

**PLANNING DISTRICT 5 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

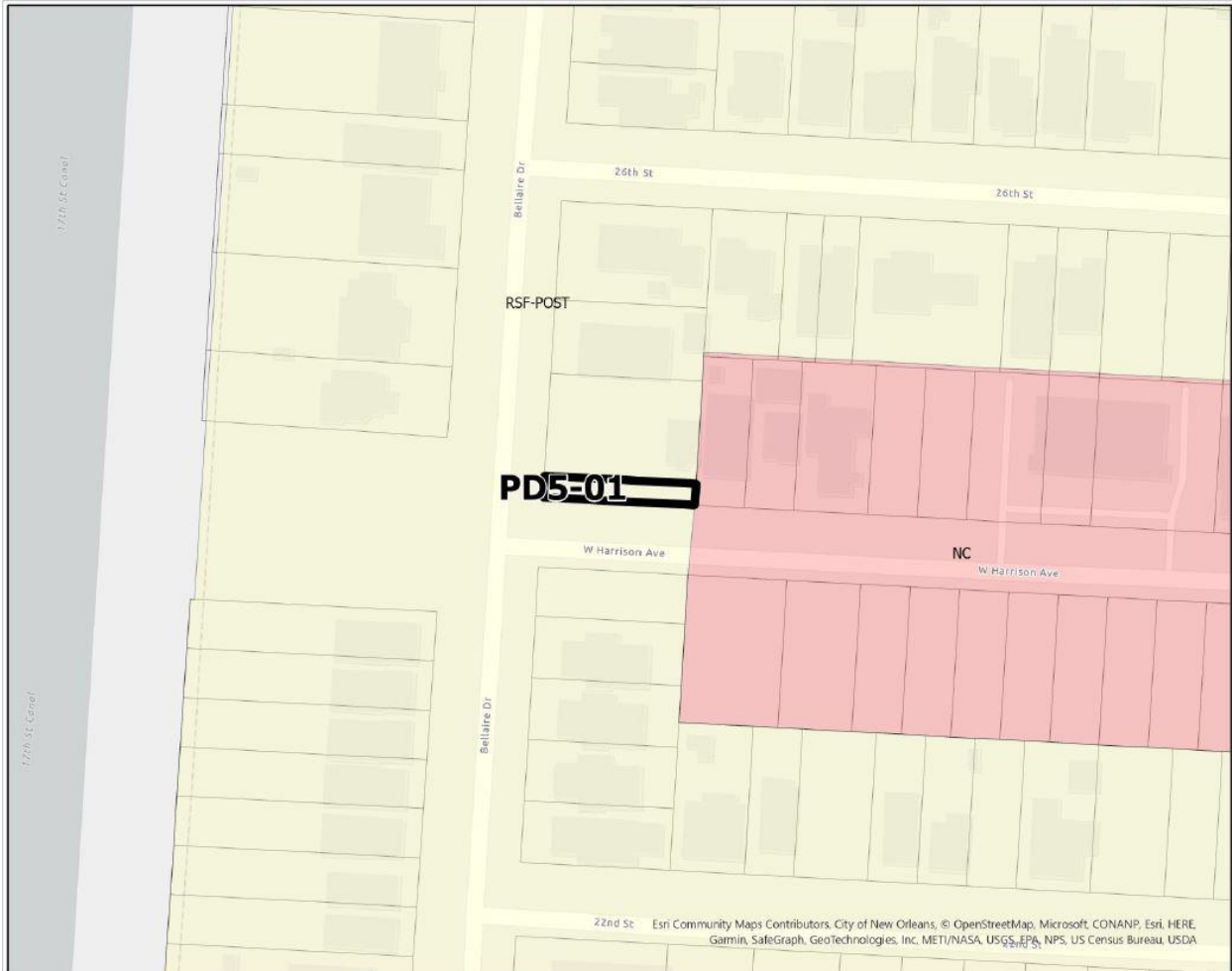
Request number: PD5-01

Applicant: Council District A

Request: *Change of Future Land Use Map Designation from RSF-POST Residential Post-War Single-Family to NC Neighborhood Commercial*

Location: The petitioned property is located on Lot 12A, Square 34, in the Seventh Municipal District. The municipal address is 6303 Bellaire Drive. The property is located in the West End neighborhood.

FLUM Map:



Current Zoning: S-LRS1 Suburban Lakeview Single-Family Residential District

Current Land Use: The proposed site is a portion of two lots of record with frontage on West Harrison Avenue. Lot 12-A is vacant, and Lot 8-A has an existing single-family residence.

Purpose: The applicant stated the request was for the FLUM designation to match the West Harrison corridor FLUM designation of NC Neighborhood Commercial for a future subdivision request.

Staff Analysis: *Site Description & Land Use:* The subject site is a small section (approximately 2,400 square feet) of two lots. The proposed FLUM change would account for the front sections of these two lots that abut West Harrison Avenue. The site is bounded by West Harrison Avenue, Bellaire Drive, 26th Street, and Fleur-de-Lis Drive in the West End neighborhood. The proposed site is zoned as a S-LRS1 Suburban Lakeview Single-Family Residential District.



Figure 1: Google Maps Streetview of 6303 Bellaire Drive and 439 West Harrison Avenue

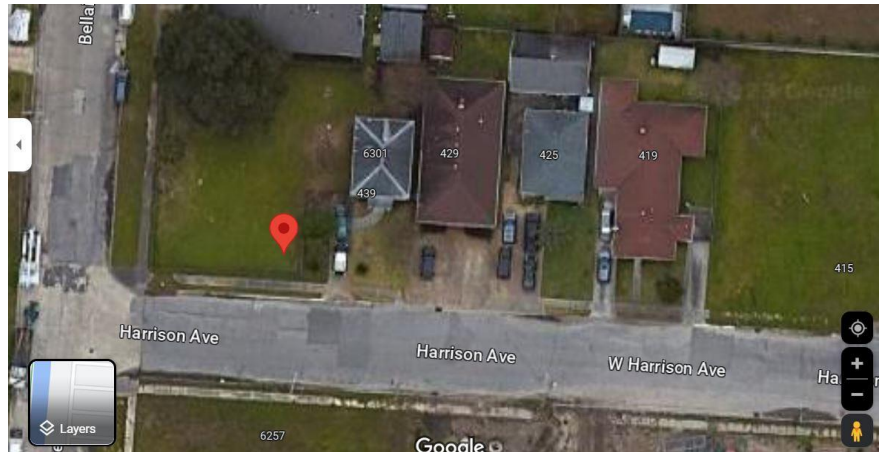


Figure 2: Google Maps Aerial View of 6303 Bellaire Drive and 439 West Harrison Avenue

When this application was submitted in October 2022, the subject parcel was in the process of being subdivided with four other lots fronting Bellaire Drive into two lots fronting West Harrison Avenue (see below Figure 1).

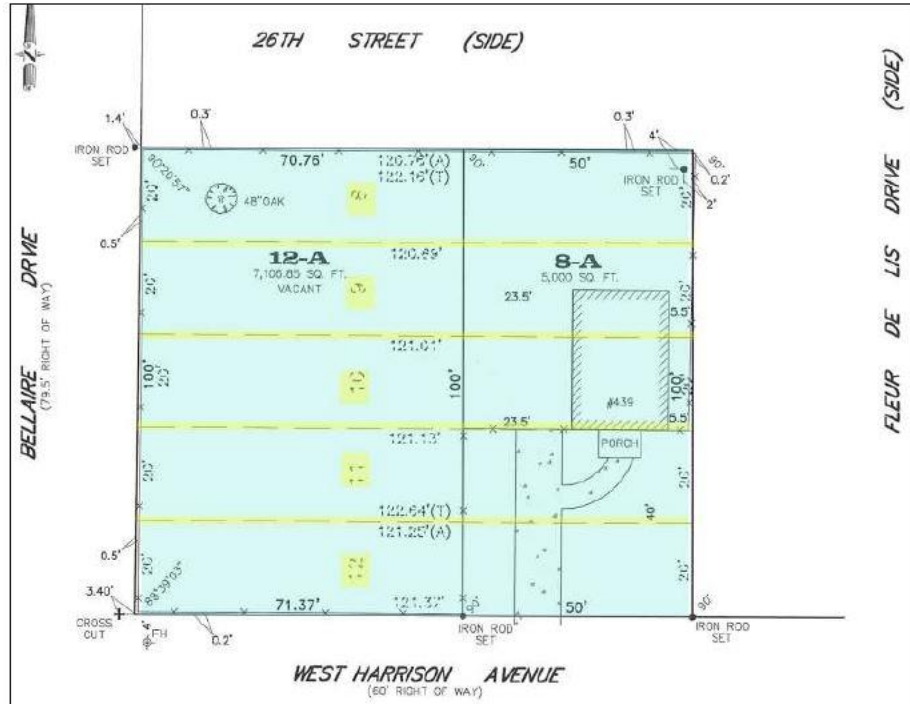


Figure 3. Exhibit of Proposed Subdivision Request (SD144-22) of lots 8 through 12 facing Belleaire Drive into 12-A and 8-A facing West Harrison Avenue.

On January 17th, 2023, the subdivision request was finalized as depicted in

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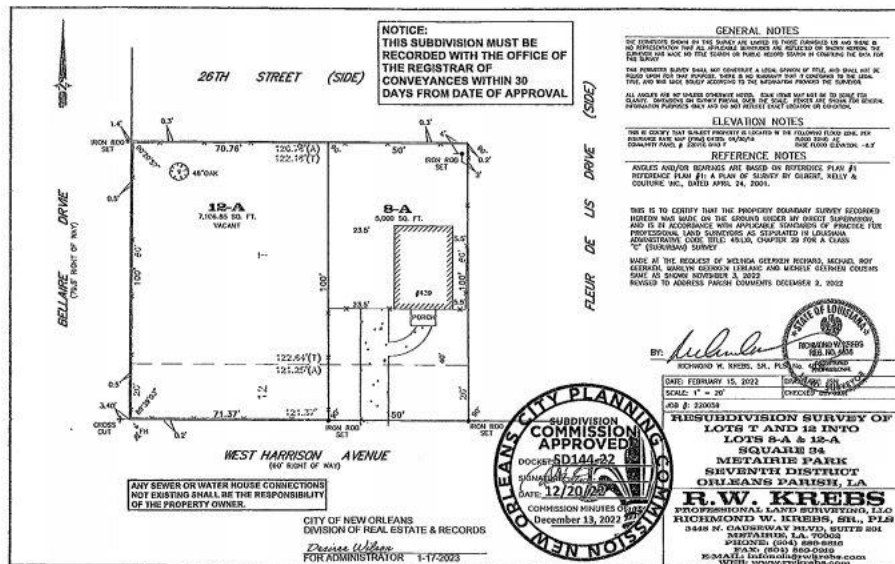


Figure 4. Recorded lots 12-A and 8-A facing West Harrison Avenue.

Surrounding Land Use Trends: The existing and recent historic land use pattern in this portion of West End is largely suburban residential, with neighborhood commercial businesses existing only along West Harrison Boulevard. This area is also on the border of Jefferson Parish and nearby Veterans Boulevard which has extensive general and heavy commercial activity.

Surrounding FLUM Designations: The areas around the subject property are designated as RSF-POST Residential Post-War Single-Family and NC Neighborhood Commercial. These FLUM designations are restrictive in nature to accommodate suburban low-density residential districts or low-density neighborhood commercial districts. The FLUM designations in these areas prioritize single-family residential developments and promote suburban style commercial activity. Building heights are restricted generally to one or two stories, ranging from 40 feet to 55 feet in more mixed-used permissive suburban commercial areas.

Impacts: The subject property currently has a Future Land Use Map designation of RSF-POST Residential Post-War Single-Family but is adjacent to a relatively long stretch of properties along West Harrison Avenue that are designated as NC Neighborhood Commercial. The FLUM change request appears to only apply to the frontage along West Harrison Avenue and does not include the entirety of the newly subdivided combined lots (12A and 8A as shown in Figures 3 and 4 above).

Although the proposal would allow for the proposed site to have a consistent FLUM designation as neighboring properties, staff does not recommend splitting a parcel's FLUM designation as that could create non-conforming development patterns throughout the proposed site.

Staff recommends keeping the existing FLUM designation of RSF-POST Residential Post-War Single-Family, as the existing development on the site

is residential and all corner properties along Bellaire Drive in the West End neighborhood also have the same RSF-POST FLUM designation.

Recommendation: Denial of the FLUM Designation Change to NC Neighborhood Commercial.

Reasons for Recommendation:

1. The request would create a split FLUM designation on the subject lot that would not be consistent through the development site.
2. The request is inconsistent with neighboring FLUM designations.
3. The site historically has been utilized for low-density residential development and there is an existing single-family residence on one of the two parcels.