of larger density or commercial can't be sufficiently mitigated



fronting Cleveland Ave and residential side-street (S Rendon)

fronting Cleveland Ave and residential side-street (S Lopez)



fronting South Side Canal

w. A change to MUM is unnecessary. The site isn't vacant or underutilized. In fact, the former Sacred Heart School was just recently developed and occupied by multifamily which includes affordable units without a change. It is one out of approximately 115 lots that is actually an entire square but is completely surrounded by 1-2 family low density residential and Morris Jeff School. Historic structures also front side streets (Cleveland, S. Rendon and S. Lopez) and is not limited to a main corridor. It is an appropriate conversion that preserves the areas historic development character.



## Codi E. Davis

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**From:** CPCinfo  
**Sent:** Tuesday, September 05, 2017 9:27 AM  
**To:** Larry W. Massey Jr.  
**Cc:** Paul Cramer  
**Subject:** FW: 3100-08 Banks and Williams amendment.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Jim Olsen [<mailto:jim.olsen@brlwd.com>]  
**Sent:** Monday, September 04, 2017 3:02 PM  
**To:** CPCinfo  
**Cc:** 'MCNO Administration'  
**Subject:** 3100-08 Banks and Williams amendment.

CPC and City Council:

### 3100-08 Banks

I oppose the proposed land use change for 3100-08 Banks Street known as "PD 4. b". The area has been subject to too many high density requests for a strongly 1 and 2 family area. Please retain current zoning to prevent future, more intense zoning changes.

Allowing this change will only lead to enlargement or expansion of high density, mixed-use development in the middle of a residential neighborhood. I want this property to remain "Residential Low Density land use".

### Williams Amendment

I oppose the "Williams Amendment" which proposes a change from "Mixed Use Low Density land use (MUL)" to a more intense, dense "Mixed Use Medium Density land use (MUM)".

Approval of this change will open the door to more intense future zoning requests and changes and development, greater densities, unlimited size commercial, and less restrictive list of commercial uses.

Some of these zoning classifications in MUM allow building heights up to 60 feet or 5 stories which are objectionable and totally out of scale and character with our neighborhood. This area is predominantly comprised of historic 1-2 story residential construction, institutional uses like schools and churches, and smaller 1-3 story commercial structures already allowed under current land use.

Much effort and community involvement was used to establish reasonable zoning requirements acceptable to the property owners. Please do not perpetuate the trend of breaking the zoning rules. It is destroying the residential community of the area.

Thank you.  
Jim Olsen  
2748 Palmyra Street



**Codi E. Davis**

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**From:** CPCinfo  
**Sent:** Tuesday, September 05, 2017 8:47 AM  
**To:** Larry W. Massey Jr.  
**Cc:** Paul Cramer  
**Subject:** FW: Master plan input

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

From: Debra [<mailto:bcswdebra@aol.com>]  
Sent: Monday, September 04, 2017 9:12 AM  
To: Robert D. Rivers; Leslie T. Alley; CPCinfo  
Subject: Master plan input

Good morning

This letter, sent before the written deadline, is to provide input on the proposed Master Plan changes. As I am unable to attend the September 12 meeting, I request that my input be provided to the Commissioners in their packet, prepared by staff in advance of that date.

I strongly oppose any language which provides for the continued encroachment of commercial into residential neighborhoods and request that "on sites" be deleted from Range of Uses in all references to Residential Pre-War within the Text Amendments. This exception should be retained only for existing buildings where previous commercial uses can be verified and not extended to vacant lots. I further oppose any change which would provide for the conversion of institutional and non-residential buildings to commercial and/or mixed use in these areas and support only their conversion to multi-family

I oppose any allowance of density bonuses unless they are specifically tied to mandatory inclusion of long-term affordable housing PROVIDED ONSITE OF THE PLANNED DEVELOPMENT.

I oppose the Institutional designation for the RTA transit facility.

I am in strong opposition to CM Williams' amendment which changes MUL to MUM on and near Canal St., Broad St, City Park Avenue and North Carrollton.

Thank you for your consideration.

Sincerely

Debra Voelker  
Mid-City resident