Request number: PD6-01

Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District between Peoples Avenue and Franklin Avenue.

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Occupied residential

Purpose: The request would allow for historically appropriate increase in density.
Staff Analysis: 

*Site Description & Land Use:* The subject site is approximately 10,853.57 feet in perimeter, 3,828,018.95 square foot section of the Gentilly Terrace neighborhood with boundaries from the corner of Lombard Street and Peoples Avenue, up to Mithra Street and over to Franklin Avenue. The site is currently occupied as a residential neighborhood and has historically been occupied as predominately single- and two-family residential with little to no commercial uses.

*Surrounding Land Use Trends:* The area around the subject property includes mostly single- and two-family residences, but there is a portion of the surrounding area that is zoned S-B1 Suburban Business District that hosts a variety of different uses including small multi-family, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is largely residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium-to large-sized single-family on uniform rectangular lots with a history of residential uses.

*Surrounding FLUM Designations:* The site is located in a RSF-Post FLUM designation with neighboring designations such as Neighborhood Commercial and Institutional. The existing Residential Single-Family Post-War FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties.

*Impacts:* The subject area was zoned RD-2 Two-Family Residential District until 2015 when it was rezoned to the S-RS Suburban Single-Family Residential District as part of the implementation of the current Comprehensive Zoning Ordinance. This created a situation that precluded the development of new two-family dwellings. The current FLUM designation, Residential Single-Family Post-War, is compatible with zoning districts that restrict residential uses to primarily single-family development. The proposed change to the Residential Low Density Post-War FLUM designation would allow for a future zoning change for properties in the subject area to zoning districts that permit a broader range of residential developments, including single, two-family, and new or existing multi-family dwellings.

The request could result in an increase of two-family developments that could provide increased housing densities. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to **Residential Low Density Post-War.**
Reasons for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.
2. The FLUM change would allow future zoning changes to zoning districts that permit a broader range of residential development in an established, high-demand neighborhood.

Aerial Map:
Request number: PD6-02

Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District. Area along Allen Toussaint Boulevard.

FLUM Map:

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Occupied residential.
Purpose: The applicant stated the request would allow for increased density, retail uses, and create a walkable, mixed-use environment.

Staff Analysis: 

*Site Description & Land Use:* The subject site is a cluster of four (4) noncontiguous areas within the Milneburg neighborhood of Gentilly. The sites are currently predominately developed with single- and two-family dwellings with commercial uses located at major intersections such as gas stations, financial institutions and fast food restaurants.

*Surrounding Land Use Trends:* The area around the subject property includes mostly single- and two-family residences, but there is a portion of the surrounding area that is zoned S-B1 Suburban Business District and S-B2 Suburban Business District that hosts a couple of different uses including small multi-family, carry-out restaurants, drive-thru restaurants, convenience stores, and personal services establishments. There are also a small number of OS-N Open Space Neighborhood parks in the area within the residential squares. The existing and historic land use pattern in this portion of Gentilly is largely residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on uniform rectangular lots with a history of residential uses.

*Surrounding FLUM Designations:* The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 and S-B2 Suburban Business Districts, as well as a couple of S-RM1 Multi-Family Residential Districts. The existing Residential Single-Family Post-War FLUM designation does not account for the mixed-use land use of the site and adjacent properties.

*Impacts:* The subject areas were zoned RD-2 Two-Family Residential District until they were rezoned to the S-RS Suburban Single-Family Residential District as part of the comprehensive re-zoning of the entire city in 2015 with the implementation of the current Comprehensive Zoning Ordinance. This created a situation where all two-family dwellings in the subject areas became non-conforming and precluded the development of new two-family dwellings or redevelopment/expansion of existing two-family dwellings. The current FLUM designation, Residential Single-Family Post-War, is compatible with zoning districts that restrict residential uses to primarily single-family development. The proposed change to the Residential Low Density Post-War FLUM designation would allow for a future zoning change for properties in the subject areas to zoning districts that permit a broader range of residential developments, including single, two-family, and new or existing multi-family dwellings.

The request could result in an increase of two-family and multi-family developments that could provide increased housing densities, small scale
retail, and provide for a walkable environment in an established, high-demand neighborhood. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

Recommendation: Approval of the FLUM Designation Change to Residential Low Density Post-War.

Reasons for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.

2. The FLUM change would allow future zoning changes to zoning districts that permit a broader range of residential development in an established, high-demand neighborhood.
PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT

Request number: PD6-03

Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District including the area between Mirabeau Avenue and Paris Avenue and the area between Allen Toussaint Boulevard and Filmore Avenue.

FLUM Map:

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Occupied residential.
Purpose: The applicant stated the request would allow for small but appropriate increase in density.

Staff Analysis: Site Description & Land Use: The subject site is an approximately 12,273.91 feet in perimeter, 5,465,152.54 square foot section of the Saint Anthony neighborhood with boundaries from the corner of Filmore Avenue and the London Avenue Outfall Canal, up to Prentiss Street and over to Saint Anthony Avenue, up to Allen Toussaint Boulevard, over to Vermillion Boulevard and down to Pasteur Boulevard, closing the section at the corner of Filmore Avenue. The site is currently occupied as a residential neighborhood, and it has historically been occupied as a large residential area comprised of majority two-family dwellings.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the surrounding area that is zoned S-B1 Suburban Business District that hosts a variety of different uses including small multi-family, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is residential, especially on these and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single- and two-family on midsized lots with a history of residential uses.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District. There is an S-RD Suburban Two-Family Residential District with a Residential Low Density Post War FLUM designation located north of the subject site. There is also a small S-RM1 Suburban Multi-Family Residential District with a Residential Multifamily Post War FLUM designation. Located along Elysian Fields Avenue near the intersection with Allen Toussaint Boulevard is a S-B2 Suburban Pedestrian Oriented Corridor Business District with an MUL Mixed-Use Low Density FLUM designation.

Impacts: The subject area was zoned RD-2 Two-Family Residential District until 2015 when it was rezoned to the S-RS Suburban Single-Family Residential District as part of the implementation of the current Comprehensive Zoning Ordinance. This created a situation development of new two-family dwellings was precluded. The current FLUM designation, Residential Single-Family Post-War, is compatible with zoning districts that restrict residential uses to primarily single-family development. The proposed change to the Residential Low Density Post-War FLUM designation would allow for a future zoning change for properties in the subject areas to zoning districts that permit a broader range of residential
developments, including single, two-family, and new or existing multi-family dwellings.

Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Residential Low Density Post-War FLUM designation would be appropriate for this location, especially as it is adjacent to other low density residential uses and an adjacent Residential Low Density Post-War FLUM designation. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Residential Low Density Post-War.

Reasons for Recommendation:

1. The subject site is a large residential area with a history of single- and two-family residential uses.
2. There is a trend of two-family developments in the vicinity for properties of similar size and history.

Aerial Map:
Request number: PD6-04

Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District between Mirabeau Avenue and Paris Avenue.

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Occupied residential

Purpose: The applicant stated the request would allow for an appropriate increase in density.
Staff Analysis:

Site Description & Land Use: The subject site is an approximately 7,223.40 feet in perimeter, 2,215,366.53 square foot section of the Fillmore neighborhood with boundaries from the corner of Cartier Street and Mirabeau Avenue, down to Mandolin Street and over to Perlita Street; back up Harcourt Drive, over to Paris Avenue, to Westbrook Drive and up to Mirabeau Avenue. The site is currently occupied as a residential neighborhood, and it has historically been occupied as a large apartment complex (Parkchester Apartments).

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the surrounding area that is zoned S-B1 and S-B2 Suburban Business District that hosts a variety of different uses including retail establishments, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is more residential in use with small sections of commercial aimed at serving the surrounding residential uses. In addition to the commercial zoning district, there is a large square that is designated as the Mirabeau Water Gardens. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on larger lots with a history of primarily single-family residential use.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 Suburban Business and S-B2 Suburban Business District, with Future Land Use designations as NC Neighborhood Commercial and P Parkland and Open Space.

Impacts: The subject area was zoned RD-2 Two-Family Residential District until 2015 when it was rezoned to the S-RS Suburban Single-Family Residential District as part of the implementation of the current Comprehensive Zoning Ordinance. This created a situation where new development of two-family or multi-family dwellings was precluded. The current FLUM designation, Residential Single-Family Post-War, is compatible with zoning districts that restrict residential uses to primarily single-family development. The proposed change to the Residential Low Density Post-War FLUM designation would allow for a future zoning change for properties in the subject area to zoning districts that permit a broader range of residential developments, including single, two-family, and new or existing multi-family dwellings.

Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The proposed Residential Low Density Post-War FLUM designation would be appropriate for this location, especially as it is
adjacent to other low density residential uses. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to **Residential Low Density Post-War**.

Reasons for Recommendation:

1. The subject site is a large residential area with a history of single and two-family residential uses.

Aerial Map:
PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS
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Request number: PD6-05
Applicant: City Planning Commission
Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Neighborhood Commercial.
Location: The petitioned property is located at 2221 Filmore Street

FLUM Map:

Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District
Current Land Use: Grocery Store (Canseco’s Filmore Market)
Purpose: The applicant stated the request would align Future Land-Use Map with Current Land-use (commercial structure).
Staff Analysis:

*Site Description & Land Use:* The subject site is an approximately 684.05 feet in perimeter, 28,525.28 square foot parcel in the Gentilly neighborhood with boundaries from Filmore Avenue, Marigny Street, Mithra Street, and Elysian Fields Avenue. The site is currently occupied as a commercial use, operating as a neighborhood grocery store.

*Surrounding Land Use Trends:* The area around the subject property is includes mostly single- and two-family residences, but the site is a portion of the area that is currently zoned S-B2 Suburban Business District that hosts a variety of different uses including offices, specialty restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is more residential in use with small sections of commercial aimed at serving the surrounding residential uses.

*Surrounding FLUM Designations:* The site is located in an S-B2 Suburban Pedestrian-Oriented Corridor Business District. The zoning of this property changed in 2019 (Zoning Docket 092-19) from an S-RS Suburban Single-Family Residential District to the S-B2 Suburban Pedestrian-Oriented Corridor Business District. While the zoning of the property changed, the Future Land Use Map did not, and the zoning was adopted despite its inconsistent FLUM designation. This FLUM change request would retroactively rectify the inconsistent zoning district and FLUM designation on this property from the Residential Single-Family Post War FLUM designation to the NC Neighborhood Commercial FLUM designation.

*Impacts:* There would be no discernable impact of this FLUM change as the it is a retroactive amendment to correct an inconsistent zoning district and FLUM designation. The zoning of the site would not change nor the use of the property. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Neighborhood Commercial.

Reason for Recommendation:

1. This FLUM change request would retroactively rectify the inconsistent zoning district and FLUM designation on this property from the Residential Single-Family Post War FLUM designation to the NC Neighborhood Commercial FLUM designation. The request would align Future Land-Use Map with Current Land Use and would have no discernable impact on the site.
Aerial Map:
PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT

Request number: PD6-06

Applicant: City Planning Commission

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

Location: The petitioned property is located at 5212 Elysian Fields Avenue in the Third Municipal District within the Saint Anthony Neighborhood.

FLUM Map:

Current Zoning: S-B1 Suburban Business District

Current Land Use: Vacant Commercial Structure
Purpose: The request would align the Future Land-Use Map (FLUM) designation with the current land-use (commercial structure) and bring the designation in line with a former approved zoning change.

Staff Analysis: Site Description & Land Use: The subject site measures 50 feet in width and 120 feet in depth. The lot has an area of approximately 6,000 square feet in area with frontage along Elysian Field Avenue. The site is developed with a surface parking lot, a vacant commercial structure, and a small shed at the rear of the property. The parking lot serves as off-street parking for the adjacent restaurant. The site contains two FLUM designations, Neighborhood Commercial on the northern portion of the site and a Residential Single-Family Post War designation on the southern portion of the site. The Split-FLUM designation is a result of a past subdivision (Subdivision Docket 78-19) that consolidated two lots with different zoning districts and FLUM designations, and a two subsequent zoning changes (Zoning Docket 109-17 and Zoning Docket 017-20) to rectify the split-zone condition of the site. Although the zoning change created a uniform zoning district on the parcel, it remained with a split-FLUM condition. This request corrects this issue, creating compatibility between the site’s zoning district and its land-use.

Surrounding Land Use Trends: The site is located in a S-B1 Suburban Business District—which is intended to provide for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. In addition to the residential developments, the area immediately surrounding the site is largely comprised of neighborhood-serving business with frontage along Elysian Fields. Many of the corner lots contain non-residential structures.
The site is adjacent to a small S-B2 Suburban Business District, which is designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area. Also, adjacent to the site is a large S-RS Single-Family Residential District which is intended for single-family residential neighborhoods developed after World War II where a more uniform lot pattern is evident with larger, generally uniform setbacks. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be allowed.

**Surrounding FLUM Designations:** The majority of the properties surrounding the site have a FLUM designation of Residential Single-Family Post-War; however, this request would extend a small Neighborhood Commercial designation, which includes properties fronting along Elysian Fields between Mithra Street and Dreux Avenue, to the subject property. The existing Residential Single-Family Post-War FLUM designation is incongruent with the current zoning district on the southern portion of the site.

In 2020, this part of the site underwent a zoning change (Zoning Docket 017-20) from the S-B2 Suburban Pedestrian-Oriented Corridor Business District to the S-B1 Suburban Neighborhood Business District and consolidated the lots to create one new lot of record (Subdivision Docket 078-19). The zoning change and the consolidation of the lots created a situation where part of the site’s FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the portion of the site’s FLUM designation from Residential Single-Family Post-War to Neighborhood Commercial, which is compatible with the site’s current S-B1 Suburban Neighborhood Business District and creates a consistent FLUM designation throughout the subject site.

**Impacts:** The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2017 and 2020 is now compatible with the FLUM designation. The zoning change was originally intended to permit a restaurant and its parking. The FLUM change could result in maintaining small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Neighborhood Commercial FLUM designation would be appropriate for this location, especially as it is adjacent to another Neighborhood Commercial FLUM designation and rectifies an inconsistency between part of the site’s current FLUM
designation and its zoning district. Therefore, the staff recommends approval of a Neighborhood Commercial FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Neighborhood Commercial.

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site’s FLUM designation, zoning district and land-use.
PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT

Request number: PD6-07

Applicant: City Planning Commission

Request: Change of Future Land Use Map Designation from Residential Low Density Pre-War to Residential Multi-Family Pre-War

Location: The petitioned property is located at 3821 Franklin Avenue in the Third Municipal District within the Gentilly Terrace neighborhood.

FLUM Map:

Current Zoning: HU-RM2 Historic Urban Multi-Family Residential District

Current Land Use: Multi-Family Residential

Figure 2. Photo of Site
Purpose: The applicant stated the request would align Future Land-Use Map with current land use (multi-family dwelling) and bring the designation in line with an approved zoning change.

Staff Analysis:  

Site Description & Land Use: The subject site fronts on three streets and measures approximately 79,200 square feet in area. The site is currently occupied with a large multi-family residential dwelling.

Surrounding Land Use Trends: The subject site is a spot-zoned as an HU-RM2 District—which allows for moderate density low-rise multi-family development of up to four stories as well as townhouse developments. The surrounding properties are zoned HU-RD1 Historic Urban Two-Family Residential District. The surrounding area is primarily developed with single- and two-family dwellings.

Surrounding FLUM Designations: The majority of the properties surrounding the site have a FLUM designation of Residential Low Density Pre-War. This request would align the designation with an approved zoning change and the current use of the site as the existing FLUM designation is incompatible with both the use of the site and its zoning district.

In 2018, multiple lots were consolidated to create one lot of record under Subdivision Docket 101-17 and the site underwent a zoning change (Zoning Docket 080-18) from an HU-RD1 Historic Urban Two-Family Residential District to an HU-RM2 Historic Urban Multi-Family Residential District.
The zoning change created a condition where the site’s FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the site’s FLUM designation from Residential Low Density Pre-War to Residential Multi-Family Pre-War, which is compatible with the site’s current HU-RM2 Zoning District.

**Impacts:** The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2018 is now compatible with the FLUM designation. Since the site was previously developed with an educational facility, the purpose of the zoning change was to allow the structure to be converted to a multi-family dwelling. The FLUM change could result in maintaining the existing multi-family dwelling and allow for limited ground-floor neighborhood-serving commercial uses as well as agricultural, stormwater management, and supporting public recreational and community facilities, such as schools and places of worship. The impact of a higher density FLUM at this location would have no further effect on the surrounding properties. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Residential Multi-Family Pre-War FLUM designation would be appropriate for this location since it is currently developed and used as a multi-family dwelling. Therefore, the staff recommends a Residential Multi-Family Pre-War FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Residential Multi-Family Pre-War

Reason for Recommendation:

1. This request would align the FLUM designation with an approved zoning change and the current use of the site as the existing FLUM designation is compatible with the site’s current zoning district or land-use.
Request number: PD6-08

Applicant: City Planning Commission

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

Location: The petitioned property is located at 5315 Elysian Fields Avenue in the Third Municipal District within the Milneburg Neighborhood.

Current Zoning: S-B2 Suburban Oriented Corridor Business District

Current Land Use: Vacant Commercial Structure
Figure 2. Photo of Site

(Source: Google Maps)

Purpose: The request would align the Future Land-Use Map (FLUM) with the current land-use (vacant commercial structure) and bring the designation in line with an approved zoning change.

Staff Analysis: Site Description & Land Use: The subject site measures 123 feet in width, 120 feet in depth, and 14,760 square feet in area with frontage along Elysian Field Avenue. The site is currently occupied with a commercial structure and its parking. In 2019, the site underwent a resubdivision to consolidate four lots of record into one single lot of record. Subsequently, the site applied for and received a zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District. This zoning change created consistent zoning throughout the newly created lot, but the site retained a split-FLUM condition; this request rectifies this situation.

Surrounding Land Use Trends: The area around the subject property is located within an area that is currently zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District. Lots in this area were developed in the early 20th Century and middle 20th Century and are generally narrow, rectangular and uniformly sized. The majority of surrounding lots contain
residential structures with intermittent pockets of suburban neighborhood commercial uses. The S-B2 District consists of clusters of pedestrian-oriented business uses generally located along corridors. The district regulations are designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area.

**Surrounding FLUM Designations:**
The majority of the properties surrounding the site have a FLUM designation of Residential Single-Family Post-War; however, this request would extend a small Neighborhood Commercial designation, which includes properties fronting along Elysian Fields between Mithra Street and Dreux Avenue, to the subject property. The existing Residential Single-Family Post-War FLUM designation is incongruent with the current zoning district on the southern portion of the site. In 2019, this part of the site underwent a zoning change (Zoning Docket 18-19) from the S-RS Suburban Single-Family Residential District to the S-B2 Suburban Oriented Corridor Business District and consolidated the lots to create one new lot of record (Subdivision Docket 60-19). The zoning change and the consolidation of the lots created a situation where part of the site’s FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the portion of the site’s FLUM designation from Residential Single-Family Post War to Neighborhood Commercial, which is compatible with the site’s current S-B2 Zoning District.

**Impacts:** The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2019 is now compatible with the FLUM designation. The zoning change was originally intended to permit a restaurant and its parking. The FLUM change could result in maintaining small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas. Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Neighborhood Commercial FLUM designation would be appropriate for this location, especially as it is adjacent to another Neighborhood Commercial FLUM designation and rectifies an inconsistency between part of the site’s current FLUM designation and its zoning district. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Neighborhood Commercial.
Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site’s FLUM designation, zoning district and land-use.
PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT

Request number: PD6-09

Applicant: City Planning Commission

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

Location: The petitioned property is located at 2406-2416 Prentiss Avenue/5629 Saint Roch Avenue in the Third Municipal District within the Milneburg Neighborhood.

FLUM Map:

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Vacant Lots
The request would align the Future Land-Use Map (FLUM) designation with its current and zoning district (S-RS).

**Staff Analysis:**

*Site Description & Land Use:* The subject site is comprised of two (2) lots of record, each with dimensions of 60 feet in width and 120 feet in depth. The entire site measures approximately 14,400 square feet in area. Both lots are currently vacant.

*Surrounding Land Use Trends:* The subject site is located within a large S-RS District which is intended for single-family residential neighborhoods developed after World War II. The surrounding area consists primarily of residential structures developed in the latter half of the 20th Century. Adjacent to the site is a small S-B1 Suburban Business District which includes properties developed with non-residential structures and is located at the intersection of Saint Roch Avenue and Prentiss Avenue.

*Surrounding FLUM Designations:*

The site is currently located within the boundaries of the Neighborhood Commercial FLUM designation which includes properties developed at the intersection of Saint Roch Avenue and Prentiss Avenue. The existing Neighborhood Commercial designation is incongruent with the current zoning district. The incongruency is due to a zoning change that changed the site’s zoning district from an S-B1 Suburban Business District to an S-RS Suburban Single-Family Residential District in 2021 (ZD102-21).
The requested RSF-Post designation match the majority of the properties surrounding the site.

In 2022, this site received zoning change approval (Zoning Docket 102-21) from the S-B1 Suburban Business District to the S-RS Suburban Single-Family Residential District and subdivided the existing lot to create two new lots of record (Subdivision Docket 042-22). The zoning change and subdivision created a situation where the site’s FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the site’s FLUM designation from Neighborhood Commercial to Residential Single-Family Post-War, which is compatible with the site’s current S-RS Single-Family Residential District.

Impacts: The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2022 is now compatible with the FLUM designation. The zoning change was originally intended to permit two single-family residences to be developed on the site.

The FLUM change would allow for single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship).

Therefore, the staff recommends a Residential Single-Family Post-War FLUM designation.

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

Reason for Recommendation:

1. The request would retroactively rectify the inconsistency by changing the site’s FLUM designation to a FLUM designation that is compatible with the site’s current S-RS Single-Family Residential District.
Request number: PD06-10
Applicant: Mayor’s Office
Request: Change of Future Land Use Map Designation from Residential Post-War Single-Family to Mixed-Use Low Density
Location: The petitioned property is located at 6101 Chatham Drive in the Third Municipal District within the Fillmore neighborhood
FLUM Map:

Current Zoning: S-RS Suburban Single-Family Residential District
Current Land Use: Educational Facility

Figure 2. Photo of Site
Purpose: The applicant believes this could be another strong candidate for mixed-use or housing reuse, and is adjacent to a number of apartments that are designated with an MUL FLUM designation.

Staff Analysis:

*Site Description & Land Use:* The subject site measures approximately 67,200 square feet in area and fronts on Allen Toussaint Boulevard, Chatham Drive, and Charolette Drive.

*Surrounding Land Use Trends:* The petitioned site is located within a large S-RS Suburban Single-Family District which is intended for single-family residential neighborhoods developed after World War II and does not allow for dense development types such multi-family dwellings.

The property is located adjacent to a small S-RM1 Suburban Multi-Family Residential District. The S-RM1 District is intended to maintain a residential environment that permits a variety of dwelling types. Population density is maintained in the medium range, and multi-family buildings up to four stories are permitted. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

*Surrounding FLUM Designations:* The site is currently located within the boundaries of the Residential Single-Family Post-War; adjacent to the site on the Chatman Street side is a Mixed-Use Low-Density designation which includes properties developed with multi-family dwellings and non-residential neighborhood-serving businesses.

The requested FLUM change would extend the designation of the adjacent property along Allen Toussaint Boulevard and Aviators Street between Perlita Street and Paris Avenue.
Impacts: The only compatible zoning district under the current FLUM designation is the S-RS Single-Family Residential District. Therefore, should the school ever become vacant, the site would be limited to only those uses allowed by said district.

While the change in FLUM would render the site incompatible with the current S-RS Single-Family Residential District, it would allow the property greater flexibility to reuse the educational building if it should become vacant in the future but applying for a zoning change to one of the zoning districts compatible with the Mixed-Use Low Density FLUM designation. Those districts include the S-RD Two-Family Residential District, S-RM1 Multi-Family Residential District, S-B1Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, EC Educational Campus District, and MS Medical Service District. Contingent on the zoning district, some examples of allowable uses include multi-family dwelling, a variety of commercial uses such as an office, personal service establishment, restaurant, and retail goods establishment. The change would also allow for certain industrial uses and a variety of institutional uses.¹

The change in FLUM would not have a significant impact on the site as it is currently developed with an educational facility and would allow for mixed-use or multi-family development in the future should the school ever become vacant.

Therefore, staff recommends a Mixed-Use Low Density FLUM designation.

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

Reason for Recommendation:

1. The change in FLUM at this location would allow for mixed-use or housing reuse.

Request number: PD06-11

Applicant: Mayor’s Office

Request: Change of Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War

Location: The petitioned property is located at 5500 Piety in the Third Municipal District within the Pontchartrain Park neighborhood

FLUM Map:

Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Vacant Lot
Purpose: The applicant states that the change in FLUM could reactivate the site with workforce housing that fits into the surrounding neighborhood, while allowing for some additional flexibility in the housing typologies that can be constructed.

Staff Analysis:  

Site Description & Land Use: The subject site measures approximately 277,662 square feet\(^1\) in area and encompasses the entirety of Square 17. Square 17 is bounded by Piety Drive, Mithra Street, Felician Drive, and Mendez Street.

Surrounding Land Use Trends: The petitioned site is located within a large S-RS Suburban Single-Family District which is intended for single-family residential neighborhoods developed after World War II and does not allow for dense development types such multi-family dwellings.

Surrounding FLUM Designations: The subject site and surrounding properties are located within the boundaries of the Residential Single-Family Post-War designation.

Impacts: The current FLUM designation is compatible with the S-RS Single-Family Residential District. The S-RS Single-Family Residential District is intended for single-family residential neighborhoods developed after World War II where a more uniform lot pattern is evident with larger, generally uniform setbacks. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

The proposed FLUM category is compatible with the S-RD Two Family District, intended for use in newer areas of the City to facilitate the creation

\(^1\)Source: Orleans Parish Tax Assessor’s Website
and maintenance of a more compact development type, where there may be a mix of housing types, including two-family and townhouse dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

Since this is such a large parcel of land and its current zoning district allows primarily single-family residential use, in order to maximize the land's potential, a subdivision would be necessary. The change in FLUM would allow the site to be utilized more efficiently and potentially accommodate more housing units or developments.

Should the FLUM request be approved, it would provide an avenue to rezone the site to a zoning district compatible with the proposed Residential Low Density Post War FLUM designation. The FLUM change, implemented via a subsequent zoning change, could allow for a range of uses which include single-family, two-family, townhome, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Commercial developments may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. New single- and two-family dwellings would be permitted and town houses may be allowed through the conditional use process. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

The change in FLUM would not have a significant impact on the site as it is currently vacant; however, it could allow for additional housing typologies if the FLUM change is approved and a future zoning change is applied for and received.

Therefore, staff recommends a Residential Low Density Post War FLUM designation.

**Recommendation:** Approval of the FLUM Designation Change to Residential Low Density Post War

Reason for Recommendation:

1. The change in FLUM would allow a zoning district that permits greater residential uses. This change is intended to align the site's development scale with the zoning regulations, allowing for more suitable and appropriate use of the land. By adjusting the zoning district, the site can
accommodate residential developments that are better suited to its size and characteristics.