

**Semi-Monthly Planning Meeting
Tuesday, January 24, 2017**

**STAFF REPORT
2016 MASTER PLAN PROPOSED FUTURE LAND USE AMENDMENTS**

Date: February 13, 2017
To: City Planning Commission

Prepared by: City Planning Staff

I. GENERAL INFORMATION

The Home Rule Charter of the City of New Orleans requires that the City Planning Commission shall “Prepare, adopt, amend, and recommend to the Council a twenty year Master Plan for the physical development of the City.” “The Master Plan shall consist of a statement of development goals, objectives, and policies for the physical growth and development of the City, and shall include maps and a text setting forth principles, standards, and proposals.” The Master Plan, titled “New Orleans 2030: A Master Plan for the 21st Century”, was adopted by the City Planning Commission in January, 2010, and by the City Council on August, 2010.

The Home Rule Charter, Section 5-404, requires a review of the Master Plan “at least once every five years, but not more than once per calendar year, and at any time in response to a disaster or other declared emergency, the Commission shall review the Master Plan and shall determine, after one or more public hearings whether the plan requires amendment or comprehensive revision. If amendment or comprehensive revision is required, the Commission shall prepare and recommend amendments or comprehensive revisions and readopt the plan.” The Charter requires at least one public meeting for each planning district affected by amendments as well as one formal public hearing.

In October of 2015, the City Planning Commission voted to open the Master Plan Amendment Application period. The Commission found that though the Master Plan is a plan designed to take New Orleans through the year 2030, it is heavily focused on recovery from the devastating effects of Hurricane Katrina and the subsequent failures of the levee systems. While disaster recovery was the immediate priority, the need to plan for the city’s long-term future is also necessary. The City has worked with numerous partners to generate several initiatives recommending how New Orleans should adapt to a changing natural environment, create flexible and reliable systems, invest in economic development, and prepare the city for future disasters.

From April 25 to September 9, 2016, the City Planning Commission had an open Master Plan amendment application period. The CPC received one hundred two (102) applications to amend the text of the Master Plan as well as two-hundred nineteen (219) applications to amend the Future Land Use Map (FLUM) of the Master Plan. The public input process for these amendment applications included nine planning district meetings and will include two special public hearings in the Council Chamber.

On January 24, 2017, the City Planning Commission considered proposed amendments to the Master Plan’s Future Land Use Map (FLUM) and the text descriptions of the FLUM categories. They need to be considered together since both the designation and the description of the designation affect a property’s land use entitlements. One must still be mindful these categories are not the same as zoning districts, where specific rules are detailed. A Future Land Use Map category may be consistent with more than one zoning district and site history and neighborhood context also help determine appropriate zoning for a property. Any zoning changes necessary to bring the Comprehensive Zoning Ordinance into consistency with amendments to the Master Plan will be considered at a later date with their own public processes.

On February 7, 2017, the City Planning Commission considered proposed amendments to the text of the Master Plan. These changes generally are proposed to provide additional information and analysis, set goals, and recommend strategies or actions for implementation and achievement of goals.

II. FUTURE LAND USE CATEGORIES PROPOSED TEXT AMENDMENTS

Several applicants proposed changes to the Future Land Use Map categories. These proposals are collectively summarized below and the full text of the proposals are included in this document as attachments. Note that in several cases, the full submission of the applicant includes other proposals not directly related to the text of the Future Land Use Map categories, which are being handled as separate map or text amendments.

Text Amendments 14-06, 14-10, 14-12, 14-14, 14-15, 14-16, 14-17, and 14-20

Applicants: Councilmember Ramsey, Councilmember Williams, Councilmember Cantrell, Mayor’s Office, City Planning Commission

Location: Chapter 14, Section C, Future Land Use Map categories

Staff Analysis:

- Text 14-06 includes proposed text amendments for the parks and recreation system containing policy recommendations generally related to the preservation of passive space over intensive or commercially-oriented uses in parks as well as procedures to ensure against the loss of public park space. Additionally, changes to the text of the Future Land Use Map categories are proposed to further this goal which include (1) modifications and a name change from “Natural Areas” to “Natural Areas, Open Space, and Recreational Areas”; (2) modifications and a name change from “Parkland and Open Space” to “Open Space”; and (3) a new category named “Recreational Space”. The proposed “Open Space” Future Land Use category would generally be for passive activities while the “Recreational Space” category would be for more active recreation and sports.

Future Land Use Map changes have not been proposed along with these new categories. If the existing category of Parkland and Open Space was deleted, there would be no legal method to designate the new “Open Space” or “Recreational Space” where the map is

currently labeled Parkland and Open Space. Additionally, the development of a Master Plans for large parks and a citywide system of neighborhood parks is a preferred methodology for ensuring a balance of active and passive uses and would provide both flexibility and public participation. The Comprehensive Zoning Ordinance already classifies particularly intense park uses as Conditional, requiring plans and public review.

The proposed text amendments to the Natural Areas FLUM category provide additional details while still serving essentially the same goal. The City Planning staff supports these proposed amendments with the exception of the name change, which is unnecessary.

- In Text 14-10, the Greater New Orleans Water Collaborative proposed amendments to Volume 2 Chapter 14 to amend the description of several Future Land Use categories, and to generally incorporate stormwater and flood protection consideration into the urban design framework and urban design principles sections of the Chapter. Specifically, the GNOWC recommends that on-site water management be added to the Development Character portion of the Future Land Use category descriptions for the Cemetery, Transportation, and Institutional FLUM categories.

The Greater New Orleans Water Collaborative's application proposes a number of amendments generally aimed to integrate stormwater management and resilience principles into the FLUM category descriptions and into the Urban Design sections of the chapter. The staff supports the WC's recommendation to incorporate on-site water management into the Cemetery and Institutional FLUM categories. The City Planning Commission proposed a similar amendment that included stormwater management within the Range of Uses within all FLUM categories except Institutional and Cemetery because it is assumed that these categories would not be developed with such principal uses. The WC's recommendation of incorporating stormwater management into the Development Character is a great method of incorporating this principle into the expected character of developments in these categories. The City Planning Commission is also proposing that the Transportation FLUM designation be eliminated, so the GNOWC's recommendation is supported with the exception of their recommendation to the Transportation FLUM category.

- Text 14-12 proposes allowing "vacant or underutilized, industrial property that is adjacent to open space and recreation future land use categories, residential future land use categories, or mixed use future land use categories to be developed into mixed use and/or residential use. Include 'urban, mixed-use activities' in the Range of Uses." Industrial uses are separated from residential uses to protect each from the impacts of the other. Noise, vibration, dust, and truck traffic conflict with residential quality of life. Complaints from nearby residents about such impacts can also cause difficulties for industrial operations. Some areas designated as Industrial may indeed become appropriate for mixed or residential use in the future. The appropriate way to handle the need for such a change is through Master Plan Future Land Use Map amendment and then a zoning change. The applicant has essentially specified conditions under which the zoning for industrial property could be changed to a zoning district that is not currently

consistent with the Master Plan. This circumvents the City Charter's force of law framework by allowing land use changes without Future Land Use Map changes. This end use may be acceptable if as specified, the site is adjacent to open space, residential, or mixed use categories. However, residential uses should not be allowed in Industrial Districts to avoid the conflicts described earlier. Like with all other permanent changes to the "place types" envisioned by the Mater Plan, the mechanism to achieve this conversion of land use is through a Master Plan Future Land Use Map amendment.

- Text 14-15 and 14-20 propose deletion of the residential unit densities in categories where they currently exist. This proposal would delete the density limitations of Future Land Use Map categories. Currently, only some of the categories have density limits. There are no limits in the Historic Core or Mixed Use categories, which do allow residential uses. City Planning staff believes it is inappropriate to set strict density limits in the Master Plan and that this should be the province of the Comprehensive Zoning Ordinance. Strict density limits in this section of the Master Plan, which has the force of law, can prevent development projects where greater densities may be necessary and desirable to make a project feasible. This can include adaptive reuse of historic structures as well as projects where the City seeks to incentivize or require the provision of public amenities such as affordable housing.
- In Text 14-20, the amendment proposes allowing stormwater management as a primary use in all FLUM categories: while there are new stormwater management requirements in the Comprehensive Zoning Ordinance and other resilience projects underway throughout the city, stormwater management is not mentioned in the Future Land Use Map categories. Stormwater Management should be included in the range of uses in virtually all FLUM categories to maximize the techniques possible for the reduction of flooding.
- In Text 14-20, the amendment proposes allowing agricultural uses as a primary use in most FLUM categories: since agricultural uses (without livestock) are considered to be compatible with both residential and commercial uses, they should be included within the range of uses. Additionally, these uses may provide a temporary use for properties not likely to developed in the short term.
- In Text 14-20, the amendment concerns the adaptive reuse of existing historic non-residential buildings. While some FLUM categories have included the adaptive reuse of historic non-residential buildings to multi-family residential uses, others have not. The adaptive reuse allowance to only multi-family residential – while a good option in theory - is sometimes not the best use option in practice. Commercial adaptive reuse options such as medical facilities, hotels, and coffee shops have all been successfully employed with community support. Therefore, City Planning staff supports additional flexibility to allow adaptive reuse of historic non-residential structures to either multi-family residential or commercial uses. Restrictions on the type of commercial use can be adopted in the Comprehensive Zoning Ordinance to minimize impacts. Generally, these adaptive reuses in low density residential areas will be allowed through a planned development process.

- Text 14-15, 14-16, and 14-20 propose allowing compatible multi-family residential uses in the Residential Low Density Pre War category. Several applicants have proposed including multi-family residential uses within this FLUM category. The applicants have described the allowance differently, but each seem to be describing smaller buildings with a limited number of residential units and massing compatible with single and two family dwellings. This FLUM category is the most common designation in the older parts of the city, where sporadically-located multi-family residential has long existed, and where opportunities for additional units may be appropriate within walking distance to commercial services and public transit. Along with other strategies, this amendment may create opportunities for additional affordable housing. City Planning does not recommend setting a specific range of units allowed per lot within the Master Plan, but design standards to assure compatibility and control impact should be included in the Comprehensive Zoning Ordinance.
- Text 14-14 proposes amending the Residential Historic Core FLUM category to include “culture-serving businesses and facilities” in the description. In the current range of uses, “neighborhood-serving businesses and traditional corner stores may be allowed where current or former commercial use is identified.” Additionally, “supporting public recreational and community facilities” are allowed. Many “culture-serving businesses” may also be neighborhood serving and many culture-serving facilities may be considered “community facilities.” The staff recommends strengthening the text about historic commercial sites (as proposed in Text 14-16) as well as adding text that businesses or facilities that promote or educate about New Orleans’ culture of music, food, and entertainment can be considered neighborhood-serving.
- Text 14-15 proposes allowing “multi-family and mixed use development” in the General Commercial Future Land Use Map category. The reason given for this proposed amendment is to avoid excluding all housing from portions of New Orleans’ major transit corridors. The absence of residential uses in the General Commercial description is one of the most significant distinctions between it and the Mixed Use categories. Currently, dwellings are only allowed in General Commercial zoning districts above the ground floor as conditional uses. Allowing mixed use development in the General Commercial Future Land Use category would address that disconnect and add flexibility to the development of those areas while still assuring that any development includes commercial uses.
- Text 14-16 proposes that the site, not the structure, dictates applicability of commercial use in residential FLUM categories. New Orleanians have an affinity for a site’s history. There is often community support for commercial uses at sites with a history of commercial use, regardless of whether the building or zoning that allows the use still exists. City Planning staff has interpreted that the residential Future Land Use Map categories currently allow the re-establishment of commercial uses in structures with a history of commercial use. The proposed amendment would specify that only the site needs to have a history of commercial use in order to be considered for such uses. Restrictions on the types of commercial uses can be incorporated into the Comprehensive Zoning Ordinance.

- Text 14-17 proposes creating a new Future Land Use Map category titled “Residential Mixed-Density Suburban.” The stated purpose of this proposal is encourage growth in the areas in which it would be applied and would allow housing types that include single, two-family, and small multi-family structures that would contribute to the City’s overall goals of greater housing affordability and more sustainable revenue collection.” While growth in areas of public investment is desirable, this proposal was not intended to give the impression that any type of housing development could happen in any location. That would not be consistent with the place-based strategy on which the Master Plan is based. City Planning recommends incorporating the intentions of the proposal in a strategic manner, by allowing somewhat greater residential density on the major corridors with transit service and access to commercial services. This can be achieved by allowing more housing types in the Residential Low Density Post War FLUM category and then applying that category to the major corridors. Additionally, rather than applying a mixed use designation to the major corridors as proposed in PD 6-09, minor expansions of existing, neighborhood-serving businesses may be allowed to adjacent lots.
- Text 14-17 proposes merging the Mixed-Use Low Density and Mixed Use Medium Density FLUM categories to become a new FLUM category “Mixed Use.” This proposal would leave the Future Land Use Map with two levels of Mixed Use that may be applied citywide: Mixed Use and a re-named Mixed Use High Density (Transit Oriented). Levels of intensity are used with residential, mixed use and commercial FLUM categories. During the New Orleans master planning process, citizens and planners determined that at least three levels corresponded with the existing and desired conditions and character of the city’s mixed use corridors and nodes. Since the adoption of the Master Plan, the City worked for several years to re-write the Comprehensive Zoning Ordinance with mixed use districts corresponding to the three levels of the Future Land Use Map and there are clear distinctions between those.
- Text 14-17 proposes renaming the Mixed Use High Density FLUM category as “Mixed Use High Density (Transit-Oriented): the Mixed Use High Density category already includes transit-orientation (or transit ready) within its description. Many Future Land Use categories should be considered “transit-oriented.” City Planning staff finds this proposal to be unnecessary and may imply that other categories are not intended to be transit-oriented or that Mixed Use High Density is only appropriate when it is transit oriented.

III. FUTURE LAND USE CATEGORIES RECOMMENDED TEXT AMENDMENTS

This section shows the text of the Future Land Use Category descriptions as recommended by City Planning staff, based on its own proposals and other submitted applications for FLUM text changes.

Request Number	Applicant	Subject	Staff Recommendation
14-06	Cm. Cantrell	Natural Area, Parkland & Open Space revisions and new categories	Modified Approval of changes to Natural Area; Denial of new categories "Open Space" and "Recreation Space"
14-10	GNOWC	Include stormwater management uses in Institutional, Cemetery, and Transportation Future Land Use categories in their respective development character descriptions.	Modified Approval
14-12	Sherman Strategies	Allow urban mixed use development within the Industrial FLUM category	Denial
14-14	Cm. Ramsey	Revise Residential Historic Core FLUM category to include culture-serving businesses and facilities	Modified Approval
14-15	Cm. Williams	1. Remove density limits from descriptions of all FLUM categories. 2. Allow multi-family and mixed use in the General Commercial FLUM category. 3. Allow small multi-family residential in the Residential Low Density Pre War FLUM category	1. Approval 2. Modified Approval 3. Approval
14-16	Cm. Cantrell	Allow small multi-family residential uses and reuse of commercial sites as commercial in the Residential Low Density Pre War FLUM category.	Modified Approval
14-17	Mayor's Office	1. Eliminate residential unit densities in all FLUM categories. 2. Allow stormwater management/mitigation as a primary use in all FLUM categories. 3. Consider increasing allowable density and uses in areas of higher elevation and lower flood risk. 4. Incorporate built environment risk reduction and adaptation into the "Development Character" of all FLUM categories. 5. Create new FLUM category: Residential Mixed Density Suburban. 6. Merge Mixed Use Low Density and Mixed Use Medium Density FLUM categories into new Mixed Use FLUM category. 7. Change name of Mixed Use High Density to Mixed Use High Density (Transit-Oriented)	1. Approval 2. Modified Approval 3. Modified Approval 4. Approval 5. Modified Approval 6. Denial 7. Denial
14-20	City Planning	Changes allowing flexibility with adaptive re-use and incentives	Modified Approval

Master Plan Future Land Use Categories Recommended Text

RESIDENTIAL SINGLE-FAMILY SEMI-RURAL

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 13).

Range of Uses: Single-family dwellings, agricultural and stormwater management uses are allowed. Cluster development that preserves open space is preferred. Supporting public recreational and community facilities are also allowed.

Development Character: Large-lot single-family new development ~~will~~ should have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when taken with preserved open space, the overall density ~~will~~ should not exceed one dwelling unit per 2 acres. Incorporate risk reduction and adaptation strategies in the built environment.

RESIDENTIAL SINGLE-FAMILY PRE-WAR

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agricultural, stormwater management, and supporting public recreational and community facilities allowed (e.g., schools and places of worship). Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified. Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical non-residential buildings.

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Incorporate risk reduction and adaptation strategies in the built environment.
~~Maximum density of 15 units/acre.~~

RESIDENTIAL SINGLE-FAMILY POST-WAR

Goal: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agricultural, stormwater management and supporting public recreational and community facilities allowed (e.g., schools and places of worship). Neighborhood serving businesses may be allowed where current or former commercial use is verified. Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war

neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

~~Maximum density of 10 units/acre.~~

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, ~~or~~ two-family, or multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors.; ~~and~~ The preservation of existing multifamily buildings is also allowed.

Businesses, ~~and~~ traditional corner stores, and mixed use may be allowed on sites where current or former commercial use is verified. Agricultural, stormwater management, and ~~S~~ supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential uses buildings.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

~~Maximum density of 24 units/acre.~~

RESIDENTIAL LOW DENSITY POST-WAR

Goal: Preserve the scale and character of post-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill development.

Range of Uses: New development ~~is generally limited to~~ includes single-family, ~~dwellings, with~~ two-family, ~~and~~ town home, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Commercial development may be allowed where it currently exists or formerly existed and may be expanded to adjacent lots. Agricultural, stormwater management, and ~~S~~ supporting public recreational and community facilities (e.g., schools and places of worship) are also allowed. New two-family dwellings and town home developments may be allowed in planned communities. Conversion to multifamily or commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential uses buildings.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where ~~single and two family~~ residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.
~~Maximum density of 20 dwelling units per acre.~~

RESIDENTIAL MEDIUM DENSITY PRE-WAR

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and ~~small~~ multifamily dwelling that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors structures. Businesses ~~and~~ traditional corner stores, and mixed use development may be allowed on sites where current or former commercial use is verified. Agricultural, stormwater management, and supporting public recreational and community facilities allowed (e.g., schools and places of worship). Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: New development will conform to the general character and scale of surrounding neighborhoods. ~~A maximum of 36 dwelling units/acre allowed.~~ These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

RESIDENTIAL MULTIFAMILY PRE-WAR

Goal: Preserve the character and scale of existing multifamily residential areas in older areas of the city and encourage new multifamily development at nodes along transit routes that can support greater densities.

Range of Uses: Multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed. Agricultural, stormwater management, and supporting public recreational and community facilities allowed (e.g., schools and places of worship). Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: ~~Maximum of 100 dwelling units/acre.~~ Taller high-rise structures could be allowed where appropriate with design guidelines. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

RESIDENTIAL MULTIFAMILY POST-WAR

Goal: Preserve the character and scale of existing suburban multifamily residential areas and encourage new multifamily development at nodes along potential mass transit routes or major city roadways that can support greater densities.

Range of Uses: Mixed single- and two-family units, and multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed. Agricultural, stormwater management, and supporting public recreational and community facilities allowed (e.g., schools and places of worship). Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: ~~Maximum of 36 units/acre.~~ Design guidelines and landscaping requirements required to encourage walkability and allow for proper transition to surrounding single-family and low density neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

RESIDENTIAL HISTORIC CORE

Goal: Preserve the character and scale of 18th through mid-20th century residential areas and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Neighborhood-serving businesses including those promoting New Orleans' culture of food, music, and entertainment, ~~and~~ traditional corner stores, mixed use developments may be allowed at sites where current or former commercial use is verified. Conversion to multi-family and commercial uses may be allowed for certain existing historical institutional or other non-residential buildings. Agricultural, stormwater management, and supporting public recreational and community facilities allowed (e.g., schools, cultural facilities, and places of worship).

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. A variety of types and sizes of development may be appropriate. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential

densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

NEIGHBORHOOD COMMERCIAL

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential buildingsuses.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is requirements-required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

GENERAL COMMERCIAL

Goal: 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. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive chain-retail, services, offices, -and surface or structured parking, and limited dwellings above the ground floor.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit. Incorporate risk reduction and adaptation strategies in the built environment.

DOWNTOWN EXPOSITION

Goal: To provide areas of downtown that will house and support high-volume visitor traffic at major trade and spectator venues including the Convention Center and Superdome.

Range of Uses: Convention center, sports/entertainment arenas/complexes and supporting uses such as hotels, and office space within the CBD. Transit and transportation facilities are allowed. Residential, agricultural, and stormwater management uses are also allowed.

Development Character: The scale (height and massing) of new development will vary depending on location and proximity to historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

BUSINESS CENTER

Goal: Provide areas to serve as regional employment centers outside of the Central Business District.

Range of Uses: Professional office and/or light industrial parks (warehouse, distribution and storage centers). Large retail centers are not permitted but supportive retail and services are allowed. Transit and transportation facilities, agricultural, and stormwater management uses are allowed.

Development Character: Structures often in “business park” settings, typically with surface parking. Landscaping and buffers required, particularly when proximate to residential areas. Incorporate risk reduction and adaptation strategies in the built environment.

INDUSTRIAL

Goal: Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.

Range of Uses: Heavy manufacturing, maritime uses, water treatment and transfer, ~~and~~ large warehousing/distribution facilities, stormwater management, and limited commercial uses are allowed. Transit and transportation facilities are allowed.

Development Character: Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when abutting residential neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE MARITIME

Goal: Preserve and provide areas for maritime-related residential and commercial uses east of Chef Pass on properties adjacent to Chef Menteur Highway in Lake St. Catherine (Planning District 11), along a certain portion of the Mississippi River Gulf Outlet near Interstate 510, and around harbors along Lake Pontchartrain.

Range of Uses: Single-family residential, fishing camps and boathouses, marinas, yacht clubs, maritime associations, community sailing, maritime-related businesses and

supporting commercial uses. Transit and transportation facilities, agricultural, and stormwater management uses are allowed. New development shall only be permissible in accordance with State regulations.

Development Character: Scale (height and massing) and allowed uses to match existing character of surrounding areas. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE HIGH DENSITY

Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.

Range of Uses: Medium- to high-density multifamily residential, office, hotel and commercial retail. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: These areas will provide proper transitions to surrounding areas with lower densities/heights. Many structures will require ground-floor retail with residences or offices or both on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE DOWNTOWN

Goal: Support and encourage a vibrant, 24-hour live-work-play environment in the Central Business District, and provide areas to support a high density office corridor.

Range of Uses: High density office, multifamily residential, hotel, government, institutional entertainment and retail uses. No new heavy or light industrial uses allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED USE DOWNTOWN CORE NEIGHBORHOOD

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE HEALTH/LIFE SCIENCES NEIGHBORHOOD

Goal: Provide areas for hospitals, offices, supportive retail and residential uses to create a vibrant neighborhood center with job growth in the medical care and research sectors.

Range of Uses: Hospitals, offices, residential (single-family, two-family, and multifamily along major corridors), and supporting neighborhood retail/services. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed.

Development Character: The scale of new development will vary depending on location and will be determined by the appropriate height and massing. Special attention needed to ensure appropriate transitions from higher density corridors (i.e., Tulane Avenue) to surrounding historic, low density neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Single-family, two-family and multifamily residential; recreational, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred. Agricultural, stormwater management, and public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The type and scale of new development would be determined through a multitiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred. Incorporate risk reduction and adaptation strategies in the built environment.

INSTITUTIONAL

Goal: Preserve and enhance existing large-scale institutions such as health care, education (colleges and universities), detention centers and other facilities.

Range of Uses: Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller-scale, local houses of worship, public and private schools, police and fire stations, emergency and community centers are included in residential, commercial and mixed-use areas, as they are essential components of neighborhood life. Transit and transportation facilities, agricultural, and stormwater management uses are allowed.

Development Character: Large-scale, coordinated campus development with appropriate transitions to surrounding uses and neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

NATURAL AREAS

Goal: Increase, Retain-retain and preserve coastal land,, natural areas, woodlands, ecologically sensitive habitats, and wetlands resources for storm water storage, conservation, public enjoyment, and for protection of coastal resources by conserving, improving, and/or restoring these areas for the purposes of aesthetic value, biodiversity, natural disaster resilience, natural resource and wildlife conservation, and nature-oriented recreation.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas Ecological management, green infrastructure (non-structural flood protection and stormwater management), and passive nature-based recreation that does not have adverse impacts on sensitive ecological and natural areas that are the conservation/preservation aim in any particular designated Natural Area. (Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support the principal use-specific conservation aims or low-impact amenities consistent with permitted passive recreational activities (e.g. trails, trailheads, overlooks, rest areas, and interpretive signage).

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, agricultural uses, rain gardens, bioswales and other

stormwater management measures. In large parks, a variety of passive and active recreation facilities, cultural facilities, and supportive commercial uses may be allowed.

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures. Incorporate risk reduction and adaptation strategies in the built environment.

CEMETERY

Goal: Preserve and provide areas for cemeteries.

Range of Uses: Cemeteries and stormwater management uses.

Development Character: Cemeteries and accessory buildings. Incorporate risk reduction and adaptation strategies in the built environment.

TRANSPORTATION

~~**Goal:** Retain and enhance areas for transportation infrastructure and services.~~

~~**Range of Uses:** Airports (Lakefront Airport), train yards, ferry terminals and city-owned parking facilities, and supporting office and low-intensity storage/warehouse uses.~~

~~**Development Character:** Massing and bulk will vary depending on location, however landscaping and buffering standards are required, particularly where abutting residential neighborhoods.~~

IV. CITY PLANNING COMMISSION MEETING (JANUARY 24, 2017)

TEXT 14-06

The Planning Administrator gave a summary of Text Amendment 14-06. He noted that this portion of the applicant's request deals only with the proposed amendment of the Future Land Use categories. Nine people filled out speaker cards with two ceding time to Scott Howard and one ceding time to Keith Hardie. There were six speakers in favor of the proposed amendment.

A motion for modified approval was made by Commissioner Isaacson for modified approval in accordance with the staff's recommendation. The motion was scolded by Commissioner Green and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT THE PORTION OF TEXT AMENDMENT 14-06 CONCERNING FUTURE LAND USE CATEGORY DEFINITIONS IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** OF CHANGES TO NATURAL AREA AND DENIAL OF NEW CATEGORIES "OPEN SPACE" AND "RECREATION SPACE" IN ACCORDANCE WITH THE STAFF'S RECOMMENDATION.

MOVER: WALTER ISAACSON

SECONDER: EUGENE GREEN

ACTION: MODIFIED APPROVAL OF CHANGES TO NATURAL AREA; DENIAL OF

NEW CATEGORIES “OPEN SPACE” AND “RECREATION SPACE”

VOTE: 8-0

YEAS: KYLE WEDBERG, KELLY BROWN, CRAIG MITCHELL, ROBERT STEEG, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON

NAYS: NONE

ABSTAINING: NONE

ABSENT: NONE

TEXT 14-10

The Planning Administrator gave a summary of Text Amendment 14-10. There were two speakers in favor of the proposed amendment.

A motion for modified approval in accordance with the staff’s recommendation was made by Commissioner Brown, seconded by Commissioner Wedberg and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-10 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** IN ACCORDANCE WITH THE STAFF’S RECOMMENDATION.

MOVER: KELLY BROWN

SECONDER: KYLE WEDBERG

ACTION: MODIFIED APPROVAL

VOTE: 8-0

YEAS: KYLE WEDBERG, KELLY BROWN, CRAIG MITCHELL, ROBERT STEEG, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON

NAYS: NONE

ABSTAINING: NONE

ABSENT: NONE

TEXT 14-12

The Planning Administrator gave a summary of Text Amendment 14-12. Michael Sherman spoke in favor of the proposed amendment. Karen Ocker spoke in opposition to the proposed amendment.

A motion for denial was made by Commissioner Isaacson, seconded by Commissioner Brown, and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-12 IS HEREBY RECOMMENDED FOR **DENIAL**.

MOVER: WALTER ISAACSON
SECONDER: KELLY BROWN
ACTION: DENIAL
VOTE: 5-3
YEAS: KYLE WEDBERG, KELLY BROWN, CRAIG MITCHELL, JONATHAN STEWART, WALTER ISAACSON
NAYS: ROBERT STEEG, EUGENE GREEN, JASON HUGHES
ABSTAINING: NONE
ABSENT: NONE

TEXT 14-14

The Planning Administrator gave a summary of Text Amendment 14-14. There was one speaker in opposition to the proposed amendment.

A motion for modified approval in accordance with the staff's recommendation was made by Commissioner Stewart, seconded by Commissioner Wedberg, and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-14 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** IN ACCORDANCE WITH THE STAFF'S RECOMMENDATION.

MOVER: JONATHAN STEWART
SECONDER: KYLE WEDBERG
ACTION: MODIFIED APPROVAL
VOTE: 8-0
YEAS: KYLE WEDBERG, KELLY BROWN, CRAIG MITCHELL, ROBERT STEEG, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON
NAYS: NONE
ABSTAINING: NONE
ABSENT: NONE

TEXT 14-15

The Planning Administrator gave a summary of Text Amendment 14-15, noting its three main parts. There were ten people who signed up to speak, five of whom noted that they were ceding time to Andreanicia Morris. One person spoke in favor of the proposed amendment with the ceded time. Four people spoke in opposition to the proposed amendment.

A motion for approval of the staff's recommendations was made by Commissioner Wedberg, seconded by Commissioner Stewart, and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-15 IS HEREBY RECOMMENDED FOR 1. **APPROVAL** TO REMOVE DENSITY LIMITS FROM DESCRIPTIONS OF ALL FLUM CATEGORIES. 2. **MODIFIED APPROVAL** TO ALLOW MULTI-FAMILY AND MIXED USE IN THE GENERAL COMMERCIAL FLUM CATEGORY, AND 3. **APPROVAL** TO ALLOW SMALL MULTI-FAMILY RESIDENTIAL IN THE RESIDENTIAL LOW DENSITY PRE WAR FLUM CATEGORY, IN ACCORDANCE WITH THE STAFF'S RECOMMENDATIONS.

MOVER: KYLE WEDBERG

SECONDER: JONATHAN STEWART

ACTION: 1. APPROVAL, 2. MODIFIED APPROVAL, 3. APPROVAL

VOTE: 6-2

YEAS: KYLE WEDBERG, CRAIG MITCHELL, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON

NAYS: KELLY BROWN, ROBERT STEEG

ABSTAINING: NONE

ABSENT: NONE

TEXT 14-16

The Planning Administrator gave a summary of Text Amendment 14-16. There were three speakers in opposition to the proposed amendment.

A motion for modified approval in accordance with the staff's recommendation was made by Commissioner Isaacson, seconded by Commissioner Wedberg, and unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-16 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** IN ACCORDANCE WITH THE STAFF'S RECOMMENDATIONS.

MOVER: WALTER ISAACSON

SECONDER: KYLE WEDBERG

ACTION: MODIFIED APPROVAL

VOTE: 8-0

YEAS: KYLE WEDBERG, KELLY BROWN, CRAIG MITCHELL, ROBERT STEEG, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON

NAYS: NONE

ABSTAINING: NONE

ABSENT: NONE

TEXT 14-17

The Planning Administrator gave a summary of Text Amendment 14-17. There were three speakers in opposition to the proposed amendment. J. P. Morrell had signed up to speak in opposition, but left prior to this portion of the hearing.

A motion for approval of the staff's recommendations was made by Commissioner Isaacson, seconded by Commissioner Stewart, and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-17 IS HEREBY RECOMMENDED FOR **1. APPROVAL** TO ELIMINATE RESIDENTIAL UNIT DENSITIES IN ALL FLUM CATEGORIES; **2. MODIFIED APPROVAL** TO ALLOW STORMWATER MANAGEMENT/MITIGATION AS A PRIMARY USE IN ALL FLUM CATEGORIES; **3. MODIFIED APPROVAL** TO CONSIDER INCREASING ALLOWABLE DENSITY AND USES IN AREAS OF HIGHER ELEVATION AND LOWER FLOOD RISK; **4. APPROVAL** TO INCORPORATE BUILT ENVIRONMENT RISK REDUCTION AND ADAPTATION INTO THE "DEVELOPMENT CHARACTER" OF ALL FLUM CATEGORIES; **5. MODIFIED APPROVAL** CREATE NEW FLUM CATEGORY: RESIDENTIAL MIXED DENSITY SUBURBAN; **6. DENIAL** TO MERGE MIXED USE LOW DENSITY AND MIXED USE MEDIUM DENSITY FLUM CATEGORIES INTO NEW MIXED USE FLUM CATEGORY; **7. DENIAL** TO CHANGE NAME OF MIXED USE HIGH DENSITY TO MIXED USE HIGH DENSITY (TRANSIT-ORIENTED) IN ACCORDANCE WITH THE STAFF'S RECOMMENDATIONS.

MOVER: WALTER ISAACSON

SECONDER: JONATHAN STEWART

ACTION: 1. APPROVAL 2. MODIFIED APPROVAL 3. MODIFIED APPROVAL 4. APPROVAL 5. MODIFIED APPROVAL 6. DENIAL 7. DENIAL

VOTE: 5-3

YEAS: KYLE WEDBERG, CRAIG MITCHELL, JONATHAN STEWART, JASON HUGHES, WALTER ISAACSON

NAYS: KELLY BROWN, ROBERT STEEG, EUGENE GREEN

ABSTAINING: NONE

ABSENT: NONE

TEXT 14-20

The Planning Administrator gave a summary of Text Amendment 14-20. There were five speakers in opposition to the proposed amendment and one in support.

A motion for modified approval in accordance with the staff's recommendations was made by Commissioner Brown, seconded by Commissioner Isaacson, and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT TEXT AMENDMENT 14-20 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL** IN ACCORDANCE WITH THE STAFF'S RECOMMENDATIONS.

MOVER: KELLY BROWN

SECONDER: WALTER ISAACSON

ACTION: MODIFIED APPROVE

VOTE: 6-0

YEAS: KELLY BROWN, ROBERT STEEG, JONATHAN STEWART, EUGENE GREEN, JASON HUGHES, WALTER ISAACSON

NAYS: NONE

ABSTAINING: NONE

ABSENT: KYLE WEDBERG, CRAIG MITCHELL