

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

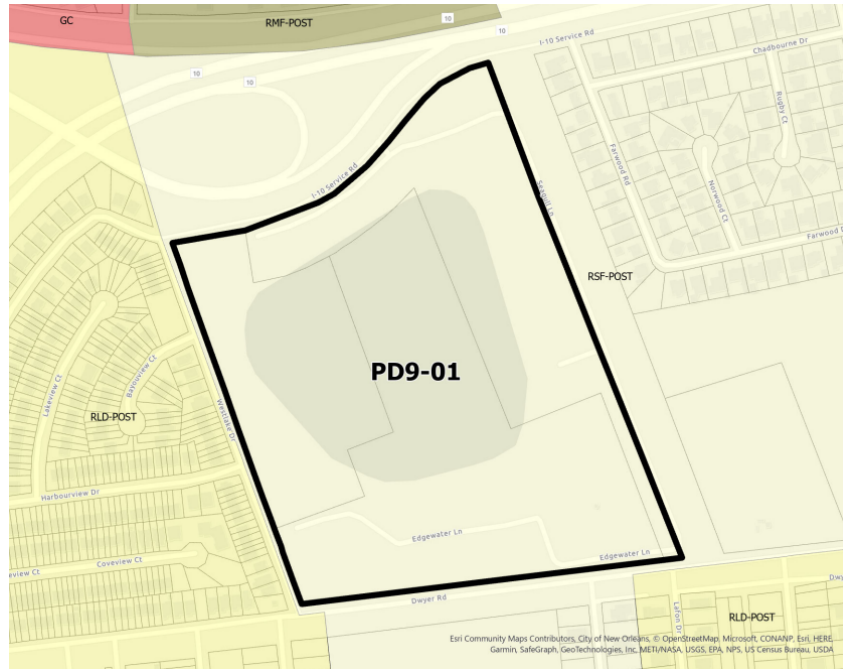
Request number: PD-9-01

Applicant: City Planning Commission

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

Location: The amendment proposal area includes Lots A, B, and C and is bound by Dwyer Road, Westlake Drive, Seagull Lane, and the Interstate 10 service road.

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential

Current Land Use: This site is vacant sans a body of water called West Lake.

Purpose: The City Planning Commission requests that this parcel's FLUM designation change from Residential Single-Family Post-War to MUL Mixed-Use Low Density to encourage mixed uses and higher densities.

Staff Analysis: *Site Description & Land Use:* The subject site is bound by Dwyer Road, Westlake Drive, Seagull Lane, and the Interstate 10 service road and was historically developed with the Frenchman's Wharf Apartments. The site is currently vacant.

Surrounding Land Use Trends: The site is bound by the Dwyer Canal on its east side and by the Interstate 10 corridor on its lake side. It is otherwise surrounded by a mix of single-family homes and townhomes.

2021 Aerial Imagery



Surrounding FLUM and Zoning Designations: The site sits in between a large S-RS Suburban Single-Family Residential zoning district (with a Residential Single-Family Post War FLUM) and S-RD Suburban Two-Family Residential District (with a Residential Low-Density Post War FLUM). The parcel on the lake side of Interstate 10 is analogous in size to the subject property and is zoned S-RM2 Suburban Residential Multi-Family. It is developed with multi-family dwellings.

Impacts: The site historically was utilized and zoned for multi-family dwellings. The dwellings were demolished after Hurricane Katrina and the site was rezoned in 2015 as part of the comprehensive rezoning of the entire city with the implementation of the current zoning ordinance. Changing the Future Land Use Map designation of this site could return historic densities to the area while facilitating economic development opportunities.

The site's current FLUM designation, Residential Single-Family Post War, is very limiting in its permitted uses and primarily promotes single-family residential development, with rare exceptions for neighborhood serving businesses and multi-family dwelling. This FLUM designation, and its associated zoning districts (which includes only S-RS Suburban Single-Family Residential), precludes most non-single-family housing types and

discourages most neighborhood serving commercial amenities. This has the consequence of creating a low-density urban environment that is often dependent on automobiles for commutes to necessary amenities such as job centers, grocery stores, medical clinics, and pharmacies. Conversely, the goal of the Mixed-Use Low Density FLUM designation is to “increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.” The Mixed-Use Low Density FLUM designation could potentially introduce several new zoning districts to this area, including S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and S-MU Suburban Mixed-Use District. These districts permit multiple housing types, including two-family dwellings, multi-family dwellings, and townhomes. They could also introduce a number of neighborhood-serving uses including, but not limited to, restaurants, grocery stores, offices, cultural facilities, medical clinics, and small box variety stores. Cumulatively, this could have the effect of increasing the density of the area and decreasing the neighborhood’s reliance on automobile commutes into the city center or neighboring municipalities for amenities and employment.

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

Reason for Recommendation:

1. A Mixed-Use Low Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the city’s housing stock and decreasing the neighborhood’s reliance on automobiles for necessary amenities.

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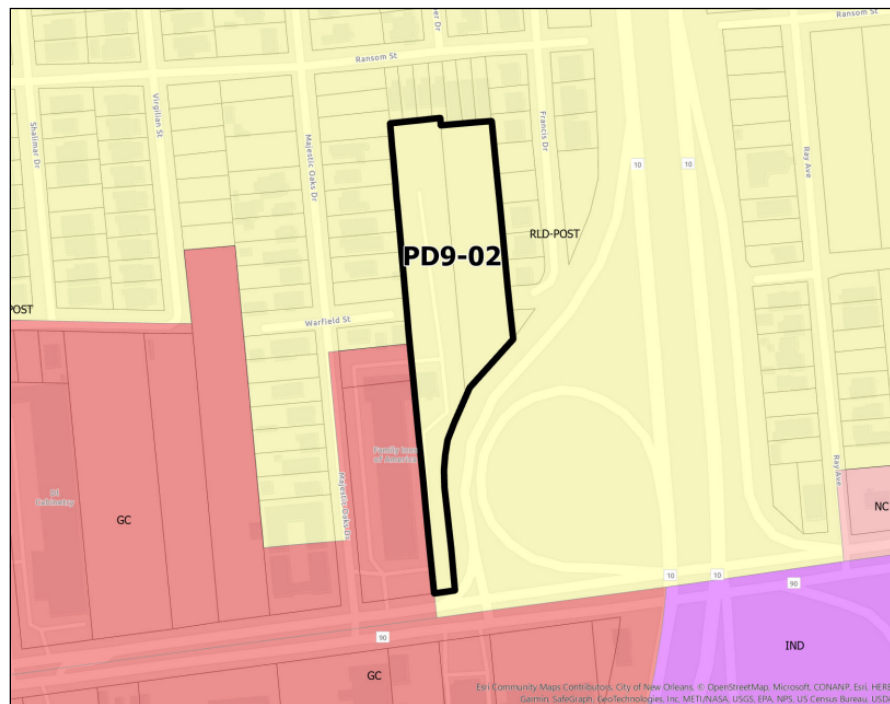
Request number: PD09-02

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Low-Density Post-War to General Commercial*

Location: The proposal area is bound by the Interstate 10 corridor, Chef Menteur Highway, Francis Drive, Majestic Oaks Drive, and Ransom Street.

FLUM Map:



Current Zoning: S-RD Suburban Two-Family Residential

Current Land Use: These lots are currently vacant.

Purpose: The City Planning Commission requests that this parcel's FLUM designation be changed to General Commercial to align the property with the zoning of the adjacent property.

Staff Analysis: *Site Description & Land Use:* The subject site is bound by the Interstate 10 corridor, Chef Menteur Highway, Francis Drive, Majestic Oaks Drive, and Ransom Street. The site is currently vacant and is directly adjacent to a hotel, which is zoned C-1. The site extends from Chef Menteur Highway,

which is generally commercial in nature, into the interior of a S-RD Suburban Low-Density Residential neighborhood. The only access to this site is through Warfield Street, a smaller interior street located between Ransom Street and Chef Menteur Highway.

2021 Aerial Imagery



Surrounding Land Use Trends: The site is bound by the Interstate 10 corridor on its east side and by Chef Menteur Highway to the south. Chef Menteur Highway features a wide mix of commercial uses and the property is otherwise surrounded by a mix of single-family homes, two-family homes and townhomes.

Surrounding FLUM and Zoning Designations: The site sits in between a large C-1 General Commercial zoning district (with a General Commercial FLUM) along Chef Menteur Highway and a S-RD Suburban Two-Family Residential District (with a Residential Low-Density Post War FLUM).

Impacts: The site's current FLUM designation, Residential Low-Density Post War, is very limiting in its permitted uses and primarily promotes single- and two-family residential development, with rare exceptions for neighborhood serving businesses and multi-family dwelling. This FLUM designation, and its associated zoning districts (which includes only S-RS Suburban Single-Family Residential and S-RD Suburban Two-Family Residential), precludes most non-single- and two-family housing types and discourages most neighborhood serving commercial amenities. This has the consequence of creating a low-density urban environment that is often

dependent on automobiles for commutes to necessary amenities such as job centers, grocery stores, medical clinics, and pharmacies. Conversely, the goal of the GC General Commercial FLUM designation is to “increase the availability of retail services and amenities [and increase retail tax base] within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.” The General Commercial FLUM designation is limited to the C-1, C-2, and C-3 zoning districts, all of which generally promote an auto-scale development style and preclude housing development, reinforcing the low-density urban environment caused by the current Residential Low-Density Post-War FLUM Designation.

Although the City Planning Commission staff is typically in support of creating higher residential densities in locations that may support both residential and neighborhood commercial uses, this particular site is not well suited for commercial uses due to its limited access from a small interior street and with no access from Chef Menteur Highway. Should the site retain its current Future Land Use Map designation of Residential Low-Density Post War, the site could be resubdivided and single- or two-family residential dwellings could be constructed on the individual lots. With the exception of a small section of the site that is adjacent to the I-10, the site is surrounded by other low density residential uses and would not be appropriate for a commercial zoning district, especially the more intense commercial zoning districts permitted under the General Commercial FLUM designation.

Recommendation: Denial of the FLUM Designation Change to General Commercial

Reasons for Recommendation:

1. The site is surrounded by low density residential uses with a limited access point that would not be conducive to the more intense zoning districts permitted under the General Commercial FLUM designation. The current FLUM designation would permit single- and two-family residential uses that could occupy individual lots should the site be resubdivided.

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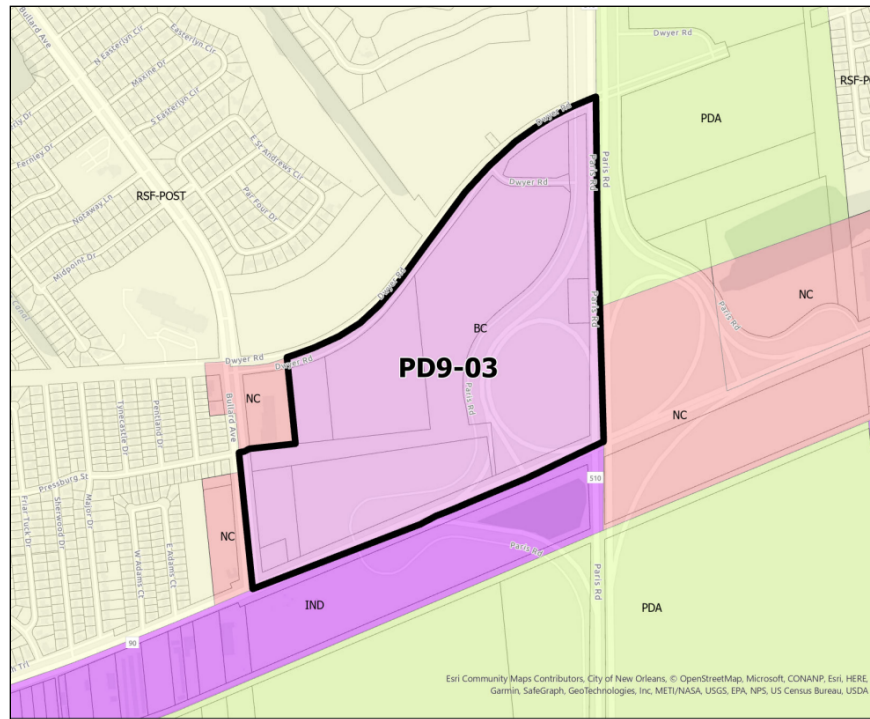
Request number: PD-9-03

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Business Center to Residential Single-Family Post-War*

Location: The amendment proposal area is bound by Dwyer Road, Bullard Ave, Chef Menteur Highway, and Paris Road/Interstate 510.

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential and BIP Business-Industrial Park District

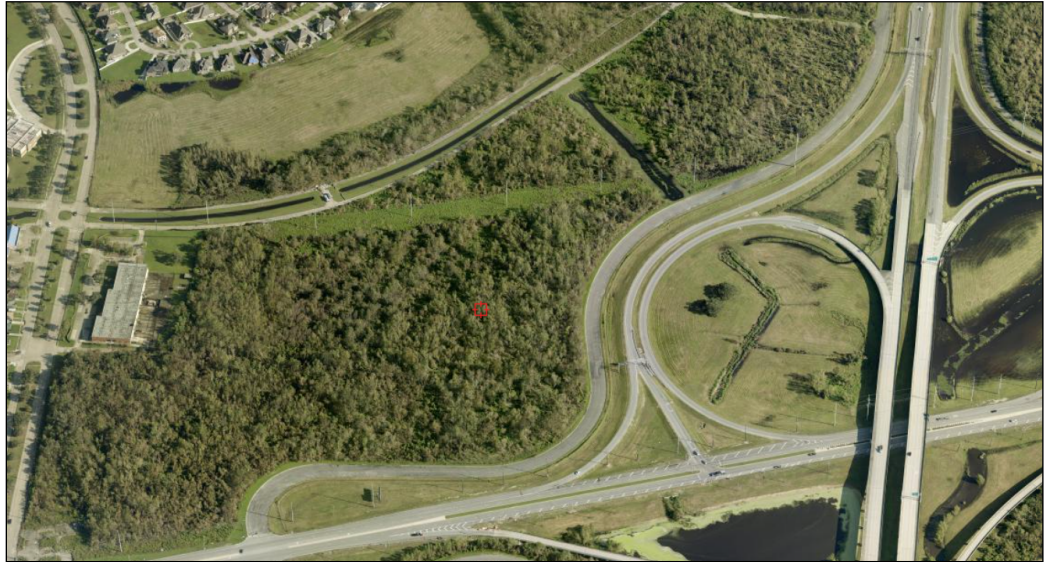
Current Land Use: These lots are currently undeveloped.

Purpose: The City Planning Commission requests that the parcels' FLUM designation be changed to Residential Single-Family Post War to align the property with surrounding land-uses and a recent zoning change in the affected area.

Staff Analysis:

Site Description & Land Use: The subject site is bound by Dwyer Road, Bullard Ave, Chef Menteur Highway, and Paris Road/Interstate 510. The site is currently undeveloped and is heavily forested. A portion of the site includes the Interstate 510 right-of-way, which precludes any commercial development.

Figure 1. 2021 Aerial Imagery



Surrounding Land Use Trends: The site is bound to the east by the Interstate 510 right-of-way and to the south by Chef Menteur Highway. It is otherwise generally surrounded by single-family residential homes to the north and west, and undeveloped wetlands around the Interstate 510 corridor extending towards Lake Borgne south of Chef Menteur Highway.

Surrounding FLUM and Zoning Designations: The site sits in between a large S-RS Suburban Single-Family Residential zoning district containing a Residential Single-Family Post War FLUM designation. There are some exceptions for commercial zoning containing a Neighborhood Commercial FLUM designation along Bullard Avenue. There is Business-Industrial Park zoning containing a mix of Business Center and Industrial FLUM designations along Chef Menteur Highway. Areas to the south of the Chef Menteur Avenue corridor and along the Interstate 510 corridor are largely zoned General Planned Development, with a Planned Development Area FLUM designation.

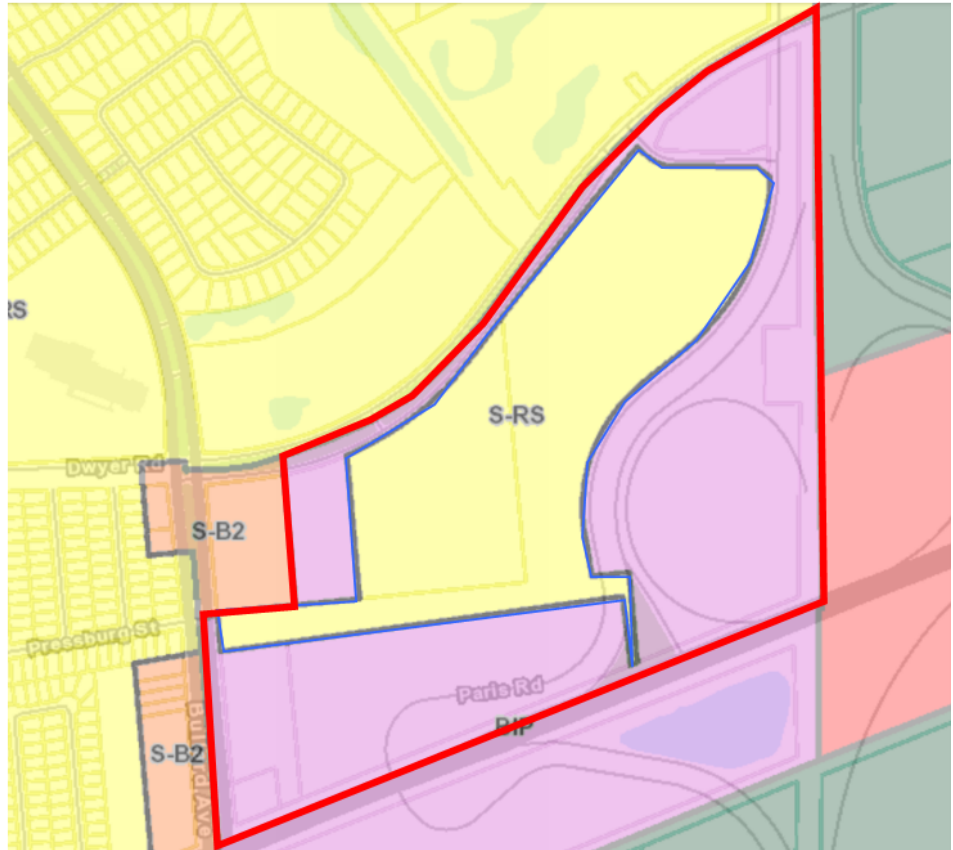
Impacts: The site's current FLUM designation, Business Center, aims to promote large business or light industrial parks, that would serve as regional employment centers. Zoning districts compatible with this designation include the BIP Business-Industrial Park and MU-2 High Intensity Mixed-Use zoning districts. These uses may be considered appropriate, given the

site's location at the intersection of Interstate 510 and Chef Menteur Highway, as well as its proximity to NASA's Michoud facility.

While the FLUM of the site is entirely Business Center, the site has a mixed zoning, featuring S-RS Suburban Residential Single-Family and Business-Industrial Park, and sits in between two large residential developments. The portion of the site that is currently zoned S-RS Suburban Residential Single-Family underwent a zoning change from BIP Business Industrial Park to the S-RS District in 2022. Subsequently, a major subdivision was submitted for this portion of the site (Subdivision Docket 022-23). At the time of this report, the subdivision to divide this portion of the site into smaller lots to eventually house single-family development has not been completed. However, it indicates a general interest in developing single-family housing that would support the proposed FLUM change to Residential Single-Family Post-War.

The portion of the subject area that was rezoned to S-RS Suburban Residential Single-Family is shown outlined in blue in the image below.

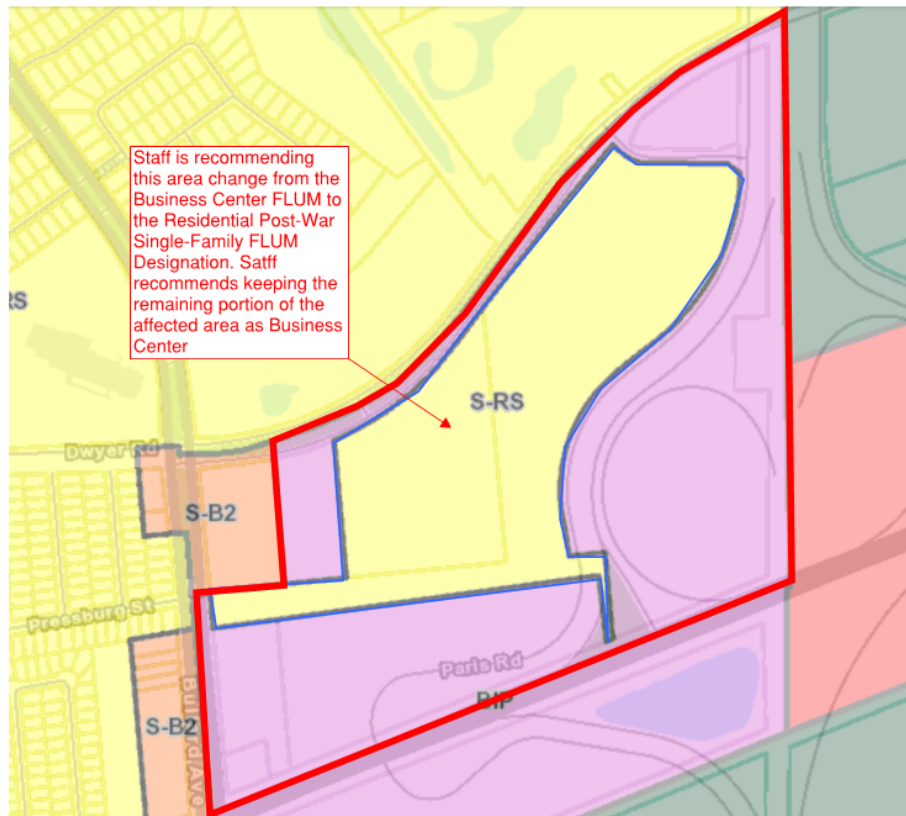
Figure 2. Subject Site and Area of Site Zoned S-RS



Given the site's location along two major corridors and in between the Michoud assembly plant and major residential subdivisions, the site is positioned for a wide variety of potential future uses in the areas of the site zoned BIP Business Industrial Park District. The staff believes its current FLUM designation is appropriate for the portions of the subject area that do not have a S-RS Suburban Residential Single-Family zoning classification. The area zoned S-RS, however, would be appropriate for a FLUM change to the proposed Residential Single-Family Post-War FLUM designation.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Residential Single-Family Post-War**. The staff recommends changing the FLUM designation of the portion of the site zoned S-RS to Residential Single-Family Post-War and keeping the remaining subject area as Business Center.

Figure 3. Subject Site where Staff is Recommending to Change the FLUM Designation from Business Center to Residential Post-War Single-Family.



Reasons for Recommendation:

1. The portion of the subject area that underwent a zoning change from BIP Business Industrial Park to S-RS Suburban Residential District is not compatible with the current BC Business Center FLUM designation. The

proposed Residential Post-War Single-Family FLUM designation would create a consistent zoning classification and FLUM designation.

2. The portion of the area with a BIP Business Industrial Park District should remain with the current FLUM designation of Business Center due to its location near the intersection of Interstate 510 and Chef Menteur Highway, as well as its proximity to NASA's Michoud facility. The site is positioned for a wide variety of potential future uses in the areas of the site zoned BIP Business Industrial Park District.

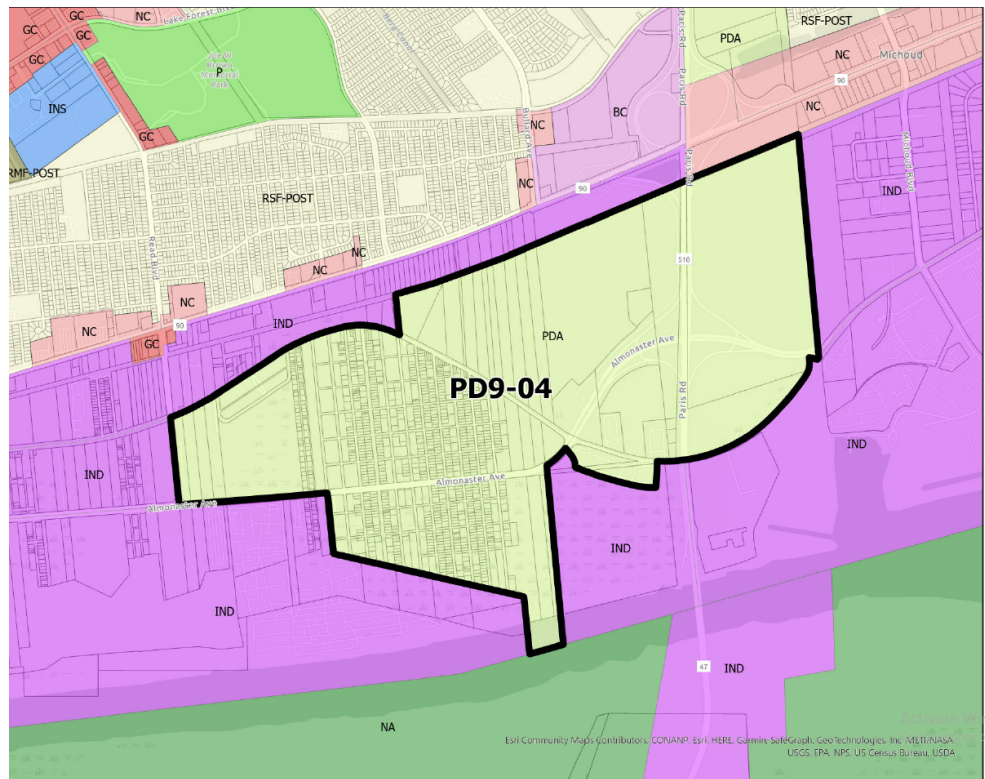
PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD-9-04

Applicant: City Planning Commission and Mayor's office

Request: *Change of Future Land Use Map Designation from Planned Development Area to Industrial.*

Location: The petitioned property is in the Regional Business Park Center. The property is bounded by Chef Menteur Hwy., Almonaster Ave., Read Blvd. and Michoud Blvd.



Current Zoning: General Planned Development District

Current Land Use: Vacant and Undeveloped

Purpose: This request will support future redevelopment opportunities in this area. The Port of New Orleans may begin operations in Chalmette, which could encourage more manufacturing and transportation opportunities along the I-510 corridor.

Staff Analysis:

Site Description & Land Use: The subject site spans across approximately 1,057 acres in New Orleans East. The site contains Lincoln Memorial Park, is currently vacant, and undeveloped.

Surrounding Land Use Trends: The area around the subject property includes vacant, and undeveloped parcels, as well as automotive and container storage facilities. The site is near to the Gentilly landfill and is surrounded by illegal dumping of debris and tires. The site also sits south of the Winston Place subdivision, which contains single-family residences.

Surrounding FLUM and Zoning Designations: The site is in an a GPD General Planned Developed District and is surrounded by a large HI Heavy Industrial District, a large LI Light Industrial District and a large BIP Business-Industrial Park District. The site sits near a large S-RS Suburban Single-Family Residential District.

The site is also located in a PDA Planned Development Area FLUM designation and is surrounded by Industrial FLUM designations.

Impacts: The Planned Development Area FLUM designation is only compatible with the GPD General Planned Development zoning district, which limits nearly all uses to a conditional use. The proposed Industrial FLUM designation is compatible with the LI Light Industrial District, HI Heavy Industrial District and MI Maritime Industrial District. These districts could allow commercial uses such restaurants, hotels, motels, and industrial uses such as storage yards and warehouses. The request could result in increased developments for the Port. Given the surrounding industrial development pattern, the impact of an industrial FLUM should not be that much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends an Industrial FLUM designation.

Recommendation: **Approval** of the FLUM Designation Change to **Industrial**.

Reasons for Recommendation:

1. The request may help revitalize the I-510 corridor and provide development opportunities for the Port of New Orleans.
2. The request could provide opportunities for commercial uses, and industrial uses.
3. There is a trend of industrial developments in the vicinity.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
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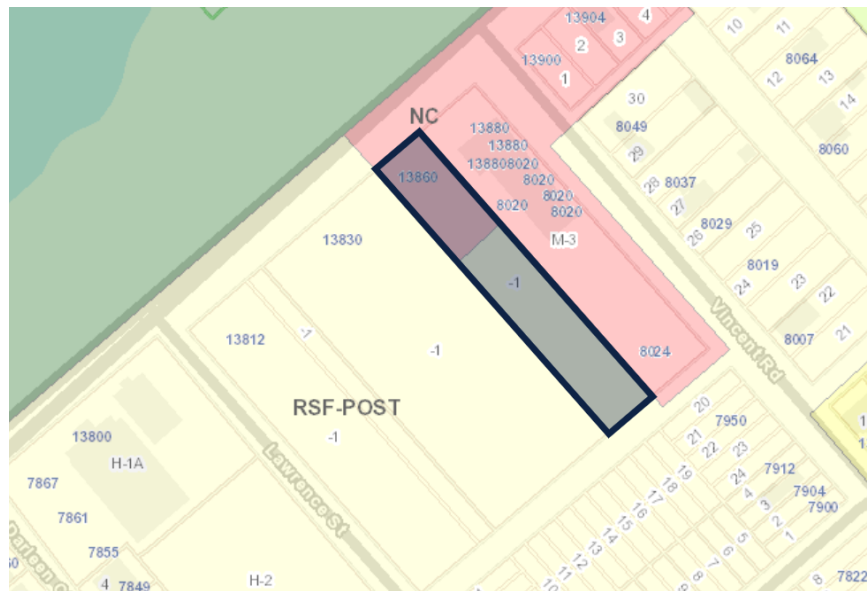
Request number: PD-9-05

Applicant: City Planning Commission

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

Location: The petitioned property is located on Lot PT-1, Square -1, in the Third Municipal District, bounded by Hayne Boulevard, Wales Street, Vincent Road and Lawrence Street. The municipal address is 13860 Hayne Blvd.

FLUM Map:



Current Zoning: S-MU Suburban Neighborhood Mixed-Use District

Current Land Use: Undeveloped

Purpose: The applicant stated the request would allow for commercial development along the Lincoln Beach corridor and correct a split Future Land Use Map (FLUM) designation. The subject is currently has two FLUM designations, the Neighborhood Commercial and the Residential Single-Family Post War designations. The requested amendment would rectify the split-FLUM situation and create a consistent FLUM designation for the entirety of the site.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 33,750 square foot property located near the intersection of Hayne Boulevard and

Vincent Road in the Little Woods neighborhood in New Orleans East. The site is currently vacant and undeveloped.

Surrounding Land Use Trends: The area around the subject property includes mostly vacant properties with instances of commercial uses and single-family residences intermixed.

Surrounding FLUM and Zoning Designations: The site is in an S-MU Suburban Neighborhood Mixed-Use District and is surrounded by a large Suburban S-RS Single-Family Residential District.

The portion of the site nearest to Hayne Blvd has a NC Neighborhood Commercial FLUM designation, while the portion nearest to Wales St. has a RSF-Post Residential Single-Family Post-War FLUM designation, which creates a split FLUM designation. This creates a situation where the S-MU Suburban Mixed-Use District, the zoning district presently on the site, is inconsistent with the portion of the site with the Residential Single-Family Post-War FLUM designation.

Impacts: The subject site is located across Hayne Boulevard from Lincoln Beach. This request could assist with the revitalization of historic Lincoln Beach in the Little Woods neighborhood which has been underutilized for decades. Lincoln Beach opened in 1954 during segregation and was a haven for Black residents that could not attend other beaches or amusement parks.¹ The park officially closed in 1964 after the passage of the Civil Rights Act of 1964. Recently, community members throughout the City of New Orleans have begun cleaning the park and have developed a partnership with the City, to eventually reopen the park. This proposed FLUM change is a step to correct the split FLUM designation and support the development of the park, in addition to other commercial uses in the surrounding neighborhood.

¹ David Grunfeld, D. O. P. (2021, June 25). *Photos: Lincoln Beach in New Orleans; then and now*. NOLA.com. https://www.nola.com/multimedia/photos/photos-lincoln-beach-in-new-orleans-then-and-now/collection_0efd1792-d5a5-11eb-a18d-c396c6f64f3c.html#6



DIVER TAKES PLUNGE AT LINCOLN BEACH July 5, 1959, A popular attraction at Lincoln Beach Saturday was the amusement center's swimming pool. A swimmer takes a high dive from one of the pool's diving boards. (Lincoln Beach opened in 1954, catering to black residents, who were not allowed at the other, all-white public swimming pools in the area. In 1964, the courts decreed a racially nondiscriminatory policy for privately operated facilities on public lands, letting black citizens swim in other pools, and Lincoln Beach closed.) ORG XMIT: NOLA2015081118083780CHARLES F. BENNETT

Given the underutilized surrounding parcels, a neighborhood commercial FLUM of the entirety of the site could encourage commercial investment, which would increase the walkability and overall vitality of the area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

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

Reasons for Recommendation:

1. The recommendation will support commercial development along the historic Lincoln Beach corridor.
2. This recommendation will correct a split FLUM designation.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

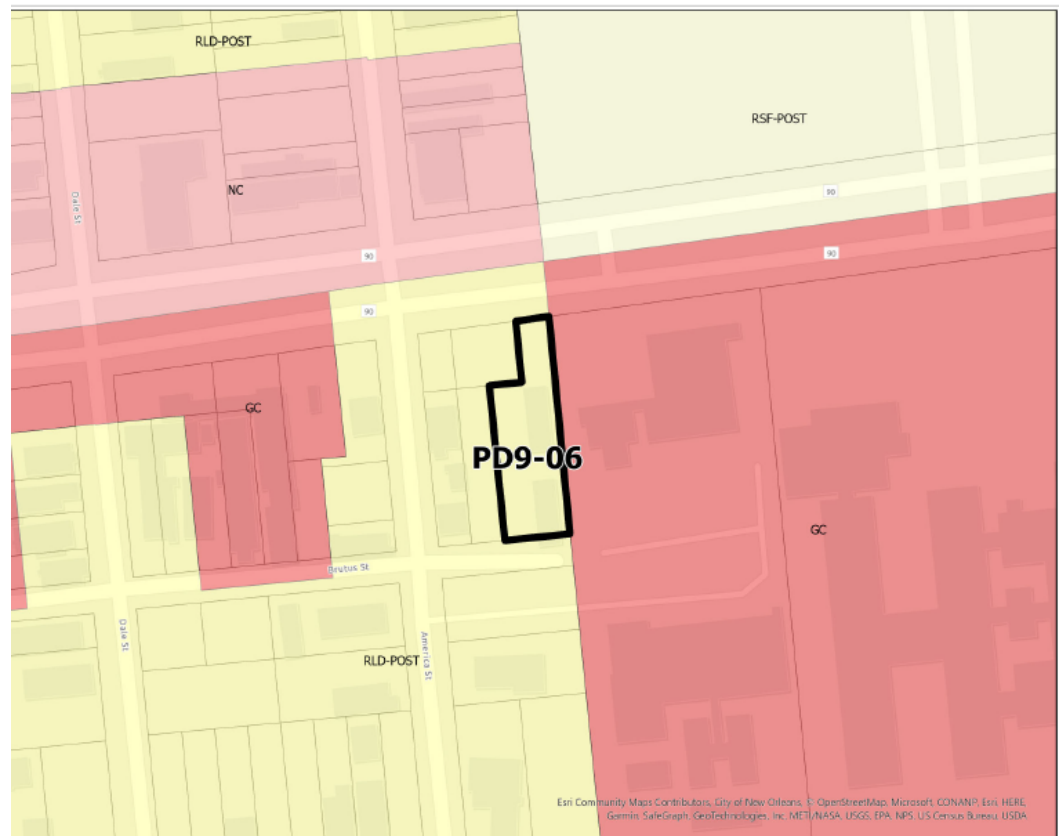
Request number: PD-9-06

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Low Density Post-War to General Commercial*

Location: The petitioned property is located on Lot 3-A, Square 3, in the Third Municipal District, bounded by Chef Menteur Hwy, America St., Brutus St. and Wilson St. The municipal address is 6809 Brutus St. The property is located in New Orleans East.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Institutional use

Purpose: This request is from the City Planning Commission to align the Future Land-Use Map with the current institutional land-use and C-1 General Commercial zoning of the site. The petitioned site underwent a zoning

change in 2020 (ZD094-20) to change its zoning from S-RD Suburban Two-Family Residential District to C-1 General Commercial District. The request was approved due to its historic zoning and land-use, despite not being compatible with the site's FLUM designation. This request would retroactively rectify the inconsistency the zoning change created.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 11,069 square foot property located at the intersection of Chef Menteur Highway and America Streets in New Orleans East. The site is currently utilized by St. Paul Catholic Church, is mostly vacant and contains an accessory structure along the Brutus St. side of the site.

Surrounding Land Use Trends: The site is located across the street from St. Mary's Academy and sits next to a variety of commercial and institutional uses.

Surrounding FLUM and Zoning Designations: The site is located in a C-1 General Commercial District. There are properties in the vicinity that are located in C-1 General Commercial Districts as well as S-RD Suburban Two-Family Residential Districts. The existing Residential Low Density Post-War FLUM designation does not account for the industrial land use and zoning of the site and mixed-use land use of adjacent properties.

The site sits within a large RLD-Post Residential Low Density Post-War FLUM designation and between two large General Commercial FLUM designations. The site is also near to a NC Neighborhood Commercial FLUM designation.

Impacts: Changing the Future Land Use Map designation on this site to the General Commercial FLUM 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 **General Commercial**.

Reasons for Recommendation:

1. The request would align the Future Land-Use Map with the current institutional land-use and C-1 General Commercial zoning of the site.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD-9-07

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Mixed-Use Medium Density.*

Location: The petitioned property is located on Lot -1, Square -1, in the Third Municipal District, bounded by Dwyer Road, the Dwyer Canal, Mayo Road and Farwood Dr. The municipal address is 7201 Dwyer Road. The property is located in New Orleans East.

FLUM Map:



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

Current Land Use: Vacant & Undeveloped

Purpose: The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near a high frequency transit corridor, that is slated for redevelopment.

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 22,680 square foot property located at the intersection of Dwyer Road and the Dwyer Canal in New Orleans East. The site is currently vacant and undeveloped.

Surrounding Land Use Trends: The site sits adjacent to Livingston Collegiate Academy and abuts the Dwyer Canal. The site is also near to the Lakewood East subdivision, which contains single-family residences, with instances of vacant lots intermixed. In addition, the site is near the Coronet subdivision which contains townhomes with instances of multi-family residences and vacant lots.

Surrounding FLUM and Zoning Designations: The site is located in a S-RS Suburban Single-Family Residential District. The site is near a S-B2 Suburban Pedestrian Oriented Corridor Business District and a S-RD Suburban Two-Family Residential District.

The site sits within a large RSF-Post Residential Single-Family Post-War FLUM designation and near a RLD Post Residential Low Density Post-War FLUM designation. The site is also near to a NC Neighborhood Commercial FLUM designation.

Impacts: The current FLUM designation is only compatible with the S-RS Single-Family Residential District, which limits commercial uses to daycares through the conditional use approval process and limits residential development to primarily single-family. The proposed Mixed-Use Medium Density FLUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District and the MS Medical Service District.

The request could allow for a future zoning change to one of the compatible zoning district to the MUM FLUM designation which could facilitate the development of an underutilized site that abuts a transportation corridor. However, the proposed Mixed-Use Medium Density FLUM designation is compatible with several higher intensity zoning districts which may not be compatible with the existing single-family residences in the surrounding area.

As an alternative, staff recommends the Mixed-Use Low Density FLUM designation which is compatible with the following zoning districts in New Orleans East: the S-RD Two-Family Residential District, S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2

Pedestrian-Oriented Corridor Business District, EC Educational Campus District and the MS Medical Service District. The Mixed-Use Low-Density designation would allow multi-family development in addition to single, two-family and commercial development, which could benefit existing and future residents.

It should also be noted that the S-MU Suburban Mixed-Use Zoning District is a zoning district that staff believes would be compatible with the staff proposed Mixed-Use Low Density FLUM Designation and would fulfill the goal of the requested FLUM change. But this zoning district is not listed in the appendix table because it was added to the Comprehensive Zoning Ordinance after the appendix was created. In order to include it in the appendix, the City Planning Commission staff would also need to initiate a Master Plan and Comprehensive Zoning Ordinance text amendment. The S-MU District's compatibility with the Mixed-Use Low Density FLUM designation is another reason why staff supports this request.

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

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

Reasons for Recommendation:

1. The request would encourage the development of vacant and undeveloped land.
2. The modified FLUM change is compatible with commercial and residential uses that would support the current residential development pattern of mostly single-family residences and townhomes in the area.
3. The modified FLUM change would be less impactful to the quality of life of residents in the surrounding area.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
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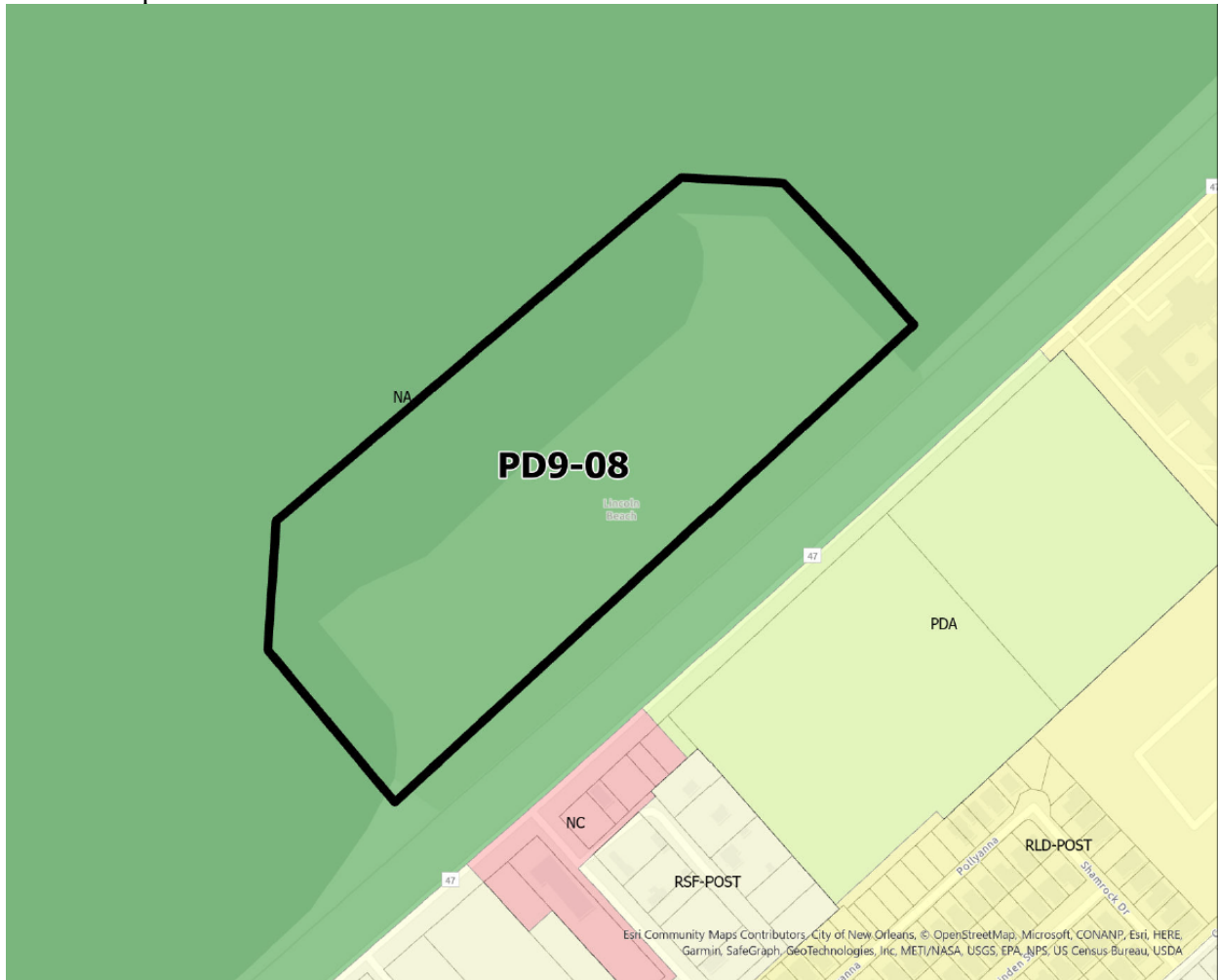
Request number: PD-9-08

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Natural Areas to Parkland & Open Space*

Location: The petitioned property is located on an undesignated lot, Square -9, in the Third Municipal District, bounded by Hayne Blvd and Lake Pontchartrain. The municipal address is 13835 Hayne Blvd. The property is located in the Little Wood Neighborhood of New Orleans East.

FLUM Map:



Current Zoning: NA Natural Areas District

Current Land Use: Vacant

Purpose: The applicant stated the request would allow redevelopment of this 16.5 acre city-owned parcel which will include uses complementary to the Lincoln Beach Park space. The request could also allow a portion of this site to be utilized for interpretive or visitor centers.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 435,600 square foot property located at 13835 Hayne Blvd, between Lawrence St. and Buffalo St. in New Orleans East. The site is currently vacant.

Surrounding Land Use Trends: The site contains historic Lincoln Beach and Lake Pontchartrain. The area surrounding the property includes vacant properties with instances of commercial uses and single-family residences intermixed.

Surrounding FLUM and Zoning Designations: The site is located in a large NA Natural Area designation. The site is near to a Planned Development Area FLUM designation, a NC Neighborhood Commercial FLUM designation and a RSF-Post Residential Single-Family Post-War FLUM designation.

The site sits within a NA Natural Areas District, near to a S-MU Suburban Neighborhood Mixed-Use District, a large S-RS Suburban Single-Family Residential District and a GPD General Planned Development District.

Impacts: The request could assist with the revitalization of historic Lincoln Beach in New Orleans East. As stated in PD9-05, Lincoln Beach was frequented by black families in New Orleans during the late 1950's and mid 1960's when they could not visit other beaches during segregation. The Beach closed in 1964, is currently vacant and in need of repair. The proposal includes the construction of amenities that would be utilized by patrons of the beach, to support its revitalization.

The Natural Areas designation is only compatible with the Natural Areas District. This designation does not allow amusement facilities or visitor centers. The Parkland & Open Space designation is compatible with the OS-N Neighborhood Open Space District, OS-G Greenway Open Space District, OS-R Regional Open Space District, NA Natural Areas District, VCP Vieux Carré Park District and the S-LP Lake Area Neighborhood Park District. Since the site is in New Orleans East, the VCP Vieux Carré Park District and the S-LP Lake Area Neighborhood Park Districts do not apply. The zoning districts that do apply would allow commercial uses such as amusement parks, visitor centers and even the construction of auxiliary parking areas. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Parkland & Open Space FLUM designation.

Recommendation: **Approval** of the FLUM Designation change to **Parkland & Open Space**.

Reason for Recommendation:

1. The recommendation will help support the renovation of the historic Lincoln Beach.
2. The recommendation will support commercial development along the historic Lincoln Beach corridor.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

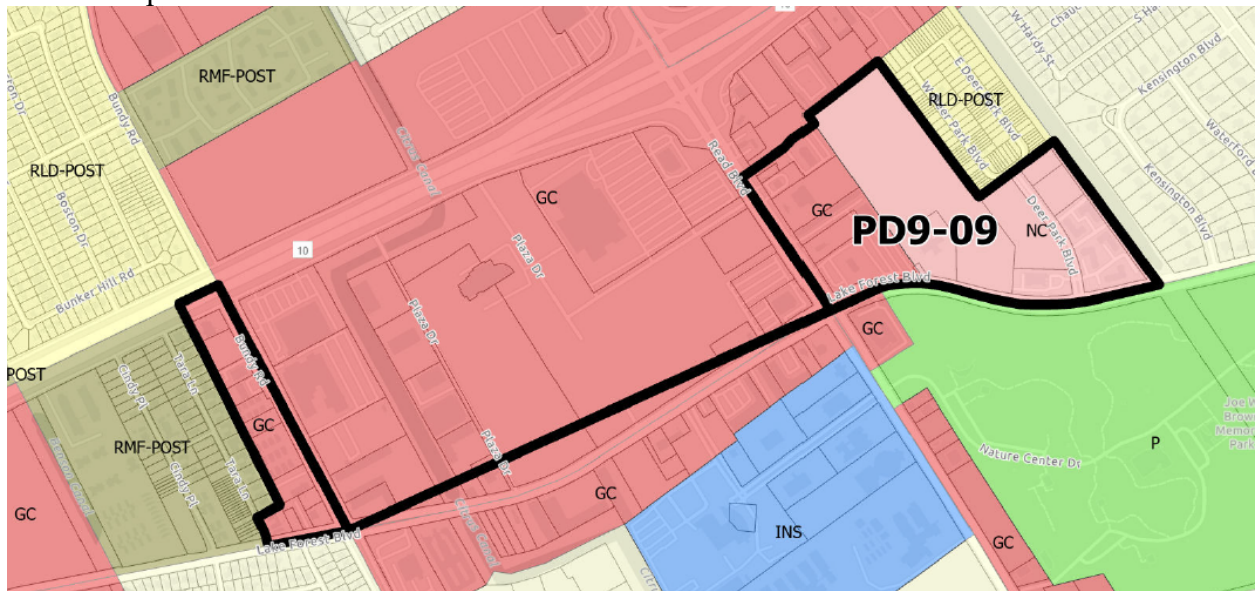
Request number: PD-9-09

Applicant: Mayor's Office

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

Location: The petitioned property is located across several parcels. The first group of properties are located within two undesignated Squares in addition to Square -1, Lots 3B-8A-2, 3B-8A1, and 3B-8B in the Third Municipal District, bounded by the Farrar Canal, Lakeforest Blvd., Read Blvd and the I-10 Service Road S. The second group of properties are bounded by Lakeforest Blvd. Bundy Rd., I-10 Service Road S. and the Citrus Canal. The property is located in New Orleans East.

FLUM Map:



Current Zoning: C-1 General Commercial District, C-2 Auto-Oriented Commercial District and a MU-1 Medium Intensity Mixed-Use District

Current Land Use: Commercial, Residential and Vacant

Purpose: The applicant stated the request would enable increased density and mixed-use development along this primarily commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject area contains two subject sites, one at the intersection of Lakeforest Blvd and Tara Lane on approximately 9.69 acres, and one at the intersection of Lakeforest Blvd and West Deer Park Blvd on approximately 47.11 acres in New Orleans East. The site at

Lakeforest Blvd and West Deer Park Blvd contains several commercial uses such as a high-rise office tower, a motel, a gas station, a dentist office, and residential uses such as condos and apartments. The site at the intersection of Lakeforest Blvd and Tara Lane contains the Tara Lane apartments, West Lake Forest apartments a donut shop, a dance studio and other commercial uses.

Surrounding Land Use Trends: The site at Lakeforest Blvd and West Deer Park Blvd sits adjacent to Joe Brown Park and Chase Bank, the Lakeforest commercial tower and institutional uses such as Daughter of Charity health clinic, and the New Orleans East hospital. The site is also near to the Wimbledon Park subdivision which contains single-family residences, and the Deer Park subdivision which contains mostly vacant parcels with instance of single-family residences and townhomes intermixed. The site at the intersection of Lakeforest Blvd and Tara Lane is near the Cindy Place subdivision which contains single residences, townhomes, multi-family residences and vacant residential structures.

Surrounding FLUM and Zoning Designations: The site at Lakeforest Blvd and West Deer Park Blvd is in a MU-1 Medium Intensity Mixed-Use District. The site at the intersection of Lakeforest Blvd and Tara Lane is in a C-1 General Commercial District and a C-2 Auto-Oriented Commercial District. The sites sit between a S-RD Suburban Two-Family Residential District, a S-RM2 Suburban Multi-Family Residential District and adjacent to a MU-1 Medium Intensity Mixed-Use District, OS-R Regional Open Space District and the MC Medical Campus District.

The site at the intersection of Lakeforest Boulevard and Tara Lane is within a large GC General Commercial FLUM designation, while the site at Lakeforest Blvd and West Deer Park Blvd is within a NC Neighborhood Commercial FLUM designation. The site is also near a RLD Post Residential Low Density Post-War FLUM designation, a P Parkland and Open Space FLUM designation and an INS Institutional FLUM designation.

Impacts: The subject property has a Future Land Use Map designation of General Commercial and Neighborhood Commercial. Each FLUM category is linked to a specific set of compatible zoning districts. These FLUM designations primarily allow commercial land uses, including auto-oriented and heavy commercial. The General Commercial FLUM designation is compatible with three zoning districts that could be located in New Orleans East: the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. The Neighborhood Commercial FLUM designation is also compatible with three zoning districts that could be located in New Orleans East: the S-B1 Suburban Business District, the S-B2 Pedestrian-Oriented Corridor

Business District and the C-1 General Commercial District. The C-1, C-2, C-3, S-B1 and S-B2 zoning districts prohibit all residential development with the exception of dwellings above the ground floor. Dwellings above the ground floor are only permitted as a conditional use in these zoning districts.

The requested FLUM change to the Mixed-Use Medium Density FLUM designation will allow a future zoning change to a zoning district that would help facilitate residential and mixed-use development. The MUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District, and the MS Medical Service District.

The request could allow for the development of single, two-family and multi-family residences, which would help create housing during a severe housing crisis. This area has seen a lack of investment since before and after Hurricane Katrina. The surrounding neighborhood needs flexibility and options for development appropriate for both residential and commercial uses. With the FLUM change, developers may be more willing to bring their mixed-use developments to the area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Mixed-Use Medium Density FLUM designation.

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

Reasons for Recommendation:

1. The request would enable increased density and mixed-use development along this primary commercial thoroughfare.
2. The request would support the development of much-needed housing in the area.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

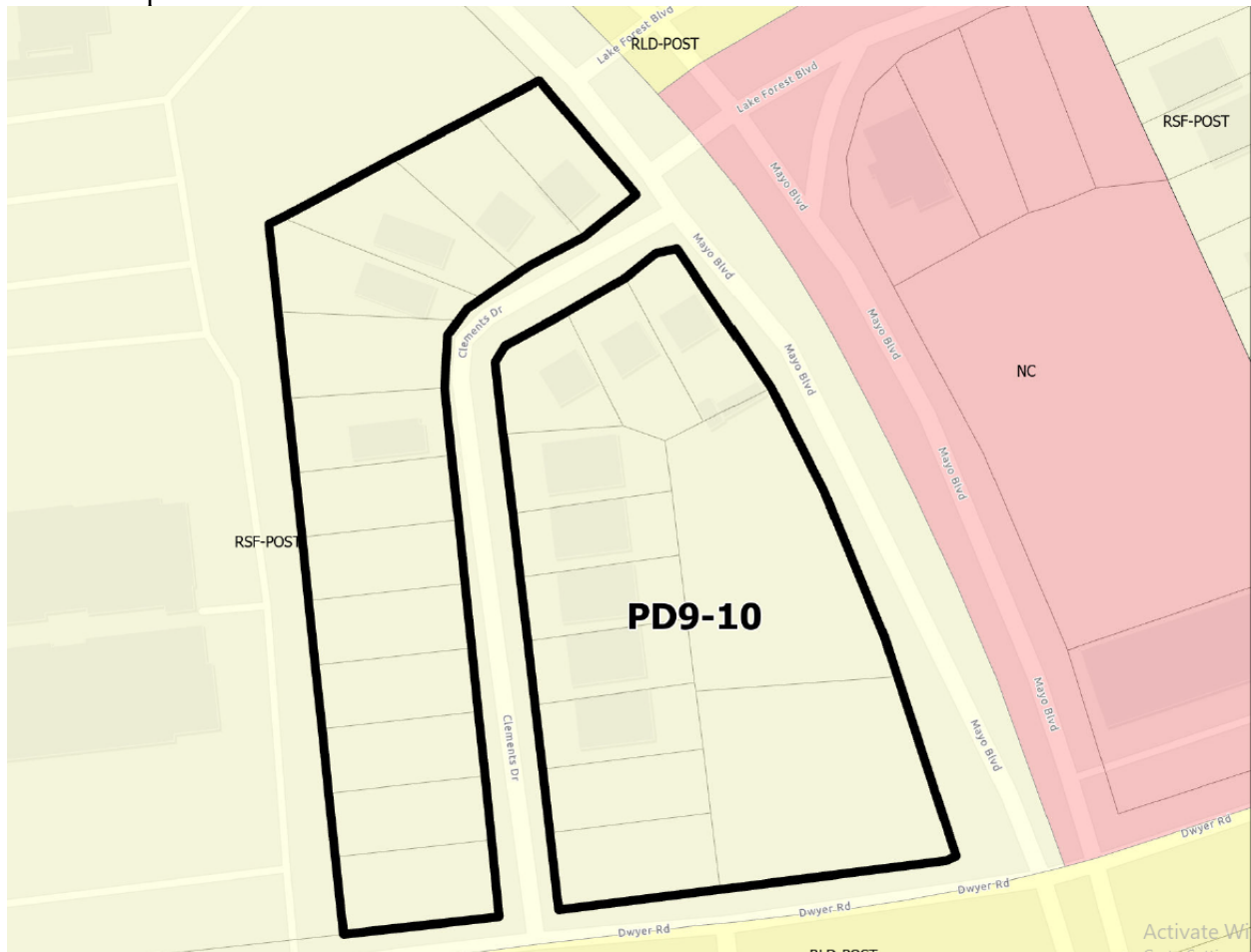
Request number: PD-9-10

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post War to Mixed-Use Medium Density.*

Location: The petitioned property is located on Lots 1-23, 4R1B2 and 4R1B1, Square -1, in the Third Municipal District, bounded by Dwyer Road, the Dwyer Canal, Mayo Road and Farwood Dr. The municipal addresses are 5500-5661 Clements Dr. and 5620-5643 Mayo Road. The properties are located in New Orleans East.

FLUM Map:



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

Current Land Use: Residential and Vacant

Purpose: The applicant stated the request could support future redevelopment opportunities on vacant parcels and to facilitate rehabilitation of existing non-conforming residential uses. This portion of Mayo Road is slated to be serviced by a high frequency transit service line.

Staff Analysis: *Site Description & Land Use:* The subject site is approximately 4.79 acres located at the intersection of Dwyer Road and Mayo Road in New Orleans East. The site contains multi-family residences, a childcare center as well as vacant parcels.

Surrounding Land Use Trends: The site sits between Livingston Collegiate Academy and a commercial strip mall. The site abuts and contains a portion of Lakewood Subdivision East, which contains single-family residences with instances of vacant lots intermixed. The site also sits north of the Rosemont Place subdivision, which contains single and two-family residences with instances of vacant lots intermixed.

Surrounding FLUM and Zoning Designations: The site is located in a large S-RS Suburban Single-Family Residential District. The site is near a S-B2 Suburban Pedestrian Oriented Corridor Business District, which contains mostly vacant lots with instances of commercial uses intermixed.

The site sits within a large RSF-Post Residential Single-Family Post-War FLUM designation and near a NC Neighborhood Commercial FLUM designation.

Impacts: The proposed Mixed-Use Medium Density FLUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District, and the MS Medical Service District.

The requested Mixed-Use Medium Density FLUM may be too intense for surrounding properties that generally contain residential and not many commercial uses. As an alternative, staff recommends the Residential Post-War Multi-Family FLUM designation.

Currently, the zoning of the subject site and the current FLUM designation are incongruous with the land-use pattern on the developed lots, multi-family residential. The S-RS Single-Family Residential District and its corresponding Residential Single-Family Post-War FLUM designation prohibit multi-family development. A FLUM change to the Residential Post-War Multi-Family designation is one avenue for a future zoning change to create conformity between the land-use and the zoning district.

The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Residential Post-War Multi-Family designation.

Recommendation: Modified Approval of the FLUM Designation change to **Residential Post-War Multi-Family**

Reasons for Recommendation:

1. The FLUM change would facilitate a future zoning change to a zoning district that permits multi-family residential development, creating congruity between the historical land-use and the site's zoning and FLUM designation.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

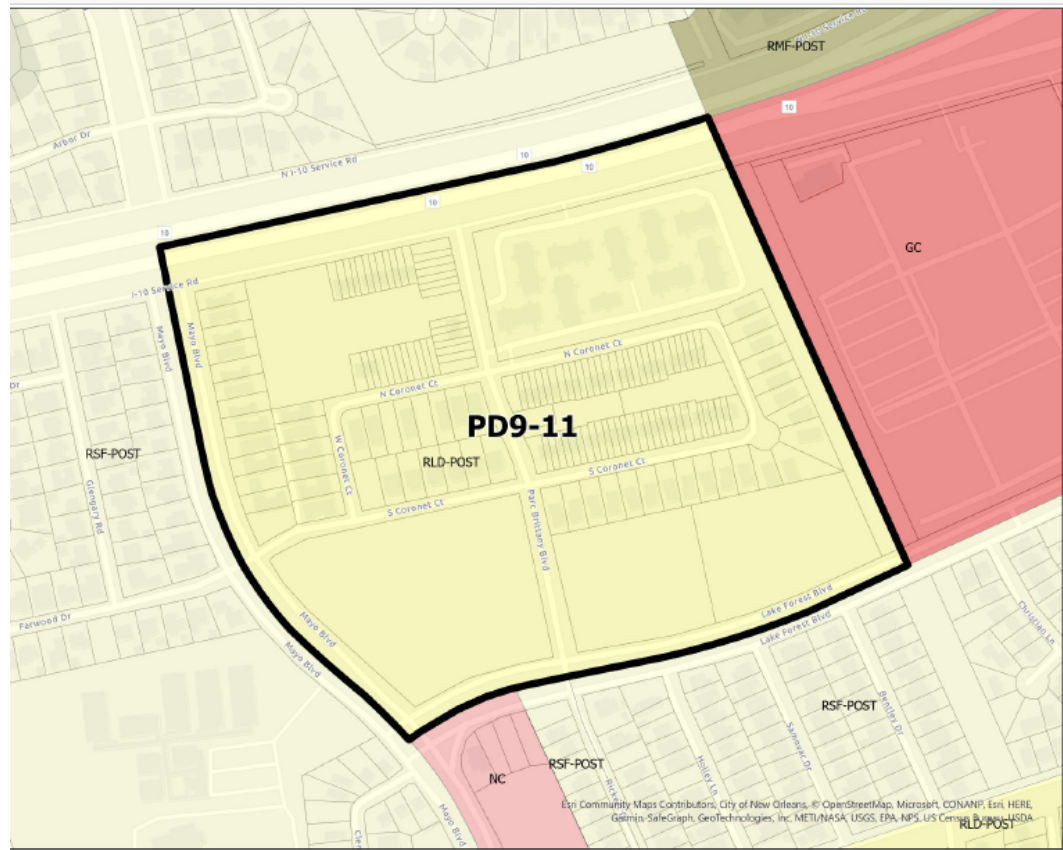
Request number: PD-9-11

Applicant: Mayor's Office

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

Location: The petitioned property is located across Squares 1, 2, 3, 4, 6, -1 and 3JJ, in the Third Municipal District, bounded by Mayo Road, Lake Forest Blvd. the I-10 Service Road S. and the Lawrence Canal. The property is in New Orleans East.

FLUM Map:



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

Current Land Use: Multi-Family, townhomes and undeveloped

Purpose: The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near to a high frequency transit corridor, that is slated for redevelopment.

Staff Analysis: *Site Description & Land Use:* The subject site contains approximately 54.5 acres and is located at the intersection of Mayo Road and Lake Forest Blvd. in New Orleans East. The site contains single, two-family, multi-family and townhome residences with instances of vacant, undeveloped lots.

Surrounding Land Use Trends: The site sits between Franklin Avenue Baptist church and the Lakewood East subdivision, which contains single-family residences, with instances of vacant lots intermixed. The site is also adjacent to a Family Dollar Store, Planet Fitness, Pizza Hut, Casa Honduras restaurant and other commercial uses.

Surrounding FLUM and Zoning Designations: The site is located in a S-RD Suburban Two-Family Residential District and sits between a S-RS Suburban Single-Family Residential District and a C-3 Heavy Commercial District.

The site sits within a large RLD Post Residential Low Density Post-War FLUM designation and between a RSF-Post Residential Single-Family Post-War FLUM designation and a GC General Commercial designation.

Impacts: Changing the FLUM designation to the proposed Mixed-Use Medium Density FLUM designation would allow for a future zoning change to one of the compatible zoning districts with this designation. The MUM FLUM designation is compatible with the following zoning districts in New Orleans East: the S-RM1 Multi-Family Residential District, S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, C-1 General Commercial District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, MC Medical Campus District and the MS Medical Service District.

The current S-RD zoning of this area is not reflective of the land-uses which are mostly townhomes and four-plexes. The zoning of this site was downsized in 2015, from the RM-2E Eastern New Orleans Multiple-Family Residential District to the current S-RD zoning with the adoption of the latest Comprehensive Zoning Ordinance. This zoning change created non-conforming multi-family uses that were unable to expand. The site is also within the Coronet Court Multi-Family Housing Overlay District, which was established recognizing the limitations imposed on this area by its current zoning district. This overlay permits established multi-family and townhome developments as a by-right use – thereby allowing their expansion or renovation should they become vacant for over six months. In the base zoning district, multi-family residences that have been vacant over

6 months lose their non-conforming status, which often renders these residences as uninhabitable, since the structures are generally too large to be converted to a single or two-family residence. Given the need for housing throughout the city, changing the FLUM to a Mixed-Use Medium Density FLUM designation would present an opportunity to change the zoning from the S-RD District to S-RM1 or MU-1, which would allow new multi-family residences and other commercial uses.

Other than the existing residential uses, institutional use and small commercial uses, this area has endured disinvestment since before Hurricane Katrina. Given the surrounding residential development pattern, the impact of a the mixed-use FLUM could increase the vibrancy and walkability of the surrounding neighborhood. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Mixed-Use Medium Density FLUM designation.

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

Reasons for Recommendation:

1. The request would revitalize this section of the Lakeforest Blvd. corridor.
2. The request would create consistency between the historic use of the site and the site's FLUM and zoning designations.

MASTER PLAN AMENDMENT ANALYSIS

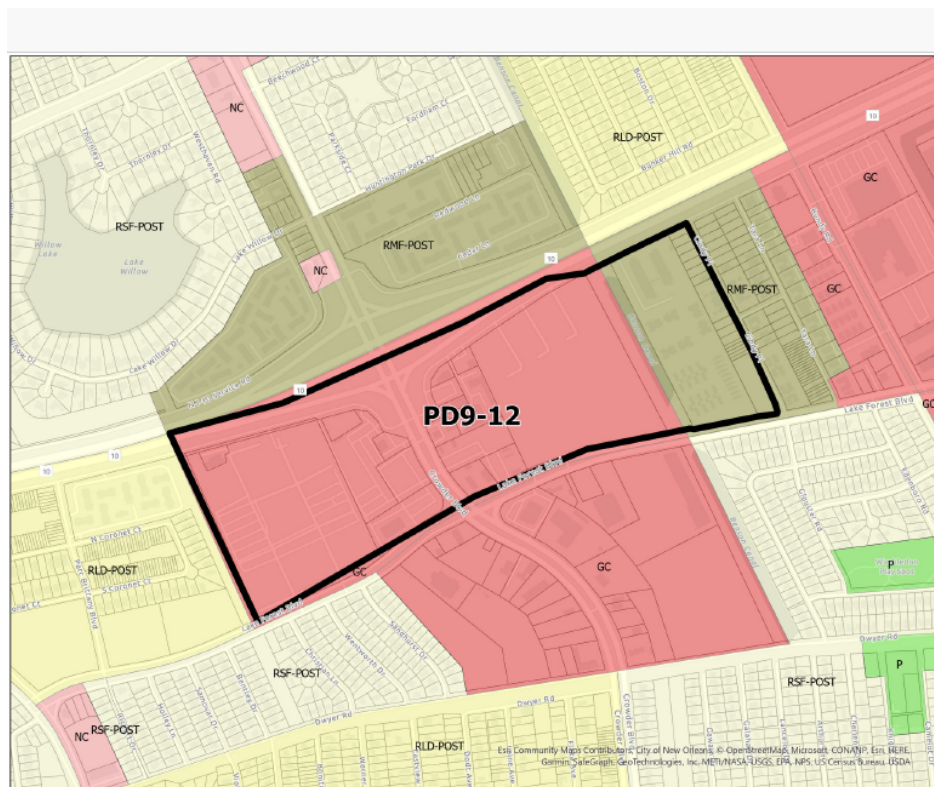
Request number: PD-9-12

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from General Commercial & Residential Multi-Family Post War to Mixed-Use High Density.*

Location: The petitioned property is located on Square -1, in the Third Municipal District, bounded by the Lawrence Canal, Cindy Place, I-10 Service Road S. and Lake Forest Boulevard. The property is in New Orleans East.

FLUM Map:



Current Zoning: C-3 Heavy Commercial District and S-RM2 Suburban Multi-Family Residential District

Current Land Use: Residential, Institutional, Commercial and Undeveloped

Purpose: The applicant stated the request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.

Staff Analysis: *Site Description & Land Use:* The subject site contains approximately 85.02 acres and is located at the intersection of Lake Forest Blvd. and Cindy Pl.

The site contains Franklin Ave. Baptist Church, in addition to several commercial uses and instances of vacant parcels intermixed. The site contains the Cindy Place apartments as well as a Family Dollar Store, Planet Fitness, Pizza Hut, Casa Honduras restaurant and other commercial uses.

Surrounding Land Use Trends: The site intersects the Crowder Blvd corridor which contains a mix of single-family residences, townhomes, apartment buildings and commercial uses. The site sits between the Parc Brittany apartments and the Cindy Place apartments. The site is also near to several, small commercial centers which contain hair salons, restaurants, religious facilities, a reception facility, a wellness facility and a fitness center.

Surrounding FLUM and Zoning Designations: The site is in a C-3 Heavy Commercial District and a S-RM2 Suburban Multi-Family Residential District. The site is near a S-RD Suburban Two-Family Residential District.

The site sits within a large GC General Commercial FLUM designation and a RMF Post Residential Multi-Family Post-War FLUM. The site is also near a RLD Post Residential Low Density Post-War FLUM designation that borders Mayo Road and the Lawrence Canal.

Impacts: The proposed amendment to the Mixed-Use High Density FLUM designation would permit a future zoning change to one of the zoning districts compatible with the Mixed-Use High Density FLUM designation: the S-RM1 Multi-Family Residential District, C-2 Auto-Oriented Commercial District, C-3 Heavy Commercial District, MU-2 High Intensity Mixed-Use District, EC Educational Campus District, and the MC Medical Campus District.

The request could allow less restrictive residential developments. The current C-3 zoning generally does not allow residential developments. The proposal to a Mixed-Use High Density FLUM designation would be compatible with zoning districts that allow more single, two-family, and multi-family development, which is only allowed as a conditional use above the ground floor under the current C-3 zoning district.

The request could allow for less restrictive commercial developments within the current S-RM2 portion of the site, as S-RM2 zoning generally only allows day care commercial uses. The proposal to a Mixed-Use High Density FLUM designation would be compatible with zoning districts that allow more commercial uses on this portion of the site such as restaurants, clinics, various retail and mixed-use commercial developments.

A Mixed-Use High Density FLUM designation could help promote residential and commercial investment in the area and improve the vitality and livability of the surrounding area. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a **Mixed-Use High Density** FLUM designation.

Recommendation: **Approval** of the FLUM Designation change to **Mixed-Use High Density**.

Reasons for Recommendation:

1. The request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

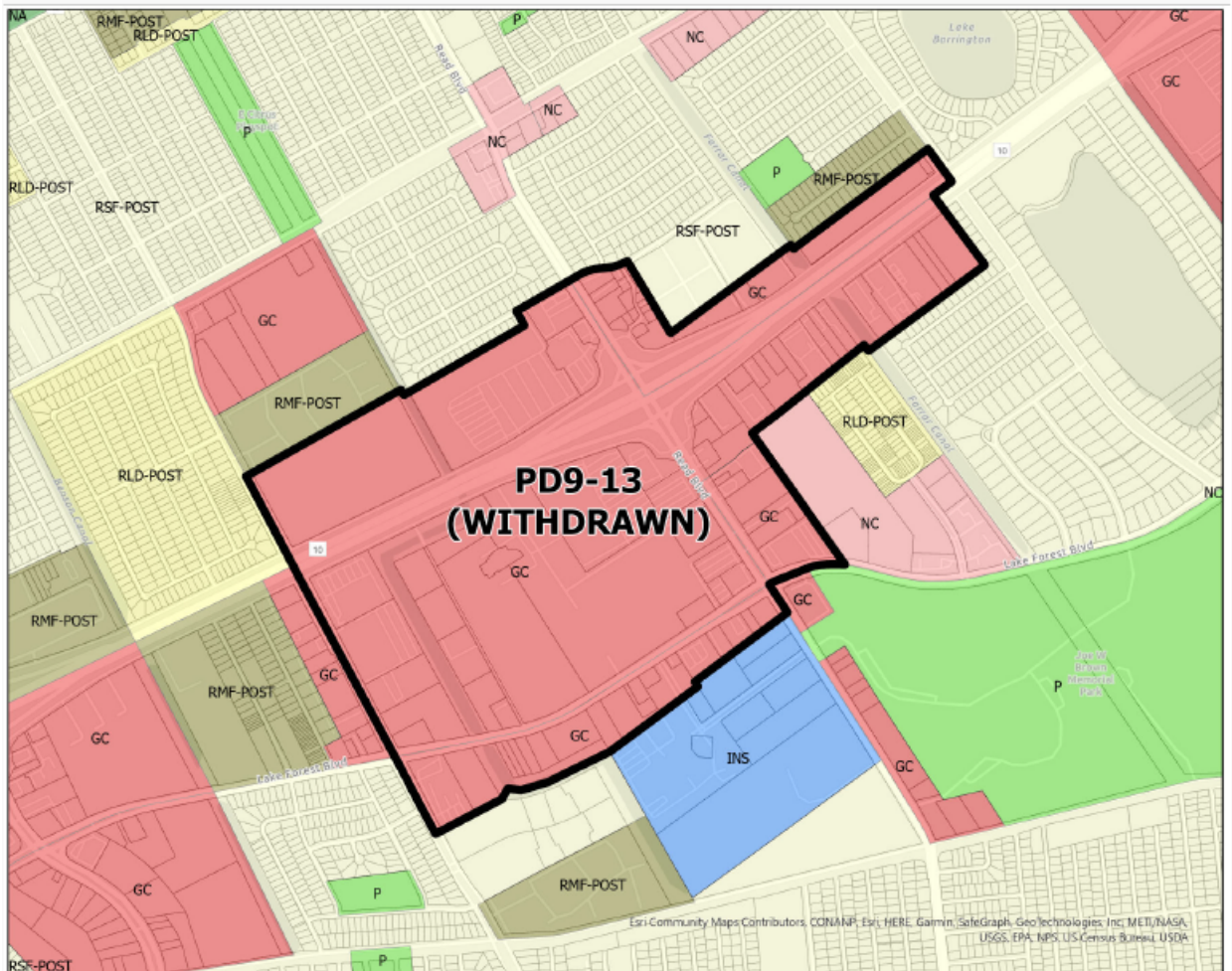
Request number: PD-9-13

Applicant: Mayor's Office

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

Location: The petitioned property is located on Square -1, and Square A in the Third Municipal District, bounded by Bundy Road, Lakeforest Boulevard, the I-10 Service Road North and Wright Road. The property is in the Read Boulevard East Neighborhood in New Orleans East.

FLUM Map:



Current Zoning: C-3 Heavy Commercial District and C-2 Auto-Oriented Commercial District.

Current Land Use: Commercial, Institutional and Undeveloped

Purpose: The applicant stated the request would support the redevelopment of this area as a burgeoning economic development district and opportunity site. Though the request was withdrawn, staff believes this request will aid the revitalization of this area.

Staff Analysis: *Site Description & Land Use:* The subject contains 95 acres and is located at the intersection of Bundy Road and Lake Forest Blvd in New Orleans East. The site contains commercial uses such as Goodwill Industries, institutional uses such as Household of Faith church as well as vacant and undeveloped parcels.

The site is also the home of the former Lakeforest Plaza, which opened in 1974. The Plaza boasted shops such as Maison Blanche and Morrison Café and even had a roller rink. The site was the crown jewel of New Orleans East and was initially frequented not only by African American New Orleans residents, but residents from other neighborhoods as well in the 1980's and 1990's. As stores began to close at the Plaza in the late 1990's, the shopping demographics shifted to a mostly African American clientele that was determined to revitalize the Plaza. The site never reopened after Hurricane Katrina and was demolished in 2007 where it remains vacant.

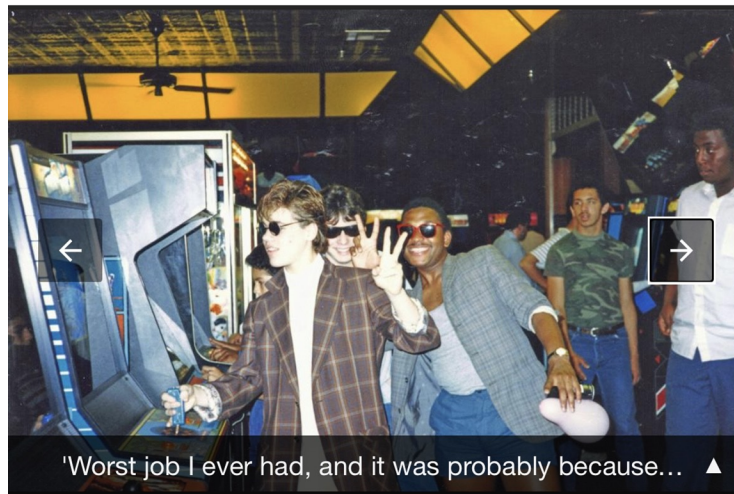


Marc Morial strikes a gunners pose while joking with early morning diners at Morrison's Cafeteria at Lake Forest Plaza shopping center. Morial was at the restaurant speaking to the YWCA Women's Breakfast.

Ted Jackson

Figure 1: Former Mayor Marc Morial and patrons at Morrison Café in the Lake Forest Plaza

The Lake Forest Plaza: a mall that was more than a mall



Mike Scott, NOLA.com | The Times-Picayune

Updated Jul 7, 2021

Figure 2: Patrons in the arcade in the Lake Forest Plaza

Surrounding Land Use Trends: The site sits adjacent to Joe Brown Park as well as Daughter of Charity health clinic, the New Orleans East hospital and Lakeforest commercial tower. The site is also near to the Wimbledon Park subdivision, which contains single-family residences and the Deer Park subdivision which contains mostly vacant parcels with instance of single-family residences and townhomes intermixed. The Cindy Place subdivision is also nearby which contains single residences, townhomes, multi-family residences and vacant residential structures.

Surrounding FLUM and Zoning Designations: The site is located in a C-3 Heavy Commercial District and C-2 Auto-Oriented Commercial District. The site sits between a S-RD Suburban Two-Family Residential District, A S-RM2 Suburban Multi-Family Residential District and adjacent to a MU-1 Medium Intensity Mixed-Use District, OS-R Regional Open Space District and the MC Medical Campus District.

The site sits within a large GC General Commercial FLUM designation, and between a RLD Post Residential Low Density Post-War FLUM designation, a NC Neighborhood Commercial FLUM designation and a RMF-Post Residential Multi-Family Post War FLUM designation.

Impacts: Each FLUM designation is compatible with a list of corresponding zoning districts. Each zoning district has a list of uses that are either allowed by right or as a conditional use. The Mixed-Use High Density FLUM designation is compatible with the following zoning districts in New

Orleans East: the S-RM1 Multi-Family Residential District, C-2 Auto-Oriented Commercial District, C-3 Heavy Commercial District, MU-2 High Intensity Mixed-Use District, EC Educational Campus District, and the MC Medical Campus District. In this case, a future zoning change to the MU-2 zoning district would permit future commercial and residential uses on this site.

The request could allow for the redevelopment of the Lakeforest Plaza site, which is also slated to be a part of a planned transit hub to connect New Orleans East to the Westbank. This site has sat vacant since 2005 and its development could help promote commercial viability of the area. The request could also allow the expansion of medical campus or university developments on the site as permitted uses. The proposal could promote the development of multi-family residences which is only allowed as a conditional use above the ground floor under the current zoning and FLUM designation. Given the surrounding mixed-use development pattern, the impact of a Mixed-Use High Density FLUM designation should not be that much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Mixed-Use High Density FLUM designation.

Recommendation: **Approval** of the FLUM Designation change to **Mixed-Use High Density**.

Reasons for Recommendation:

1. The request would support the redevelopment of this area as a burgeoning economic development district and opportunity site.
2. The request would support the development of needed housing in the area.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

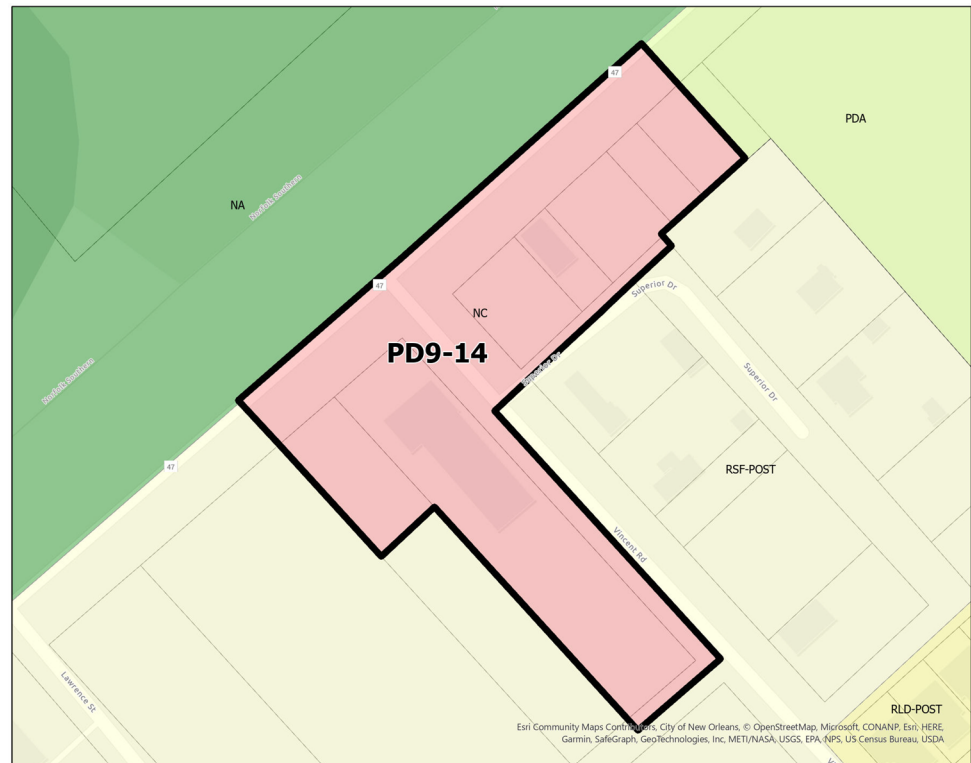
Request number: PD-9-14

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial & Residential Low Density Post War to Mixed Use Low Density*

Location: The petitioned site is located on Lots M-3, 1, 2, 3, 4, 5, 6, and 7, Squares - 1 and 10, in the Third Municipal District. The municipal addresses are 13860-13990 Hayne Blvd and 8020-8024 Vincent Road. The site is located in the proposed Lincon Beach corridor.

FLUM Map:



Current Zoning: S-MU Suburban Neighborhood Mixed-Use District

Current Land Use: One 6-unit multi-family residence, one retail goods establishment, and vacant lots. Historic land uses include commercial and residential uses.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: The subject site totals approximately 91,000 square feet along Hayne Boulevard and Vincent Road near the edge of the Lincoln Beach corridor. The site currently contains one 6-unit multi-family residence, one retail goods establishment, and vacant lots. Historically the site has been occupied by a single-family residence, commercial housing, and a local business.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there are a variety of different uses including a small multi-family dwelling and two churches. The existing and historic land use pattern in this portion of New Orleans' East is generally mixed-use, to include mostly residential, some institutional uses, and few commercial uses.

Surrounding FLUM and Zoning Designations: The site is located in an S-MU Suburban Neighborhood Mixed-Use District that abuts a S-RS Suburban Single-Family Residential District and a GPD General Planned Development District. The existing Neighborhood Commercial FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties. The proposed FLUM change would permit a broader range of both neighborhood commercial and residential uses.

Impacts: The request would create consistency between the site's zoning district and its Future Land Use Map designation but would not result in any discernable change to the site itself. The Appendix in the Comprehensive Zoning Ordinance does not list the S-MU Suburban Neighborhood Mixed-Use District as a compatible zoning district within the proposed Mixed-Use Low Density FLUM designation. However, the S-MU Suburban Mixed-Use Zoning District is a zoning district that staff believes *would* be compatible with the Mixed-Use Low Density FLUM Designation given the other mixed-use zoning districts that are compatible with this designation including the HM-MU District and the HU-MU District. In contrast, the current FLUM designations on the subject site – the NC Neighborhood Commercial and Residential Low Density Post War designations – do not have any compatible mixed-use districts listed in the appendix.

Presently, the S-MU zoning district is not listed in the appendix table because it was added to the Comprehensive Zoning Ordinance after the appendix was created. In order to include it (officially) in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its (unofficial) consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density. Therefore, the 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 subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
2. The requested FLUM change would create consistency between the site's zoning district and its Future Land Use Map designation.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

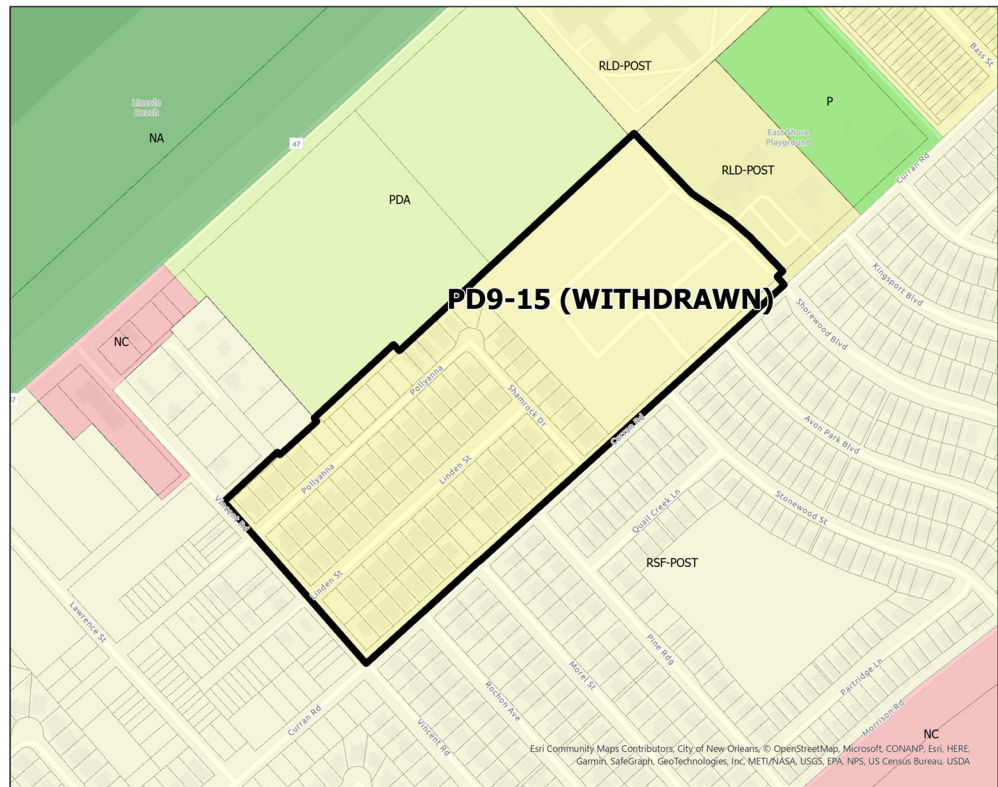
Request number: PD-9-15

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Residential Low Density Post War to Mixed Use Low Density (WITHDRAWN)*

Location: The petitioned properties are located on Lots 1-28, Lots 1-32, and Lot F-2, Squares -1, 2, and 3, in the Third Municipal District. The municipal addresses are 13901-14073 Wales Street, 7801-7911 Shamrock Drive, 13900-14070 Linden Street, and 13901-14101 Curran Road. The properties are located in the proposed Lincoln Beach corridor.

FLUM Map:



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

Current Land Use: Two-family residences, vacant lots, and one church. Historic land uses include residential uses.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to

blighted and underutilized lots along Hayne Boulevard. The request has been withdrawn at the request of the applicant.

Staff Analysis:

Site Description & Land Use: The subject site is mix of approximately 78 two-family residential dwellings and 14 vacant lots that total approximately 767,000 square feet between Vincent Road and Shorewood Boulevard behind the Lincoln Beach corridor. The historic conditions of 1983 are reflected in today's site conditions with the exception of a local church.

Surrounding Land Use Trends: The area around the subject property includes two-family residences, vacant lots, and a church at the corner of Wales Street and Vincent Street. The existing and historic land use pattern in this portion of New Orleans' East is primarily residential, especially on this and the adjacent blocks, with few institutional uses and no commercial uses.

Surrounding FLUM and Zoning Designations: The site is located in an S-RD Suburban Two-Family Residential District that abuts a large S-RS Suburban Single-Family Residential District and a small GPD General Planned Development District. The existing Residential Low Density Post-War FLUM designation considers multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood but lacks consideration for mixed-use land use and zoning of the site.

Impacts: The request could result in a mixed-use development on vacant lots, particularly Lot F-2, that could provide increased housing densities, small scale retail, and provide for a walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City. Given the surrounding residential development pattern, the impact of a mixed-use FLUM would result in greater commercial and potentially denser residential activity within the vicinity.

As the proposed Mixed-Use Low Density FLUM is adjacent to low density residential uses and the designation is generally reserved for light commercial corridors, it would only be an appropriate designation for a portion of the petitioned location. Staff, therefore, recommends modified approval to limit the Mixed Use Low Density FLUM designation to only the undeveloped portion of the site, Lot F-2.

While the proposed FLUM does introduce some compatible residential districts, the appendix in the Comprehensive Zoning Ordinance does not indicate a compatible zoning district that allows for mixed-uses in suburban areas. However, the S-MU Suburban Mixed-Use Zoning District is a zoning district that staff believes would be compatible with the Mixed-Use Low Density FLUM Designation and would fulfill the goal of the requested

FLUM change. Presently this zoning district is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. In order to include it in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density for only the undeveloped portion of the site, Lot F-2. Staff believes the remaining developed portion of the site contains a zoning district and FLUM designation that is reflective of its current and future use and should retain its current FLUM designation.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Mixed Use Low Density** for only Lot F-2; the remaining portion of the petitioned site should retain its current Residential Low Density Post War FLUM designation.

Reasons for Recommendation:

1. The subject site is partially comprised of two-family residential dwellings where the Mixed Use Low Density FLUM is inconsistent with historic and current development patterns. Similarly, staff find there is little opportunity to change the uses of the developed portion of the site, which has a use and FLUM designation that correspond with one another. Therefore, the existing Residential Low Density Post War FLUM should remain on the portion of the subject site comprised of two-family residential dwellings. However, the large vacant parcel, Lot F-2, would greatly benefit from the Mixed Use Low Density FLUM as it could accommodate more intense residential and retail, ground floor commercial uses that would be similarly situated to the adjacent uses in the GPD General Planned Development and S-MU Suburban Neighborhood Mixed-Use District.
2. The surrounding area has a proposed mixed-use development pattern that could be supported by non-residential zoning in the immediate vicinity.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

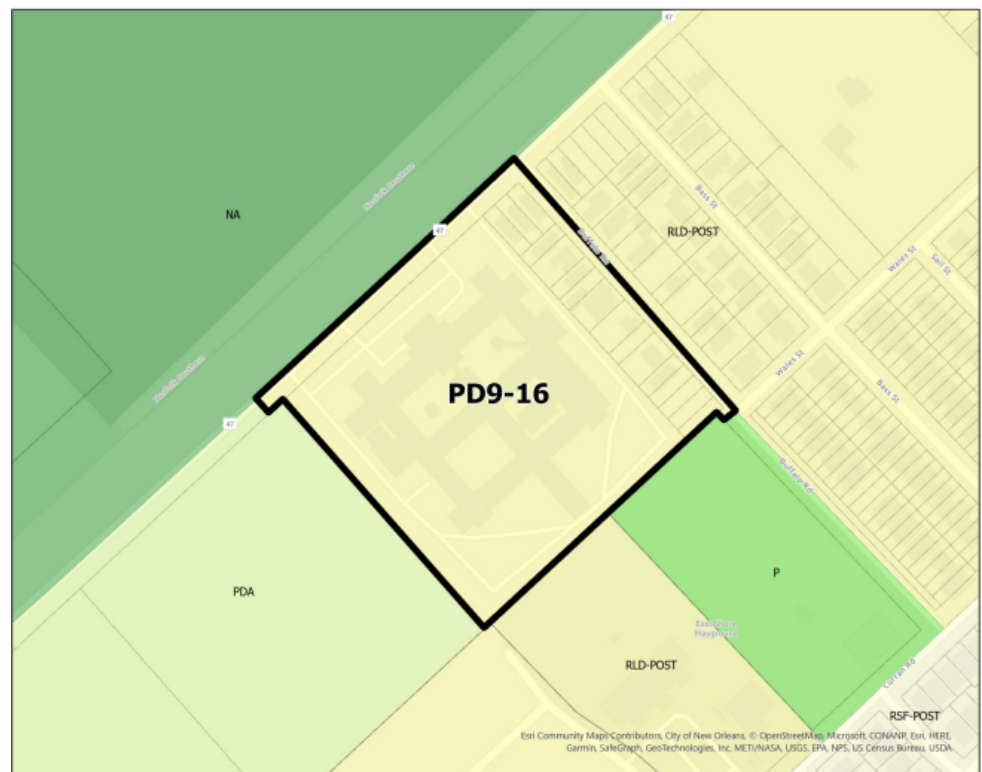
Request number: PD-9-16

Applicant: Office of the Mayor

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

Location: The petitioned property is located on Lots A and 1-20, Square 0, in the Third Municipal District. The municipal addresses are 14500-14516 Hayne Boulevard and 7900-8016 Buffalo Road. The properties are located in the proposed Lincoln Beach corridor.

FLUM Map:



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

Current Land Use: Residential Care Facility, single-family residences, and vacant lots.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: Square 0 is comprised of 11 single-family residential dwellings, 5 vacant lots, and a large residential care facility, totaling approximately 413,990 square feet between Buffalo Street and Shorewood Boulevard along the Lincoln Beach corridor. Historically the site was mostly vacant with the exception of six single-family residences fronting Buffalo Street in 1979.

Surrounding Land Use Trends: The area immediately around the subject site is largely vacant or designated open space with the exception of single-family residences east of Buffalo Street and a small elementary school. The historic land use pattern in this portion of New Orleans' East is primarily residential, with some large tracts of land that have remained undeveloped.

Surrounding FLUM and Zoning Designations: The site is located in an S-RD Suburban Two-Family Residential District that abuts a small OS-N Neighborhood Open Space District and a slightly larger GPD General Planned Development District. The existing Residential Low Density Post-War FLUM designation considers multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood but lacks consideration for mixed-use land use and zoning of the site.

Impacts: The current FLUM designation is only compatible with the S-RD Two-Family Residential District in the New Orleans East neighborhood; the S-RD District is the current zoning district of the subject site and restricts residential uses primarily to single- and two-family development and severely limits commercial uses. The requested FLUM change to the MUL Mixed Use Low Density designation is compatible with a range of zoning districts that may be more appropriate for this site, including the S-RM1 Suburban Multi-Family Residential District and the S-MU Suburban Mixed-Use District (more on the S-MU district, below). A future zoning change to one of these districts could result in higher density residential development, mixed-use developments, small scale retail, and provide for a walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City. The impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site.

It should be noted that the proposed FLUM designation introduces compatible residential districts, but does not have a compatible mixed-use zoning district in suburban areas according to the appendix in the Comprehensive Zoning Ordinance. Presently the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the

Mixed-Use Low Density FLUM Designation and fulfill the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Staff supports the requested FLUM designation change to MUL Mixed-Use Low Density.

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

Reason for Recommendation:

1. The surrounding area is mostly vacant and can support non-residential zoning and mixed-use development while supporting the redevelopment of Lincoln Beach.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

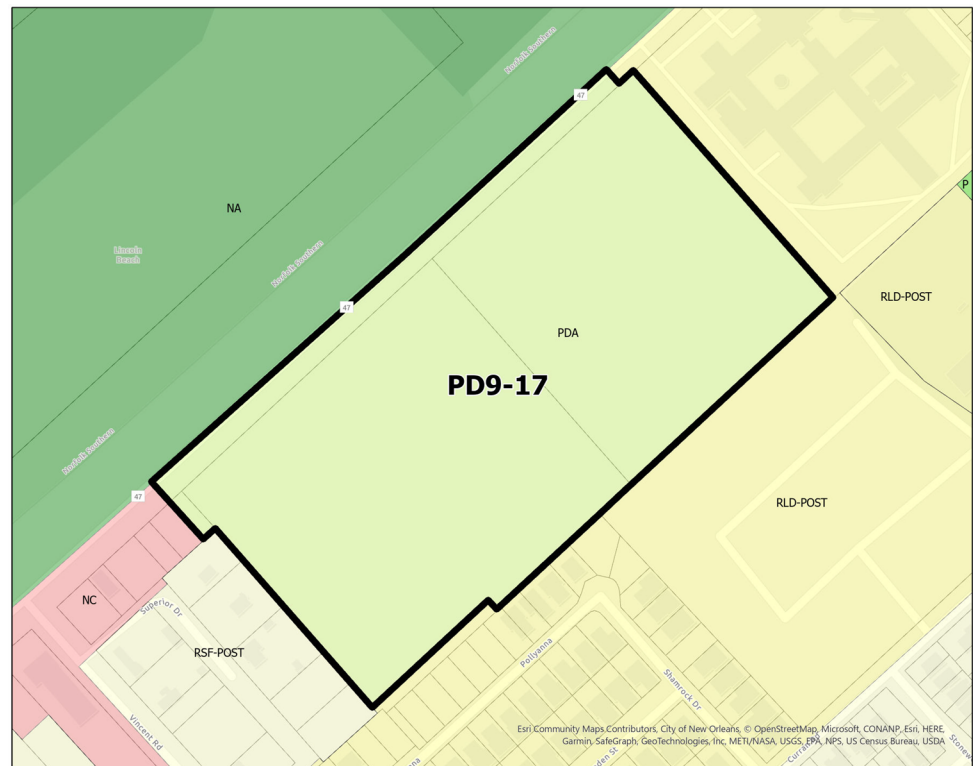
Request number: PD-9-17

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from Planned Development Area to Mixed Use Medium Density*

Location: The petitioned properties are located on Lot 9 and Lot -1, Square 0, in the Third Municipal District. The municipal addresses are 14000-14250 Hayne Blvd. The properties are located in the proposed Lincoln Beach corridor.

FLUM Map:



Current Zoning: GPD General Planned Development District

Current Land Use: Vacant. No historic land uses.

Purpose: The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

Staff Analysis:

Site Description & Land Use: The subject site is approximately 787,390 square feet with frontage on Hayne Boulevard in the Little Woos Neighborhood in New Orleans East. The site is currently vacant and has historically been undeveloped.

Surrounding Land Use Trends: The area around the subject property is a mix of commercial and residential zoning districts that include mostly single- and two-family residences and vacant lots. The existing land use pattern in this portion of New Orleans East is primarily underutilized lots around and between residential uses on adjacent blocks.

Surrounding FLUM and Zoning Designations: The site is located in a GPD General Planned Development District that abuts two small S-RS Suburban Single-Family Residential Districts, a small site S-MU Suburban Neighborhood Mixed-Use District, and a large S-RS Suburban Single-Family Residential District. The existing Planned Development Area FLUM designation is surrounded by Residential Low Density Post-War, Residential Single-Family Post-War, and Neighborhood Commercial FLUM designations.

The Planned Development Area FLUM is consistent with just one zoning district, the GPD General Planned Development District. The GPD District permits very few uses by-right, where the majority of uses, including single- and two-family development, are permitted through the conditional use process. The Planned Development FLUM is generally reserved for environmentally sensitive areas.

Impacts: The request to change the FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District. These zoning districts permit mixed-use development that could provide increased housing densities, small scale retail, and a more walkable environment along the Lincoln Beach corridor as it undergoes reinvestment and redevelopment by the City. Given the lack of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a Comprehensive

Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

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

Reason for Recommendation:

1. The FLUM change to the Mixed-Use Medium Density designation creates a path forward for a subsequent zoning change to a zoning district that permits residential and mixed-use development supporting the redevelopment of Lincoln Beach.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

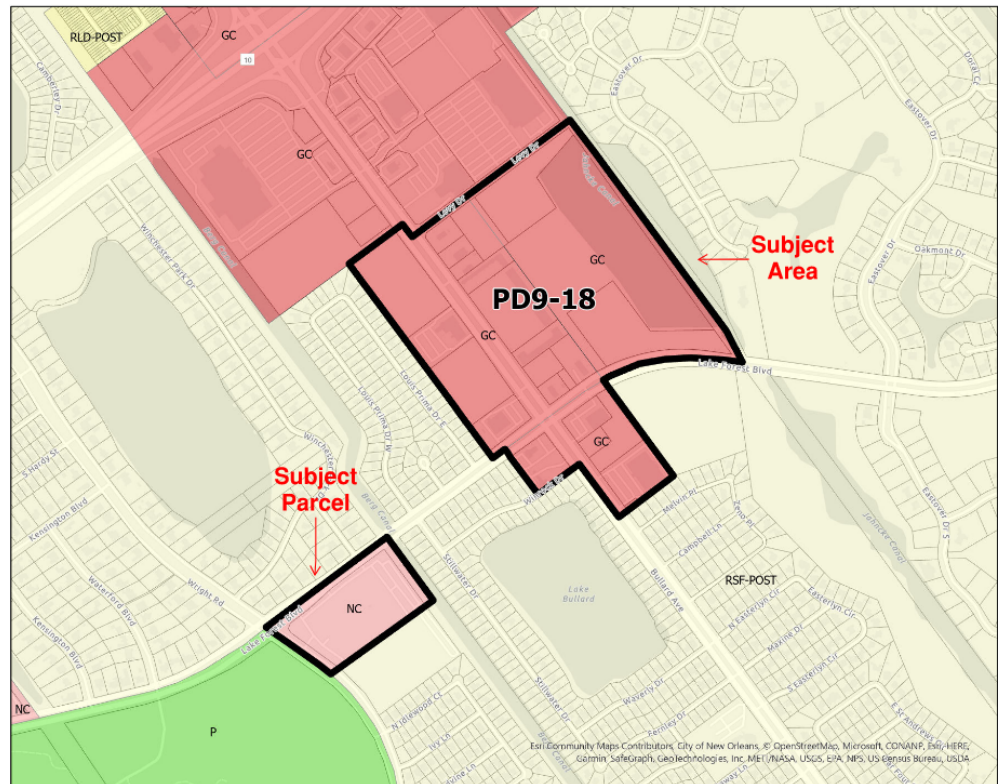
Request number: PD-9-18

Applicant: Mayor's Office

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

Location: The petitioned properties are located on Lots L-1, L-2, 3A-7, 3A-6-1B, 3A-6-1C, 3A61A-2A, 3A61A-2B, 3D-2-AA1, 3D-2-BB1, 3D-2-BB2, 3D-1-B1A, 3D-2-BB2, 3D-1-B1A, 3D-1-B1B, 3D-1-C-1, 3D1A1, 3R4A1, 3R4B2A2, 3R4B2A1, 3R4B1, 3R-2, 4B-1A-1, WG1, 4A652A-1, 4A-6B-1A, 4A6A, and 5-R-G, Squares 0, -9, -1, and B, in the Third Municipal District. The municipal addresses are 6-5999 Bullard Avenue, 11297-40922 Lake Forest Boulevard, 12401 Levy Drive, and 11110 Lake Forest Boulevard. The properties are located in New Orleans' East along the Bullard Avenue and Lake Forest corridors.

FLUM Map:



Current Zoning: C-1 General Commercial District, C-2 Auto-Oriented Commercial District, and S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Shopping centers, reception facilities, fast food restaurants, a gas station, small box variety store, financial institution, medical clinic, school, and vacant lots.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

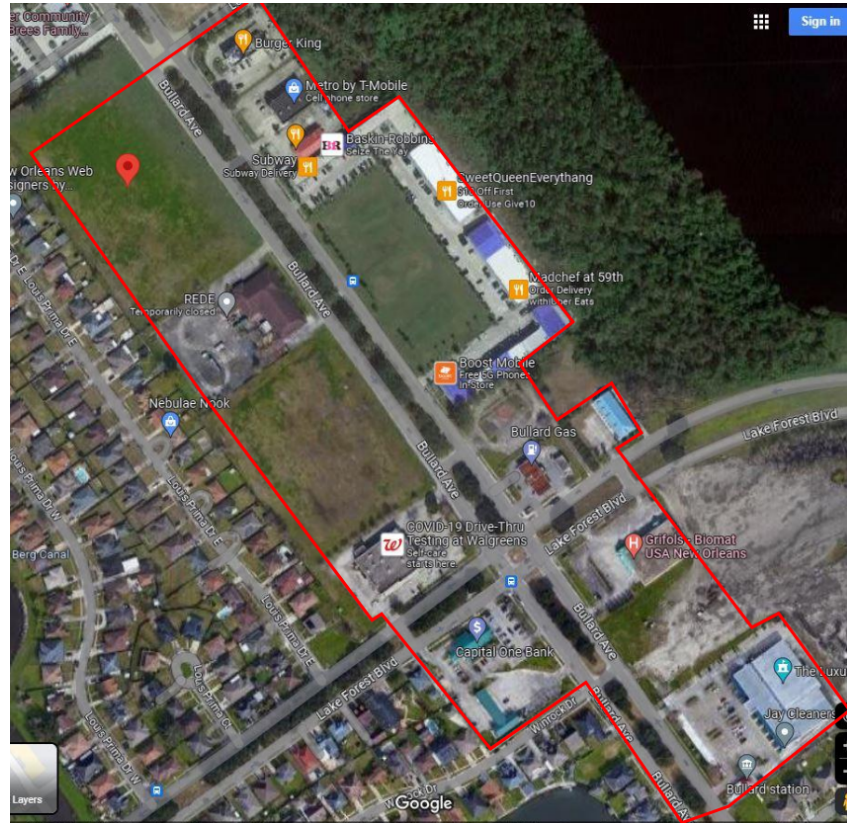
Staff Analysis: *Site Description & Land Use:* The subject area consists of approximately 3,064,949 square feet south of Levy Drive to the Bullard Avenue and Lake Forest Boulevard intersection (Figure B below) and 364,000 square foot parcel at the corner of Wright Road and Lake Forest Boulevard in New Orleans East (Figure A below). The area flumed General Commercial currently houses a mix of standalone restaurants, strip malls, a bank, gas station, small box variety store, and vacant sites, and has historically been occupied with similar uses. The subject area flumed Neighborhood Commercial is developed with a school. However, this portion of the subject area is part of a larger split-flumed/split-zoned lot where half of the parcel has a Residential Single-Family Residential District FLUM designation. This portion of the lot is vacant, and is reflective of historic conditions. The request from the Mayor's Office, however, is to only to consider changing the FLUM designation of the Neighborhood Commercial part of the of subject parcel. Thus the split-FLUM condition would remain on the site without providing an avenue to correct the site's split-zone condition.

Surrounding Land Use Trends: The area immediately abutting the subject area flumed General Commercial is mostly comprised of single-family suburban style residences with the exception of dense commercial uses north of Levy Drive. However, the existing land use pattern within the subject area is primarily commercial or institutional with several large, underutilized lots situated in between uses. Historically this portion of New Orleans has remained commercially and institutionally undeveloped. The area immediately abutting the smaller subject area flumed Neighborhood Commercial is designated open space and similar single-family suburban style residences.

Figure 1. 'Subject Parcel'



Figure 2. Subject Area



Surrounding FLUM and Zoning Designations: The larger subject area is located in a C-1 General Commercial District, a C-2 Auto-Oriented Commercial District, and an S-B2 Suburban Pedestrian-Oriented Corridor Business District. A similarly sized C-3 Heavy Commercial District is north of the commercial districts while an OS-R Regional Open Space District

abuts the S-RS district. All other properties within the vicinity are located in S-RS Suburban Single-Family Residential Districts.

Impacts: The General Commercial and Neighborhood Commercial FLUM designations are compatible with zoning districts that restrict the majority of residential uses with the exception of dwellings above the ground floor. This use is permitted only through the conditional use process.

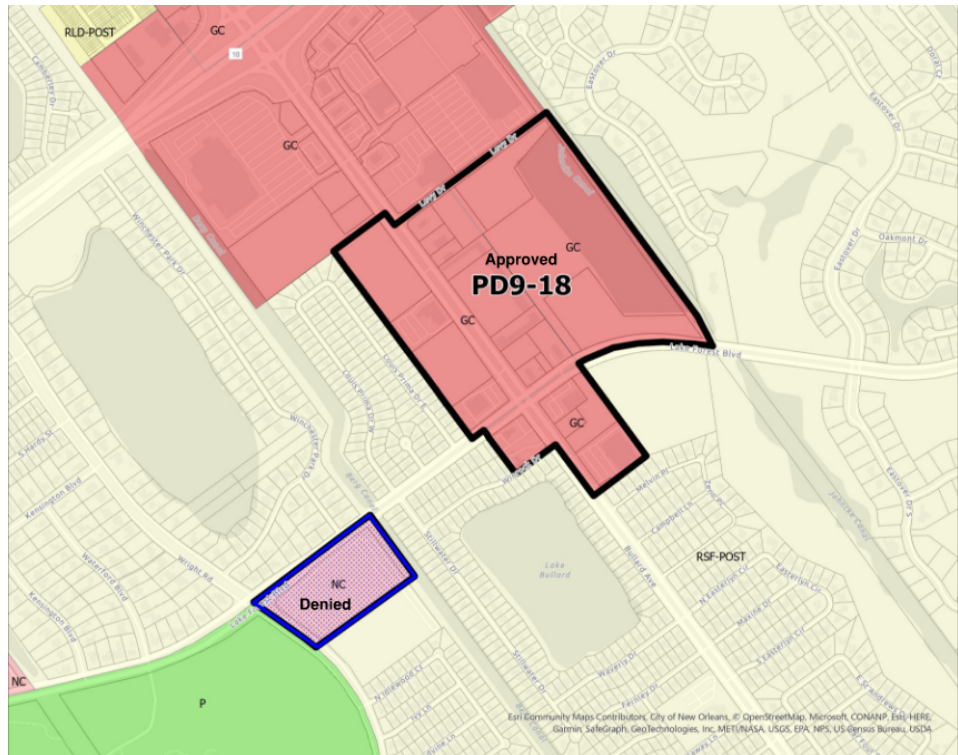
The request to change the subject area's FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District, where mixed-use development could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established neighborhood. Given the mix of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

However, the request to change the FLUM designation of the smaller, split-flumed lot (Lot 5-R-G), to the MUM Mixed-Use Medium Density designation is not a request staff can support for two reasons. First, staff cannot expand the scope of the request to consider the entire parcel. While the request may have intended to consider the entire site for a new designation, the request specifically highlights the portion of lot containing the school with the Neighborhood Commercial FLUM designation, thereby leaving the site's split-flumed conditions unresolved. Furthermore, the newly constructed school, or institutional use, is permitted under the base zoning district, which received a conditional use in 2013. Changing the FLUM designation of this site would not result in additional residential development nor meet the goals of the request as the improvement is operational and there is no present need for an adaptive reuse of the structure. Therefore, the request to change Lot 5-R-G's FLUM to a MUM Mixed-Use Medium Density should be denied.

Recommendation: **Modified Approval** of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**. Staff recommends **Approval** of the portion of the request with the General Commercial FLUM designation.

Staff recommends **Denial** of the FLUM change from Neighborhood Commercial to **Mixed-Use Medium Density** for Lot 5-R-G located at the intersection of Wright Road and Lake Forest Boulevard, which should keep its current FLUM Designation, **Neighborhood Commercial** and **Residential Single-Family Post-War**.



Reasons for Recommendation:

1. The subject site with the General Commercial FLUM designation contains larger parcels with a history of vacant and non-residential uses. The FLUM change to the Mixed-Use Medium Density FLUM designation would allow additional residential development and mixed-use development.
2. The surrounding area has a suburban residential development pattern supported by non-residential zoning in the immediate vicinity.
3. The portion of the request to change the FLUM designation of Lot 5-R-G from Neighborhood Commercial to Mixed-Use Medium Density should be denied because the request does not consider the entirety of the lot; thus, the

change would not rectify the split-FLUM condition of the site. Additionally, the FLUM change is not required to fulfill the goals of this request as an active school exists on the site that received a conditional use in 2013.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

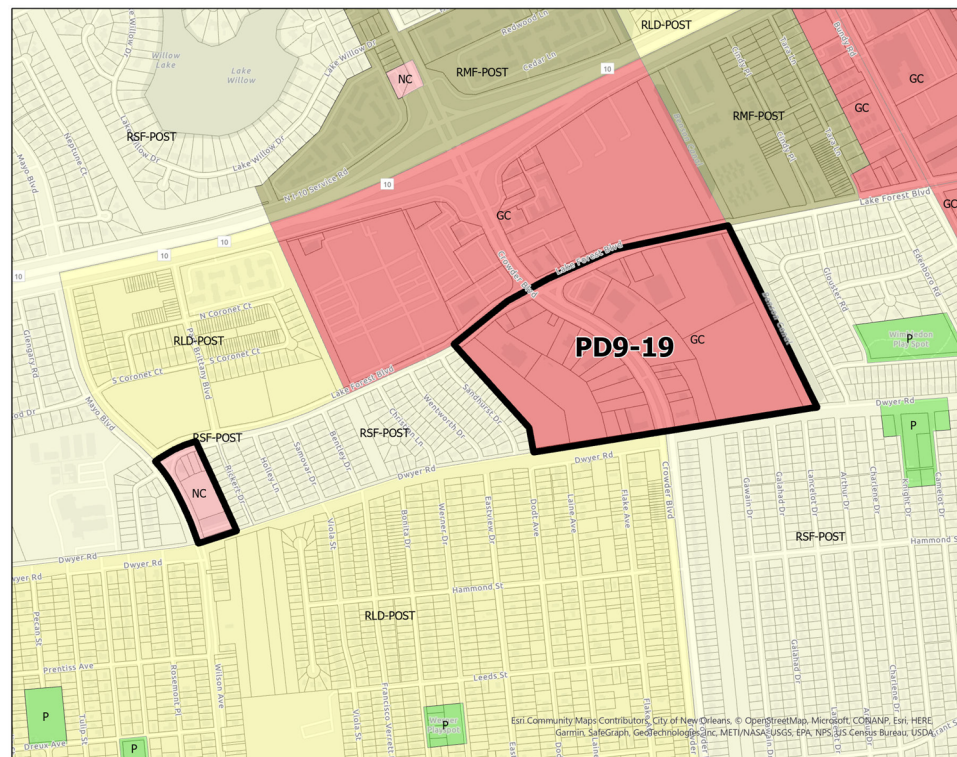
Request number: PD-9-19

Applicant: Office of the Mayor

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

Location: The petitioned properties are located on Lot A, B, C, W-1, W-2-A, W-2-B, -1, 4A5C1A, 4A5D, 4A-6A-1A, 4A-6A-1B, 4A-6B, 4A5D, 4A-6C, 4A-6D, 4A-8A, 4B, 5A4-1A, 5A41B, 5A4-2, 5A4-3, 5A4-4, 5A3, 6C1A, 6D1, 6D3A, 6D3B, 6D4A, 6D4B, 6E1A, 6E2A, and 6E1B, Squares -1, in the Third Municipal District. The municipal addresses are 5725- 7700 Lake Forest Boulevard, 8258-8700 Lake Forest Boulevard, 5200-5630 Crowder Boulevard, 7701 Dwyer Road, 8325-8721 Dwyer Road and 5601 Mayo Road. The properties are located in New Orleans' East along the Crowder Boulevard and Lake Forest commercial corridors.

FLUM Map:



Current Zoning: C-1 General Commercial District and S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Personal service establishments, places of worship, childcare centers, a gas station, strip center development, financial institution, small box variety

store and vacant lots. Historic land uses include commercial and institutional uses.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject areas consist of approximately 2,290,043 square feet of properties located south of Lake Forest Boulevard along Crowder Boulevard in New Orleans' East and at the intersection of Lake Forest Boulevard and Mayo Road. The areas are currently a mix of personal service establishments, places of worship, childcare centers, other commercial uses and vacant lots, and has historically been utilized and developed with similar uses.

Surrounding Land Use Trends: The areas immediately abutting the subject sites are mostly comprised of single-family suburban style residences with the exception of dense commercial uses along Crowder Boulevard, north of Lake Forest Boulevard. The existing land use pattern in this portion of New Orleans' East is primarily commercial with several large, underutilized, vacant lots situated among uses. Historically this portion of New Orleans has remained commercially undeveloped.

Surrounding FLUM and Zoning Designations: The subject areas are located in a C-1 General Commercial District and S-B2 Suburban Pedestrian-Oriented Corridor Business District where the C-1 District abuts a larger C-3 Heavy Commercial District. With the exception of the C-3 District, all other properties within the vicinity are located in a residential suburban district, including the S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District. The existing General Commercial and neighborhood Commercial FLUM designations do not account for mixed-use land use and zoning within the area, where by-right residential uses are restricted and above ground floor residential uses are permitted only through the conditional use process.

Impacts: The request to change the FLUM designation to the MUM Mixed-Use Medium Density designation could result in a future zoning change to a zoning district that is compatible with this FLUM designation, such as the MU-1 Medium Intensity Mixed-Use District or the S-MU Suburban Mixed-Use District, where mixed-use development could provide increased housing densities, small scale retail, and provide for a walkable environment along a major street in an established neighborhood. Given the mix of commercial activity within the area, the impact of a mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the vicinity.

It should be noted that the S-MU Suburban Mixed-Use Zoning District is not listed in the appendix table as it was added to the Comprehensive Zoning Ordinance following the creation of the appendix. However, staff find the S-MU zoning district to be compatible with the Mixed-Use Medium Density FLUM Designation and fulfills the goal of the requested FLUM change. In order to include the S-MU zoning district in the appendix, the City Planning Commission staff would need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUM Mixed-Use Medium Density as it could result in a zoning change to a mixed-use or higher-density residential district.

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

Reason for Recommendation:

1. The subject site contains larger parcels with a history of non-residential uses. The FLUM change would support a future zoning change to permit greater residential and commercial development on the subject sites.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

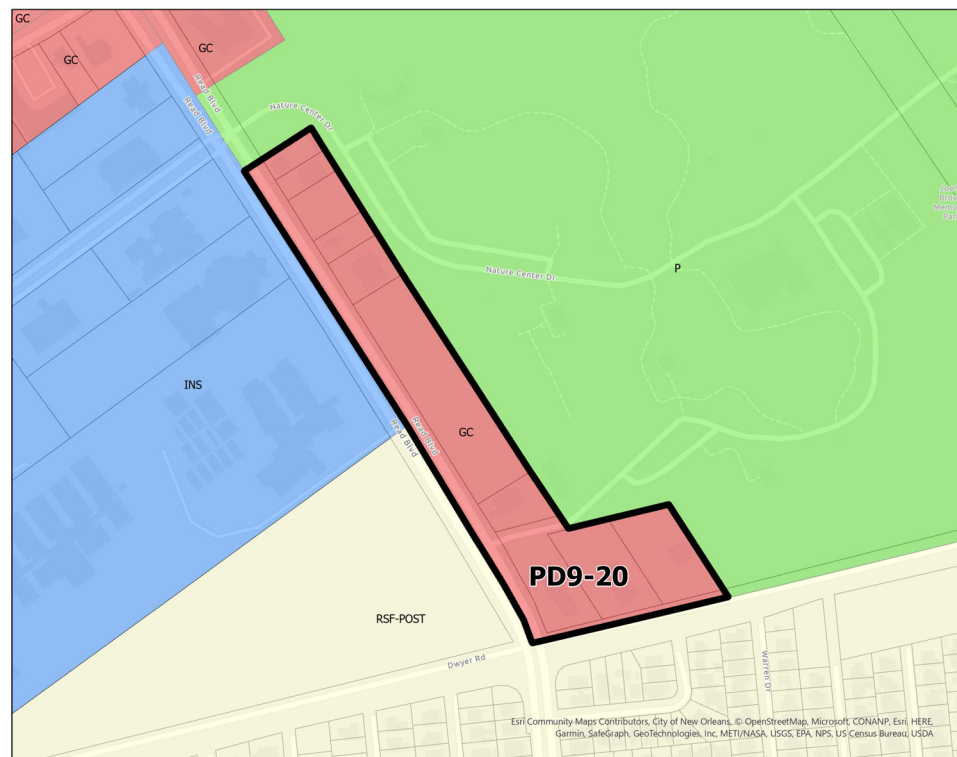
Request number: PD-9-20

Applicant: Office of the Mayor

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

Location: The petitioned properties are located on Lots A4A1, A-4A2, A4B, -2, A4E, A4D, D1, C-2, X, and Y, Square -1, in the Third Municipal District. The municipal addresses are 5401- 5621 Read Boulevard and 10101- 10201 Dwyer Road. The properties are located in New Orleans' East along the Read Boulevard commercial corridor.

FLUM Map:



Current Zoning: C-2 Auto-Oriented Commercial District

Current Land Use: Medical offices, parking lots, a drive through restaurant, place of worship, fire station and police station. Historic land uses include commercial uses, institutional uses.

Purpose: The applicant stated the request would support the redevelopment of the area as a burgeoning economic development district and opportunity site.

Staff Analysis:

Site Description & Land Use: The subject site is approximately 429,000 square feet of properties located along Read Boulevard and part of Dwyer Road in New Orleans' East. The area currently contains medical offices, parking lots, a drive through restaurant, place of worship, fire station, police station, and vacancies, and has historically contained similar uses.

Surrounding Land Use Trends: The area directly abuts a large, historic park – Joe Brown Park - and is situated among other residential, institutional and commercial uses, including a school, library, and local residential neighborhood. The existing land use pattern in this portion of New Orleans East is primarily commercial with several underutilized lots situated in between uses. Historically this portion of New Orleans has either been part of the park or contained similar commercial development.

Surrounding FLUM and Zoning Designations: The site is located in a small, narrow C-2 Auto-Oriented Commercial District immediately abutting an OS-R Regional Open Space District, S-RS Suburban Single-Family Residential District, and MS Medical Service District. The existing General Commercial FLUM designation does not account for mixed-use land use and zoning within the subject area or adjacent properties, where mixed-use development could provide increased housing densities and a more walkable, transit-oriented (or transit-ready) environment along a major street in an established corridor.

Impacts: The request to change the FLUM designation to the MUH Mixed-Use High Density designation could result in a future zoning change to a zoning district that is compatible with the MUH FLUM designation, such as the MU-2 High Intensity Mixed-Use District or the S-RM1 Multi-Family Residential District. The current General Commercial FLUM designation is only compatible with three zoning districts in New Orleans East: The C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial Districts. Each of these zoning districts permit a wide range of high intense commercial uses but preclude residential development with the exception of dwellings above the ground floor through the conditional use process.

If granted, the requested MUH Mixed-Use High Density FLUM designation with a subsequent zoning change may facilitate revitalization among underutilized lots with the creation of increased housing densities, small scale retail, and compact, walkable, transit-oriented (or transit-ready) environments along a major street in an established commercial corridor. Given the surrounding mixed-use development pattern, the impact of a high density mixed-use FLUM would likely result in greater commercial and potentially denser residential activity within the area which would likely not be that much greater than adjacent properties within the corridor. However, zoning regulations would help mitigate the impacts of future development.

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

Reasons for Recommendation:

1. The subject site contains larger parcels with a history of non-residential uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
3. The surrounding area is developed with walkable, transit-oriented (or transit-ready) systems in the vicinity.
4. The MUH FLUM designation is compatible with the existing zoning district on the subject site but provides the opportunity to change the zoning to a district that is geared towards mixed-use and higher density residential developments.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

Request number: PD9-21

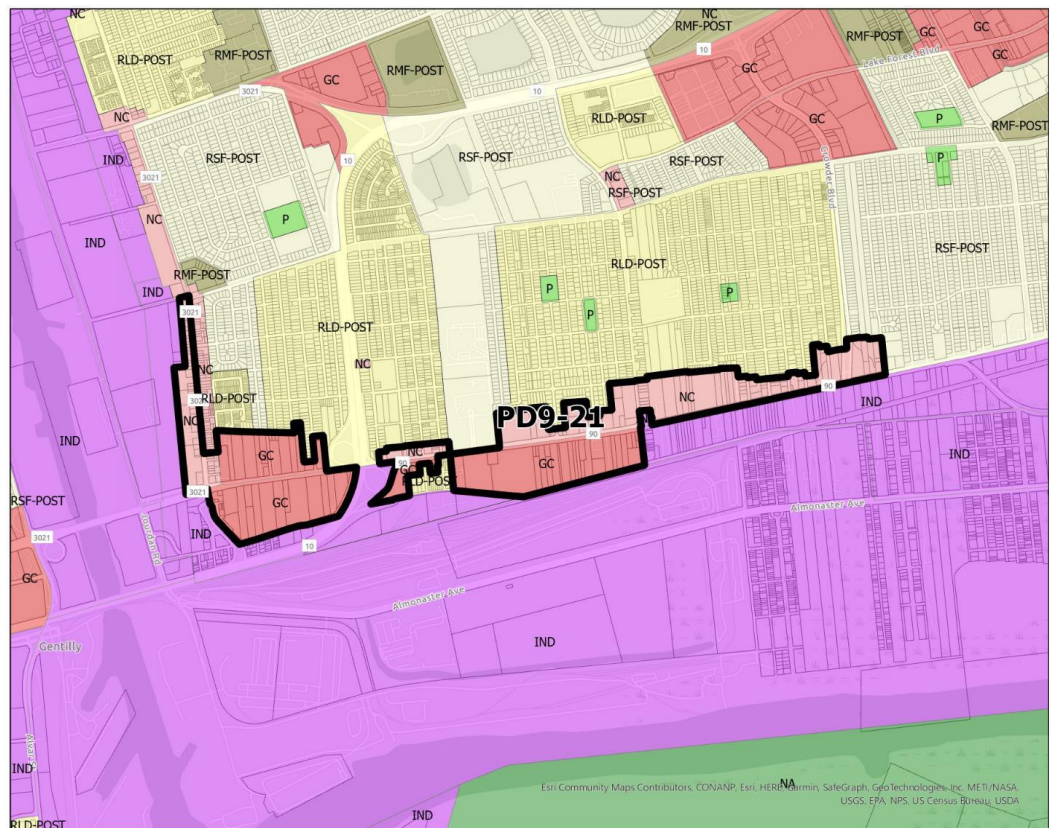
Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from NC Neighborhood Commercial and GC General Commercial to MUM Mixed-Use Medium Density*

Location: The petitioned areas border the Pines Village and Plum Orchard neighborhoods of New Orleans East. Pines Village is generally bounded by Downman Road, Morrison Road, and the Interstate 10 (I-10) highway exchange where the southern border extends to Chef Menteur Highway, crossing over the south and north sides of the street.

Plum Orchard, like Pines Village, borders the other side of the I-10 Interstate exchange at Chef Menteur Highway and Ray Avenue and extends a few parcels past Crowder Boulevard.

FLUM Map:



Current Zoning: C-1 General Commercial District, C-3 Heavy Commercial District, S-B1 Suburban Business District, and SB-2 Pedestrian-Oriented Business District

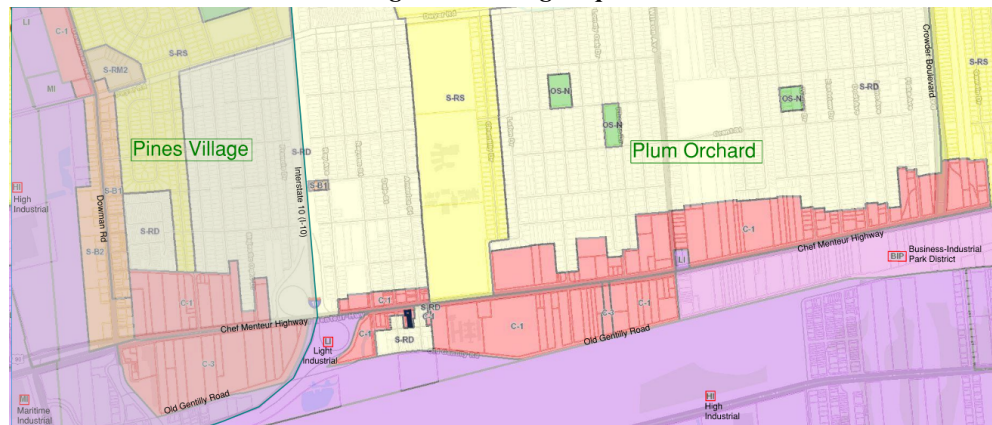
Current Land Use: Properties along Dowman Road contain a mix of neighborhood commercial retail stores, a place of worship, and a gas station. The areas along Chef Menteur Highway consist of warehouses, construction sites, motels, hotels, RV parks, small box retail, car dealerships, car washes, and gas stations. Restaurants, places of worship, and apartment buildings are also along the corridor.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The proposed area along Dowman Road is approximately .6 miles (3,143.50 feet) in length while the areas along Chef Menteur Highway stretch a little over 2 miles (11,104.20 feet). The area was mainly developed post-World War II and has remained a suburban, auto-centric commercial corridor adjacent to the Interstate 10 highway system. Zoned as an S-B1 Suburban Business District, SB-2 Pedestrian-Oriented Business District, C-1 General Commercial District and C-3 Heavy Commercial District, the area today is a mix of industrial and commercial uses, including warehouses, construction companies, heavy commercial activity, a dealership, small box retail, apartments, hotels, and RV parks.

Surrounding Land Use Trends: The surrounding land use along the west side of Dowman Road and wrapping around the south side of Chef Menteur Highway is predominantly industrial. Zoning districts include LI Light Industrial, HI High Industrial, MI Maritime Industrial, and BIP Business-Industrial Park. Existing residential structures are allowed in the LI Light Industrial zoning districts in this area, but no new residential dwellings, and limited auto-centric commercial activity is allowed throughout the area.

Figure 1. Zoning Map



The areas north and east of the proposed area comprised mainly suburban residential neighborhoods. These neighborhoods mostly have single family developments or townhouse style apartment buildings with schools and parks interspersed.

Surrounding FLUM and Zoning Designations: The surrounding FLUM designations for the industrial areas west and north of the proposed site are IND Industrial, which limits the types of uses to light, heavy, or maritime industrial uses. The areas north and east of the proposed area are primarily low-density residential and have FLUM designations of RSF-POST Residential Post-War Single Family or RLD-POST Residential Post-War Low-Density. Many of the zoning districts allowed in both FLUM designations are mainly associated with Lakeview neighborhoods and are not applicable in New Orleans East. However, the S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District zoning districts, which are suburban in nature, allow for single- and two-family residential development. Lots within these districts are quite large, building heights are limited to 35 feet, and front yards have a 20 foot minimum setback. Overall there are few Parkland and Open Space FLUM designations in the area.

Impacts: The current FLUM designations of General Commercial and NC Neighborhood Commercial in the proposed area of Dowman Road and Chef Mentour Highway currently limit residential development opportunities. The zoning districts in NC Neighborhood Commercial are generally designated for Historic Urban, Historic Core or Lakeview neighborhoods – none of which are compatible with New Orleans East. The C-1 General Commercial District is permitted in this FLUM designation, but only allows for residential above the ground floor through the conditional use process. As there are no compatible zoning districts that would by right increase the number of residential units in this portion of New Orleans East, the request to change the FLUM designation to MUM Mixed-Use Medium Density increases the potential for a future zoning districts that would encourage greater residential density while maintaining robust commercial opportunities.

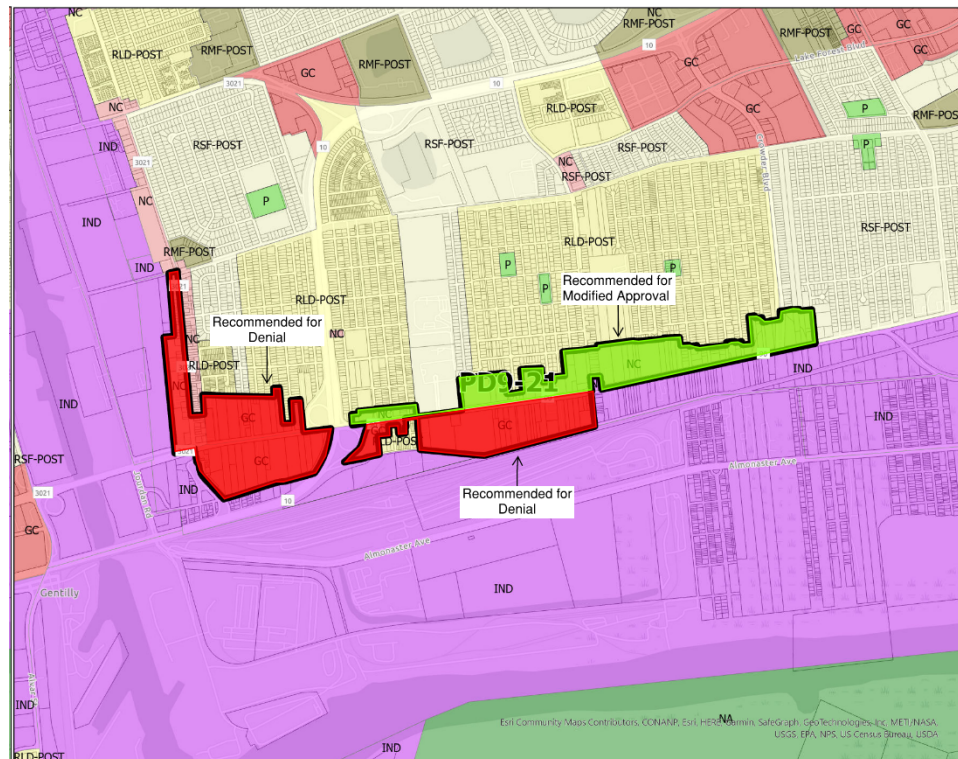
The MUM Mixed-Use Medium Density FLUM designation allows for a wide range of zoning districts that are compatible with the surrounding neighborhoods. Districts include the S-RM1 Multi-Family Residential District, S-B2 Pedestrian-Oriented Corridor Business District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, and MC Medical Campus District. By changing the FLUM designation to Mixed-Use Medium Density it would allow future zoning districts to exist that permit a broader range of residential uses that could increase economic opportunities for New Orleans East and support the city's goal to construct and support more housing units closer to the city center core.

The General Commercial FLUM designation along Chef Menteur Highway is compatible with the C-1 General Commercial District, the C-2 Auto-Oriented Commercial District and the C-3 Heavy Commercial District. This portion of Dowman Road and Chef Menteur Highway is relatively close to the Industrial Canal and the two bridges that connect New Orleans East residents, commercial freight, and industrial transport to the rest of the City. Appropriately, there is also a high frequency transit line that passes through the area. Based on the intensity and frequency of current and historical commercial uses and conditions, the current General Commercial FLUM designation is most appropriate for the area. Additionally, further study is needed to identify a safe path forward for increasing residential and mixed uses.

Recommendation: **Modified Approval** of the FLUM Designation Change from Neighborhood Commercial to **Mixed-Use Medium Density** to the portion of the request with the Neighborhood Commercial FLUM designation east of Interstate 10 (I-10).

Staff recommends **Denial** of the FLUM Designation Change from Neighborhood Commercial to **Mixed-Use Medium Density** for the portion of the request with the Neighborhood Commercial FLUM designation west of Interstate 10 (I-10).

Staff recommends **Denial** of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**.



Reasons for Recommendation:

1. The recommendation allows for more diverse set of zoning districts in the future that are more permissive for residential development and encourage economic development opportunities.
2. The proposed MUM designation compliments the surrounding suburban FLUM designations by expanding the types of neighborhood-scale commercial districts.
3. The MUM designation supports multi-family residential uses, which provides opportunities for affordable housing development.
4. The Neighborhood Commercial FLUM designation comprises the entirety of Downman Road. As a commercial corridor, the existing FLUM designation is most appropriate.
5. More information is needed regarding the potential impacts of removing large swatches of General Commercial designations. Therefore, staff recommend no change until further study.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD9-22

Applicant: Mayor's Office

Request: *Change of Future Land Use Map Designation from NC Neighborhood Commercial and GC General Commercial to MUM Mixed-Use Medium Density*

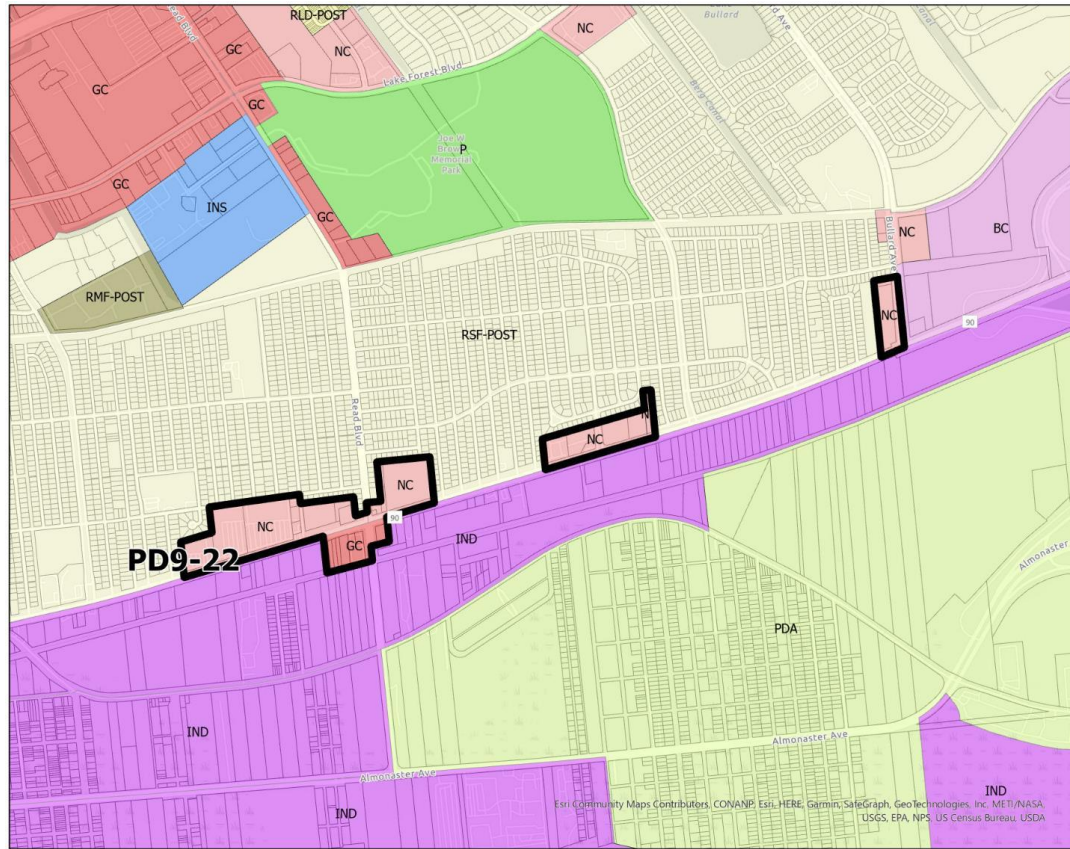
Location: There are three identified areas as part of this petition that are located within the Read Boulevard West neighborhood of New Orleans East. The first area is along Chef Menteur Highway and Read Boulevard and encapsulates a strip mall, a few select parcels with retail stores, and two abandoned parcels directly east and west of Read Boulevard.

The second area is further East along Chef Menteur Highway between Good Drive and Nottingham Drive. This area encapsulates only parcels on the north side of Chef Menteur Highway and includes an active strip mall with multiple small retail businesses, and small apartment complex, a gas station, and church.

The third location is at the northwest corner of Chef Menteur Highway and Bullard Avenue. There is currently a small apartment complex on the site, but most of the land is vacant.

FLUM Map:

Current



Zoning: SB-2 Pedestrian-Oriented Business District, C-1 General Commercial District, and BIP Business-Industrial Park.

Current Land Use: Properties along Chef Menteur Highway in these areas are a mix of warehouses, small and large strip malls with fast food restaurants, grocery stores, and general retail like salons and discount markets. There are a few gas stations, religious entities, apartment buildings, and vacant parcels along the corridor as well.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The proposed areas are zoned SB-2 Pedestrian-Oriented Business, C-1 General Commercial, BIP Business Industrial Park Districts. The area was mainly developed post-World War II and has remained a suburban, auto-centric commercial corridor that is between the I-10 exchange and the I-510 exchange. This area has very few residences.





Figures 1., 2., and 3. Subject Site from Google Maps

Surrounding Land Use Trends: The surrounding land use north of Chef Menteur Highway to Dwyer Road, which is the major throughfare north of the proposed area, is predominantly residential. This area is zoned S-RS Single-Family Residential District and the land use pattern is single family suburban developments.

South of the proposed areas is zoned BIP Business Industrial Park with corresponding long stretches of parcels that are for warehousing and manufacturing between Chef Menteur Highway and Old Gentilly Road - the major throughfare south of the proposed area.

Surrounding FLUM Designations:

The area north of the proposed areas is comprised mainly of low-density residential and have a corresponding FLUM designation of RSF-POST Residential Post-War Single Family. There are four zoning districts allowed in this FLUM designation, three of which are associated with Lakeview neighborhoods and would not be applicable in New Orleans East. The zoning district allowed in New Orleans East is S-RS Single-Family Residential. This zoning district is suburban in nature and only allows for

single-family residential developments. Lot areas are large, including 6,000 square feet minimum for single-family developments, building heights can be no greater than 35 feet, and front yard setbacks must be a minimum of 20 feet.

The surrounding FLUM designations for the industrial areas south of the subject site are IND Industrial. These areas limit the types of uses to light, heavy, or maritime industrial uses. Existing residential structures are allowed in the LI Light Industrial zoning districts in this area, but no new residential dwellings are permitted and limited auto-centric commercial activity is allowed throughout this area.

Impacts: The current FLUM designation of NC Neighborhood Commercial in this proposed area of Chef Menteur Highway currently limit economic and residential development opportunities. Each FLUM category is linked to a specific set of compatible zoning districts. The zoning districts in NC Neighborhood Commercial are generally designated for Historic Urban, Historic Core or Lakeview neighborhoods. S-B1, S-B2 and C-1 General Commercial District are permitted in this FLUM designation, but only allow for residential above the ground floor through the conditional use process.

In all three areas identified in this proposal there are no compatible zoning districts that would increase the number of residential units in this large stretch of Chef Menteur Highway in New Orleans East. Changing the FLUM designation for all the NC Neighborhood Commercial districts to MUM Mixed-Use Medium Density would increase the potential for a future zoning change that would permit zoning districts that encourage greater residential density and support the city's goal to construct and support more housing units closer to the city center core.

This proposed area also lacks high frequency commercial activity that is commonly seen along suburban corridors, such as Veterans Boulevard or Manhattan Boulevard in Jefferson Parish. The MUM Mixed-Use Medium Density FLUM designation also allows for a wide range of zoning districts. Some of these districts include S-RM1 Multi-Family Residential District, S-B2 Pedestrian-Oriented Corridor Business District, MU-1 Medium Intensity Mixed-Use District, EC Educational Campus District, and MC Medical Campus District. By changing the NC Neighborhood Commercial FLUM designations in the proposed area to Mixed-Use Medium Density it would allow future zoning districts to exist that permit a mix of residential uses that could increase economic opportunities for New Orleans East.

The one small General Commercial FLUM designation of this request, which is a small section south on Chef Menteur Highway at Read Boulevard, is currently being used for heavy commercial uses and is

surrounded by an IND Industrial FLUM District on the south side of Chef Menteur. Although the General Commercial FLUM designation is only compatible with zoning districts that promote either heavy auto centric commercial districts, the current use designation is more appropriate for what this designated area's use is and should remain unchanged.

Recommendation: **Modified Approval** of the FLUM Designation Change to **MUM Mixed Use Medium Density** for NC Neighborhood Commercial FLUM Designations. The part of the request to change the GC General Commercial FLUM designation area to MUM Mixed Use Medium Density is recommended for **denial**.

Reasons for Recommendation:

1. The recommendation allows for more diverse set of zoning districts in the future that encourage economic development opportunities and multi-family developments.
2. The MUM designation change compliments the surrounding suburban FLUM designations by expanding the types of neighborhood-scale commercial districts.
3. The MUM designation supports multi-family residential uses, which provides opportunities for affordable housing development.
4. The GC General Commercial portion of this request is surrounded by industrial uses/zoning and is already used for heavy commercial uses and wouldn't be appropriate for residential uses.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

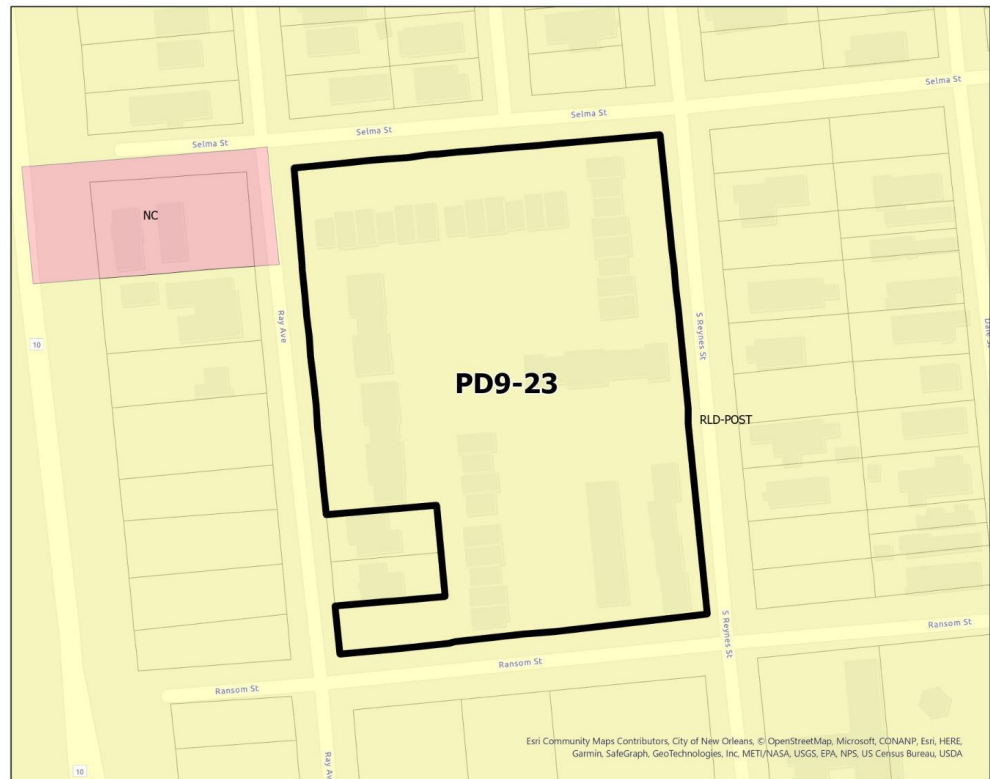
Request number: PD9-23

Applicant: Council District E

Request: *The request is to change the FLUM designation from RLD-POST Residential Post-War Low Density to MUL Mixed-Use Low Density.*

Location: The petitioned area is located on all but two parcels of Square 3, bounded by Reynes Street, Ransom Street, Ray Avenue, and Selma Street in the Third Municipal District. The municipal address for the petitioned area is 4402 Reynes Street in the Plum Orchard Neighborhood in New Orleans East.

FLUM Map:



Current Zoning: S-RD Suburban Two-Family Residential

Current Land Use: The parcels on the petitioned site are all abandoned town homes that are part of the Haydel Heights Subdivision. Historically these parcels have been zoned residential two-family.

Purpose: The applicant stated the request would enable the redevelopment of a 112-unit multi-family development on the site and enable increased residential density and mixed-use development.

Staff Analysis: *Site Description & Land Use:* The subject site has 51 lots that combined take up 167,400 square feet, which encompasses almost the entirety of the square bounded Reynes Street, Ransom Street, Ray Avenue, and Selma Street. Two lots, 4507-4509 and 4515 Ray Avenue, are not included in the proposed area. The proposed site is zoned S-RD Suburban Two-Family Residential and is currently vacant with the exception of an abandoned townhome development.

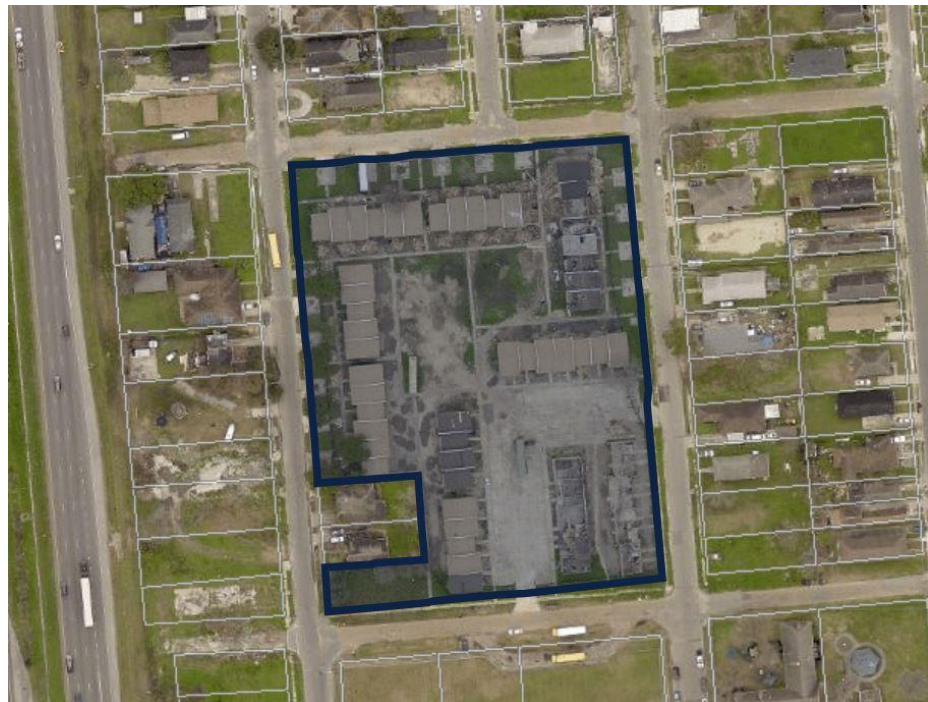


Figure 1. Aerial of Proposed Site from Property Viewer



Figure 2. Subject Site from Google Maps



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 Map

Pages of Proposed Site

Surrounding Land Use Trends: Located in a S-RD Suburban Two-Family Residential District that primarily contains single and two-family homes, the site's existing and recent historic land use patterns in this portion of New Orleans East is primarily suburban. The proposed site is approximately one block east of Interstate 10 (I-10) and one block north of Chef Menteur Highway (US 90), where access ramps to US 90 and I-10 border a commercial corridor. Immediately adjacent to the subject S-RD zoning district are two S-RS Suburban Single-Family Residential Districts – one of which contains a large religious institution, school campus, and vacant parcel.

Surrounding FLUM Designations: Surrounding FLUM designations include NC Neighborhood Commercial, GC General Commercial, IND Industrial, and RSF-POST Residential Post-War Single-Family. Both the GC General Commercial and IND Industrial FLUM designations limit residential development and cater to intense commercial activity. Areas FLUMed NC Neighborhood Commercial are those closest to the subject site. Within the Neighborhood Commercial FLUM are eight distinct zoning districts. However, many of the zoning districts are reserved for historic areas of the City or for Lakeview business districts, leaving the S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Business District, and C-1 General Commercial as the only applicable districts. In all three districts, only residential uses above the ground floor are permitted through the conditional use process.

Lastly, the northeast and northwest of the proposed site abut the RSF-POST Residential Post-War Single Family FLUM designation whose development pattern consists of low-density residential. Thus, the S-RS Suburban Single-Family Residential District only permits single-family dwellings and existing two-family dwellings that are on lots 6,000 square feet in area and above.

Impacts: The subject site is currently a blighted, underdeveloped townhouse development that makes up almost the entirety of the square. The current FLUM designation is RLD-POST Residential Post-War Low Density, and there are only three zoning districts compatible with this FLUM designation – two of which are designated for Lakeview neighborhoods. As the only compatible zoning district, the S-RD Two-Family Residential District limits both commercial and residential development where townhouse developments are only permitted through conditional use. The only non-residential activity permitted by right are places of worship, faith-based centers, or government offices.

The request to change to the MUL Mixed-Use Low Density FLUM is meant to permit a greater range of mixed-uses that could provide increased housing densities, small-scale retail, and provide for a walkable environment nearby commercial corridors. However, the Mixed-Use Low Density FLUM is out of scale and character for the immediately surrounding neighborhood as the Mixed-Use Low Density is better suited for small commercial corridors or properties located in commercial zoning districts. For this reason, staff believe that the Residential Post-War Multifamily (RMF-POST) FLUM designation would be a better alternative to the Mixed-Use Low Density FLUM as it allows the petitioned site to be rezoned to an S-RM1 Suburban Multi-Family Residential District in the future, which permits townhouses or multi-family dwellings by right and compatible institutional and open space uses such as places of worship, parks, playgrounds, or private recreation facilities. Additionally, the owner has expressed interest in redeveloping the site with multi-family housing.

Recommendation: **Modified Approval** of the FLUM change from Residential Post-War Low Density to **Residential Post-War Multifamily**.

Reasons for Recommendation:

1. The recommendation allows for a more compatible set of zoning districts in the future that are more permissive of multi-family developments.
2. The Residential Post-War Multifamily (RMF-POST) designation preserves the character and scale of the existing suburban residential areas while encouraging new multifamily development along a major city roadway and transit routes that can support greater residential density.

3. The Residential Post-War Multifamily (RMF-POST) designation supports several mixed uses, including open space, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

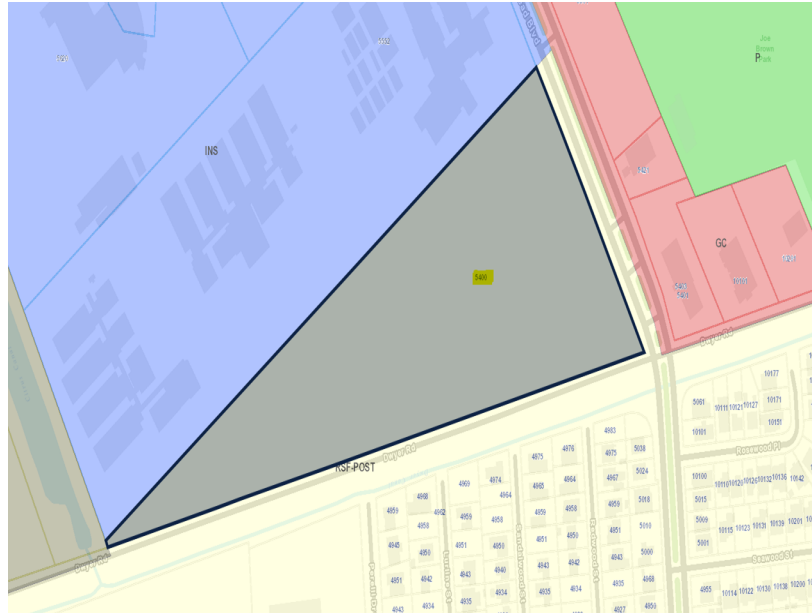
Request number: PD09-24

Applicant: Council District E

Request: This request is to change the Future Land Use Map (FLUM) designation from Residential Single-Family Post War FLUM designation to a Mixed-Use Medium Density FLUM designation.

Location: The petitioned property is located on Lots 96,98 and 100, Square -1, in the Third Municipal District. The municipal address is 5400 Read Blvd. The property is in New Orleans East.

FLUM Map:



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

Current Land Use: Vacant.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primarily commercial thoroughfare.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 669,818 square foot property located at the corner of Read Boulevard and Dwyer Street in the New Orleans East neighborhood. The site has been vacant since at least 1994. The Residential Single-Family Post-War FLUM designation is aligned with only one zoning district in New Orleans East, the S-RS Single-Family Residential District. The subject site is already zoned S-RS and is restricted in its ability to request a different zoning classification due

to its FLUM designation. The S-RS District permits limited residential uses including single-family dwellings and established two-family dwellings; new two-family dwellings and multi-family dwellings are prohibited in the S-RS District. The requested FLUM change to Mixed-Use Medium Density would allow for a subsequent zoning change that would be compatible with the Master Plan and would permit a much greater range of both residential and non-residential uses.

Figure 1. Subject Site



Surrounding Land Use Trends: The area around the subject property is a mix of residential and commercial. Read Boulevard is a long commercial corridor. Abramson School is directly adjacent to the subject site, a fire and police station are across the street and LCMC hospital is adjacent to the school. Across Dwyer Road, there is a neighborhood of single-family homes and behind the subject property is a large apartment complex. This is the existing and historic land use pattern in this portion of New Orleans East; single-family residential, divided by major North/South and East/West corridors, interspersed with large apartment complexes.

Surrounding FLUM and Zoning Designations: The site is located in an S-RS Suburban Single-Family Residential District. There are properties in the vicinity that are in the MS Medical Services District, the S-RM2 Suburban Multi-Family Residential District and the C2 Auto-Oriented Commercial District. The existing Residential Single-Family Post-War FLUM designation is not inappropriate given the S-RS zoning and the consistency of the zoning and FLUM along the corridor from this parcel to Chef Mentour Hwy. However, the change to Mixed-Used Medium Density would be more appropriate for a property that serves as a bridge from the strictly commercial nature of Read Boulevard north of the property and the residential nature of Read Boulevard south of the property.

Impacts: The request could result in mixed-use development that could provide increased housing densities and needed small-scale retail. The zoning regulations should help mitigate the impacts of any future development of this site. Mixed-Use Medium Density FLUM designations are reserved for major corridors and intense commercial nodes, such as this location.

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

Reason for Recommendation:

1. The surrounding area has a mix of residential and commercial development, which is supported by a mix of residential and non-residential zoning in the immediate vicinity.
2. The FLUM change would allow for a future zoning change to effectuate the goals of this request, greater residential and non-residential uses.

**PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
STAFF REPORT**

Request number: PD09-25

Applicant: Council District E

Request: This request is to change the Future Land Use Map (FLUM) designation from a Neighborhood Commercial FLUM designation to a Mixed-Use Low Density FLUM designation.

Location: The petitioned property is located on Lots 2, 29A and two unidentified lots, Square -1, in the Third Municipal District. The municipal address is 17600 Paris Road. The property is in New Orleans East.

FLUM Map:



Current Zoning: S-B1 Suburban Business District

Current Land Use: Vacant

Purpose: The applicant stated the request would encourage mixed-use development adjacent to Lincoln Beach.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 155,009 square foot property located at the intersection of Curran and Paris Roads in the New Orleans East neighborhood. The site has been vacant since at least 1983. Each FLUM designation is compatible with a different set of zoning districts. The current FLUM designation on the subject site, Neighborhood Commercial, is aligned with three zoning districts in New

Orleans East, the S-B1 Suburban Business District, S-B2 Pedestrian Oriented Corridor Business District and C-1 General Commercial District. The subject site is currently zoned S-B1 and has limited compatibility with different zoning classifications - other than the C-1 or S-B2 zoning classifications - due to its FLUM designation. The S-B1 District has no permitted residential uses and only two are allowable as a conditional use: Dwelling-Above Ground and Permanent Supportive Housing. New two-family dwellings and multi-family dwellings are prohibited in the S-B1 District. Similarly, the S-B2 and C-1 Districts highly restrict residential uses and only permit them through the conditional use process such as dwellings above the ground floor.



Figure 1. Subject Site

The requested FLUM change to Mixed-Use Low Density would allow for a subsequent zoning change that would be compatible with the Master Plan and would permit a wider range of both residential and non-residential uses. There are only four (4) districts that would be allowable in New Orleans East with the Mixed Use Low Density designation that would expand on what is already allowable under the current FLUM designation of Neighborhood Commercial. Those are S-RD Suburban Two Family Residential, S-RM1 Suburban Multi-Family Residential, EC Educational Campus District and MS Medical Services District. The applicant did not state an intention of building an educational or medical facility. And while an S-RM1 or S-RD designation would expand on what's allowed residentially, it would greatly decrease what's allowed commercially. Despite the few zoning districts that are compatible with the MUL Designation and appropriate for the New Orleans East neighborhood, staff believe this FLUM designation is also compatible with the S-MU Suburban Mixed-Use zoning district and explained in greater detail in the *impact* section below.

Surrounding Land Use Trends: The area around the subject property is a mix of residential and green space. Paris Road is a long corridor alternatively known as Highway 47 that runs into Interstate 510. A

residential neighborhood is adjacent to the site on the western border. Federally owned green space is immediately adjacent to the East. There is no commercial development in the vicinity and most of the immediate area is vacant and unkept.

Surrounding FLUM and Zoning Designations: The site is located in an NC Neighborhood Commercial FLUM designation and zoned S-B1 Suburban Business District. There are properties in the vicinity that are in the S-RD Suburban Two-Family Residential District and S-RS Suburban Single Family Residential District located in the Residential Post-War Low Density and Residential Post-War Single-Family FLUM designations. There is also a large tract near the site designated with the Park FLUM designation.

Impacts: The appendix in the Comprehensive Zoning Ordinance lists zoning districts that are compatible with the Neighborhood Commercial FLUM designation. Those zoning districts that are compatible with both New Orleans East *and* the Mixed-Use Low Density FLUM designation, according to the appendix, are minimal and expand the residential uses permitted but not the commercial.

However, Staff believes that the S-MU Suburban Mixed-Use Zoning District is a zoning district that would be compatible with the Mixed-Use Low Density FLUM Designation and would fulfill the goal of the requested FLUM change to provide more residential and commercial development opportunities at the proposed site. S-MU is not currently listed as a compatible zoning district for the MUL FLUM designation because it was added to the Comprehensive Zoning Ordinance after the appendix was created. To include it in the appendix, the City Planning Commission staff would also need to initiate a Comprehensive Zoning Ordinance and Master Plan text amendment. Given its consistency with the proposed FLUM designation, staff supports the requested FLUM designation change to MUL Mixed-Use Low Density and will seek a future text amendment to add S-MU Suburban Mixed Use as a compatible zoning district to MUL FLUM designation.

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

Reasons for Recommendation:

1. The vacant site has potential for a mixed-use development that can support the Lincoln Beach redevelopment.