

## PLANNING DISTRICT 7 FUTURE LAND USE MAP AMENDMENT REQUESTS Staff Report

Request number: PD-7-01 has been withdrawn

Request number: PD-7-2

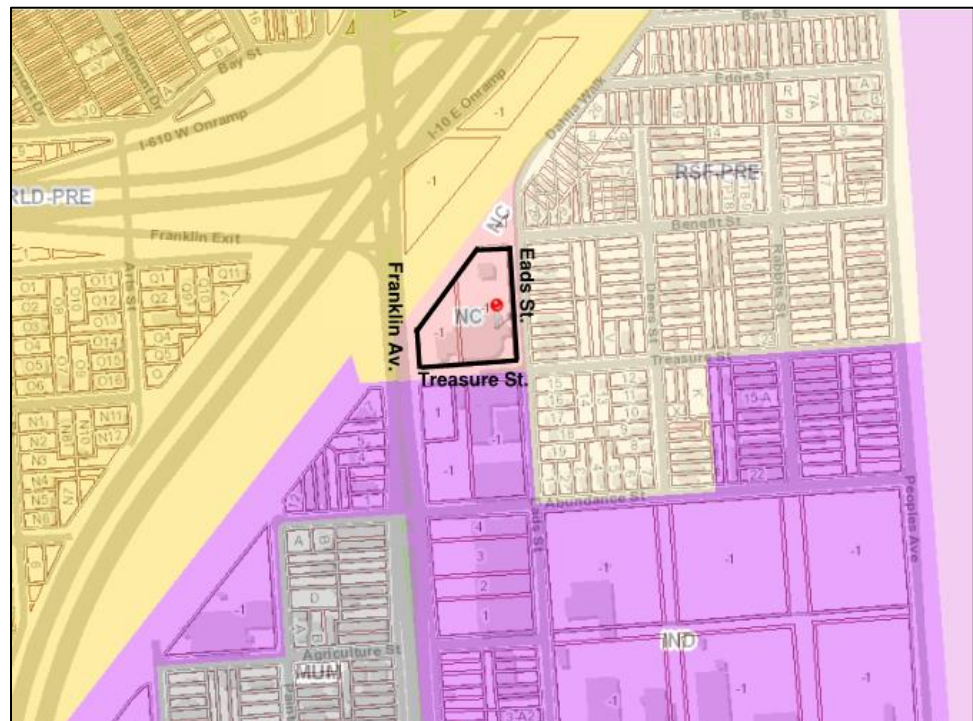
Applicant: Councilmember Brossett

Council District: D

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Industrial*

Location: The petitioned site is located on two undesignated lots, Square 1980, in the Third Municipal District. The municipal addresses are 3100-3140 Eads Street.

FLUM Map:



Current Zoning: LI Light Industrial District

Current Land Use: Industrial

Purpose: The applicant stated the current FLUM is inconsistent with the zoning district and the historic use of the property.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 1.5 acre property located directly along the Rail Road and I-10 East, at the corner of Eads Street and Treasure Street in the northern part of Saint Roch neighborhood. The site is developed with a warehouse structure occupied by a wine import and wholesale company.

*Surrounding Land Use Trends:* The area around the subject property includes industrial uses and single- and two-family residences. Residential uses are regrouped on the north side of Abundance Street, while industrial uses are concentrated mostly on the south side of Abundance Street.

*Surrounding FLUM Designations:* The residential area to the east of the subject site is designated Residential Single-Family Pre-War (RSF-PRE) and the industrial area to the south of the subject site is designated Industrial (IND). The site is located in a LI Light Industrial District. All the properties located along the railroad south of Benefit Street are located within a LI Light Industrial District, as well as most of the squares between Franklin Avenue, Treasure Street, People Avenue and the railroad. The entirety of this LI district, except the subject square, is located within and Industrial (IND) Future Land Use Designation.

*Impacts:* The LI light Industrial zoning District in which the site is located allows industrial uses as Permitted and Conditional Uses. Pursuant to the Comprehensive Zoning Ordinance, the LI Light Industrial District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted. Light industrial uses are typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities. The current Future Land Use Designation for the subject square is inconsistent with the zoning district and historic and current use of the property. The request would only allow uses similar to what is already developed on the site. Therefore, it would not have greater impacts on surrounding properties.

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

Reason for Recommendation:

1. The subject site is developed with an industrial use.
2. The FLUM designation of similarly located surrounding properties is Industrial.
3. It would correct an inconsistency between current Zoning Designation and FLUM designation.

Request number: PD-7-3

Applicant: Councilmember Ramsey

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: The petitioned property is located on Lot1-X, Square 159, in the Third Municipal District. The municipal address is 700 Frenchmen Street. The property is located in the Faubourg Marigny Local Historic District.

FLUM Map:



Current Zoning: HMR-1 Historic Marigny/Tremé/Bywater Residential District

Current Land Use: Vacant townhouses. Historic land uses includes residential, commercial, and institutional uses.

Purpose: The applicant stated the request would be consistent with previously approved zoning change (ZD13/15) and with existing development.

Staff Analysis:

*Site Description & Land Use:* The subject site is an approximately 13,700 square foot property located at the corner of Royal Street and Frenchmen Street, across the street from Washington Square. The site is developed with a pair of adjoining Creole townhouses built to the Frenchmen and Royal Street property lines as well as a three-story rear service building, a courtyard and a L-shaped surface parking lot which extends along the site's interior and rear property lines. The zoning and land use history of the site shows that it has been zoned for industrial use since 1929 and commercial use since 1970. The site's land use designation has been commercial since 1929 and institutional since 1999. The site was most recently used as a home for children by Girls and Boys Town of Louisiana, a non-profit organization, but is no longer occupied. The townhouses were originally constructed between 1833 and 1836 for residential use but were used as a series of commercial storefronts from at least 1909 until 1951, as indicated by historic Sanborn maps. The townhouses are now combined into a single building.

In June 2015, under the former Comprehensive Zoning Ordinance, a zoning change from an HMC-1 Historic Marigny/Tremé Commercial District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel exceeding 10,000 square feet in floor area were approved by the City Council.

In August 2015, the new Comprehensive Zoning Ordinance took effect. The effect of the current Comprehensive Zoning Ordinance and Master Plan was to make the zoning of the six-block stretch of Frenchmen Street between Esplanade Avenue and North Rampart Street more closely reflect the current land use pattern. As a result, the subject site, as well as all the properties of this block fronting Frenchmen Street were designated and rezoned for residential development.

*Surrounding Land Use Trends:* The area around the subject property includes both residential and commercial uses. Commercial uses are concentrated mostly in the three block stretch of Frenchmen Street between Esplanade Avenue and Royal Street, while the three block stretch between Royal and North Rampart Streets (in which the subject site is located) is heavily residential with limited commercial use. The heavily commercial portion of Frenchmen Street between Esplanade Avenue and Royal Street features single- and two-story structures. This heavily commercial stretch of Frenchmen Street is best known for its cluster of live music venues, which include both cocktail lounges and restaurants. In addition to these live entertainment uses, the corridor also features a number of other small commercial uses, including restaurants, a tattoo parlor, retail stores, and a small hotel.

In contrast to the heavily commercial stretch of Frenchmen Street between Esplanade Avenue and Royal Street, the three block stretch between Royal Street and North Rampart Street (in which the site is located) is more residential in character with limited commercial uses. In addition to the subject site, this stretch includes mostly historic single- and two-family residences, and occasional examples of small commercial uses in historic corner commercial structures, including a restaurant, a cocktail lounge, a bakery, and a small grocery store. This stretch also includes Washington Square, a park which occupies the entirety of the square bounded by Frenchmen, Royal, and Dauphine Streets and Elysian Fields Avenues.

*Surrounding FLUM Designations:* The other lots located within the same square, as well as most of the three blocks of Frenchmen Street between Royal and North Rampart Streets are designated Residential Historic Core (R-HC). This area is located in an HMR-1 Historic Marigny/Tremé/Bywater Residential District, and some corner lots are located in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District. The HMR-1 district allows residential uses as Permitted uses. It also allows Neighborhood Commercial Establishments as Conditional uses. The HMC-1 district allows restricted retail stores and service establishments.

The heavily commercial stretch of Frenchmen Street between Esplanade Avenue and Royal Street is located within a Mixed Use Historic Core (MU-HC) Future Land Use Designation and HMC-1 Historic Marigny/Tremé/Bywater Commercial District.

*Impacts:* The request could result in a mixed-use development that could provide increased housing densities, small scale retail. Given the location of the property, between residential and commercial land uses, the impact of the proposed mixed-use FLUM change should be appropriate for the area. The zoning regulations should help mitigate the impacts of any future development of this site.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed Use Historic Core designation.**

Reason for Recommendation:

1. The subject site has 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. This request would align the Future Land Use designation with the previously approved zoning district.

Request number: PD-7-4

Applicant: Councilmember Ramsey

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: The petitioned site is located on Lots 1-5, 17-19, A, B, C, 15, 16, front Pt. 14, and Rear Pt. 14, or Lots A, B & C, and seven undesignated lots on Square 273, in the Third Municipal District. The municipal addresses are 2301-2329 Burgundy Street. The property is located in the Faubourg Marigny Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Residential and institutional uses

Purpose: The applicant stated the requested FLUM designation would better fit with the Zoning District and with ongoing development.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximate 1.1 acre property located one block east of Elysian Fields Avenue, in the

Marigny neighborhood. It is comprised of several lots forming the southern half of square 273. Most of these lots front Burgundy Street, three of them front Marigny and Mandeville Streets. The side is developed with three historic brick buildings: the St Peter and St Paul Hall, a two-story townhouse, and a church, as well as one camelback residence. All these buildings are no longer occupied. The remaining land is vacant. In 2014, the Planning Commission and the City Council approved the rezoning request to HMC-2 and a conditional use to allow a hotel over 10,000 square feet.

*Surrounding Land Use Trends:* The area around the subject properties includes mostly single- and two-family residences, but there are a few historic corner commercial uses, such as a coffee shop at the angle of Burgundy and Mandeville Streets.

*Surrounding FLUM Designations:* Surrounding properties are all located within a Residential Historic Core (R-HC) FLUM designation, except properties fronting Elysian Fields and St. Claude Avenues. On the subject Square, properties located outside of the petitioned site are exclusively residential. All lots are developed with single- or two-family dwellings. The lot at the corner of North Rampart and Mandeville Street is a structure currently used as a residence, but with architectural features that would make a commercial use appropriate.

The entire site is in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District. This district allows residential uses and a wide variety of commercial uses as Permitted uses. Pursuant to the Comprehensive Zoning Ordinance, the HMC-2 Historic Marigny/Tremé/Bywater Commercial District is intended to permit more intensive commercial uses than the HMC-1 District, yet protect the historic character of the Marigny/Tremé/Bywater area. Typically, this district includes the peripheral properties in Marigny/Tremé/Bywater that front on major traffic arteries and can provide access for more intense commercial uses.

The northern portion of the subject square, as well as most surrounding squares, is located within an HMR-3 Historic Marigny/Tremé/Bywater Residential District. Some properties located in the surrounding squares are located in an HMR-2 Historic Marigny/Tremé/Bywater Residential District or HMC-1 and HMC-2 Historic Marigny/Tremé/Bywater Commercial Districts.

*Impacts:* The site's zoning district already allows a mix of uses. Therefore the request would only align the future land use designation with the zoning district. The adaptive re-use of the existing vacant institutional use on the site has been approved by the City Council and plans were recorded in February 2016. The proposed FLUM change would reflect the approved future development of the site.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed Use Historic Core**.

Reason for recommendation:

1. Non-residential uses have already been approved on the site by the Planning Commission and City Council.
2. The site is already zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District.

**Request number:** PD-07-05

**Applicant:** Councilmember Brossett

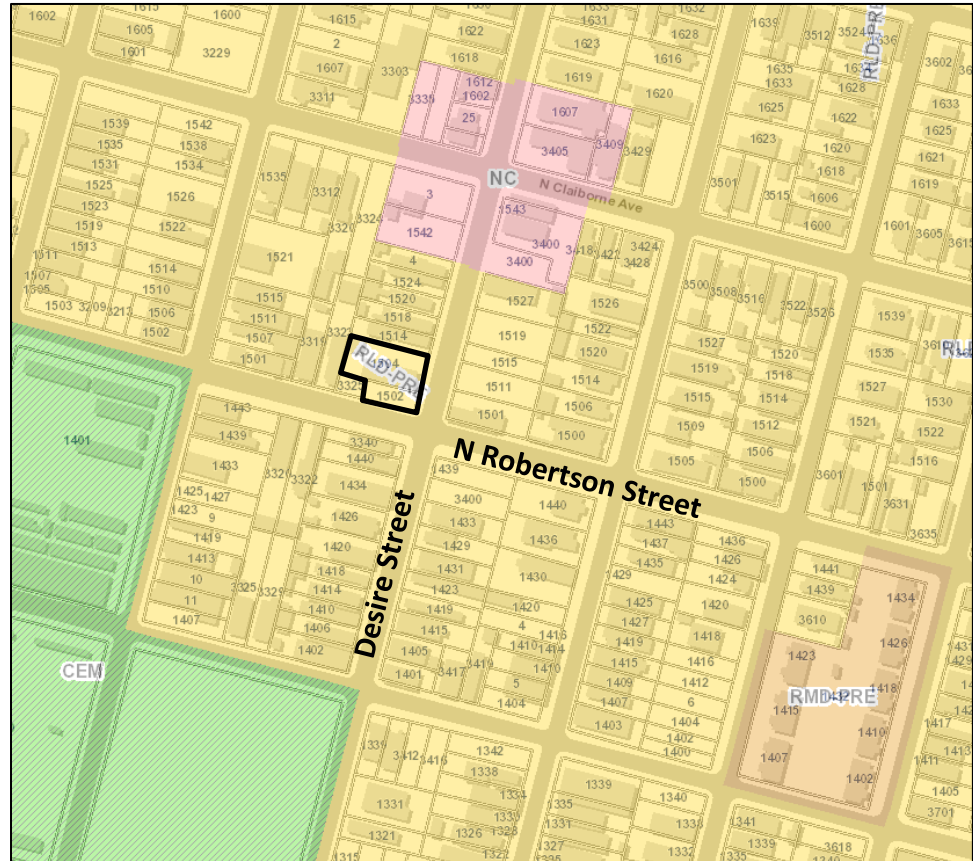


Council District: D

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

Location: Lots 1 and 18A, Square 656, bounded by N Robertson, Desire, Piety, and N Claiborne. The Municipal addresses are 1502-1504 Desire Street

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Personal Service Establishment

Purpose: The applicant stated that the future land use designation is inconsistent with the zoning district, which is the result of a recent zoning change.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 9,037 square foot property located at the corner of Desire and North Robertson Streets in the St Claude neighborhood. The site is currently occupied by a personal service establishment and associated parking.

*Surrounding Land Use Trends:* The petitioned square consists mainly of an HU-RD2 Historic Urban Two-Family Residential District, except for a corner and an interior lot, located at the most northeastern part of the square, which is developed with a carwash and service station and are located in a HU-B1 Neighborhood Commercial District. The remainder of the square consists of single and two-family residences with instances of vacant lots. The petitioned site is located near the N. Claiborne Ave. corridor which consists of single and two-family residences, with instances of vacant lots and corner commercial uses. The site is also near a large OS-N Open Space District, which contains the St. Vincent de Paul Cemetery.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War with the exception of a small Neighborhood Commercial area to the north. Approximately one block to the west and south is a three block Cemetery area.

*Impacts:* The HU-B1 zoning district is consistent with the RLD-PRE future land use designation. This is an appropriate combination of FLUM designation and zoning for the current use of the site. Changing the designation to Mixed-Use Low Density would open up a larger range of zoning districts that would not be appropriate for the small scale, neighborhood character of the existing use.

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

Reason for Recommendation:

1. The zoning and future land use designation are already consistent.
2. Changing the designation would grant consistency with more high-density zoning districts that would not be appropriate for this site.

Request number: PD-7-6

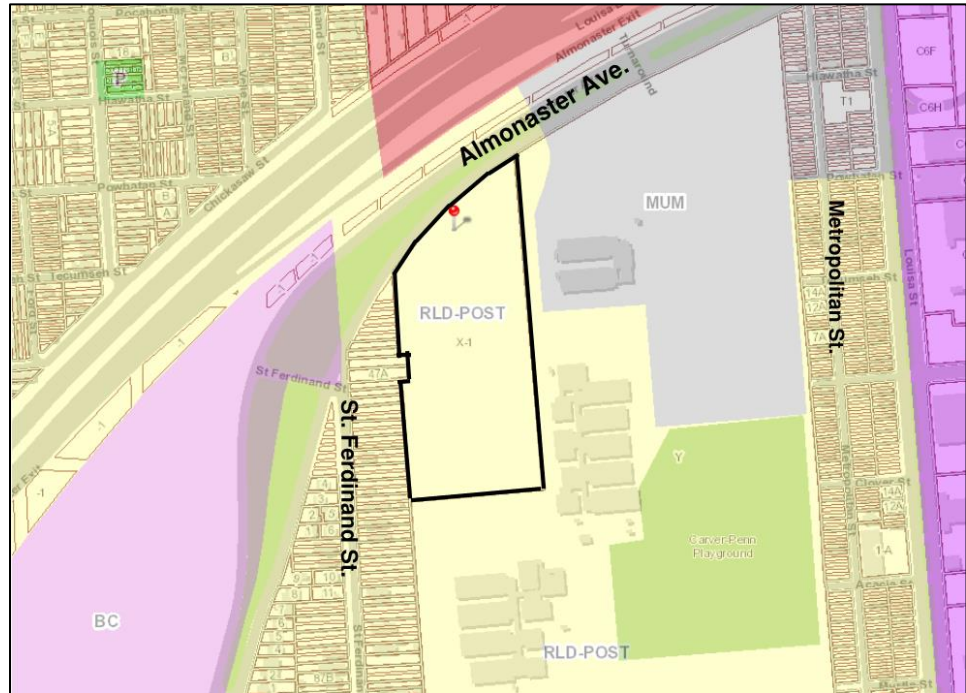
Applicant: Councilmember Brossett

Council District: D

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

Location: The petitioned property is located on Lot X-1 or parcel X-14202, Undesignated Square, in the Third Municipal District. The municipal address is 4202 Almonaster Avenue.

FLUM Map:



Current Zoning: LI Light Industrial District

Current Land Use: Vacant

Purpose: The applicant stated the requested FLUM designation would better fit with the recently adopted LI Light Industrial Zoning District.

Staff Analysis: *Site Description & Land Use:* The subject site is located on an approximately 9 acres property located just south of Interstate 10 East, in the Desire neighborhood. It is a large vacant lot. The site is within an LI Light Industrial District. This district allows a wide range of heavy commercial and light industrial uses as Permitted uses. Pursuant to the Comprehensive Zoning Ordinance the LI Light Industrial District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted. Light industrial uses are typically low-intensity, non-nuisance light fabrication

and assembly-type manufacturing, as well as office and research and development (R&D) facilities.

*Surrounding Land Use Trends:* The area around the subject property includes educational facilities, single- and two-family residences and vacant land. Industrial uses are found across Almonaster Avenue, between Almonaster Avenue and the Rail Road.

*Surrounding FLUM Designations:* Adjacent properties developed with residences and education facilities are also designated Residential Low Density Post-War (RLD-POST) and are located in an S-RD Suburban Two-Family Residential District. The vacant land located east of the subject site is designated Mixed-Use Medium Density (MUM) and located in an MU-1 Medium Intensity Mixed-Use District. The area to the southwest of the subject site, situated between Almonaster Avenue and the Rail Road, is designated Business Center (BC), and located in a BIP Business-Industrial Park District.

*Impacts:* The granting of a zoning change from S-RD Suburban Two-Family Residential District to an LI Light Industrial District by the City Council has already made industrial uses a permitted use on this property. Therefore, the proposed FLUM amendment will not have further impacts. It would only align the FLUM designation with the current Light Industrial zoning district.

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

Reason for recommendation:

1. The subject site is a larger vacant property with no history of residential uses.
2. The requested FLUM designation would better fit with the LI Light Industrial Zoning District.

**Request number:** PD-07-07

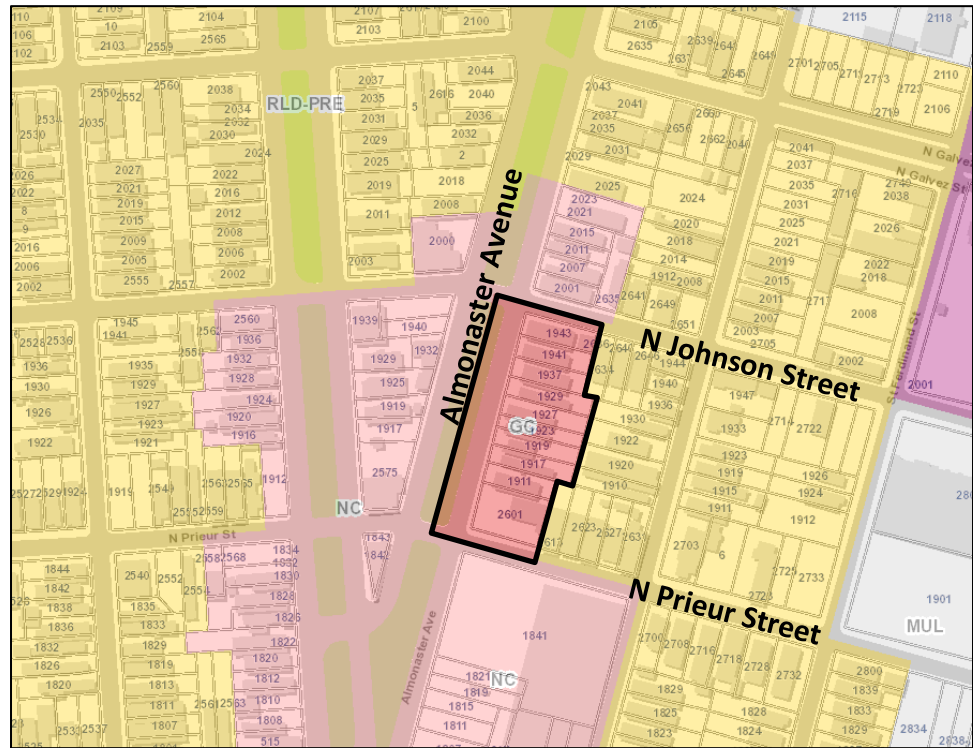
**Applicant:** City Planning Commission

**Council District:** D

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

Location: All lots designated GC on square 923 bounded by Almonaster Avenue, North Johnson, North Prieur, and Port Streets.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Retail Goods Establishments and Single/Two-Family Residences

Purpose: City Planning staff determined that the area designated GC in the petitioned property was likely meant to be the square to the south, subject of PD-07-08. The change would bring the area into consistency with the surrounding designations and better reflect the existing conditions.

Staff Analysis: *Site Description & Land Use:* The subject site consists of 11 lots of record that face the downriver side of Almonaster Avenue between North Prieur and North Johnson Streets in the St Claude neighborhood. The area is currently occupied by a mix of single and two family dwellings and a retail goods establishment at the corner of Almonaster and North Prieur.

*Surrounding Land Use Trends:* The petitioned square consists mainly of an HU-RD2 Historic Urban Two-Family Residential District, except for the portion fronting Almonaster Avenue which is zoned C-1 General Commercial District. The square consists mainly of single and two-family residences and a non-conforming vehicle repair facility along Port Street. Immediately to the south is a large big-box retail center that contains a grocery store, dollar store, and clothing store.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War to the east. The other three sides are surrounded by a large Neighborhood Commercial area which generally mirrors the existing uses of the petitioned properties. Approximately one and a half blocks to the west is an area designated Mixed-Use Low Density which borders a Transportation district.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. Changing the FLUM designation would create an inconsistency in that the C-1 District is not a consistent district with the MUL designation, however, this can be corrected through a zoning change at a later date.

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

Reason for Recommendation:

1. The surrounding area is characterized by smaller-scale residential and mixed-use structures rather than large commercial developments.

**Request number:** PD-07-08

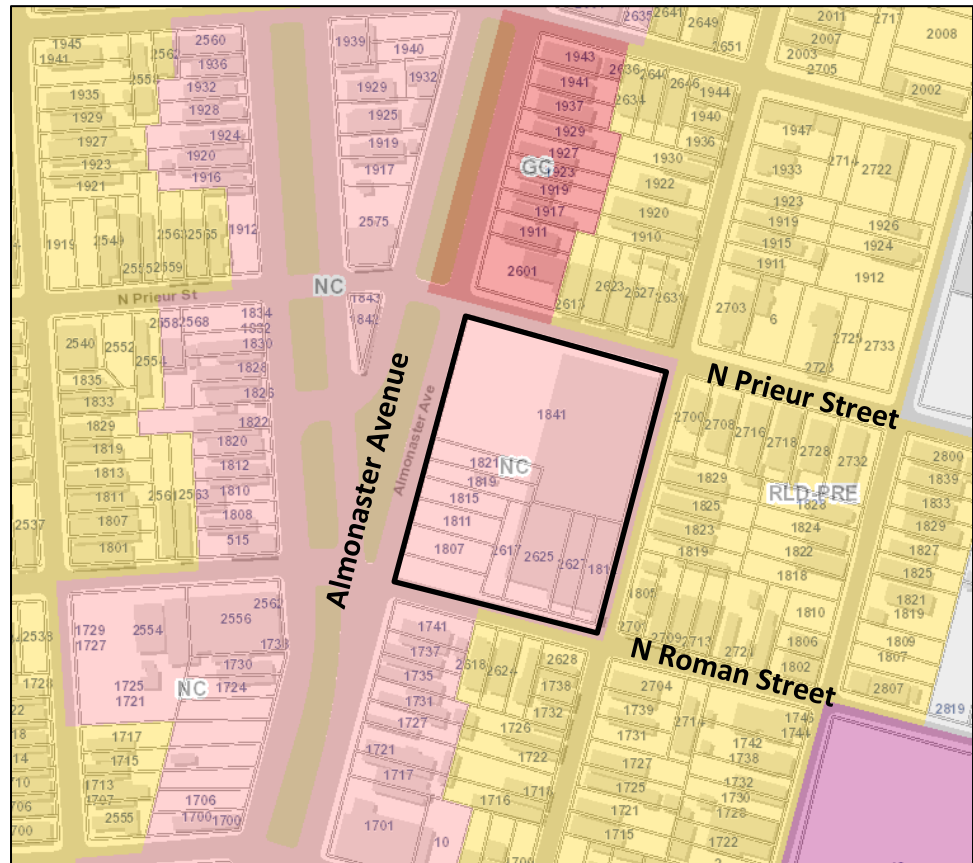
Applicant: City Planning Commission

Council District: D

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to General Commercial*

Location: All lots designated NC on Square 873 bounded by N Prieur St, Port St, N Roman St, and Almonaster Ave

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Retail Goods Establishments

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Staff Analysis:

*Site Description & Land Use:* The subject site consists of 10 lots of record that make up the entire square bordered by Almonaster Avenue, North Prieur, Derbigny, and Port Streets in the St Claude neighborhood. The square is occupied by a large big-box retail center that contains a grocery store, dollar store, and clothing store

*Surrounding Land Use Trends:* The petitioned square is zoned C-1 General Commercial District. The surrounding area consists mainly of single and two-family dwellings with a mix of retail goods establishments and non-conforming industrial and auto-oriented uses. The areas to the west and south along Almonaster Avenue are generally zoned HU-B1 Historic Urban Neighborhood Business District.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War to the east. The remainder along the Franklin/Almonaster Avenue corridors is designated Neighborhood Commercial with the exception of a small area designated General Commercial just to the north. Other applications include changing all areas currently designated GC and NC in this area to MUL.

*Impacts:* The GC designation would more closely match the existing land use, and the staff believes that this square was intended to be designated General Commercial originally, but was inadvertently left NC. Despite the fact that this designation would allow for a closer character and density to the existing development of the site, the surrounding area is generally mixed-use with pedestrian oriented commercial uses. The staff believe that a higher density mixed-use designation would be more suitable to allow for higher-density redevelopment of the site at a later time and allow for a broader mix of zoning classification consistencies.

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

Reason for Recommendation:

1. The surrounding area is characterized by small scale, but dense residential and commercial uses in a mixed-use pattern.
2. General Commercial allows for continued use of the site as a more suburban, auto-oriented commercial center.
3. The Mixed-Use Medium Density designation provides for possible redevelopment as a more dense, mixed-use development providing commercial uses as well as affordable housing or other development types.

**Request number:** PD-07-09

Applicant: City Planning Commission

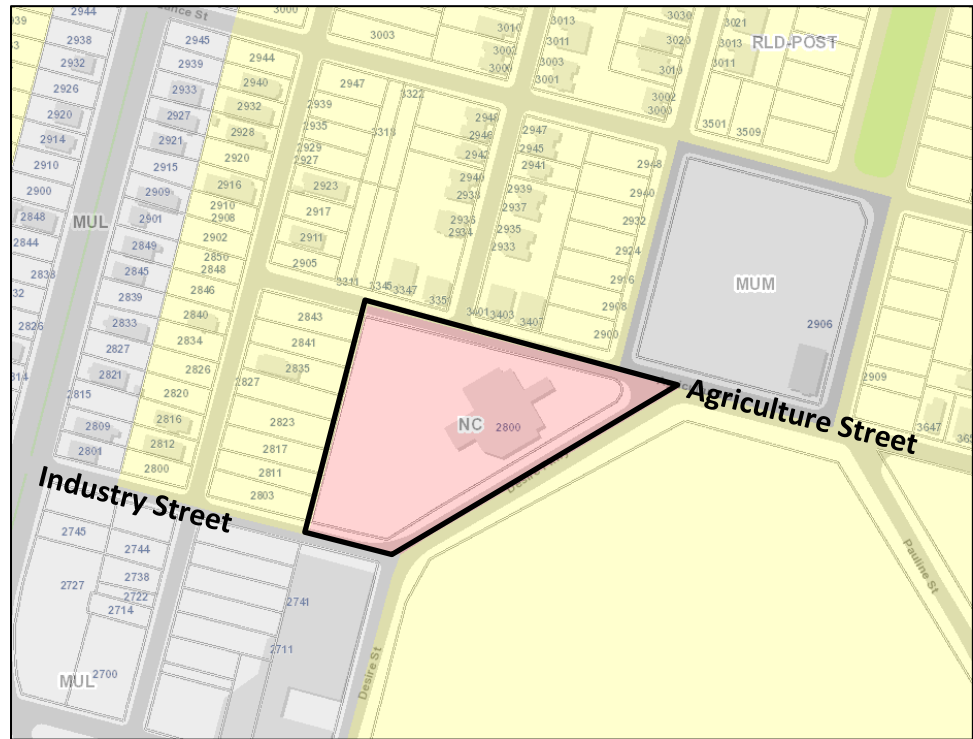


Council District: D

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

Location: All lots designated NC on the square bounded by Agriculture St, Industry St, Desire Parkway, and Piety St

FLUM Map:



Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Day Care Center

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject site consists of a single lot of record that makes up the triangular eastern portion of the square bounded

by Desire Parkway, and Piety, Agriculture and, Industry Streets, in the Florida/Desire neighborhood. The square is occupied by a child care center and 9 empty lots that front Piety Street.

*Surrounding Land Use Trends:* The petitioned property is zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District. The surrounding area consists mainly of single and two-family dwellings that are part of the former Florida/Desire projects, now called The Estates. These areas are zoned S-RD Suburban Two-Family Residential District. A square to the north is zoned MU-1 Medium Intensity Mixed-Use District, and there is a large S-B2 District to the south of the petitioned property.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Post War. The area currently zoned S-B2 to the south is designated Mixed Use Low Density, while the MU-1 section to the north is designated Mixed-Use Medium Density.

*Impacts:* The MUM designation would be more consistent with the use of the site and the character of the surrounding area. It would allow for a mix of uses that complement the existing MUM and MUL designated properties in the surrounding area.

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

Reason for Recommendation:

1. The Mixed-Use Medium Density designation provides for possible redevelopment as a more dense, mixed-use development providing commercial uses as well as affordable housing or other development types.
2. The designation is consistent with the surrounding mixed-use designations.

Request number: PD-7-10

Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: The site is comprised of all lots currently zoned HMC-2 in the R-HC (Residential Historic Core) FLUM designation at the intersection of North Rampart and Frenchmen streets, on Squares 374, Square 270, and Square 271 in the Third Municipal District. The municipal addresses are 925-1011 Frenchmen Street, and 2028-2117 North Rampart Street. The properties are located in the Faubourg Marigny Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Residential and commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots located at the southwest, northwest, and southeast corners of North Rampart

and Frenchmen Streets. It is occupied by a mix of residential and commercial structures, notably two corner stores.

*Surrounding Land Use Trends:* Properties generally located to the west of this area are located within an HMR-1 Historic Marigny/Tremé/Bywater Residential District. They are developed with single-and two-family dwellings. Adjacent properties to the east, between the subject area and Elysian Fields Avenue, as well as to the north, between the subject site and Saint Claude Avenue are located within an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and are developed with a mix of residential and commercial uses.

*Surrounding FLUM designations:* Adjacent properties to the east, between the subject area and Elysian Fields Avenue, as well as to the north, between the subject site and Saint Claude Avenue are already designated MU-HC (Mixed Use Historic Core) in the Master Plan. However, properties generally located to the west of the petitioned site are designated R-HC (Residential Historic Core).

*Impacts:* The site is within an HMC-2 Historic Marigny/Tremé/Bywater Commercial District. This district allows residential uses and a wide variety of commercial uses as Permitted uses while protecting the historic character of the Marigny/Tremé/Bywater area. The current Future Land Use Designation for the subject area is inconsistent with the zoning district and current uses of the properties. Aligning the FLUM designation to the current zoning and land use of the site would not introduce a different type of development than that already existing.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed Use Historic Core**.

Reason for Recommendation:

1. The subject site is developed with a mix of residential and commercial uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

Request number: PD-7-11

Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: The petitioned site is located on Lot A, Square 375, in the Third Municipal District. The Municipal address is 1018 Frenchmen Street. The property is located in the Faubourg Marigny Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Residential use

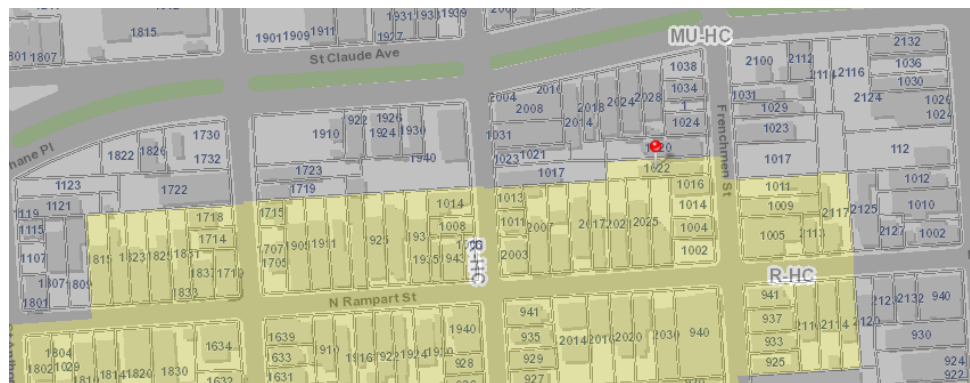
Purpose: The current FLUM designation is not representative of the established zoning district and development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is a narrow lot of approximately 4,300 square feet, located half a block south of Saint Claude Avenue, on Frenchmen Street. It is occupied by a single-family residence.

*Surrounding Land Use Trends:* The site is within an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, which also covers adjacent properties to the north, between the subject site and Saint Claude Avenue. This district allows residential uses and a wide variety of commercial uses as Permitted uses. Properties located in that HMC-2 District are developed with a mix of residential and commercial uses, as commonly found along main corridors such as Saint Claude Avenue. Most of these properties fronts Saint Claude Avenue. However, this district often covers all properties located in the half portion of the square the closest to Saint Claude Avenue, even if not fronting Saint Charles Avenue.

On this block of Frenchmen Street, properties fronting Frenchmen Street are exclusively residential uses, except for two commercial structures and the corner of Frenchmen Street and St Claude Avenue, and the corner of Frenchmen and North Rampart Street.

*Surrounding FLUM Designations:* Properties located on the north side of the subject site are designated Mixed-Use Historic Core (MU-HC) and properties located on the south side of the subject site are designated Residential Historic Core (R-HC). As seen on the map below, the line delimiting the Mixed-Use Historic Core (MU-HC) and the Residential Historic Core (R-HC) crosses the four surrounding squares along Saint Claude Avenue in a linear way. The only lot excluded from the Mixed-Use Historic Core is the petitioned site.



*Impacts:* Despite the fact that the property is currently used as a dwelling, it is already zoned HMC-2, allowing it to be developed for commercial uses. The proposed amendment was initiated to align the FLUM designation with the current zoning and development pattern. Other similarly situated residential structures are located in an HMC-2 District and designated Mixed Use Historic Core in the Master Plan. The proposed amendment should not have any impact on surrounding properties.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed Use Historic Core.**

Reason for Recommendation:

1. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
2. The property is zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District.
3. Other similarly situated residential structures are located in an HMC-2 District and designated Mixed Use Historic Core in the Master Plan.

Request number: PD-7-12

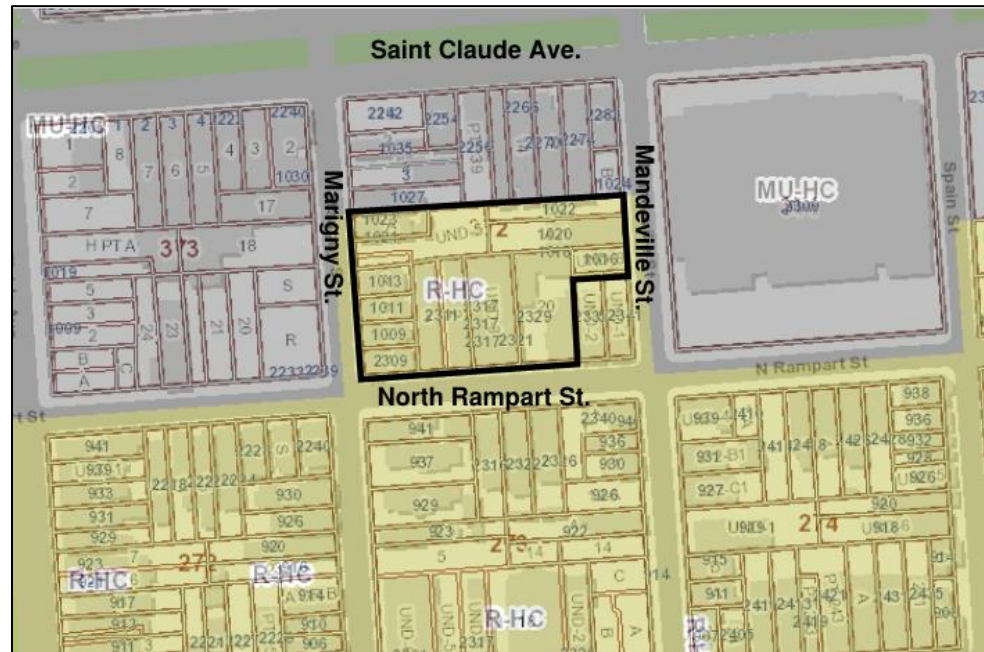
Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: The petitioned property is comprised of all lots zoned HMC-2 in the R-HC FLUM designation on square 372, in the Third municipal district. There are multiple municipal addresses. The properties are located in the Faubourg Marigny Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Residential and commercial uses

Purpose: The current FLUM designation is not representative of the established zoning district and development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is located one block east of Elysian Fields Avenue and is comprised of several lots forming the southern half of square 372. Most of these lots front North Rampart Street and Marigny Street, three of them front Mandeville Street. It is occupied by single-, two- and multi-family dwellings and a hotel.

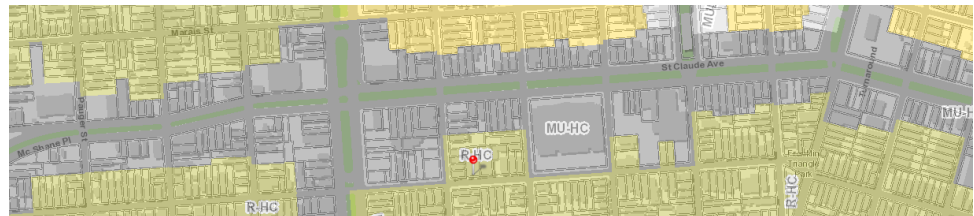
*Surrounding Land Use Trends:* The site is within an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, which also covers adjacent properties to the north, fronting Saint Claude Avenue. This district allows residential uses and a wide variety of commercial uses as Permitted uses. Properties fronting Saint Claude Avenue are typically a mix of residential and commercial uses. In the same square as the petitioned site, commercial



properties along Saint Claude Avenue are developed with a bar, a restaurant and a retail store. However, the rest of the square is exclusively residential, except for a hotel located at the corner of North Rampart and Marigny Street.

*Surrounding FLUM Designations:* The northern portion of the subject square, developed with properties fronting Saint Claude Avenue, as well the adjacent squares to the west and east are designated Mixed-Use Historic Core (MU-HC) in the Master Plan. All squares located on the south side of the subject square are designated Residential Historic Core (R-HC).

*Impacts:* The subject site is exclusively developed with residences, except for one hotel, located at the corner of Marigny and North Rampart Street. Therefore the current Future Land Use Designation for the subject area is mostly consistent with the established development pattern. Additionally, as seen on the map below, all southern portions of squares located on the south side of Saint Claude Avenue are designated Residential Historic Core (R-HC) except when mixed-use and commercial development fronting on Saint Claude occupies the entirety of the square.



Since the hotel is the only commercial use on the petitioned site, the staff recommends changing the Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core on that corner lot only.

**Recommendation:** **Modified Approval** of the FLUM Designation Change to **Mixed Use Historic Core** for lot 1 (1001 Marigny Street) only.

Reason for Recommendation:

1. The subject site is currently developed with single-, two- and multi-family residential uses.
2. The adjacent properties are also developed with single- or two-family residences.

3. The only commercial use on the petitioned site is a hotel located at the corner of Marigny and North Rampart Street.

**Request number:** PD-07-13

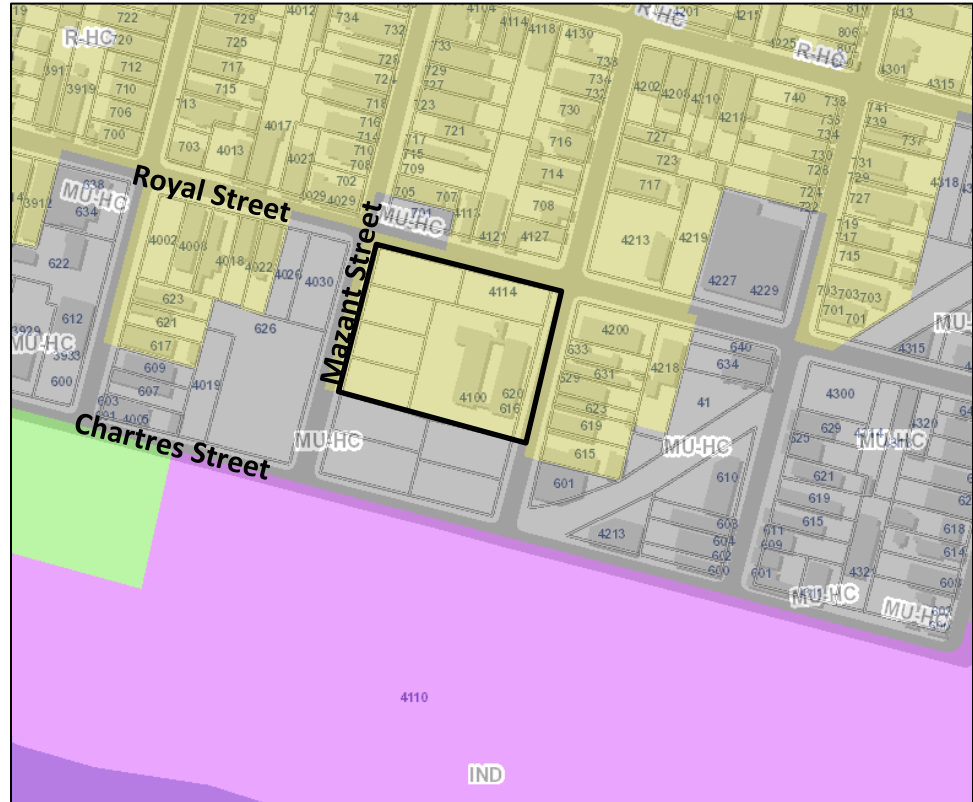
**Applicant:** Mayor's Office

**Council District:** C

Request: *Change of Future Land Use Map Designation from Residential- Historic Core to Mixed Use- Historic Core*

Location: Portions of Square 131 designated R-HC bounded by Chartres, Mazant, Royal and Lesseps Streets.

FLUM Map:



Current Zoning: HMR-3 Historic Marigny/Treme/Bywater Residential District

Current Land Use: Vacant Land

Purpose: The existing designation splits the square into two different designations. This change would make the future land use designation consistent across the square and allow the Housing Authority of New Orleans to pursue mixed-income and mixed-use redevelopment options.

Staff Analysis: *Site Description & Land Use:* The subject site consists of 6 lots of record that make up the northern approximately 2/3 of the square bounded by Chartres, Mazant, Royal and Lesseps Streets, in the Bywater neighborhood. The square is vacant at present.

*Surrounding Land Use Trends:* The petitioned property is zoned HMR-3 Historic Marigny/Treme/Bywater Residential District. The surrounding area consists mainly of single and two-family dwellings mixed with

occasional commercial establishments typically found on corners consisting of restaurants, bars, and small retail establishments. The portion of the square immediately to the west designated MU-HC was the subject of a Conditional Use request in 2016 to permit a hostel, which was approved by the City Council. The property is surrounded completely to the west and south, and partially to the east by an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and to the north by a HMC-1 Historic Marigny/Tremé/Bywater Commercial District.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Historic Core, while most properties fronting along Chartres Street are designated Mixed-Use Historic Core. The zoning pattern described above is mirrored by MU-HC designations surrounding the property completely or partially on three sides.

*Impacts:* The MU-HC designation would make the petitioned property consistent with the designation of the surrounding large vacant sites within the area. This designation would permit a more mixed-use development proposal that would complement the existing dense, mixed-use condition found in the surrounding area.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed-Use Historic Core**.

Reason for Recommendation:

1. The Mixed-Use Historic Core designation provides for possible redevelopment as a more dense, mixed-use development providing commercial uses as well as affordable housing or other development types.
2. The designation is consistent with the surrounding mixed-use designations.

**Request number:** PD-07-14

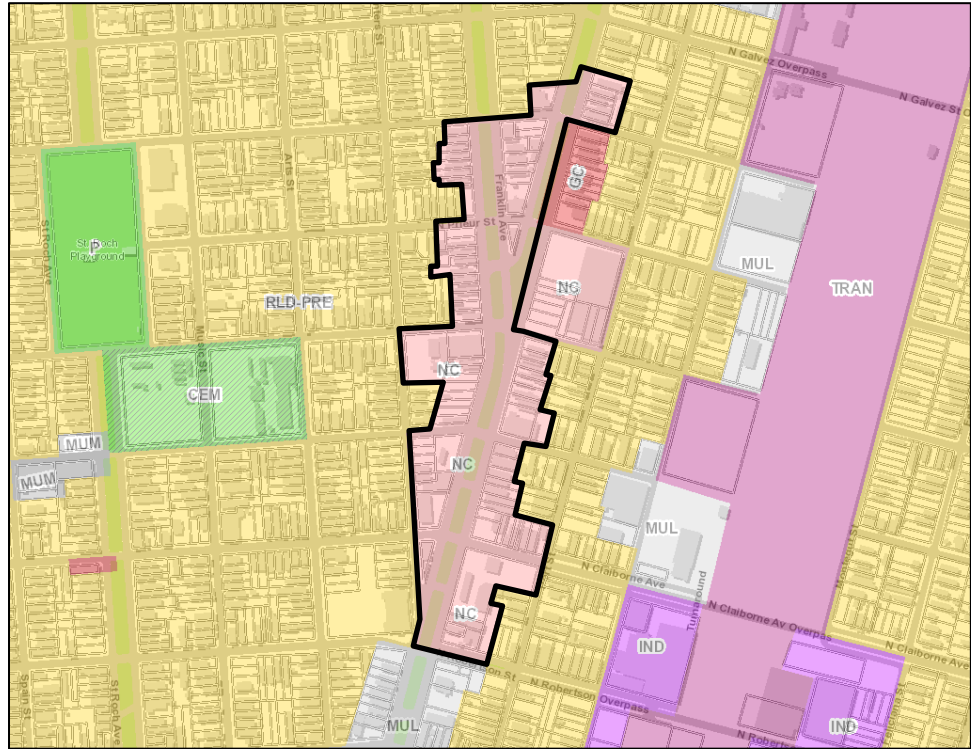
**Applicant:** City Planning Commission

**Council District:** D

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

Location: All lots designated NC on squares bounded by N Galvez St, Port St, N Robertson St, and Painters St

FLUM Map:



Current Zoning: C-1 General Commercial and HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Retail Goods Establishments, Gas Station, Single/Two-Family Residences

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 11 squares that front on Franklin and Almonaster Avenues between Galvez and North Robertson Streets in the St Roch/St Claude neighborhood. The area is currently occupied by a mix of single and two family dwellings and retail goods establishments along with some auto-oriented uses such as body shops, vehicle repair establishments, and a gas station.

*Surrounding Land Use Trends:* The petitioned property consists of a mix of C-1 General Commercial and HU-B1 Historic Urban Neighborhood Business District. The area is bordered to the south by a linear HU-MU Historic Urban Mixed Use District along Franklin Avenue, and to the West, North, and East by a large HU-RD2 Historic Urban Two-Family Residential District.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War. There is a Mixed-Use Low Density area to the south along Franklin Avenue, as well as the GC and NC areas covered under requests PD-07-07 and PD-07-08. The St Roch Cemetery is approximately one block to the west, which borders St Roch Samson Park, designated Cemetery and Park respectively.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing mix of neighborhood-serving business and residences, while allowing a moderate increase in density for additional housing, perhaps above commercial uses.

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

Reason for Recommendation:

1. The surrounding area is characterized by smaller-scale residential and neighborhood-serving commercial establishments.
2. The MUL designation would allow for a complementary mix of new multi-family in addition to neighborhood serving businesses.

**Request number:** PD-07-15

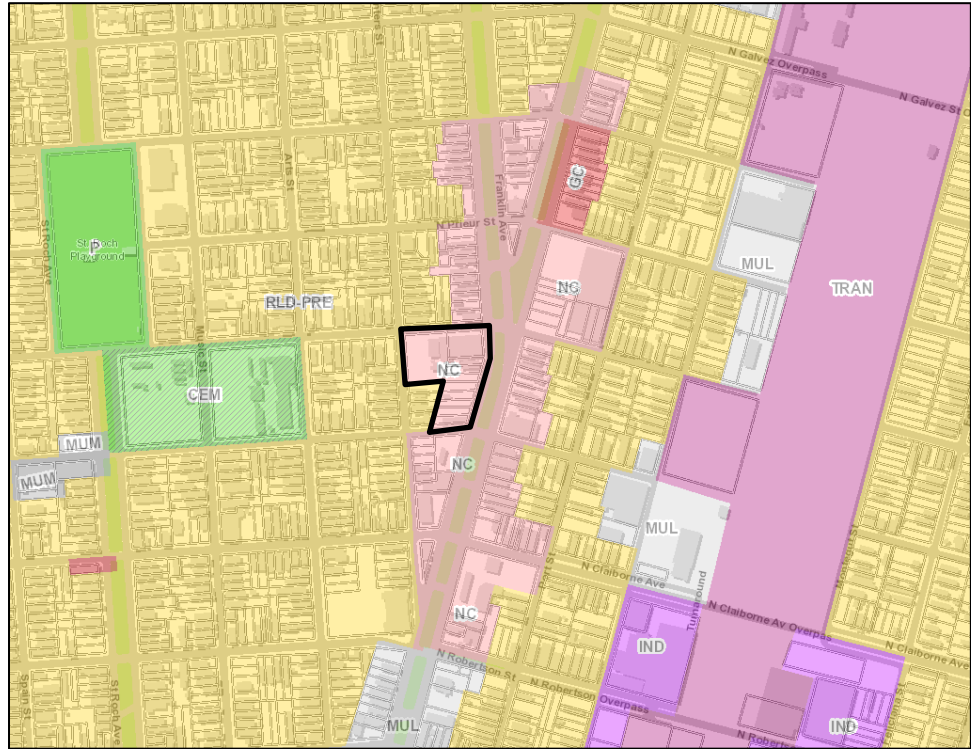
**Applicant:** City Planning Commission

**Council District:** D

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

Location: All lots designated NC on Square 781 bounded by N Roman St, Franklin Ave, N Derbigny St, and Painters St

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Retail Goods Establishments, Single/Two-Family Residential, Motor Vehicle Service & Repair

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: The staff found that the request is equivalent to PD-07-14 and can be withdrawn.

**Recommendation: WITHDRAWN**

**Request number:** PD-07-16

**Applicant:** City Planning Commission

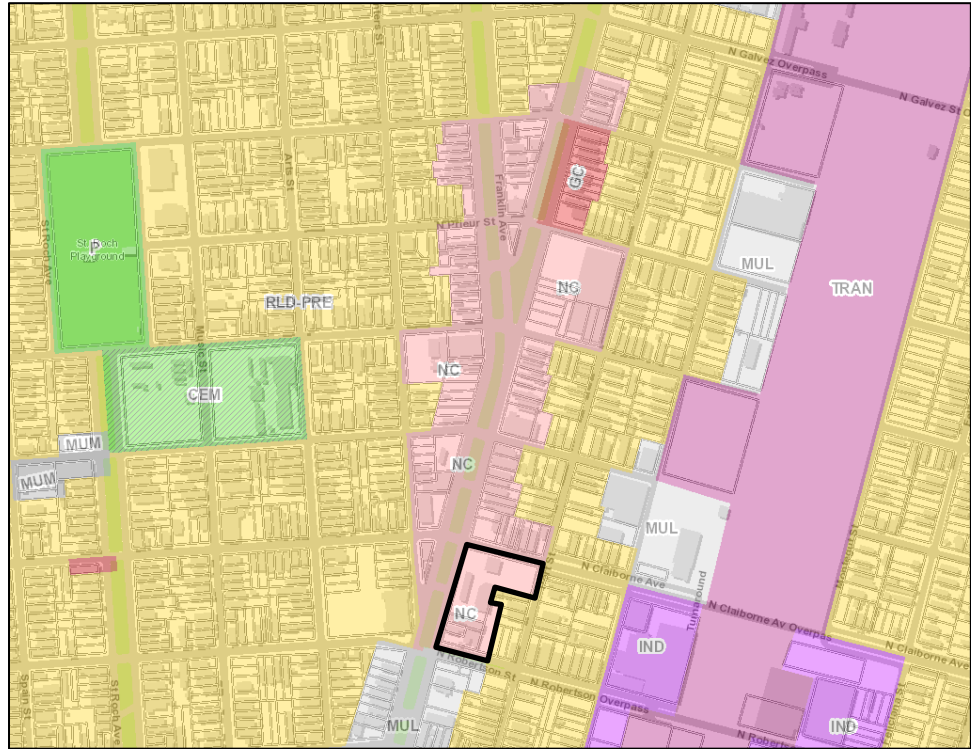
**Council District:** C

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



Location: All lots designated NC on Square 648 bounded by N Claiborne Ave, Port St, N Robertson St, and Franklin Ave

FLUM Map:



Current Zoning: C-1 General Commercial

Current Land Use: Gas Station

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: The staff found that the request is equivalent to PD-07-14 and can be withdrawn.

**Recommendation: WITHDRAWN**

Request number: PD-7-17

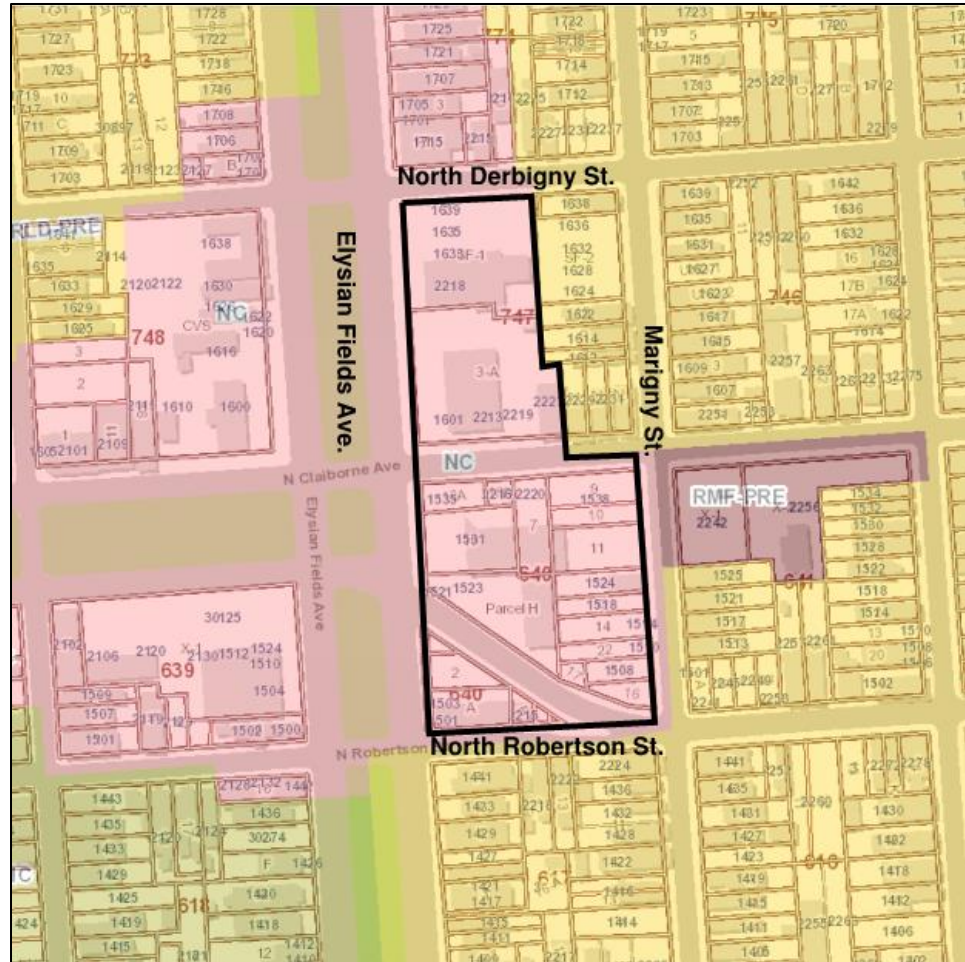
Applicant: City Planning Commission

Council District: C

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

Location: The petitioned site is comprised of all lots designated NC on squares 640 and 747, in the Third Municipal District. There are multiple Municipal addresses.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots located on the east side of the intersection between North Claiborne and Elysian Fields Avenues. Lots fronting Elysian Fields Avenue, between North Derby and North Roberston Streets are occupied with commercial uses including a gaz station, retail stores and a restaurant. The lots fronting Marigny Street between North Claiborne and North Robertson Street are occupied with a parking lot, one residence and vacant land. The site is

within a C-1 General Commercial District. This district allows a wide variety of commercial uses as Permitted uses. Pursuant to the Comprehensive Zoning Ordinance the C-1 General Commercial District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles.

*Surrounding Land Use Trends:* Surrounding properties located along Elysian Fields and North Claiborne Avenue include a variety of commercial and residential uses including retail, service, bars and restaurants. Outside from the area close to the intersection between North Claiborne and Elysian Fields Avenues, uses are more uniformly residential.

*Surrounding FLUM Designations:* Lots located on the other side of Elysian Fields Avenue, fronting Elysian Fields and North Claiborne Avenues, as well as adjacent properties fronting Elysian Fields Avenue on the north side of the subject site, are also designated Neighborhood Commercial. Lots fronting North Claiborne Avenue on the adjacent square east of the subject site are designated Residential Multifamily Pre-War (RMF-PRE). All other surrounding properties are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation for the subject area is inconsistent with the zoning district and current uses of the properties. It is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Medium Density Future Land Use Designation is intended to serve as focal points within neighborhood and would allow for a mix of medium density single-, two- and multifamily residential and commercial uses. This designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-18

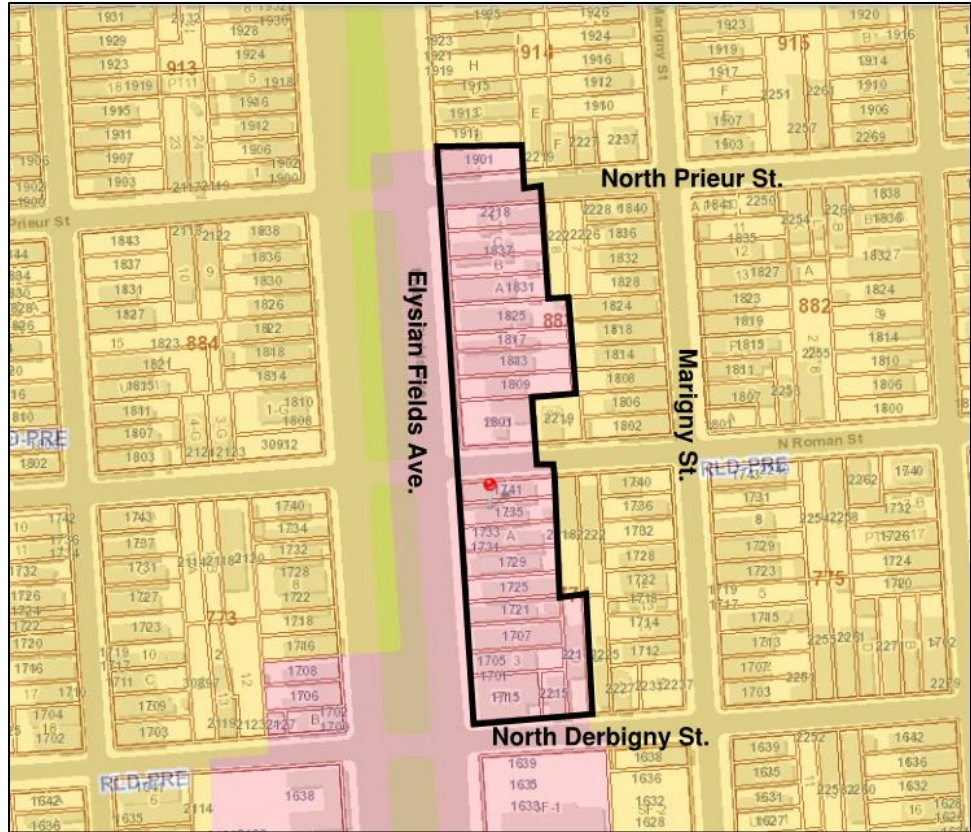
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned site is comprised of all lots designated NC on squares 774, 883 and 914, in the Third Municipal District. There are multiple Municipal addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial and residential uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots fronting the east side of Elysian Fields Avenue generally between North Derbigny Street and North Prieur Street. These lots are occupied with a mix of commercial and residential uses. The site is within a HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* The closer to the intersection between Elysian Fields and North Claiborne Avenue, to the south of the subject site, the more land uses are commercial in nature. Properties located across Elysian Fields Avenue from the subject site and on the north and east sides

of the site are exclusively residential. They include mostly single- and two-family dwellings.

*Surrounding FLUM Designations:* Properties located to the south of the subject site, around the intersection of Elysian Fields and North Claiborne Avenue are also designated Neighborhood Commercial (NC) in the Master Plan. Properties located across Elysian Fields Avenue from the subject site and on the north and east sides are all designated Residential Low Density Pre-War.

*Impacts:* The proposed Mixed Use Low Density Future Land Use Designation is intended to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-19

Applicant: City Planning Commission

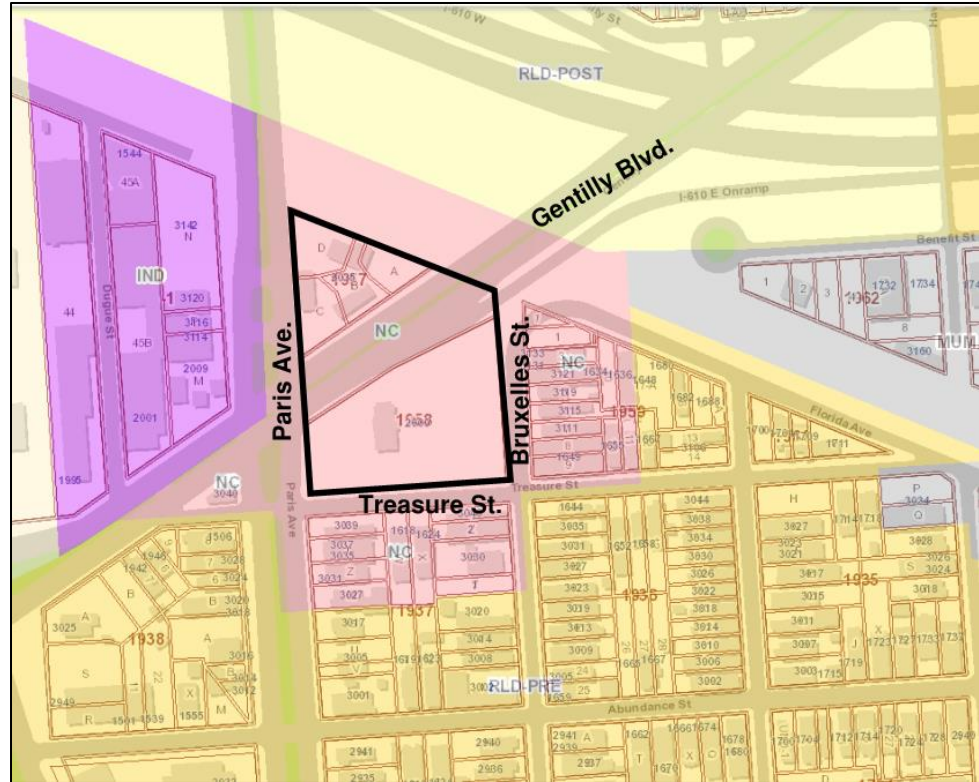
Council District: D

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

Location: The petitioned site is comprised of all lots designated NC on Squares 1957 and 1958, in the Third Municipal District. The Municipal addresses are 2000 and 2035 Gentilly Boulevard.

FLUM Map:





Current Zoning: C-1 General Commercial District

Current Land Use: Commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of two large lots fronting each side of Gentilly Boulevard between Paris Avenue and the railroad. These lots are occupied with auto-oriented commercial uses: a gas station and a fast food restaurant. The site is within a C-1 General Commercial District. This district allows a wide variety of commercial uses as Permitted uses. Pursuant to the Comprehensive Zoning Ordinance the C-1 General Commercial District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles.

*Surrounding Land Use Trends:* Uses located across Treasure Street, to the south of the subject site are a mix of residential and commercial uses. Properties across Bruxelles Street, to the east of the subject site are occupied with single- and two-family residences and a place of worship. The area designated Industrial (IND) on the west side of the subject side is occupied

with various commercial and light industrial uses such as retail, a gas station and warehouses.

*Surrounding FLUM Designations:* Half of the adjacent squares to the east and south of the petitioned site are also designated Neighborhood Commercial (NC), as well as a small triangular lot on the southwest side, at the corner of Gentilly Boulevard and Paris Avenue. The adjacent square to the west is designated Industrial (IND). Beyond these adjacent properties, the surrounding area is mostly designated Residential Low Density Pre-War (RLD-PRE)

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is intended to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-20

Applicant: City Planning Commission

Council District: D

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

Location: The petitioned property is located on an undesignated Lot, Square 1956, in the Municipal District. The municipal address is 3040 Paris Avenue. Triangular property designated NC bounded by Gentilly Blvd, Paris Ave, and Treasure St.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial use

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is one small triangular lot located at the intersection between Gentilly Boulevard between Paris Avenue and the railroad. This lot is developed with a two story commercial structure occupied with a barber shop. The site is within a HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* Uses located across Paris Avenue, to the east of the subject site are a mix of residential and commercial uses. Properties across Treasure Street, to the south of the subject site are occupied with single- and two-family residences. The area designated

Industrial (IND) on the north side of the subject side is occupied with various commercial and light industrial uses such as retail, a gas station and warehouses.

*Surrounding FLUM Designations:* Adjacent squares to the east of the petitioned site are also designated Neighborhood Commercial (NC). The adjacent square to the north is designated Industrial (IND). Surrounding squares on the southern side of the site are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is intended to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along two major arterials edging a residential neighborhood, this designation would better fit the development pattern of this major intersection. Additionally it would fit with the proposed future land use designation of adjacent commercial properties located around this intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-21

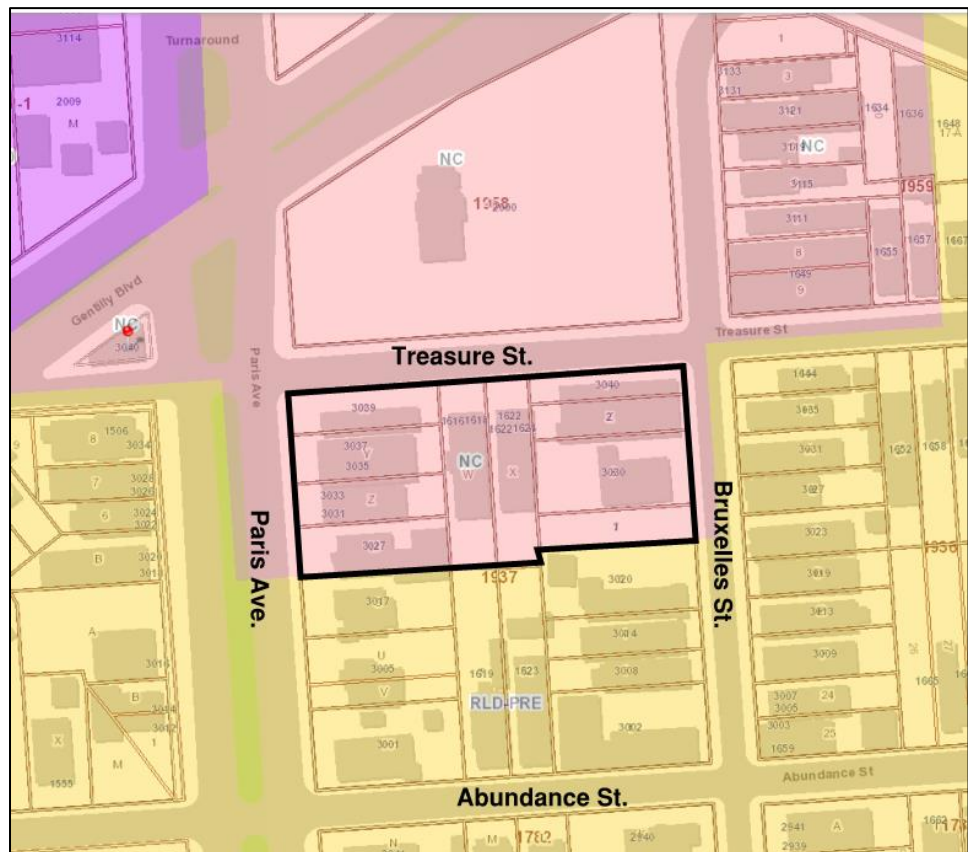
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned site is comprised of all lots designated NC on Squares 1937, in the Municipal District. There are multiple addresses. bounded by Treasure St, Bruxelles St, Abundance St, and Paris Ave

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Residential and Commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis:

*Site Description & Land Use:* The subject site covers approximately half of square 1937 and is comprised of several lots fronting on Paris Avenue, Treasure Street and Bruxelles Street. These lots are occupied with a mix of residential and commercial uses. The site is within an HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* Uses located across Treasure Street, to the north and north-east of the subject site are a mix of residential and commercial uses. Properties across Bruxelles Street, to the east of the subject site, as well as the rest of the subject square, are occupied with single- and two-family residences.

*Surrounding FLUM Designations:* Adjacent squares to the north of the petitioned site are also designated Neighborhood Commercial (NC). Adjacent squares to the west and east, as well as squares on the south, are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.



Request number: PD-7-22

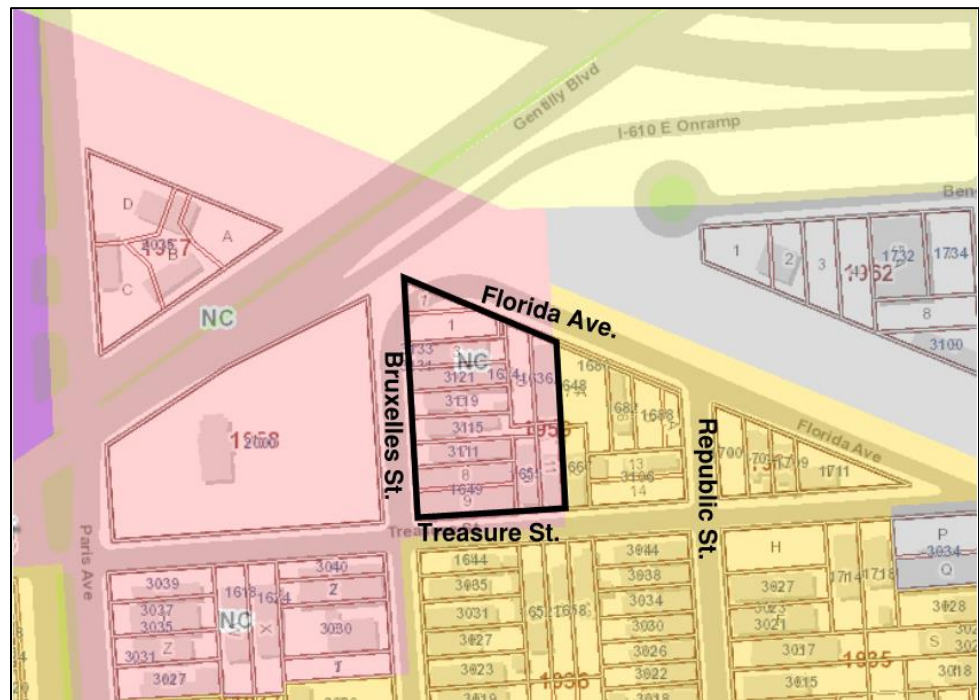
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned site is comprised of all lots designated NC on Square 1959, in the Municipal District. There are multiple addresses. bounded by Norfolk Southern RR ROW, Republic St, Treasure St, and Bruxelles St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Residential and Commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots located southeast of the intersection between Gently Boulevard and the Norfolk Southern Rail Road. These lots are occupied with single- and two-family residences and a place of worship. The site is within an HU-B1 Historic Urban Neighborhood Business District. This district allows

residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* Uses located across Bruxelles Street, to the west of the subject site are mostly commercial uses. Properties across Treasure and Republic Streets, to the south and east of the subject site, as well as the rest of the subject square, are occupied with single- and two-family residences.

*Surrounding FLUM Designations:* Adjacent squares to the west of the petitioned site are also designated Neighborhood Commercial (NC). Adjacent squares to the south and east are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-23

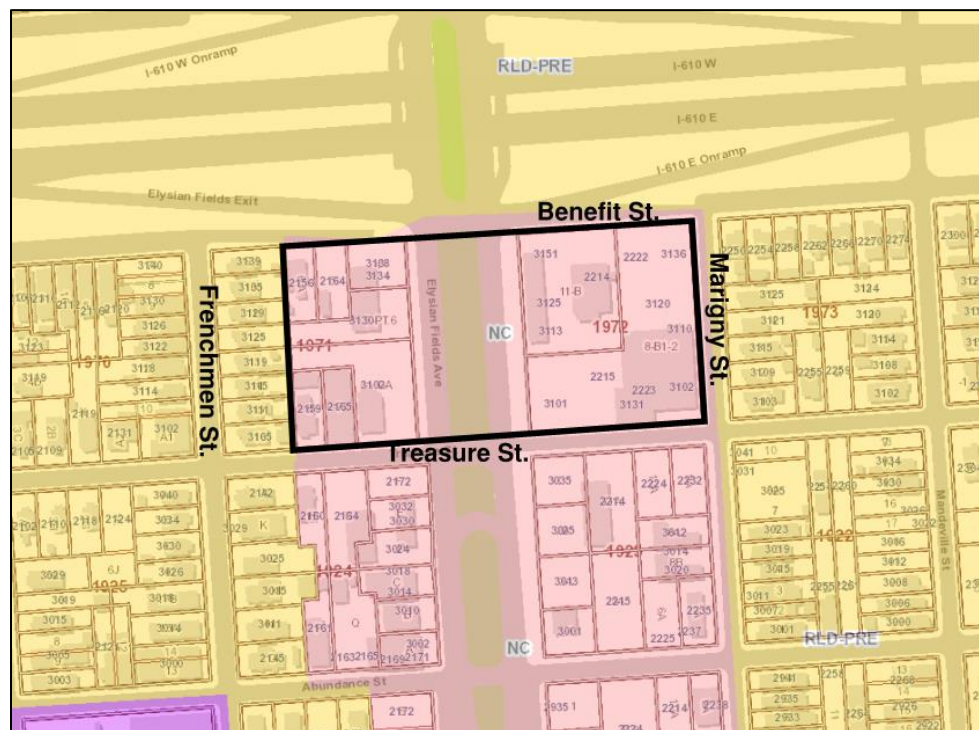
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned site is comprised of all lots designated NC on squares 1971 and 1972, in the Municipal District. There are multiple municipal addresses bounded by Benefit St, Marigny St, Treasure St, and Frenchmen St

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Auto-Oriented Commercial uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots located on each side of Elysian Fields Avenue just south of Interstate 610. These lots are occupied with auto-oriented commercial uses and a few residences. The site is within a C-1 General Commercial District. This district allows a wide variety of commercial uses as Permitted uses.

Pursuant to the Comprehensive Zoning Ordinance the C-1 General Commercial District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles.

*Surrounding Land Use Trends:* Uses located across Treasure Street, to the south of the subject site are a mix of commercial and residential uses. Property facing Elysian Fields are commercial uses. Property facing Marigny and Frenchmen Streets are a mix of single-, two-, and multi-family residential uses. Properties across Marigny and Frenchmen Streets, to the east and west of the subject site, are occupied with single- and two-family residences.

*Surrounding FLUM Designations:* Adjacent squares to the south of the petitioned site are also designated Neighborhood Commercial (NC). Adjacent squares to the west and east are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.

2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-24

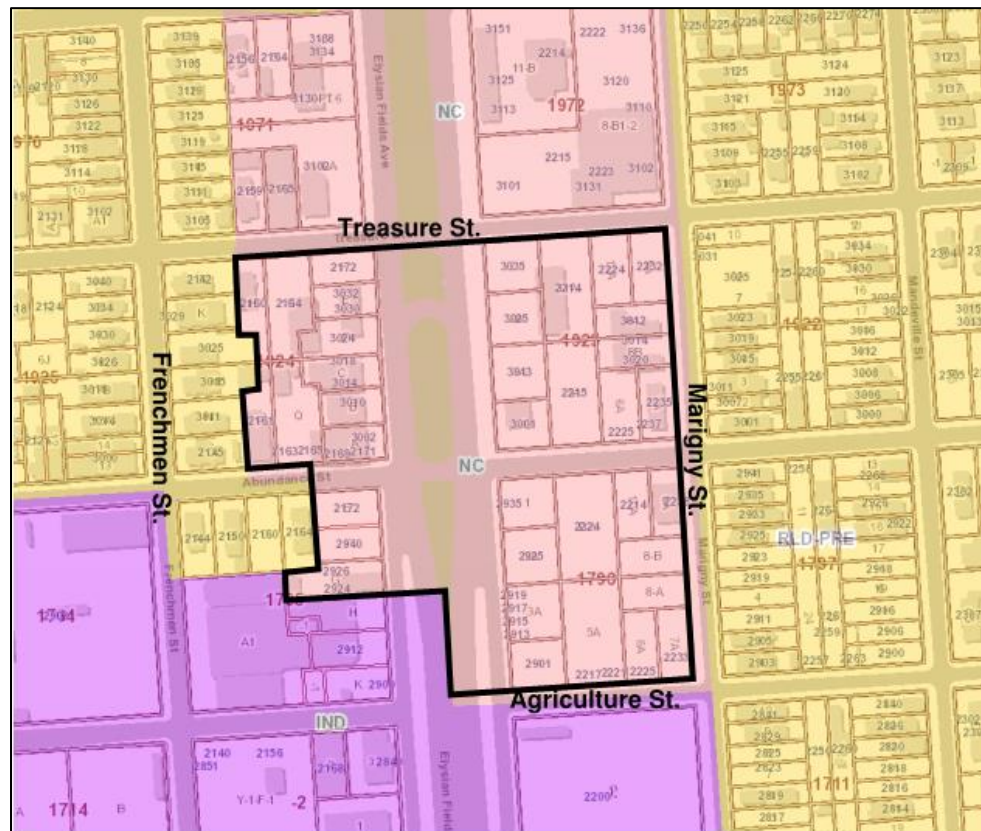
Applicant: City Planning Commission

Council District: D

Request: Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Low Density

Location: The petitioned site is comprised of all lots designated NC on squares 1924, 1923, 1795 and 1796, in the Municipal District. There are multiple addresses. bounded by Treasure St, Marigny St, Agriculture St, and Frenchmen St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Auto-Oriented Commercial and Multi-Family Residential uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots located on each side of Elysian Fields Avenue, one block south of Interstate 610. These lots are occupied with auto-oriented commercial uses, a few multi-family residences and vacant land. The site is within an HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the

HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* Uses located across Treasure Street, to the north of the subject site are commercial uses. Properties across Marigny and Frenchmen Streets, to the east and west of the subject site, are occupied with single- and two-family residences. Properties located to the south and southwest of the site are developed with industrial uses such as a recycling drop off center, and a distillery, as well as heavy commercial use such as a furniture and building material store.

*Surrounding FLUM Designations:* Adjacent squares to the north of the petitioned site are also designated Neighborhood Commercial (NC). Adjacent squares to the west and east are designated Residential Low Density Pre-War (RLD-PRE). Adjacent squares to the south and southwest are designated Industrial (IND).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it only allows for small-scale, neighborhood oriented commercial development. The proposed Mixed Use Low Density Future Land Use Designation is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the location of the subject site along a major arterial edging a residential neighborhood, this designation would better fit the development pattern of this major intersection.

In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

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

Reason for Recommendation:

1. There is a mix of residential and commercial uses along this major corridor.
2. Multi-Family residential development is appropriate at locations along or near major corridors and public transit.

Request number: PD-7-25

Applicant: City Planning Commission

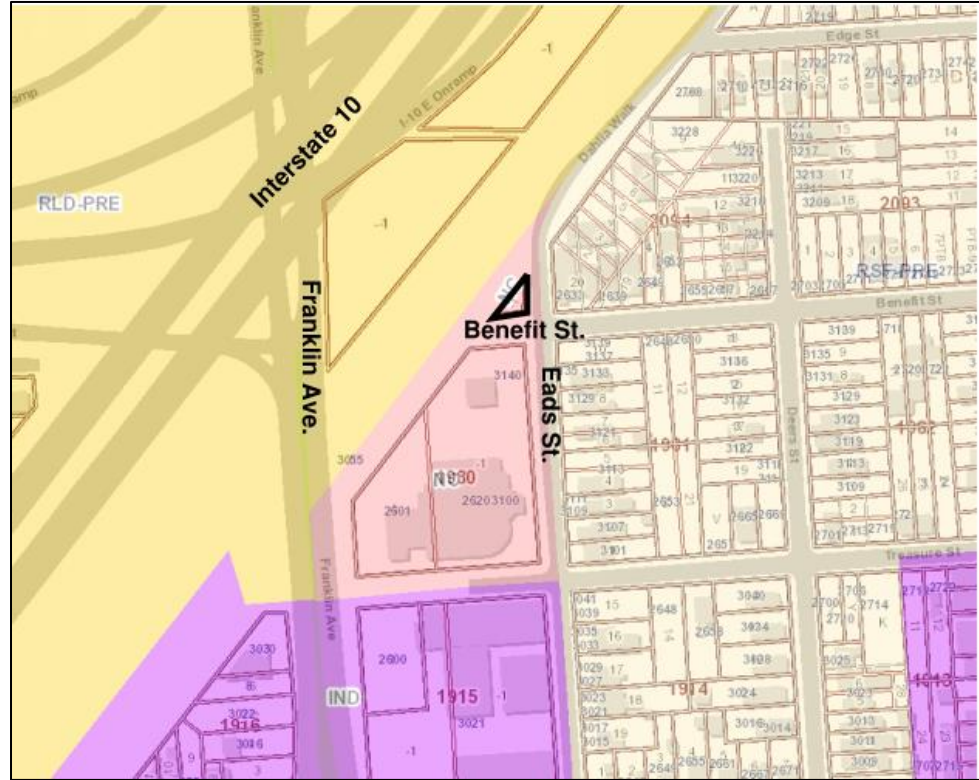
Council District: D

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



Location: The petitioned site is an undesignated lot, in an undesignated square Portion of land bounded by Benefit Street, Eads Street, I 10 and I 610 junction. *(Note: ownership to be determined, could be in railroad right of way)*

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Vacant

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: The staff believes that the Neighborhood Commercial designation is appropriate for this site and recommends the request be withdrawn.

**Recommendation: WITHDRAWN**

**Request number:** PD-07-26

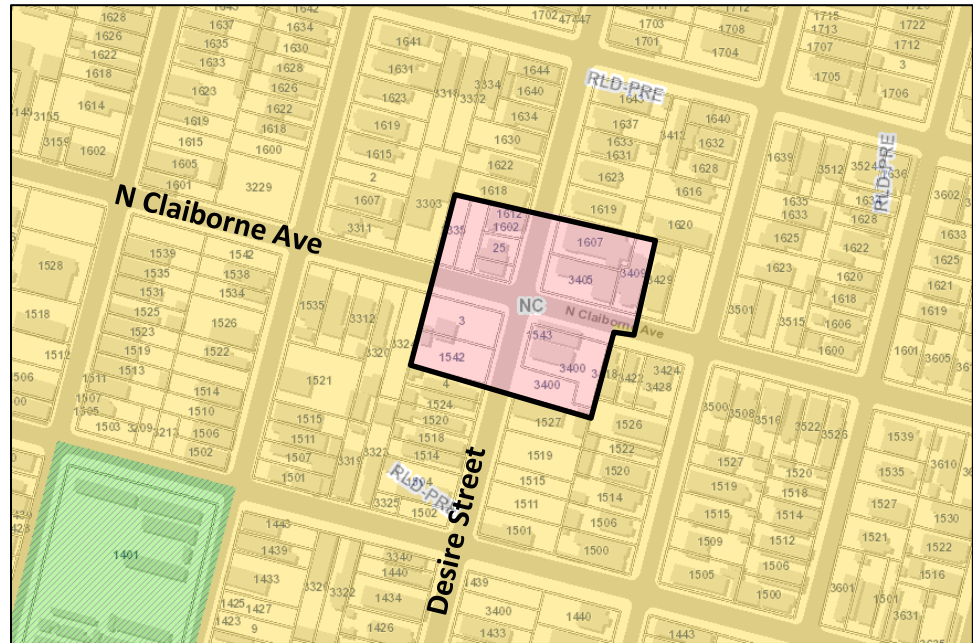
Applicant: City Planning Commission

Council District: D

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

Location: All lots designated NC on squares 730, 731, 656, and 657 bounded by N Derbigny St, Gallier St, N Robertson St, and Piety St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Retail Goods Establishments, Restaurant

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 4 squares that surround the intersection of North Claiborne Avenue and Desire Street in the St Claude/Bunny Friend neighborhood. The area is currently occupied by a mix of commercial uses including a vacant gas station, personal service establishment, and a restaurant. The downriver, riverside corner contains two-family residential dwellings.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District. The area is surrounded almost entirely by a large HU-RD2 Historic Urban Two-Family

Residential District. Two small HU-B1A districts are located on the downriver, lakeside square, to the north of the petitioned properties. A small HU-B1 district approximately 1 block south is the subject of amendment PD-07-05.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War with a three block Cemetery area approximately 1 block southwest.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing mix of neighborhood-serving business and residences, while allowing a moderate increase in density for additional housing, perhaps above commercial uses.

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

Reason for Recommendation:

1. The surrounding area is characterized by smaller-scale residential and neighborhood-serving commercial establishments.
2. The MUL designation would allow for a complementary mix of new multi-family in addition to neighborhood serving businesses.

**Request number:** PD-07-27

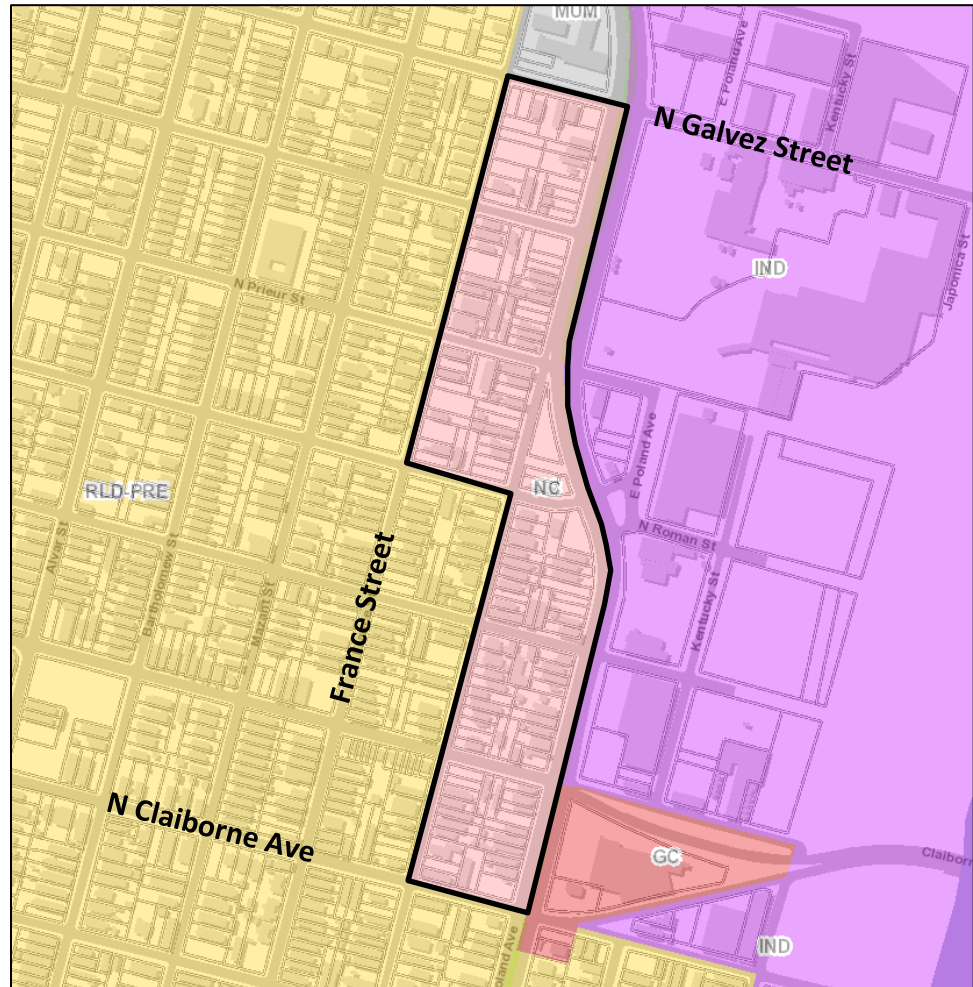
Applicant: City Planning Commission

Council District: D

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

Location: All lots designated NC on squares bounded by N Galvez St, Poland Ave, N Robertson St, and France St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Single and Two-Family Residential

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

**Staff Analysis:** *Site Description & Land Use:* The subject site consists of 7 squares bounded by N Robertson, Lesseps, N Roman, France, and N Galvez Streets, and Poland Avenue in the St Claude/Bunny Friend neighborhood. The area is currently occupied by a mix of single and two-family residential dwellings.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District. The area is surrounded entirely to the west and south by a large HU-RD2 Historic Urban Two-Family Residential District. The eastern border is a HI High Industrial District containing a number of warehousing and scrapyards, with a smaller C-2 General Commercial District at the southeast corner that contains a post office and proposed gas station.

*Surrounding FLUM Designations:* The surrounding area to the west and south is designated Residential Low Density – Pre War, while the area to the east is designated Industrial, with a small General Commercial area. Just to the north is a Mixed-Use Medium Density area.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. The staff believes that the area was designated Neighborhood Commercial to act as a buffer between the neighborhood and the industrial area to the east. While, it is good planning practice to provide appropriate buffers between residential and industrial uses, the area is predominantly residential in character as-is. The MUL designation would allow the area to develop a more commercial pattern, if the market supports it, while allowing for smaller residential uses in keeping with the existing development pattern.

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

Reason for Recommendation:

1. The surrounding area is characterized by single and two-family residential and is not predominantly commercial.
2. The MUL designation would allow for a complementary mix of new commercial uses while allowing for the existing residential development pattern.

**Request number:** PD-07-28

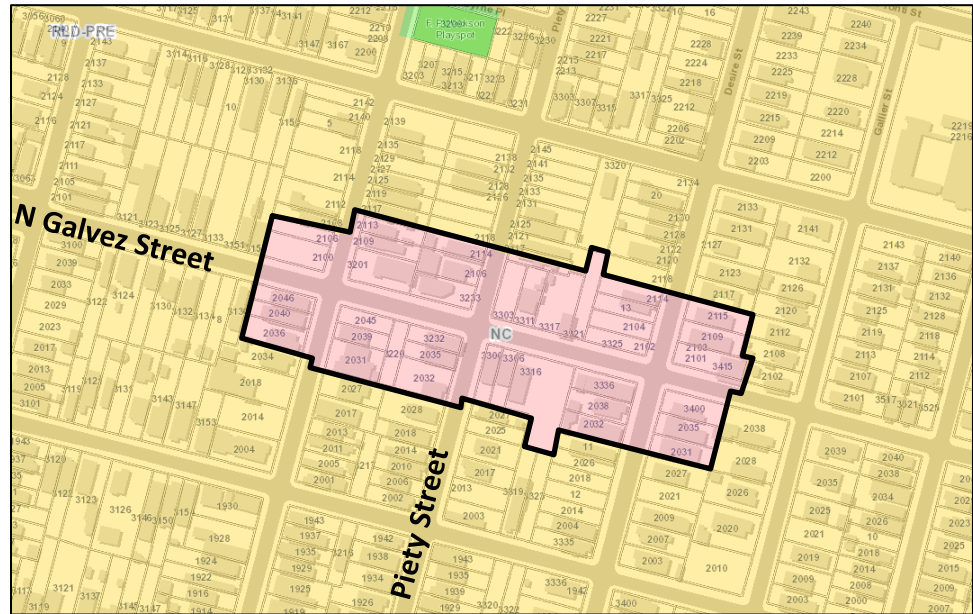
**Applicant:** City Planning Commission

**Council District:** D

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

Location: All lots designated NC on squares bounded by N Miro St, Gallier St, N Johnson St, and Clouet St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Retail Goods Establishments, Restaurant

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 8 squares along North Galvez Street between Clouet and Gallier Streets in the St Claude/Bunny Friend neighborhood. The area is currently occupied by a mix of commercial uses including a restaurant, neighborhood serving corner stores, and office space in addition to some two-family residential dwellings.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District. The area is surrounded almost entirely by a large HU-RD2 Historic Urban Two-Family Residential District. Bunny Friend Park is approximately 2 blocks to the

south, and the F.P. Jackson Playspot is located approximately 1 block to the north.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War with the two parks to the north and south designated Park.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing mix of neighborhood-serving business and residences, while allowing a moderate increase in density for additional housing, perhaps above commercial uses.

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

Reason for Recommendation:

1. The surrounding area is characterized by smaller-scale residential and neighborhood-serving commercial establishments.
2. The MUL designation would allow for a complementary mix of new multi-family in addition to neighborhood serving businesses.

**Request number:** PD-07-29

**Applicant:** City Planning Commission

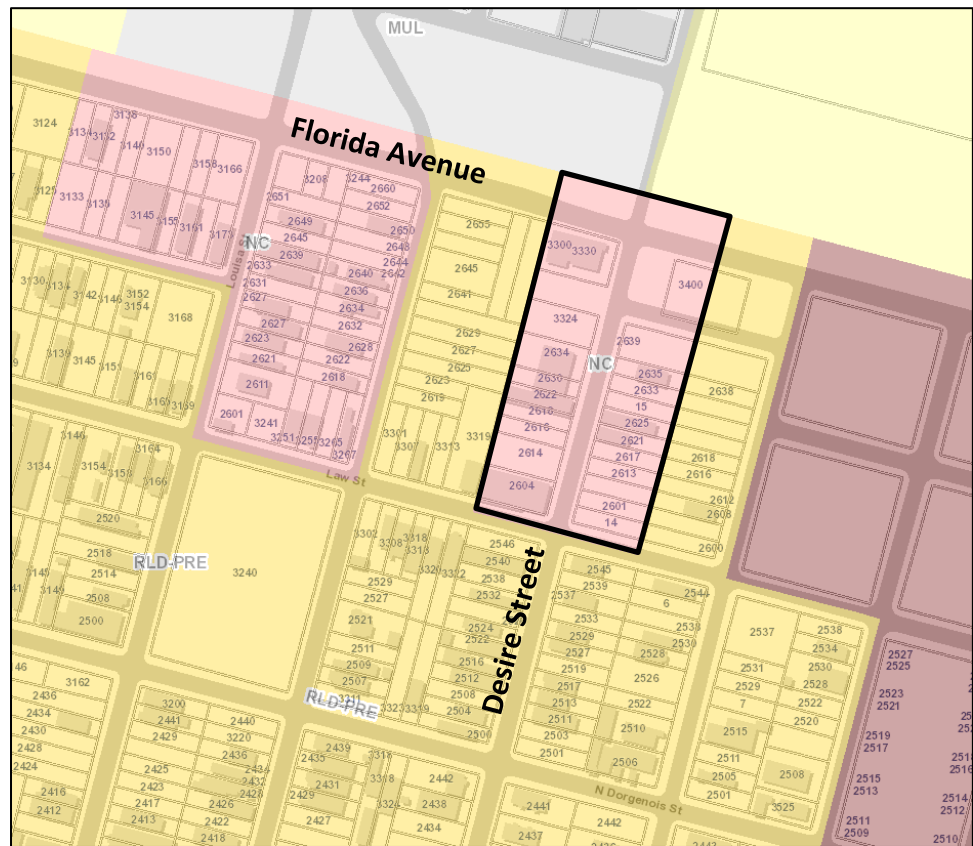
**Council District:** D

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



**Location:** All lots designated NC on Squares 1477 and 1478 bounded by Florida Ave, Gallier St, Law St, and Piety St

**FLUM Map:**



**Current Zoning:** HU-B1 Historic Urban Neighborhood Business District

**Current Land Use:** Vacant

**Purpose:** In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

**Staff Analysis:** *Site Description & Land Use:* The subject site consists of portions of 3 squares along Desire Street between Florida Avenue and Law Streets in the St Claude/Bunny Friend neighborhood. The area is currently occupied by a mix of vacant commercial structures, vacant lots, and residential dwellings.

The NOFD Fire Station Number 8 is located along Florida Avenue in this area.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District. The area is surrounded on three sides entirely by a large HU-RD2 Historic Urban Two-Family Residential District. To the east 1 block is the newly redeveloped Florida project, which is zoned HU-RM2 Historic Urban Multi-Family District. Another HU-B1 District is located one block to the west and is the subject of PD-07-30. To the north is an S-B2 Suburban Pedestrian-Oriented Corridor Business District.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War with the exception of the Florida project area which is designated Residential Multi-Family Pre-War and the NC area to the west. Just north is a large MUL area.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MUL area to the north.

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

Reason for Recommendation:

1. The change would extend the existing MUL area to include the petitioned property.
2. The MUL designation would allow for a more mixed-use redevelopment of the area.

**Request number:** PD-07-30

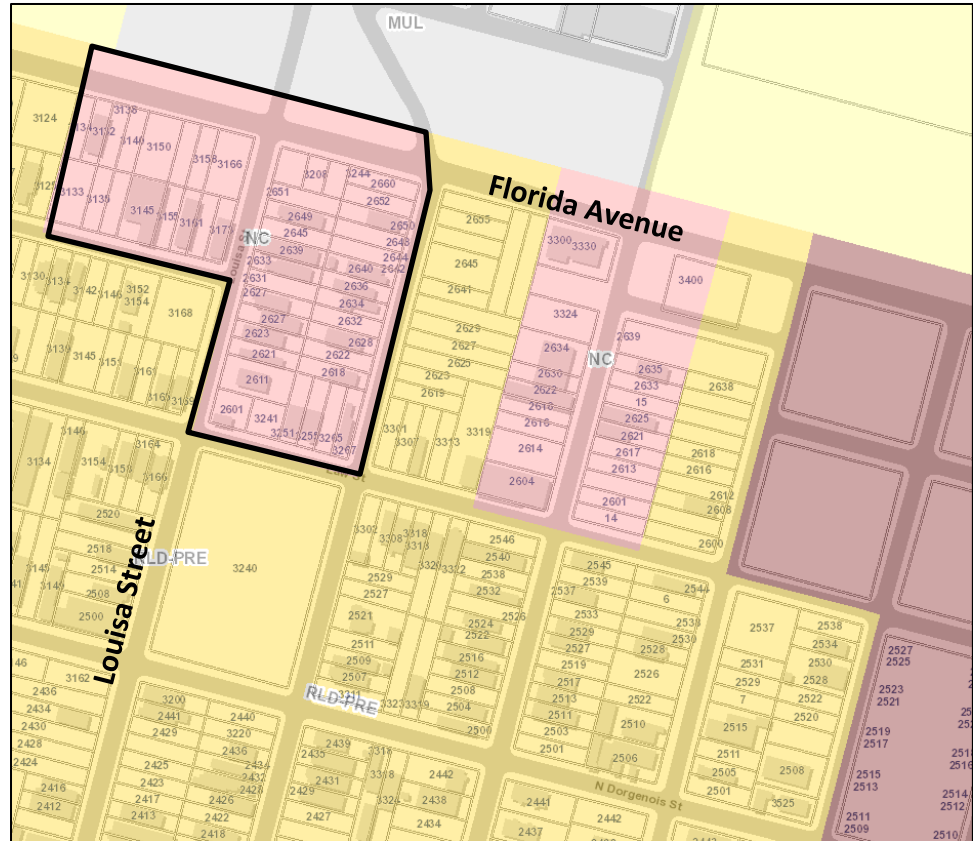
**Applicant:** City Planning Commission

**Council District:** D

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

Location: All lots designated NC on Squares 1479 and 1480A bounded by Florida Ave, Piety St, Law St, and Clouet St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Single and Two-Family Residential

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 2 squares along Louisa Street bounded by Florida Avenue and Law, Piety and Clouet Streets in the St Claude/Bunny Friend neighborhood. The area is

currently occupied by a mix of single and two-family residential dwellings and vacant land.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District. The area is surrounded on three sides entirely by a large HU-RD2 Historic Urban Two-Family Residential District. To the east 2 blocks is the newly redeveloped Florida project, which is zoned HU-RM2 Historic Urban Multi-Family District. Another HU-B1 District is located one block to the east and is the subject of PD-07-29. To the north is an S-B2 Suburban Pedestrian-Oriented Corridor Business District.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War with the exception of the Florida project area which is designated Residential Multi-Family Pre-War and the NC area to the east. Just north is a large MUL area.

*Impacts:* The MUL designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MUL area to the north.

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

Reason for Recommendation:

1. The change would extend the existing MUL area to include the petitioned property.
2. The MUL designation would allow for a more mixed-use redevelopment of the area.

Request number: PD-7-31

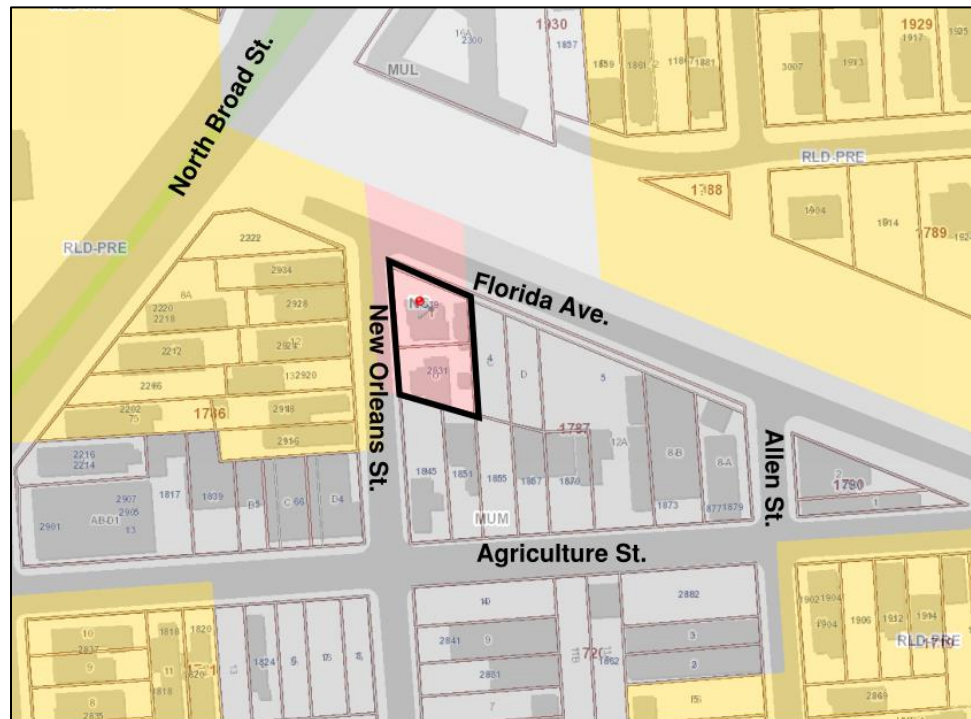
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned property is located on Lots T and U, Square 1787, in the Municipal District. The Municipal addresses are 2933 and 2939 New Orleans Street., bounded by Florida Ave, Allen St, Agriculture St, New Orleans St

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Single-Family Residential uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of two lots located one block east of the intersection of North Broad Street and the railroad. These lots are occupied with single-family residences. The site is within a HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* Properties located across New Orleans Street, to the west of the subject site are developed with single- and two-family dwellings as well as two warehouses. Properties located on the rest of the subject square are mostly developed with warehouses, as well as a couple vacant residences and vacant land. Properties across Agriculture Street, to the south of the subject site, are occupied with warehouses and single- and two-family residences.

*Surrounding FLUM Designations:* The northern portion of the adjacent square to the west of the petitioned site is designated Residential Low Density Pre-War (RLD-PRE). All other surrounding properties are designated Mixed-Use Medium Density (MUM).

*Impacts:* The current Neighborhood Commercial Future Land Use Designation is not representative of the current development pattern as it is intended for for small-scale, neighborhood oriented commercial development. Because the site is the only area on the block designated Neighborhood Commercial, it seems more appropriate to designate it in a similar way as the rest of the square in which it is located. The proposed Mixed Use Medium Density Future Land Use Designation is intended to serve as focal points within neighborhood and would allow for a mix of medium density single-, two- and multifamily residential and commercial uses.

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

Reason for Recommendation:

1. There is a mix of residential, commercial and industrial uses in the area.
2. The site is not developed with neighborhood commercial uses but with single-family residences.
3. The rest of the square is designated Mixed Use Medium Density.

Request number: PD-7-32

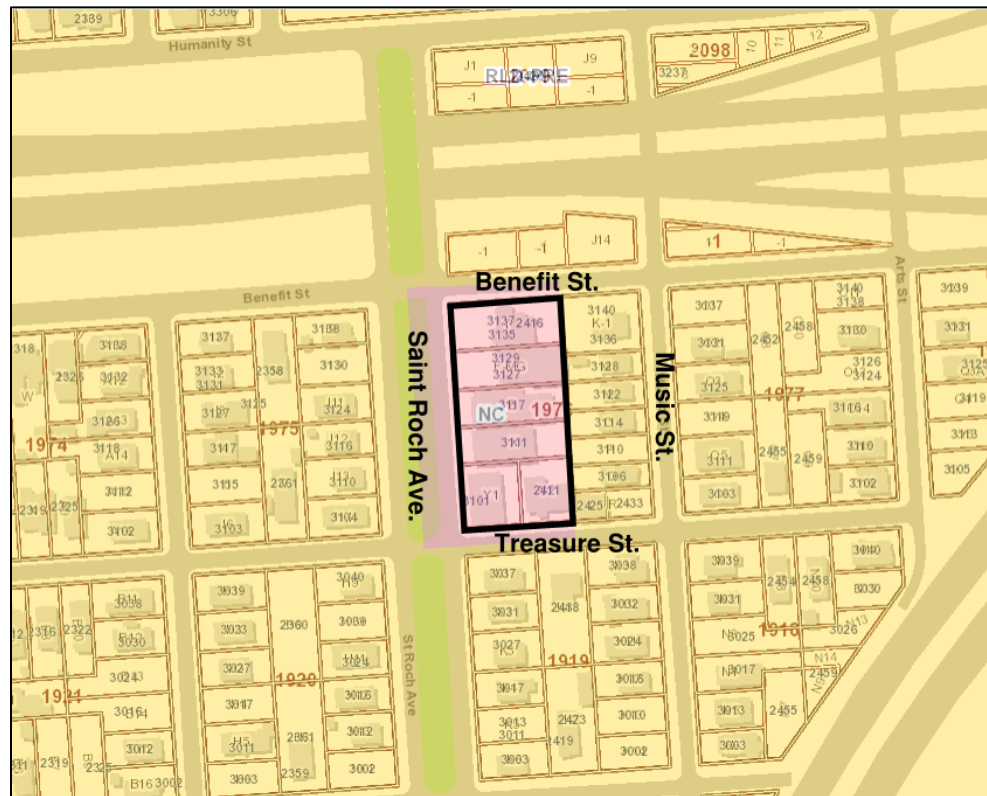
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties are located on Lots T, F-MG, E, X, Y1 and Y2, Square 1976, in the Municipal District. Municipal addresses are 3101 to 3129 St. Roch Street, 2416 Benefit St. and 2411 Treasure St.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Residential, commercial and institutional uses

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of several lots fronting Saint Roch Avenue, Benefit Street and Treasure Street, just south of I-610 West. These lots are occupied with a church, a multi-family residence, a single-family residence and occupied or vacant retail establishments. The site is within a HU-B1 Historic Urban Neighborhood Business District. This district allows residential uses as permitted uses and a few commercial uses as Permitted and Conditional uses. Pursuant to the Comprehensive Zoning Ordinance the HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs

of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

*Surrounding Land Use Trends:* All surrounding uses are exclusively single- and two-family dwellings. There are also many vacant lots in the surrounding squares.

*Surrounding FLUM Designations:* All surrounding properties are designated Residential Low Density Pre-War (RLD-PRE).

*Impacts:* The proposed Mixed Use Low Density Future Land Use Designation is to increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving commercial establishments. Considering the existing development of the site with commercial, multi-family residential and institutional uses, this designation would better fit the development pattern.

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

Reason for Recommendation:

1. There is a mix of residential, commercial and institutional uses along this portion of Saint Roch Avenue.
2. Multi-Family residential development is already present on the site.

**Request number:** PD-07-33

Applicant: City Planning Commission

Council District: C



Request: *Change of Future Land Use Map Designation from Mixed-Use Low Density to Mixed Use Historic Core*

Location: All properties currently designated MUL from Saint Claude to Royal Street bounded by Saint Claude, Press, Royal, and Saint Ferdinand Streets

FLUM Map:



Current Zoning: HM-MU Historic Marigny/Treme/Bywater Mixed-Use District

Current Land Use: Vacant Land, Garden

Purpose: To correct an inconsistency in application of the place-based future land use designations. The Marigny and Bywater areas are designated using “Historic Core” designations, while areas still in the historic urban areas of the city use the Historic Core or “Pre-War” category of designations. The petitioned property was erroneously designated using a “Pre-War” designation; despite being located in the “Historic Core” area.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 4 squares along Press Street between St Claude Avenue and Royal Street in the Marigny neighborhood. The area is currently occupied by a mix of vacant land, an urban farm operated by the New Orleans Center for Creative Arts (NOCCA).

*Surrounding Land Use Trends:* The petitioned property is currently zoned HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. The area is surrounded to the west by a large HMR-3 Historic Marigny/Treme/Bywater Residential District. To the east is another HM-MU District. The south and north ends of the petitioned property are bordered by HMC-2 HM-MU Historic Marigny/Treme/Bywater Commercial Districts. The area is generally made up of a mix of historic single and two-family dwellings with some small, neighborhood serving business. Some warehouse uses are present to the east of the site bordering the railroad tracks. To the south of the site is the NOCCA campus.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Historic Core to the west, with the north, east, and south bordered by Mixed-Use Historic Core.

*Impacts:* The MU-HC designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MU-HC areas that surround it.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed-Use Historic-Core**.

Reason for Recommendation:

1. The change would extend the existing MU-HC area to include the petitioned property.
2. The change would correct and inconsistency in the application of the place-based future land use designations.

Request number: PD-7-34

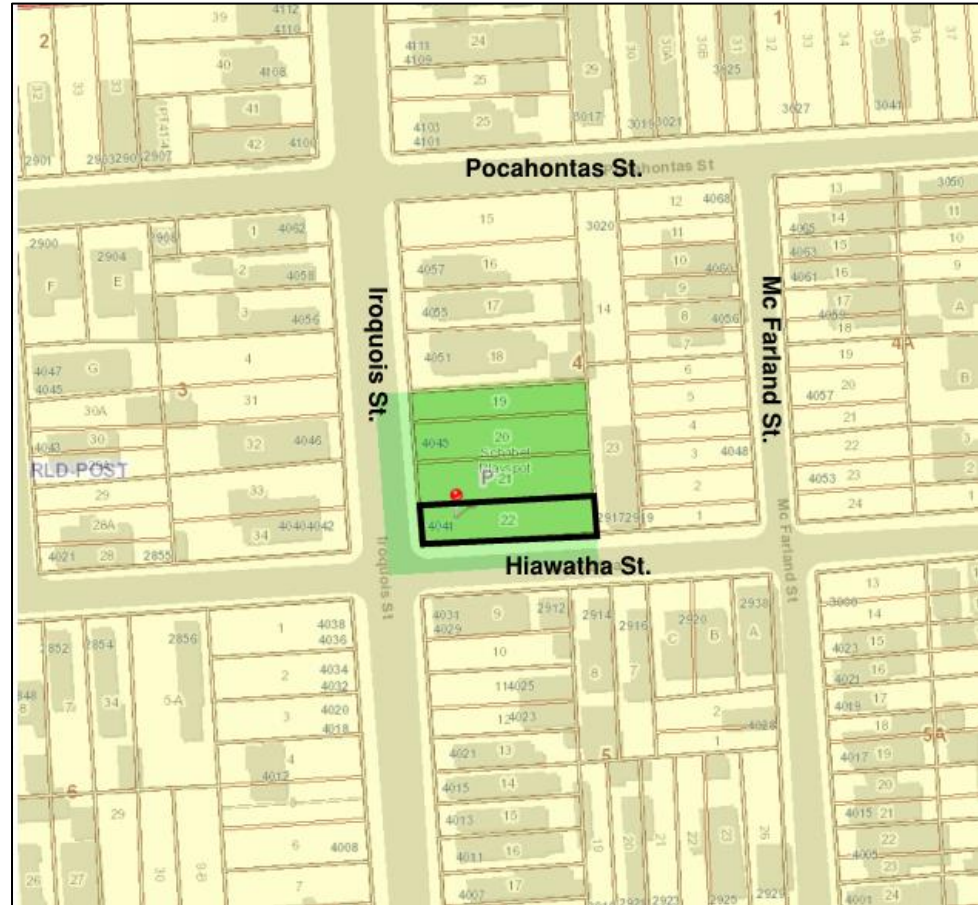
Applicant: City Planning Commission

Council District: D

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Post War*

Location: The petitioned site is located on Lot 22, Square 4, in the Municipal District. Forest Park, The Municipal address is 4041 Iroquois Street.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Park

Purpose: The current FLUM designation is not representative of the established development pattern.

Staff Analysis: *Site Description & Land Use:* The subject site is located at the corner of Iroquois and Hiawatha Streets, approximately two blocks from Chef Menteur Highway, Peoples Avenue and the Interstate 10. The subject lot is a portion of a public park occupied with a playground and basketball court. The site is within an OS-N Neighborhood Open Space District. This district does not allow any residential, commercial, institutional or industrial uses. It allows a few open spaces uses as permitted uses, such as cemeteries, parks

and playgrounds. Pursuant to the Comprehensive Zoning Ordinance the purpose of the OS-N Neighborhood Open Space District is to provide a classification for parks located within neighborhoods that serve as recreation areas for residents in the local area.

*Surrounding Land Use Trends:* All surrounding properties are developed with single- and two-family residences.

*Surrounding FLUM Designations:* All surrounding properties are designated Residential Low Density Pre-War (RLD-PRE)

*Impacts:* City Planning found that a number of sites are designated as “parkland and open space” despite being privately owned. In cases like these, City Planning proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.



The three other lots on which the existing park sits are owned by the City of New Orleans. Despite the intent from a local civic association to have the entire park site purchased by the City in order to be used as public park, there are no records of acquisition by the City for subject Lot 22. The park is ideally located at the corner of two streets. If the subject site was to be developed with a residence, the park would be tucked in between two residences. To prevent this potential scenario the City would need to

purchase the petitioned site. However, because parks are allowed in the Residential Low Density Post War FLUM designation, the current configuration could also remain as is if the property owner does not wish to develop the site.

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

Reason for Recommendation:

1. The lot is privately owned, therefore it cannot be designated for public parkland and open space.

**Request number:** PD-07-35

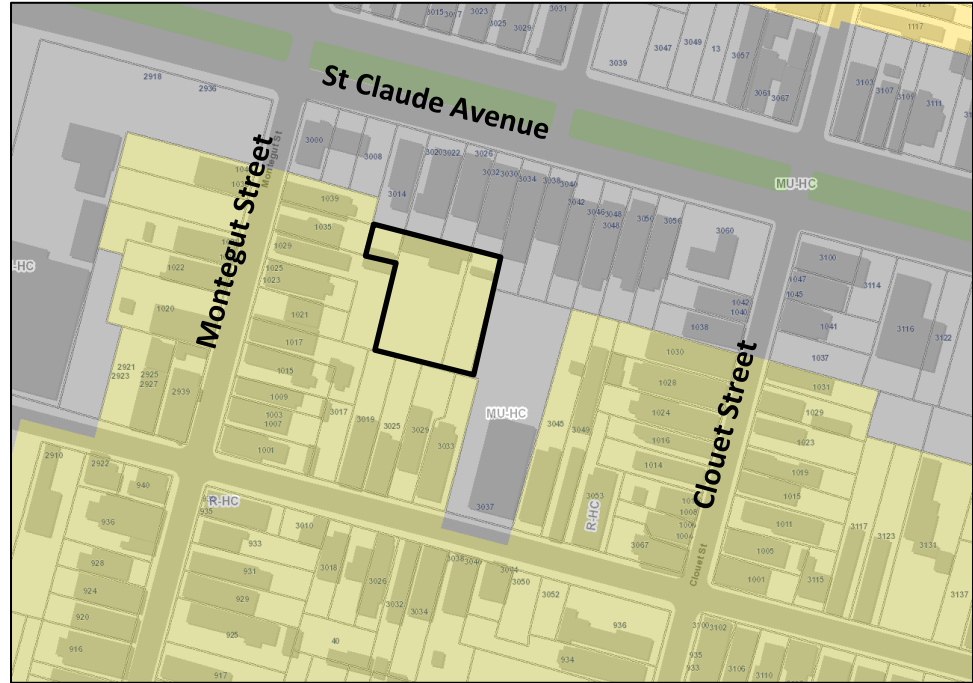
Applicant: Sweet Olive Prop

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: Part of Lots E2, R, and 10, Square 363

FLUM Map:



Current Zoning: HMR-3 Historic Marigny/Treme/Bywater Residential District

Current Land Use: Vacant, Partial lot

Purpose: To correct a split-lot designation issue where the back portion of three lots of record were designated Residential Historic Core, while the front portions are designated Mixed-Use Historic Core. This would allow the applicant to pursue a zoning change to use the rear portion of the lots in conformance with the existing zoning on the front portions.

Staff Analysis: *Site Description & Land Use:* The subject site consists of portions of 3 lots of record along St Claude Avenue in the Bywater neighborhood. The lots have the municipal addresses 3014-3030 St Claude Avenue. The area is currently occupied by a mix of neighborhood serving commercial establishments mixed with single and two-family residential dwellings.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HMR-3 Historic Marigny/Treme/Bywater Residential District; however the front approximately 120 feet of each lot is zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District. The area is surrounded to the west and south by a large HMR-3 Historic Marigny/Treme/Bywater

Residential District. To the north is the aforementioned HMC-2 Historic Marigny/Tremé/Bywater Commercial District that covers almost all of St Claude Avenue. To the east of the petitioned properties is a small HMC-1 Historic Marigny/Tremé/Bywater Commercial District that extends back to N Rampart Street.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Historic Core to the west and south, with the north and east bordered by Mixed-Use Historic Core.

*Impacts:* The MU-HC designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MU-HC areas that surround it and the full use of the land by the owners.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed-Use Historic-Core**.

Reason for Recommendation:

1. The change would extend the existing MU-HC area to include the petitioned property.
2. The change would correct a split-lot designation that prevents the owner from the full use of the property.

**Request number:** PD-07-36

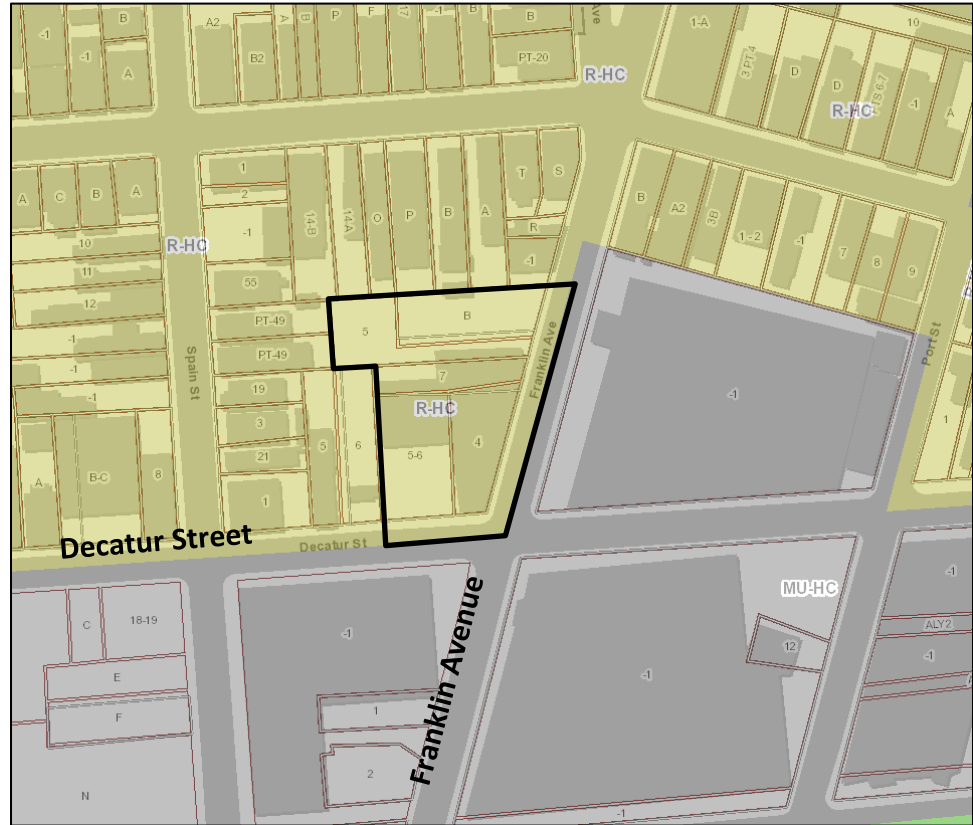
Applicant: Primmoz ABS LLC, Nathan Parker

Council District: C

Request: *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: Lots 7, 4, 5-6, Square 14, bounded by Franklin Ave., Decatur St., Spain St., and Chartres St.

FLUM Map:



Current Zoning: HMC-1 Historic Marigny/Treme/Bywater Commercial District

Current Land Use: Warehouse

Purpose: To extend the MU-HC designation from across the street to include this historic warehouse site in addition to allowing for future redevelopment in a mixed-use pattern.

Staff Analysis: *Site Description & Land Use:* The subject site consists of 5 lots of record with frontage along Franklin Avenue and Decatur Street in the Marigny neighborhood. The lots have the municipal addresses 500-522 Franklin Avenue and 2519 Decatur Street. The area is currently occupied by a mix of commercial and warehouse establishments mixed with single and two-family residential dwellings.



*Surrounding Land Use Trends:* The petitioned property is currently zoned HMC-1 Historic Marigny/Treme/Bywater Commercial District. The area is surrounded to the west and north by a large HMR-3 Historic Marigny/Treme/Bywater Residential District. To the east and south of the petitioned properties is a large HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District that extends to the river. Crescent Park is approximately one block to the south.

*Surrounding FLUM Designations:* The petitioned property and surrounding area to the north and west is generally designated Residential Historic Core, with the south and east bordered by Mixed-Use Historic Core. To the south one block is a large Park area that contains Crescent Park.

*Impacts:* The MU-HC designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MU-HC areas that surround it and the full use of the land by the owners.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed-Use Historic-Core**.

Reason for Recommendation:

1. The change would extend the existing MU-HC area to include the petitioned property.
2. The change would allow for redevelopment of the petitioned property in keeping with the mixed-use character of the area.

**Request number:** PD-07-37

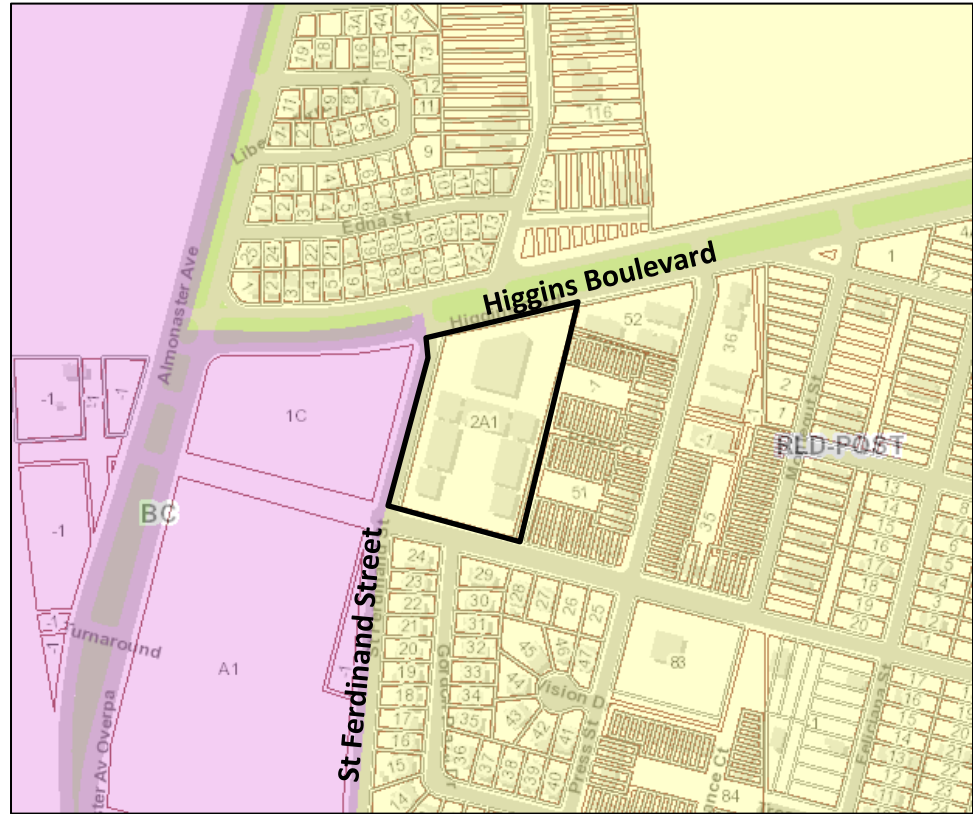
Applicant: 3251 St Ferdinand LLC

Council District: D

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

Location: Lot 2-A-1, Square 2 Gordon Plaza Subdivision, bounded by Higgins Blvd., St. Ferdinand St., Benefit St., and Press St.

FLUM Map:



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

Current Land Use: Vacant Multi-Family Dwellings

Purpose: The applicant has requested the change for the purpose of redevelopment of the site in a way that is not residential, but has not provided specific plans for redevelopment.

Staff Analysis: *Site Description & Land Use:* The subject site consists of a single lot of record that makes up approximately half of square 2, bounded by Higgins Boulevard and Ferdinand, Benefit, and Press streets, in the Florida/Desire neighborhood. The property currently contains vacant apartment buildings.

*Surrounding Land Use Trends:* The petitioned property is zoned S-RD Suburban Two-Family Residential District. The surrounding area consists mainly of single family dwellings that are part of the Gordon Plaza

subdivision. Immediately to the west is a large BIP Business-Industrial Park District. The site is located atop the former Agriculture Street Landfill and is designated a brownfield and has been remediated by the Environmental Protection Agency as a Superfund Site.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Post War. To the west is a large Business Center area, which relates to the area zoned BIP.

*Impacts:* The MUM designation could allow for redevelopment in a manner that is commercial or light industrial in use. Though deemed safe for construction if the ground is not disturbed, residents in the surrounding area generally oppose residential redevelopment based on the environmental issues at the site. The change in designation could open up redevelopment opportunities that are mainly commercial in use. On the other hand, extending the existing BC area to include this site would also open up commercial opportunities at the site, while restricting future residential development in an area where such uses may be undesirable.

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

Reason for Recommendation:

1. The Business Center designation would extend the boundary of an existing area and provide for a more consistent future use and development pattern.
2. The Business Center is consistent with zoning districts that allow the same commercial uses as Mixed-Use Medium Density, but would restrict undesirable residential development.

**Request number:** PD-07-38

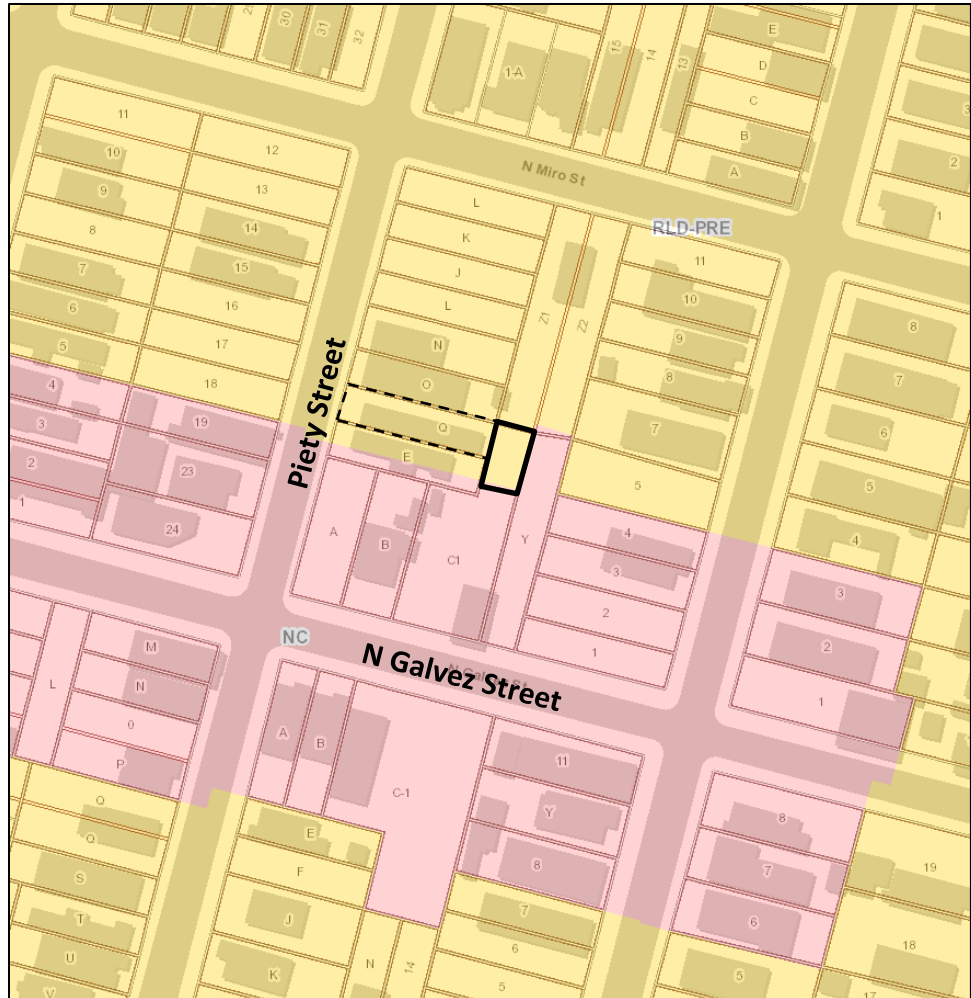
**Applicant:** City Planning Commission

**Council District:** D

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

Location: Back portion of lot Q on square 1077 bounded by N Galvez, Piety, N Miro, and Desire Street

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Vacant, Partial lot

Purpose: To correct a split-lot designation issue where the back portion of the lot of is designated Residential Low Density- Pre War, while the front portions are designated Neighborhood Commercial.

Staff Analysis: *Site Description & Land Use:* The subject site consists of an undesignated lot with no frontage within Square 1077 along N Galvez Street in the St. Claude/Bunny Friend neighborhood. The lot is currently vacant and the surrounding area is currently occupied by a mix of neighborhood serving commercial establishments mixed with single and two-family residential

dwellings. Lot C1, which fronts on N. Galvez Street was resubdivided into a single lot of record under SD015/15 and certified by the City Planning Commission on April 15, 2015, however the subject lot was not included in the request.

*Surrounding Land Use Trends:* The petitioned property is currently zoned HU-B1 Historic Urban Neighborhood Business District, which matches the zoning of the lots fronting N. Galvez Street. The surrounding lots are zoned HU-RD2 Historic Urban Two-Family Residential District.

*Surrounding FLUM Designations:* The surrounding area including the petitioned lot is designated Residential Low Density – Pre War, with the lots fronting on N. Galvez Street designated Neighborhood Commercial.

*Impacts:* The request was made in an attempt to correct an inconsistency where the lot is designated RLD-PRE but is zoned HU-B1. These two designations are not inconsistent, however, and since the subject property is not connected to the commercially designated lots that front on N. Galvez Street, there is no need to change the designation at this time.

**Recommendation:** **WITHDRAWN.**

**Request number:** PD-07-39

**Applicant:** City Planning Commission

**Council District:** C

**Request:** *Change of Future Land Use Map Designation from Residential Historic Core to Mixed Use Historic Core*

Location: Portion of Lot H-1 on square 365 bounded by Saint Claude, Press, N Rampart, and Saint Ferdinand Streets

FLUM Map:



Current Zoning: HM-MU Historic Marigny/Treme/Bywater Mixed-Use District

Current Land Use: Vacant

Purpose: To correct an inconsistency between the zoning and future land use designation for a lot in common ownership with the MH-HC area around it.

Staff Analysis: *Site Description & Land Use:* The subject site consists of a lot that fronts on N Rampart Street between Press Street and St Ferdinand Street in the Marigny neighborhood. The lot is currently vacant land, and is owned by the New Orleans Center for Creative Arts (NOCCA).

*Surrounding Land Use Trends:* The petitioned property is currently zoned HM-MU Historic Marigny/Treme/Bywater Mixed-Use District. The area is surrounded to the west and south by a large HMR-3 Historic Marigny/Treme/Bywater Residential District. To the east is another HM-MU District. The area is generally made up of a mix of historic single and two-family dwellings with some small, neighborhood serving business.

Some warehouse uses are present to the east of the site bordering the railroad tracks. To the south of the site is the NOCCA campus.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Historic Core to the west and south, with the north and east bordered by Mixed-Use Historic Core.

*Impacts:* The MU-HC designation would be much more appropriate for the existing character and development pattern. It would allow for the continuation of the existing MU-HC areas that surround it.

**Recommendation:** **Approval** of the FLUM Designation Change to **Mixed-Use Historic-Core**.

Reason for Recommendation:

1. The change would extend the existing MU-HC area to include the petitioned property.
2. The change would correct and inconsistency in the designation and zoning.

**Request number:** PD-07-40

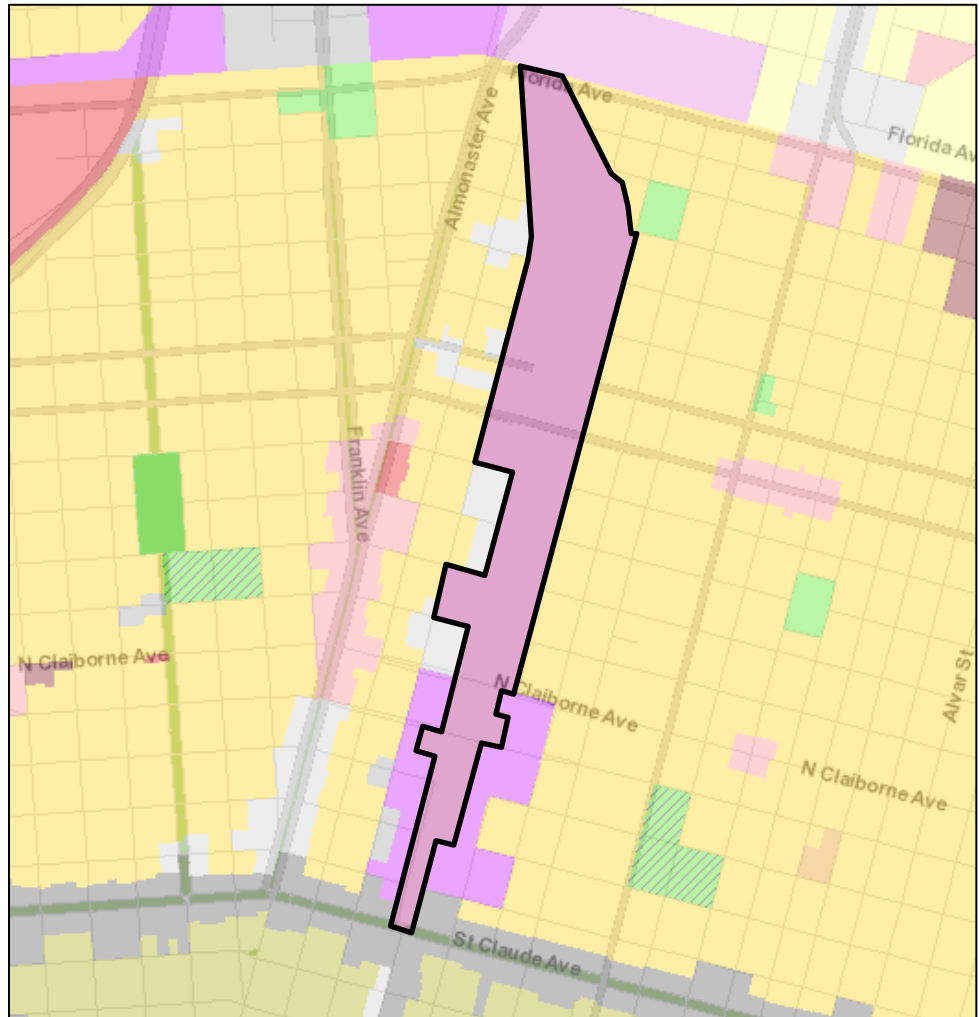
**Applicant:** City Planning Commission

**Council District:** C & D

**Request:** *Change of Future Land Use Map Designation from Transportation to Industrial*

**Location:** All properties currently designated TRAN from Florida Avenue to St. Claude bounded by Florida Avenue, St. Claude Avenue, Montegut and Port Street

FLUM Map:



Current Zoning: LI Light Industrial District

Current Land Use: Warehouses and Light Industrial Uses

Purpose: City Planning has proposed the deletion of the “Transportation” Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

Staff Analysis: *Site Description & Land Use:* The subject site consists of a large area of land bounded by Florida Avenue, St. Claude Avenue, Montegut and Port Streets. It currently consists of right-of-way for railroad tracks that service the Port of New Orleans.



*Surrounding Land Use Trends:* The petitioned property is currently zoned LI Light Industrial. It is surrounded generally by two large HU-RD2 Historic Urban Two-Family Residential Districts, but is also bordered by additional Light Industrial Districts on the southern end, as well as HU-MU and MU-1 Districts which contain ancillary light industrial and warehouse uses to the railroad tracks.

*Surrounding FLUM Designations:* The surrounding area is generally designated Residential Low Density- Pre War. Immediately surrounding the petitioned property are smaller Industrial and Mixed-Use Low Density designated areas that border the railroad tracks.

*Impacts:* The LI designation would more closely fit the actual character and use of the petitioned property and allow for redevelopment as light industrial if the property were to ever cease use as a railroad right-of-way.

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

Reason for Recommendation:

1. The change would make the area consistent with surrounding designations and allow for a greater range of future redevelopment opportunities.

## **CITY PLANNING COMMISSION MEETING (JANUARY 24, 2017)**

The Senior City Planners summarized the requests.

Nobody spoke in favor or in opposition of the request.

Commissioner Hughes made a motion to accept staff recommendation for PD07-02 to PD07-40. Commissioner Green seconded the motion, which was adopted.

### **Motion**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD-07-02, 07-03, 07-04, 07-06, 07-07, 07-09, 07-10, 07-11, 07-13, 07-14, 07-17, 07-18, 07-19, 07-20, 07-21, 07-22, 07-23, 07-24, 07-26, 07-27, 07-28, 07-29, 07-30, 07-31, 07-32, 07-33, 07-34, 07-35, 07-36, 07-39, AND 07-40 ARE HEREBY RECOMMENDED FOR **APPROVAL**, THAT PD-07-08 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL TO MIXED-USE MEDIUM DENISTY**, THAT PD-07-12 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL TO MIXED-USE HISTORIC CORE FOR LOT 1 (1001 MARIGNY STREE) ONLY**, THAT PD-07-37 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL TO BUSINESS CENTER**, AND THAT PD-07-05 IS HEREBY RECOMMENDED FOR **DENIAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Green, Hughes, Isaacson, Mitchell

NAYS: None

ABSENT: Duplessis, Steeg, Stewart, Wedberg