

PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD07-01

Applicant: City Planning Commission

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

Location: The petitioned site includes a series of parcels currently under the General Commercial Future Land Use. The parcels are bounded by N. Claiborne Avenue, N. Robertson Avenue - where it connects to N. Claiborne Avenue, Japonica Street and Poland Avenue, on Square 667. There is an additional parcel located on the northwest corner of Square 591 consisting of three individual lots.

FLUM Map:

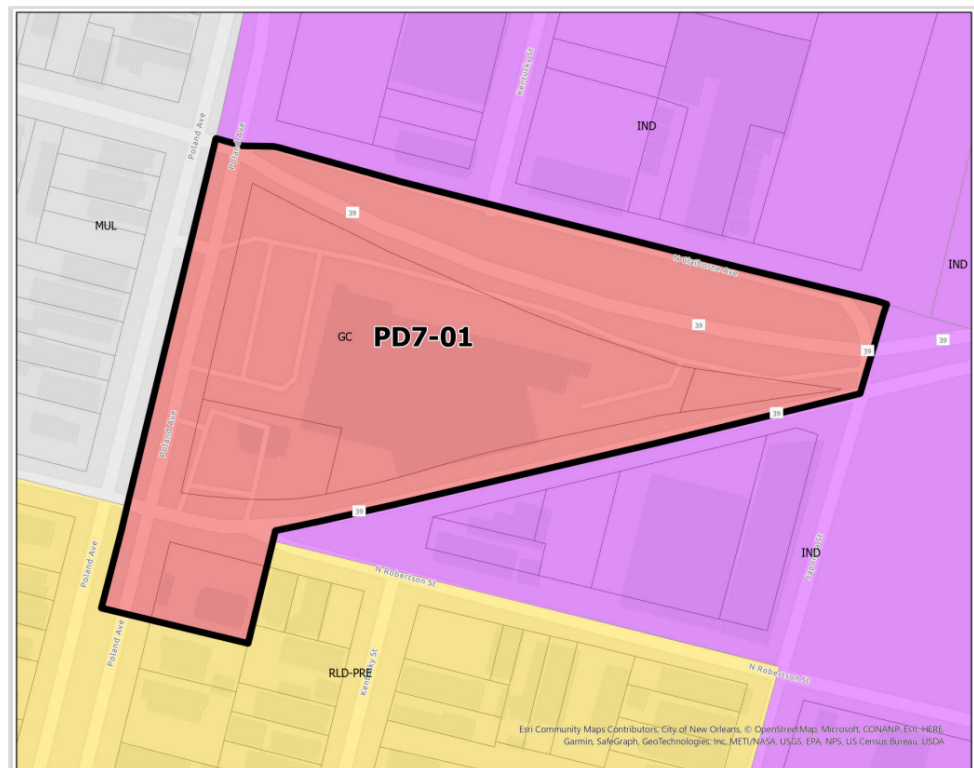


Figure 1. Subject Site

Current Zoning: C-2 Auto-Oriented Commercial District.

Current Land Use: This site contains a gas station, a United States Postal Service (USPS) office and its parking on Square 667. Square 591 contains a structure that appears to be vacant but was once a motor vehicle repair shop.



Figure 2. Postal Office and Gas Station on Subject Site (Source: Google Maps)

Purpose:

This request was initiated by the City Planning Commission. It is one of several requests to convert areas with the General Commercial Future Land Use Map (FLUM) designation to a Mixed-Use FLUM Designation to promote mixed-use and residential development. In this case, the proposed FLUM Designation is Mixed-Use Medium Density. The General Commercial FLUM designation allows for primarily commercial land uses, including auto-oriented and heavy commercial and is compatible with only four zoning districts: the S-LC Lake Area General District, the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. The subject site is precluded from the S-LC zoning district due to its location. The C-1, C-2 and C-3 zoning districts prohibit all residential development except for dwellings above the ground floor; dwellings above the ground floor are only permitted as a conditional use in these zoning districts. The uses and the bulk and yard standards in these three commercial districts are generally tailored to suburban style development and are auto-oriented in nature.

The CPC staff preliminarily recommended that all areas in the Historic parts of the City with a current FLUM designation of General Commercial be considered for a Future Land Use Map designation change to a Mixed-Use FLUM designation. Changing the FLUM designation to one of the Mixed-Use FLUM designation would allow for future zoning changes more inclusive of residential and commercial uses.

Staff Analysis:

Site Description & Land Use: The subject site is a triangular grouping of properties on the eastern portion of Poland Avenue between N. Claiborne Avenue and where N. Robertson Street bifurcates to enter the Claiborne Avenue bridge to the Lower Ninth Ward. The site also includes one rectangular parcel on the northwestern portion of Square 591. All properties contain a General Commercial Future Land Use Map Designation, and all are zoned C-2 Auto-Oriented Commercial District. The area is developed with a gas station, a United Service Postal Service office and its parking, and a vacant structure that was once a motor vehicle repair shop.

Surrounding Land Use Trends: The area to the west of the property, on the upbound side of Poland Avenue, is mostly residential in nature despite a HU-B1 Historic Urban Neighborhood Commercial District on the squares directly west of Poland Avenue between N. Robertson Avenue and N Galvez Street. To the north of the site is a HI Heavy Industrial District and to the south of the site is a LI Light Industrial District. These districts contain an animal rescue center, vacant warehouses, a Department of Public Safety and Corrections office, heavy commercial uses such as junk/scrap metal yards and Port of New Orleans storage and uses. To the southwest of the site is a large HU-RD2 Historic Urban Two-Family Residential District containing single- and two-family residences with some non-conforming small multi-family residences and traditional corner-store style structures.

Surrounding FLUM Designations: The site is directly adjacent to three Future Land Use Map Designations, the Industrial, Mixed-Use Low Density and the Residential Low Density Pre-War FLUM Designations. Due to the highly trafficked streets surrounding the site, it is separated from the Mixed-Use Low Density and Residential Low Density Pre-War FLUM Designations and more aligned with the sites that have an Industrial FLUM designation.

Impacts: The site was historically zoned LI Light Industrial until 2015 when it was re-zoned to C-2 Auto-Oriented Commercial District as part of the implementation of the current Comprehensive Zoning Ordinance. The site contains a former motor vehicle repair shop and a current gas station, two uses that would require considerable remediation prior to safely housing residents.

The site is in close proximity to the Industrial Canal and directly adjacent to other sites zoned LI Light Industrial or HI Heavy Industrial. Square 667 is bounded by three highly trafficked streets, Poland Avenue, N. Claiborne Avenue and N. Robertson St. where it bifurcates to extend onto the Claiborne Avenue bridge connecting the Lower Ninth Ward to the Upper Ninth Ward. The historical use and zoning of the site, the heavily trafficked adjacent streets and the need for remediation do not create amenable conditions for residential uses at the subject site.

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

Reasons for Recommendation:

1. The subject site would need substantial remediation to create a safe environment for residential use.
2. The majority of the adjacent FLUM designations and zoning districts are heavily commercial. Due to its location near heavy commercial uses and

between heavily trafficked streets, this site is not appropriate for residential uses.

PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD07-02

Applicant: City Planning Commission

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

Location: The petitioned site includes a series of parcels currently under the General Commercial Future Land Use. The parcels are bounded by Elysian Fields Avenue, Florida Avenue and the I-10 Interstate. The site consists of 23 lots but approximately five developments. All lots are on block LHS or Square 1380, 1494 or 1495.

FLUM Map:

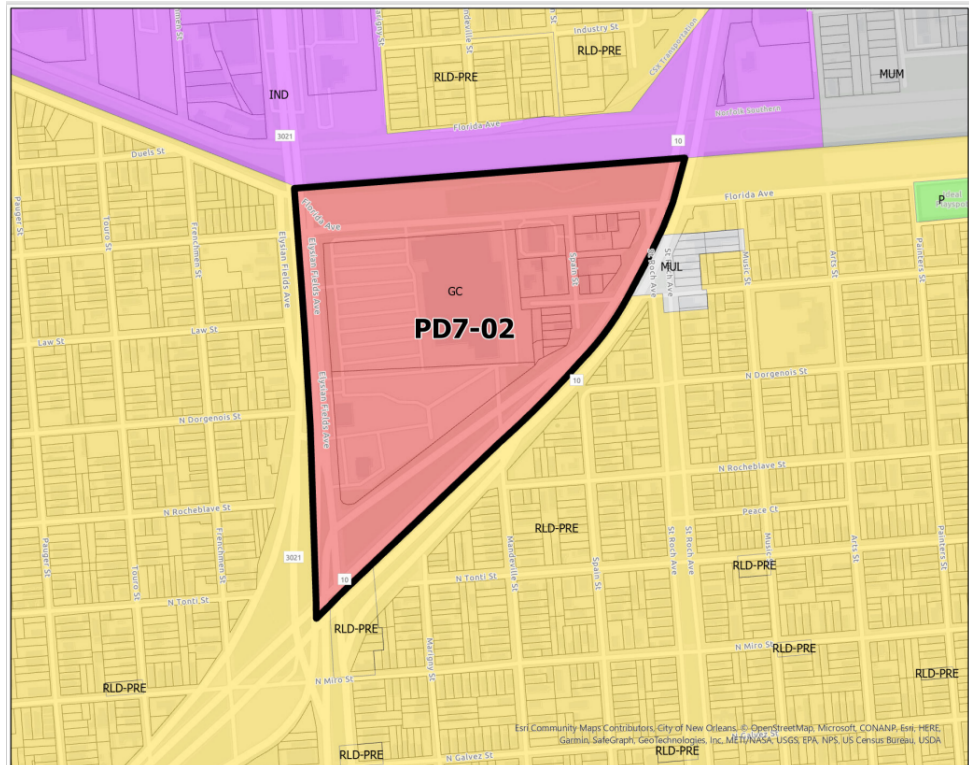


Figure 1. Subject Site

Current Zoning: C-2 Auto-Oriented Commercial District.

Current Land Use: This site contains a gas station and a truck stop, a casino, a Lowe's Home Improvement store and its parking, a tile and countertops warehouse and store, outdoor storage for trucks, some vacant warehouse structures and one residence.



Figure 2. Portion of the Site with the Lowes and Gas Station (Source: Google Maps)

Purpose:

This request was initiated by the City Planning Commission. It is one of several requests to convert areas with the General Commercial Future Land Use Map (FLUM) designation to a Mixed-Use FLUM Designation to promote mixed-use and residential development. In this case, the proposed Future Land Use Map Designation is Mixed-Use Medium Density. The site's current FLUM designations, General Commercial, allows for primarily commercial land uses, including auto-oriented and heavy commercial, and is compatible with only four zoning districts: the S-LC Lake Area General District, the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District, and the C-3 Heavy Commercial District. The subject site is precluded from the S-LC zoning district due to its location. The C-1, C-2 and C-3 zoning districts prohibit all residential development except for dwellings above the ground floor; dwellings above the ground floor are only permitted as a conditional use in these zoning districts. The uses and the bulk and yard standards in these three commercial districts are generally tailored to suburban style development and are auto-oriented in nature.

The CPC staff preliminarily recommended that all areas in the Historic parts of the City with a current FLUM designation of General Commercial be considered for a Future Land Use Map designation change to a Mixed-Use FLUM designation. Changing the FLUM designation to one of the Mixed-Use FLUM designation would allow for future zoning changes more inclusive of residential and commercial uses.

Staff Analysis:

Site Description & Land Use: The subject site is a triangular grouping of properties between the I-10 Interstate, Elysian Fields Avenue and Florida Avenue. All properties contain a General Commercial Future Land Use Map Designation, and all are zoned C-2 Auto-Oriented Commercial District. The site contains a gas station and a truck stop, a casino, a Lowe's Home Improvement Store and its parking, a tile and countertops warehouse and store, outdoor storage for trucks, some vacant warehouse structures and one residence. The site is physically separated from the adjacent zoning

districts by a wide highly trafficked street (Elysian Fields), the I-10 Interstate, and a train track.

Surrounding Land Use Trends: The area to north of the property contains a train track, and beyond the train track is a recycling drop-off center and residential dwellings. To the east and south of the site, passed the I-10 Interstate, are some heavy commercial uses including a metal fabricator shop, a motor vehicle repair shop, and a car wash. There is also a school and a large residential neighborhood. To the west of the site, passed Elysian Fields Avenue, is mostly residential but has some commercial uses interspersed throughout the neighborhood, such as some retail goods stores in addition to some heavier commercial uses such as an automotive repair shop.

Surrounding FLUM Designations: The site is directly adjacent to three Future Land Use Map Designations, the Industrial, Mixed-Use Low Density and the Residential Low Density Pre-War FLUM Designations. However, due to the physical location of the site, surrounded by wide/highly trafficked streets, an Interstate and a train track, the site is separated from adjacent areas with a different FLUM designation and zoning district.

Impacts: The site was historically zoned LI Light Industrial and C-2 General Commercial District until 2015 when it was re-zoned to C-2 Auto-Oriented Commercial District as part of the implementation of the current Comprehensive Zoning Ordinance. The site contains a current gas station and other heavy commercial uses, both of which would most likely require considerable remediation prior to safely housing residents.

The site is in close proximity to the Interstate, the Industrial Canal and directly adjacent to other sites zoned LI Light Industrial. Further, the site is bounded by three highly trafficked streets, Elysian Fields Avenue, Florida Avenue and the I-10 Interstate. The historical use and zoning of the sites, the heavily trafficked adjacent streets and the need for remediation do not create amenable conditions for residential uses at the subject site.

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

Reasons for Recommendation:

1. The subject site would need remediation to create a safe environment for residential use.
2. The site is bounded by heavily trafficked streets, an interstate and train tracks that would not be ideal for the location of residential dwellings.

PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD07-03

Applicant: City Planning Commission

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

Location: The petitioned site includes one lot, Lot SF-1A, on the northern section of Block 747 with one development. The municipal address is 1631 Elysian Fields Avenue.

FLUM Map:

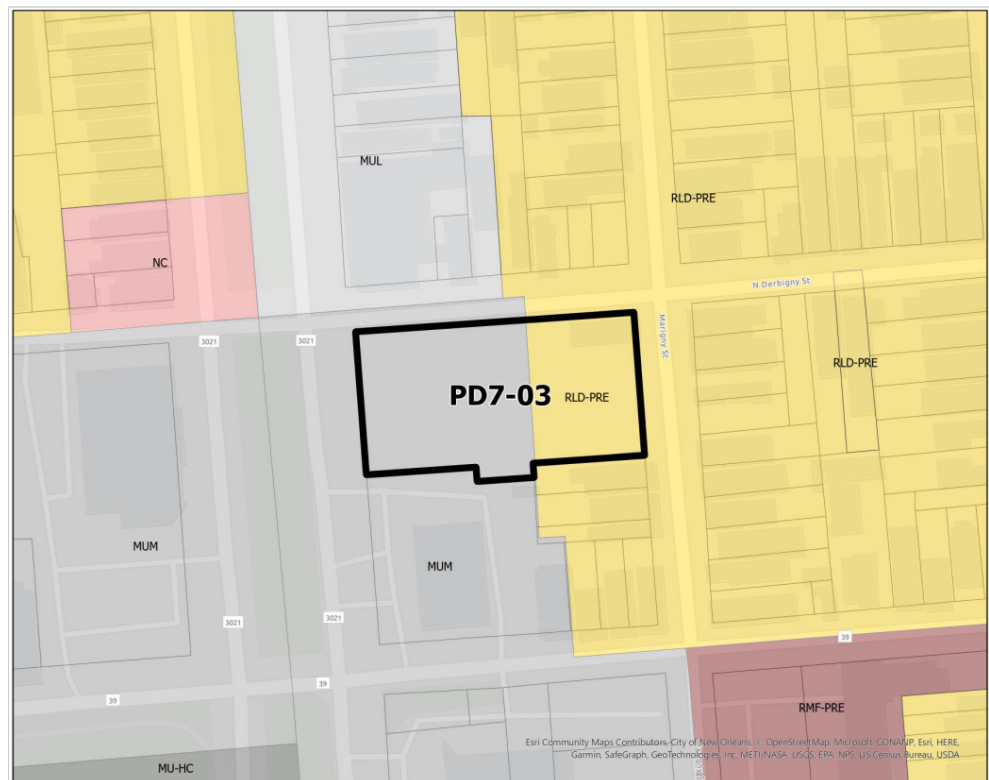


Figure 1. Subject Site

Current Zoning: C-1 General Commercial District.

Current Land Use: This site contains a credit union and a health care facility that both operate out of one structure with off-street parking on the ground floor.



Figure 2. Credit Union and Medical Facility on the Subject Site (Source: Google Maps)

Purpose:

This request was initiated by the City Planning Commission to rectify an inconsistency between a portion of the site's zoning district and its Future Land Map (FLUM) designation. The portion of the site with a Residential Low Density Pre-War Future Land Use Map designation was re-zoned in 2017 from an HU-RD2 Historic Urban Two-Family Residential District to a C-1 General Commercial District. Subsequently, the entire site was consolidated into one lot creating a situation where the development site had one consistent zoning district but the Future Land Use Map designation was split between the former lots. The portion of the site closest to Elysian Fields Avenue and N. Derbigny Street has a Mixed-Use Medium Density FLUM designation and the portion of the site closest to N. Derbigny Street and Marigny Street has a Residential Low Density Pre-War FLUM designation; the Residential Low Density Pre-War FLUM designation is inconsistent with the C-1 General Commercial zoning district. The request would expand the Mixed-Use Medium Density FLUM district to the entire site and would rectify the Master Plan/zoning inconsistency.

Staff Analysis:

Site Description & Land Use: The subject site is located on the northern portion of a square bounded by Elysian Fields Avenue, N. Derbigny Street and Marigny Street. The site was historically comprised of several lots; the lots closest to Elysian Fields are zoned C-1 and the lots closer to Marigny Street were historically zoned HU-RD2 but underwent a zoning change to the C-1 District in 2017. Subsequently, all lots were consolidated into one lot of record which became one development site, a medical clinic and a credit union. Previously, the site contained a UPS store and its parking. The portion of the site closer to Elysian Fields Avenue has a Mixed-Use Medium Density FLUM designation and the portion of the site closer to Marigny Street has a Residential Low Density Pre-War FLUM designation.

Surrounding Land Use Trends: The subject square on which the petitioned site is located contains a gas station and residential uses. The site is surrounded by highly trafficked corridors: Elysian Fields Avenue to the west and N. Claiborne Avenue to the south. There are several commercial uses in the near vicinity to the site: a CVS, a Dollar Store and a Smoothie Kings are located on surrounding squares. There is a large residential neighborhood with mostly single- and two-family residential structures located near the site.

Surrounding FLUM Designations: The site is directly adjacent to two Future Land Use Map Designations. There is a Mixed-Use Medium Density FLUM designation to the west and directly north and south of the western part of the site and there is a Residential Low Density Pre-War FLUM Designation to the east and direct north and south of the eastern part of the site.

Impacts: The site was historically used commercially prior to the zoning change in 2017. The zoning change on a portion of the site from HU-RD2 to C-1 allowed the entirety of the development site to be used as a medical center and credit union – its current use. Changing the Future Land Use Map designation on the portion of the site FLUMed Residential Low Density Pre-War to the Mixed-Use Medium Density FLUM designation would not impact the site or the surrounding properties; the use and zoning of the petitioned site would not change as a result of this FLUM change. The request is retroactive - to rectify an inconsistency of a former zoning change that was approved despite the inconsistent FLUM designation.

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

Reasons for Recommendation:

1. The request would create one Future Land Use Map designation for the entirety of the development site rectifying a split-FLUM situation.
2. The request would create consistency between the site's zoning district and the Future Land Use Map designation.

**PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD07-04

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Industrial to Residential Low Density Pre-War.*

Location: The petitioned site includes five lots, Lots 1-5, and one development site. The municipal address is 1400 Feliciana Street.

FLUM Map:

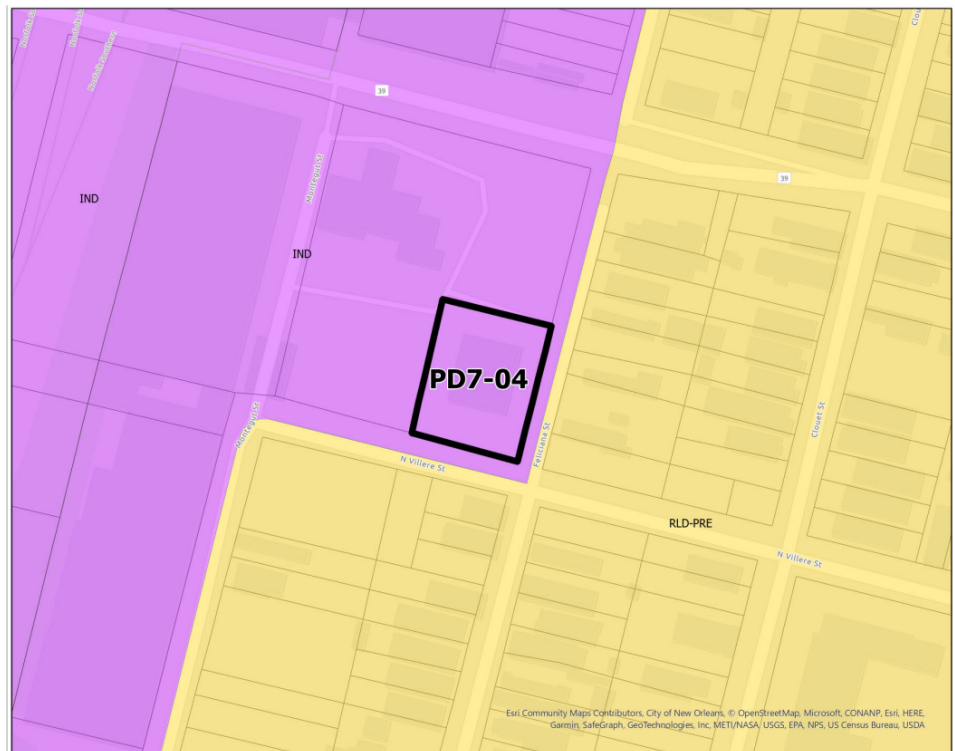


Figure 1. Subject Site

Current Zoning: HU-RD2 Historic Urban Two-Family Residential District

Current Land Use: This site contains a vacant warehouse style structure.



Figure 2. Vacant Warehouse and Slab on Subject Site (Source: Google Maps)

Purpose:

This request was initiated by the City Planning Commission to rectify an inconsistency between the site's zoning district and its Future Land Map (FLUM) designation. The site has an Industrial FLUM designation which is inconsistent with its HU-RD2 zoning district. The site was rezoned in 2017 from a LI Light Industrial District to an HU-RD2 Historic Urban Two-Family Residential District. The zoning change was to allow for a subsequent conditional use request to permit a community center at this location. At the time of this report, a conditional use request for a community center has not been submitted. When the zoning change was approved in 2017, it created a situation where the zoning district and FLUM designation were no longer compatible with one another. This request would rectify the Master Plan/zoning inconsistency.

Staff Analysis:

Site Description & Land Use: The site is located in the Upper Ninth Ward neighborhood within an HU-RD2 Historic Urban Two-Family Residential District. The site is presently occupied with a former warehouse structure that is situated on Lots 2, 3, and 4. A broken slab of concrete is located to the north of the structure while the area surrounding the structure contains groundcover. The site was historically zoned LI Light Industrial until it was approved for a zoning change to the HU-RD2 District in 2017, despite its incompatibility with site's Industrial Future Land Use Map designation.

Surrounding Land Use Trends: The subject property is located in an LI Light Industrial District that covers a linear strip of properties on both sides of the extensive system of railway tracks that extend from Florida Avenue to St. Claude Avenue in a north to south direction. Directly east and south of the subject property is a large HU-RD2 Historic Urban Two-Family District that covers the majority of the properties in the area and contains a mixture of low-density residential uses along with interspersed neighborhood commercial uses.

Many of the industrial sites contain vacant warehouses. The proximity to the railroad tracks and the industrial zoning create a scattering of

commercial or industrial structures located in close proximity to residential uses; however, the predominant development pattern of the area remains residential. The subject property is owned by the New Light Baptist Church of New Orleans, which operates a church on Feliciana Street and is located across the street and just to the north of the subject site. The remainder of the block face contains vacant property and several single- and two-family structures. Properties within the LI Light Industrial District near the subject site include storage warehouses, a framing shop, artist workspace, storage yards, and vacant lots. The St. Vincent de Paul Cemetery, occupying three city squares, is located three blocks from the subject site.

Surrounding FLUM Designations: The site is directly adjacent to a large Industrial Future Land Use Map designation to the north and west of the site. To the east (and one square south) of the petitioned site is an expansive Residential Low Density Pre-War Future Land Use Map designation.

Impacts: Changing the Future Land Use Map designation on this site to the Residential Low Density Pre-War designation will simply align the site's current zoning district to the Master Plan. The proposed FLUM designation allows less intense zoning districts than the current FLUM designation; therefore, any future zoning change request would need to be consistent with the Residential Low Density Pre-War FLUM designation which allows zoning districts with more residential uses and less heavy commercial or industrial uses than what the current FLUM designation allows. The request is retroactive - to rectify an inconsistency of a former zoning change that was approved despite the inconsistent FLUM designation.

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

Reason for Recommendation:

1. The request would create consistency between the site's zoning district and the Future Land Use Map designation.

PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD07-05

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Mixed-Use Low Density.*

Location: The petitioned site includes two lots, Lots 12 and 13, and one development site. The municipal address is 3440 Piety Street.

FLUM Map:

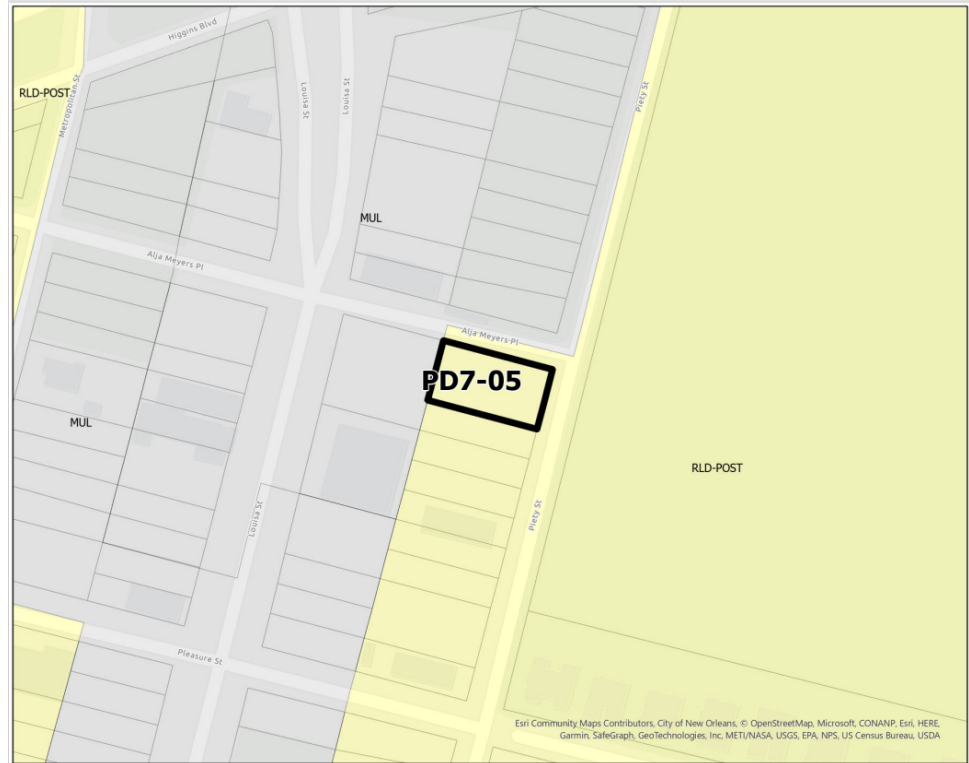


Figure 1. Subject Site

Current Zoning: S-B1 Suburban Business District

Current Land Use: This site is vacant.

Purpose: This request was initiated by the City Planning Commission to rectify an inconsistency between the site's zoning district and its Future Land Map (FLUM) designation. The site has a Residential Low Density Pre-War FLUM designation which is inconsistent with its S-B1 zoning district. The

site was rezoned in 2021 from a S-RD Suburban Two-Family Residential District to an S-B1 Suburban Business District. The zoning change was to allow a public market at this site, a use prohibited in the S-RD zoning district but allowed by-right in the S-B1 District. When the zoning change was approved in 2017, it created a situation where the zoning district and FLUM designation were no longer compatible with one another. This request would rectify the Master Plan/zoning inconsistency.

Staff Analysis:

Site Description & Land Use: The property is located in the Desire Area in an S-B1 Suburban Business District on the corner of Piety Street and Aija Meyers Place. The petitioned site contains garden beds, picnic tables, a share structure and a smaller structure that is associated with the public market. The site consists of two lots, Lots 12 and 13. The site was historically zoned S-RD until it was approved for a zoning change to the S-B1 District in 2021, despite its incompatibility with site's Residential Low-Density Post War Future Land Use Map designation.

Surrounding Land Use Trends: The subject property is located in an S-B1 Suburban Business District. This district contains a church, a mini mart and a couple of low-intense commercial uses such as retail goods stores. The site is surrounded to the south and east by a large S-RD Suburban Two-Family Residential District. The S-RD District contains mostly single- and two-family residential properties that were constructed in the latter half of the 20th Century. There is a large vacant property directly across from Piety Street and several vacant lots in both the S-B1 and S-RD Districts.

Surrounding FLUM Designations: The site is directly adjacent to two Future Land Use Map designations, the Mixed-Use Low Density and the Residential Low Density Post-War designations. This FLUM change request would be a continuation of the existing Mixed-Use Low Density FLUM designation that is located to the north and west of the petitioned property.

Impacts: Changing the Future Land Use Map designation on this site to the Mixed-Use Low Density designation will simply align the site's current zoning district to the Master Plan. The request should have no discernible impact on the site or the surrounding properties as the use of the property will not change as a result of the proposed FLUM change. The request is retroactive - to rectify an inconsistency of a former zoning change that was approved despite the inconsistent FLUM designation.

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

Reason for Recommendation:

1. The request would create consistency between the site's zoning district and the Future Land Use Map designation.

PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

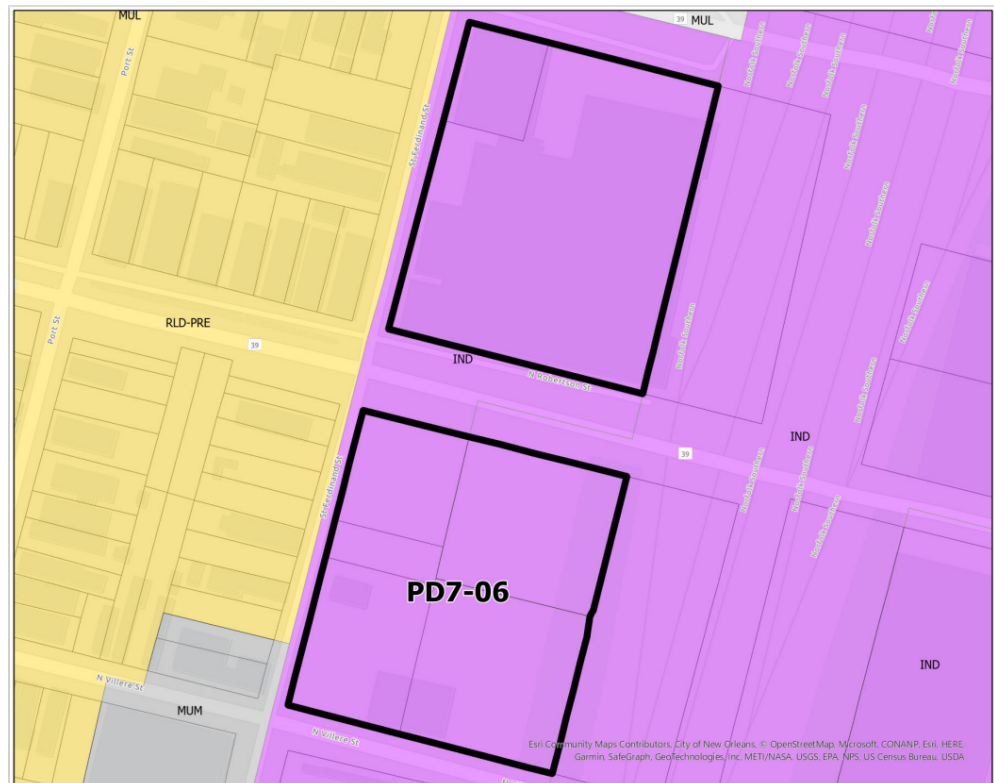
Request number: PD07-06

Applicant: Council District C

Request: *Change of Future Land Use Map Designation from Industrial to Mixed-Use Medium Density.*

Location: The petitioned site includes 23 lots in total, two lots, Lots A and B, on Block 650, and 21 Lots, Lots 1-16 and Lots 28-32, on Block 608. The municipal addresses are 1515 St. Ferdinand Street, 1407 St. Ferdinand Street, 2800 N. Robertson Street, 2835 N. Villere Street and 1523 St. Ferdinand Street.

FLUM Map:



Current Zoning: LI Light Industrial

Current Land Use: Block 650 is currently developed with four warehouse structures that function as artisan manufacturing studios. Block 608 is currently vacant but completely surrounded by a fence.



Figure 1. Subject Squares (Source: Google Maps)

Purpose: This request was initiated by the property owner via Council District C to change the Future Land Use Map designation in order to allow for a future zoning that would be compatible with the Master Plan. The applicant is planning to create residential units to house artists. The current zoning district only permits existing residential uses or caretaker dwellings, necessitating a zoning change to a zoning district that permits multi-family dwellings. The current Future Land Use Map Designation is only compatible with three zoning districts, the LI Light Industrial District, the HI Heavy Industrial District and the MI Maritime Industrial District. The HI Heavy Industrial District does not allow for any residential uses except for caretaker dwellings and the Maritime Industrial district would not be appropriate for this site due to its location. The intention to build future artist housing at this site, therefore, would require not only a zoning change but also a FLUM change to a FLUM designation that is compatible with more zoning districts that permit multi-family dwellings.

Staff Analysis: *Site Description & Land Use:* The subject site is in the St. Claude neighborhood. The site consists of two squares, one of which contains four warehouse style structures with artist spaces; the other square is vacant sans a metal fence bordering the entirety of the site. The site was historically zoned HI Heavy Industrial until the implementation of the current Comprehensive Zoning Ordinance which changed the site's zoning to LI Light Industrial. The site has a corresponding Industrial Future Land Use Map Designation. The two subject squares are separated by the Claiborne underpass, the underpass allows access between the squares.

Surrounding Land Use Trends: The subject site is located in a LI Light Industrial zoning district. Located in this LI District are a number of occupied and vacant warehouse structures, some residential structures, and

heavier commercial uses such as a glass studio, services for the adjacent train tracks and a reclaimed lumber and supply warehouse. There are train tracks directly east of the two subject squares. The site is surrounded to the west by an HU-RD Historic Urban Two-Family Residential District. This HU-RD2 District contained mostly single- and two-family residential properties that were constructed in the first half of the 20th Century.

Surrounding FLUM Designations: The site is directly adjacent to three Future Land Use Map designations, the Residential Low Density Pre-War, the Industrial and the Mixed-Use Low Density FLUM designations. This FLUM change request would be a continuation of the existing Mixed-Use Low Density FLUM designation that is located directly north of the subject properties.

Impacts: Changing the Future Land Use Map designation on this site to the Mixed-Use Low Density designation will allow a future zoning change to a zoning district that permits both residential and commercial uses. The Mixed-Use Low Density FLUM designation is compatible with many zoning districts, albeit several of these zoning districts would not apply to this specific site – zoning districts such as the historic core and suburban districts. Should the FLUM changed be approved, this site could apply for a future zoning change to a zoning district such as the HU-MU Historic Urban Mixed-Use District, which would align the zoning of the subject squares with the properties directly north of the site. While this zoning change would allow more residential uses, it would also prohibit some of the more intense commercial and industrial uses that are currently allowed on these sites under the current zoning district, uses such as a contractor storage yard, heavy manufacturing facilities, motor vehicle operations facilities and railyards. The request could bring online an entire square that has been vacant for years and could create more residential housing units, a use desperately needed in the city during a severe housing crisis. Any environmental remediation required on these sites from former industrial uses would need to be remedied during the construction phase.

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

Reason for Recommendation:

1. The request would allow for less intense uses on the subject sites than what is currently permitted and would facilitate the development of artist housing.
2. The site may require environmental remediation but is an appropriate location for residential uses due to its location directly adjacent to a residential zoning district, its walkable neighborhood and proximity to amenities and New Orleans' job centers.

**PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD07-07

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Residential Low Density Post-War to Business Center.*

Location: The petitioned site includes three entire blocks and one lot, including Block 9C, 10A and 10B and Lot L on Square 1695. The municipal addresses are 3101 Industry Street, 2900 Feliciana Street, 7879 Abundance Street, and 3000 Abundance Street.

FLUM Map:

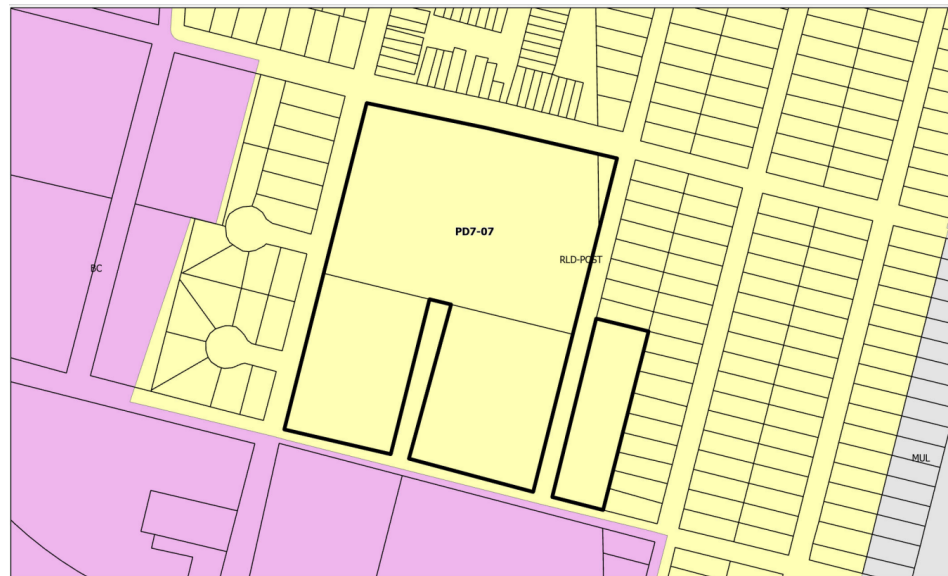


Figure 1. Subject Site

Current Zoning: S-RD Suburban Two-Family Residential District

Current Land Use: Block 9C contains a vacant school, Moton Elementary. Block 10B contains an empty foundation and Block 10A and Lot L are vacant and overgrown.



Figure 2. Vacant Moton Elementary School (Source: Google Maps)

Purpose:

This request was initiated by the Mayor's Office to change the Future Land Use Map designation to allow for a future zoning change that would permit a solar farm on the site. The current zoning designation only permits single- and two-family residential dwellings and limited low-impact non-residential uses. A zoning change to a more permissible zoning district would be needed to utilize the site as a solar farm, but is currently precluded due to the site's Future Land Use Map (FLUM) designation of Residential Low-Density Post-War. This FLUM designation is only compatible with three zoning districts, the S-RD Suburban Two-Family Residential District, the S-LRD1 Lake Vista Two-Family Residential District and the S-LRD2 Lakewood/Parkview Two-Family Residential District. The S-LRD1 and S-LRD2 are not appropriate for this site due to its location. A FLUM change to the Business Center designation would permit a zoning change to the BIP Business Industrial Park district. This district permits solar farms by-right.

Staff Analysis:

Site Description & Land Use: The subject site is located in the Desire Area on top of the Agriculture Street Landfill. The site consists of three blocks and one lot. One block contains an elementary school that was closed in 1994 after the entire area was declared a superfund site by the Environment Protection Agency (EPA). After the area was remediated, the school briefly reopened but has been vacant since Hurricane Katrina. The rest of the subject site is vacant or contains the foundations of former structures.

Surrounding Land Use Trends: The subject site is located in an S-RD Suburban Two-Family Residential District. Located in this district are some single- and two-family residential uses and an abundance of vacant and overgrown land. The site was historically surrounded by other residential uses; most of these uses have been demolished over the years due to the

toxicity of the soil and the destruction caused by Hurricane Katrina. Located to the south of the site is a BIP Business Industrial Park zoning district which consists of mostly overgrown vacant land. There are train tracks directly south of the site.

Surrounding FLUM Designations: The site is directly adjacent to two Future Land Use Map designations, the Residential Low Density Post-War and the Business Center designations. This FLUM change request would be an extension of the existing Business Center FLUM designation that is located directly south of the subject site.

Impacts: Changing the Future Land Use Map designation on this site to the Business Center designation will allow a future zoning change to a zoning district that prohibits most residential uses and permits heavy commercial/industrial uses including a solar farm - the intended future use of this site. The site was designated as a superfund site in 1994. While it underwent remediation, Hurricane Katrina washed away much of the clean topsoil and destroyed many of the surrounding buildings in the locality. An adjacent residential neighborhood, Gordon Plaza, is pursuing ongoing litigation for a fully funded relocation due to the health concerns of the residents purportedly due living on top of a former landfill. The site has been vacant for almost 20 years. The requested FLUM designation change could be a pathway forward to use the land without exposing additional residents to any remaining toxicity in the soil. Should the FLUM change be approved, this site could apply for a future zoning change to the BIP Business Industrial Park district which would align the zoning of the subject squares with the properties directly south of the site.

Recommendation: Approval of the FLUM Designation Change to Business Center.

Reason for Recommendation:

1. The request would allow for a future zoning change to a zoning district that prohibits most residential uses. A more industrial zoning designation is appropriate for the site given its history as a landfill and a superfund site. A FLUM change would provide a pathway forward to utilize this land as a solar farm.
2. The FLUM change to Business Center is a continuation of an existing Business Center FLUM district located directly south of the site.