

PLANNING DISTRICT 9 FUTURE LAND USE MAP AMENDMENT REQUESTS
Staff Report

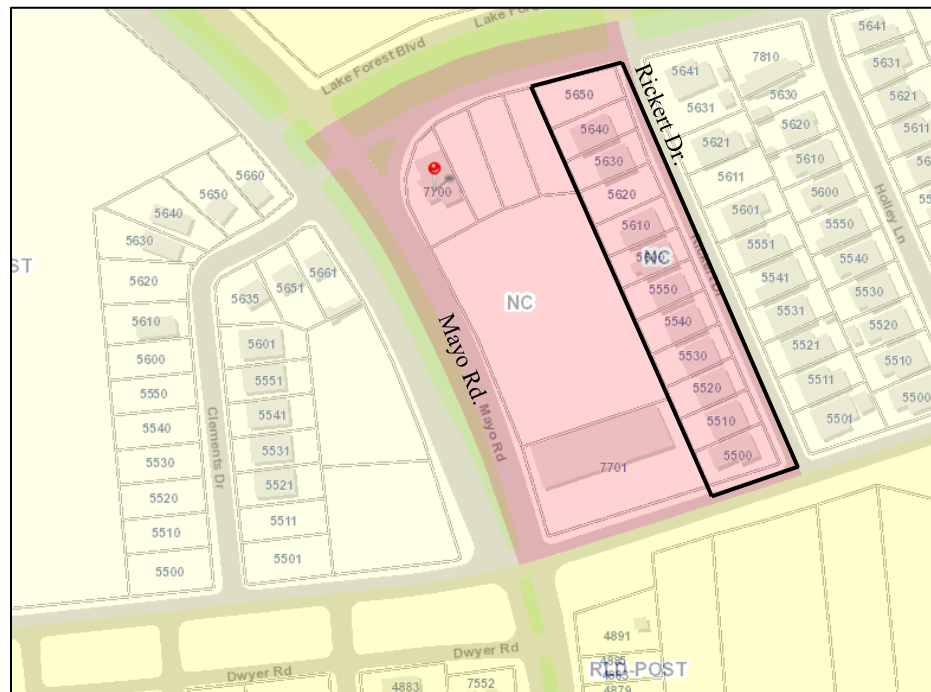
Request number: PD-09-01

Applicant: Councilmember Gray

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

Location: The petitioned properties are multiple - located on Lots 1-12, Square E, in the Third Municipal District. The multiple properties are bounded by Rickert Drive, Dwyer Road, Mayor Road, and Lake Forest Boulevard.

FLUM Map:



Current Zoning: Suburban Single-Family Residential District

Current Land Use: Single-Family Dwellings

Purpose: The Residential Single-Family Post-War designation would be consistent with the current land use.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 5.1 acres or 222,791 square feet of multiple properties bounded by Rickert Drive, Dwyer Road, Mayo Road, and Lake Forest Boulevard in New Orleans East.

Surrounding Land Use Trends: The area around the subject property includes a majority of post-war single-family dwellings, a few neighborhood commercial uses, a child care facility, an accountant's office, and a large vacant lot adjacent to Mayo Street. The existing and historic land use pattern in this portion of New Orleans East are post-war single-family dwellings, especially within the immediate surrounding area.

Surrounding FLUM Designations: The site is located in a Neighborhood Commercial FLUM designation. However, all surrounding residential properties in the vicinity are located in Residential Single-Family Post-War FLUM designation. The existing Neighborhood Commercial FLUM designation includes half of a square of single-family dwelling residences adjacent to Rickert Drive.

Impacts: The requested designation would result the continued use of single-family residential structures.

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

Reason for Recommendation:

1. The new FLUM designation of Residential Single-Family Post-War would be consistent with the current land use.
2. The surrounding area has a residential development pattern which is supported by the surrounding residential Single-Family FLUM designation in the immediate vicinity.

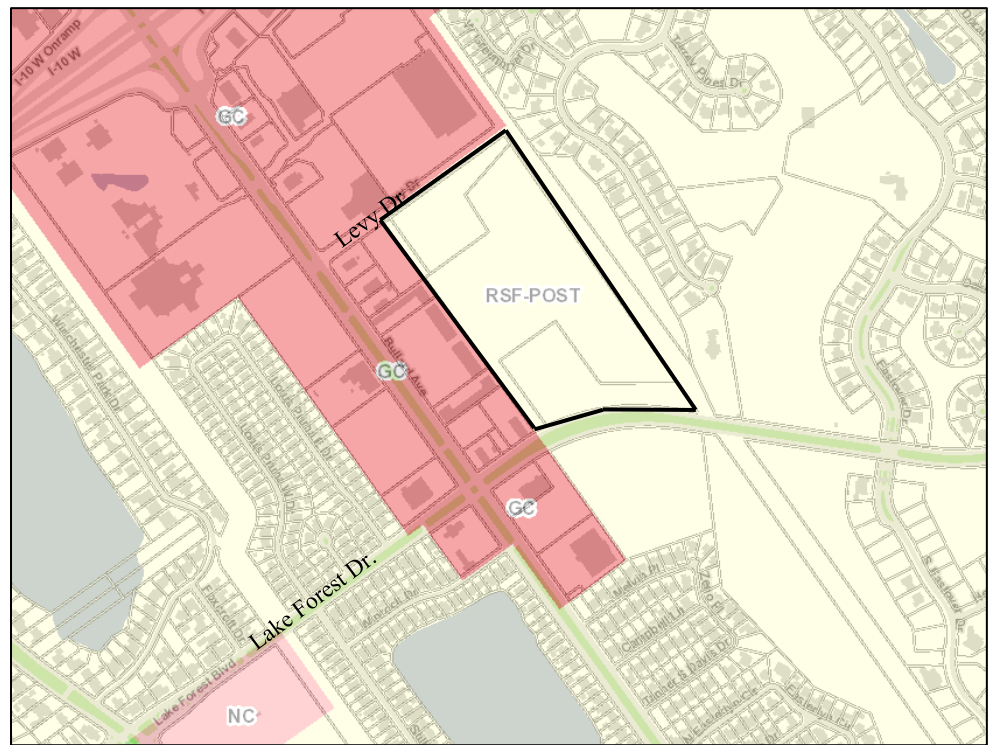
Request number: PD-09-02

Applicant: Councilmember Gray

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

Location: The petitioned property is located Section 26, Lots 3A-6-1A-2A, 3A-6-1A-2B in the Third Municipal District bounded by Bullard Avenue, Lake Forest Boulevard, and the Jahncke Canal. The municipal address is 12401 Levy Drive and 40887-40922 Lake Forest Boulevard.

FLUM Map:



Current Zoning: C-1 General Commercial

Current Land Use: Vacant Land

Purpose: The General Commercial designation would be consistent with the zoning district.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 31 acres of multiple properties bounded by Bullard Avenue, Lake Forest Boulevard and Jahncke Canal in New Orleans East.

Surrounding Land Use Trends: The area adjacent to the subject property includes a fast food restaurants, retail stores, services, and vacant lots. Across the Jahncke Canal are only single-family residential uses. The existing and historic land use pattern in this portion of New Orleans East are predominantly commercial uses, especially within the immediate surrounding area. There is a trend in this portion of New Orleans East for the development of commercial uses.

Surrounding FLUM Designations: The site is within a Single-Family Post-War Residential FLUM Designation. However, the immediate surrounding properties are within a General Commercial FLUM Designation. The site is separated from other residential FLUM designations by the Jahncke Canal and Lake Forest Boulevard.

Impacts: The impact of the proposed FLUM change would be to allow General Commercial uses.

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

Reason for Recommendation:

1. The subject site is zoned C-1 General Commercial and the new FLUM designation of General Commercial would be consistent with the zoning district.
2. The surrounding area has a commercial development pattern which is supported by commercial zoning.

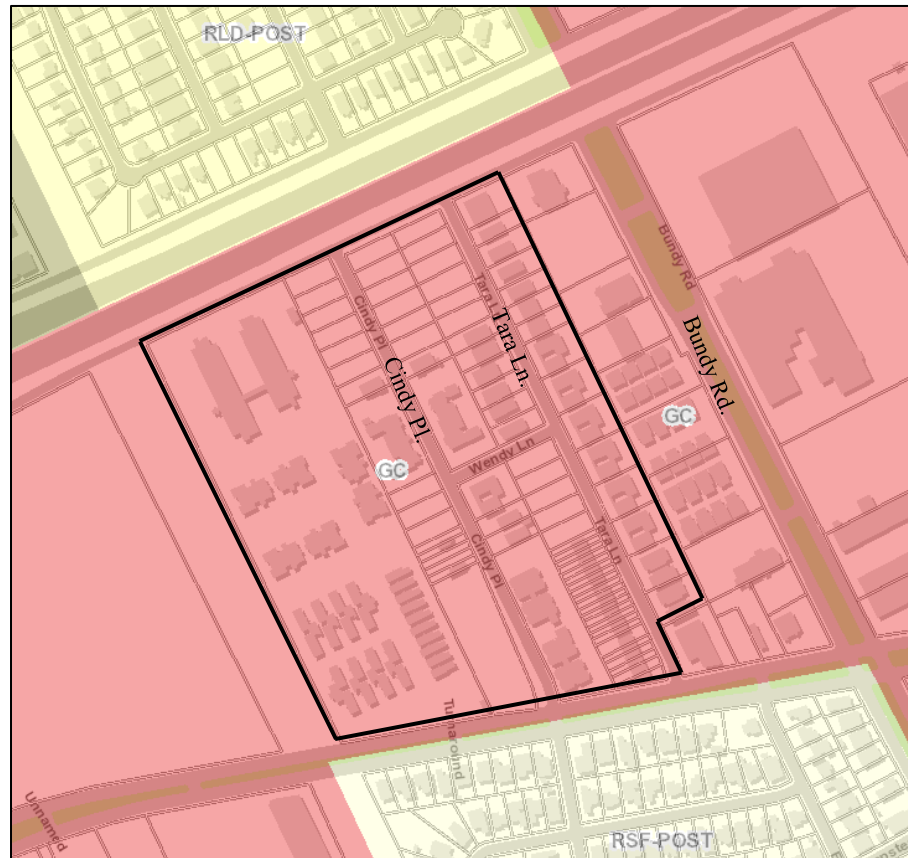
Request number: PD-09-03

Applicant: Councilmember Gray

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

Location: The petitioned property is located on Section 23, part Lot 5-C; Square A, Lots 1-12, 26, 27, 28A, 29B, 30B and 31-37; Square AA, Lots 14-25, 38-42, and A-1 through V-1; Square B, Lots 1-24, Square C, Lots 1A, 2A, 3A, 4B, 6A, 7A, 8A and 9-24; bounded by Bundy Road, Lake Forest Boulevard, Crowder Boulevard, and I-10 Service Road. There are multiple municipal addresses within the bounding streets.

FLUM Map:



Current Zoning: S-RM2 Suburban Multi-Family Residential District

Current Land Use: Single-Family, Multi-Family and Townhouse residential structures.

Purpose: The Residential Multi-Family Post War is more consistent with the current land uses.

Staff Analysis:

Site Description & Land Use: The subject site is approximately 41 acres or 1,800,180 square feet of multiple properties bounded by Bundy Road, Lake Forest Boulevard, Crowder Boulevard, and I-10 Service Road.

Surrounding Land Use Trends: The area adjacent to the subject properties includes an assortment of single-family residences, multi-family residences, and vacant lots along with various commercial developments along Bundy Road. The existing and historic land use pattern in this portion of New Orleans East are predominantly residential uses, especially within the immediate surrounding area. There is a trend in this portion of New Orleans East for the development of residential uses.

Surrounding FLUM Designations: The site is located predominately within an S-RM2 Suburban Multi-Family Residential District. All subject sites are currently designated as a General Commercial on the FLUM. A FLUM designation of Multi-Family Post-War on the subject property would align with the S-RM2 Suburban Multi-Family Residential District.

Impacts: The proposed FLUM change would allow the continued development of the multi-family residential land uses.

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

Reason for Recommendation:

1. The subject site is zoned a Suburban Multi-Family Residential District and the new FLUM designation of Residential Multi-Family Post-War would be consistent with the zoning district and current land use.

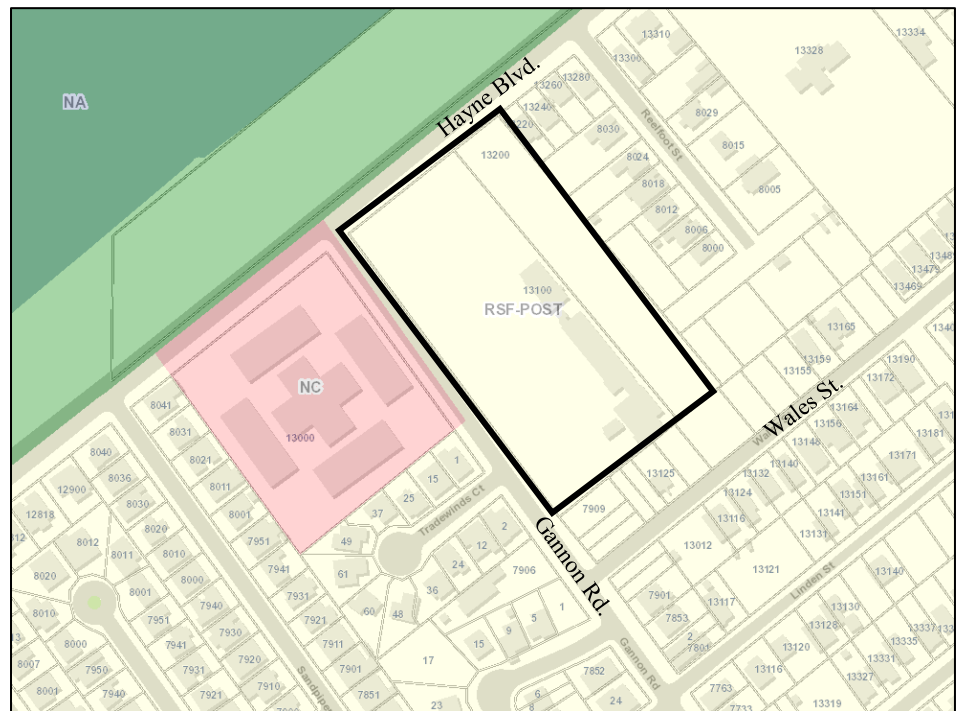
Request number: PD-09-04

Applicant: Councilmember Gray

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

Location: The petitioned properties are multiple lots located on Sec 3 Part Grove 7 Haynes and Quiltman 237, in the Third Municipal District. The multiple properties are bounded by Hayne Boulevard, Gannon Road, Reelfoot Street and Wale Street. The municipal addresses are 13106 and 13200 Hayne Boulevard.

FLUM Map:



Current Zoning: SB-1 Suburban Business District

Current Land Use: Horse stable.

Purpose: The proposed designation would be more consistent with the use of the land.

Staff Analysis: *Site Description & Land Use:* The subject site is approximately 5 acres or 219,655 square feet of multiple properties bounded by Hayne Boulevard, Gannon Road, Reelfoot Street, and Wale Street in New Orleans East.

Surrounding Land Use Trends: The area around the subject property includes mostly post-war single-family dwellings with a senior home

facility immediately adjacent to the subject site. The existing and historic land use pattern in this portion of New Orleans East are post-war single-family dwellings, especially within the immediate surrounding area. There is a trend in this portion of New Orleans East for the development of single-family dwellings.

Surrounding FLUM Designations: The site is located in a SB-1 Suburban Business District with a Single-Family Post-War Residential FLUM Designation. The immediate surrounding properties area also in a Single-Family Post-War Residential FLUM Designation, but with an associated S-RS Suburban Single-Family Residential District Zoning District. The applicant requests an NC Neighborhood Commercial FLUM designation to be consistent with the current land use and the associated commercial zoning.

Impacts: The request would result the continued use of a commercial establishment.

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

Reason for Recommendation:

1. The new FLUM designation of Neighborhood Commercial would be consistent with the current land use and zoning district.

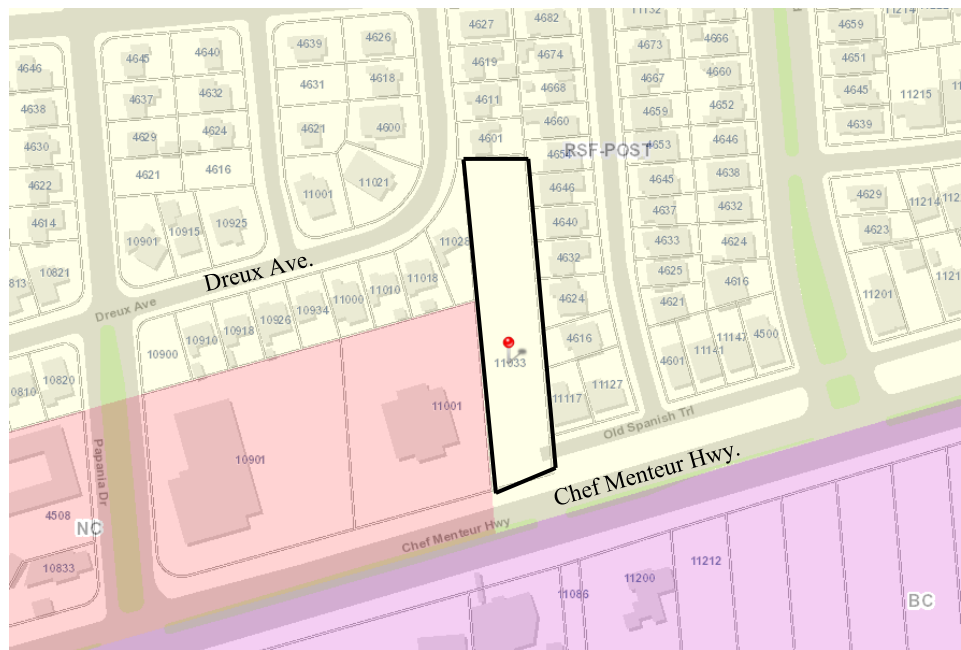
Request number: PD-09-05

Applicant: Councilmember Gray

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

Location: The petitioned property is located on Lot K), in the Third Municipal District. The lot is bounded by Chef Menteur Highway, Old Spanish Trail, Dreux Avenue, Papania Drive, Nottingham Drive and Prentiss Avenue. The municipal address is 11033 Chef Menteur Highway.

FLUM Map:



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

Current Land Use: Vacant Land

Purpose: The requested amendment would allow for future commercial development.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 50,000 square foot property located at 11033 Chef Menteur Highway between Papania Drive and Nottingham, Drive in New Orleans East. Currently, the site is vacant, but it has a history as a plant nursery.

The access from Chef Menteur Highway and size of the lot makes it inappropriate for single family residential development. Without direct

access from the adjacent local street and only direct access from Chef Menteur Highway, commercial development may be more appropriate.

Surrounding Land Use Trends: The area around the subject property includes an assortment of uses which, on the north side of Chef Menteur Highway, include single-family residential dwellings and a church adjacent to the subject site. On the south side of Chef Menteur Highway, various industrial uses exist as well as a number of vehicle repair facilities and vacant lots. The existing and historic land use pattern in this portion of Chef Menteur Highway in New Orleans East are industrial and commercial uses.

Surrounding FLUM Designations: The site is located in an RSF-POST Residential Single-Family Post-War designation. Directly beside the subject site on the Papania Drive side property line are Neighborhood Commercial FLUM designated properties. Beside the subject site on the Nottingham Drive side property line is RSF-POST Residential Single-Family Post-War designation with single family structures.

Impacts: The request would allow future use of the vacant land for commercial development. Given the surrounding commercial and industrial-use development pattern of Chef Menteur Highway, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity.

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

Reason for Recommendation:

1. The site has a history of commercial uses and is appropriately situated for commercial development.

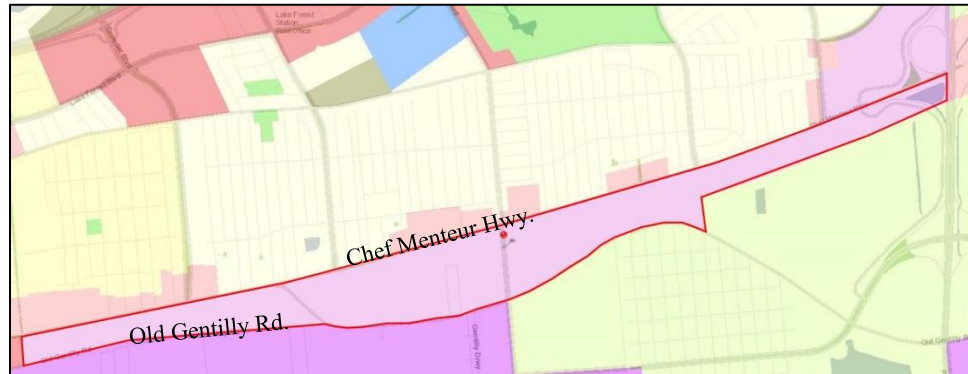
Request number: PD-09-06

Applicant: Councilmember Gray

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

Location: The petitioned properties are multiple properties are bounded by Michoud Boulevard, Chef Menteur Highway, and Old Gentilly Road.

FLUM Map:



Current Zoning: BIP Business-Industrial Park District

Current Land Use: Industrial facilities, vehicle repairs facilities, warehouses, sporadic instances of commercial uses and vacant land

Purpose: The applicant would like to create map amendment that is more consistent with the current land use.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 341 acres of multiple properties bounded by Michoud Boulevard, Chef Menteur Highway, and Old Gentilly Road. The predominate land use of the subject area is industrial, vacant land and small parcels of commercial at major intersections, such as a reception hall and a fast food restaurant on the corner of Read Boulevard and Chef Menteur Highway. Another instance of commercial land uses is at the intersection of Old Gentilly Road and Chef Menteur Highway where a grocery store has been newly constructed. Within any industrially zoned district, a significant amount of commercial uses are allowed without the need of a commercial zoning. In order to not create a non-conformity, some parcels are recommended for a General Commercial land use designation. They are as follows:

- 10038 Chef Menteur Highway
- 10030 Chef Menteur Highway

- 10020 Chef Menteur Highway
- 10012 Chef Menteur Highway
- 9942 Chef Menteur Highway
- 9940 Chef Menteur Highway
- 9938 Chef Menteur Highway
- 9934 Chef Menteur Highway



Surrounding Land Use Trends: The area adjacent to the multiple subject properties includes other warehouse facilities and industrial uses as well as vacant land. The surrounding area is significantly underdeveloped. The existing and historic land use pattern in this portion of New Orleans East is predominantly industrial uses.

Surrounding FLUM Designations: The site is surrounded by a developed Industrial FLUM designations. Directly adjacent to the site on the north side of Chef Menteur Highway is a Neighborhood Commercial FLUM designation. There is a Planned Development Area FLUM designation to the west of the subject site.

Impacts: The impact of the proposed FLUM designation of Industrial of the subject site would generally align with the current land use. However, a large reception hall at the intersection with Read Blvd. would not be among the uses allowed in an Industrial designation and should instead be designated as General Commercial along with surrounding vacant lots and another commercial site to create a commercial node.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Industrial**. The modified approval shall include select properties to change to **General Commercial**. Those modified properties are as follows, according to their respective municipal address:

- 10030 Chef Menteur Highway
- 10020 Chef Menteur Highway
- 10012 Chef Menteur Highway
- 9942 Chef Menteur Highway
- 9940 Chef Menteur Highway
- 9938 Chef Menteur Highway
- 9934 Chef Menteur Highway

Reason for Recommendation:

1. The surrounding area south of Chef Menteur Highway has an industrial development pattern.
2. Many commercial uses are still allowed within the Industrial designation.

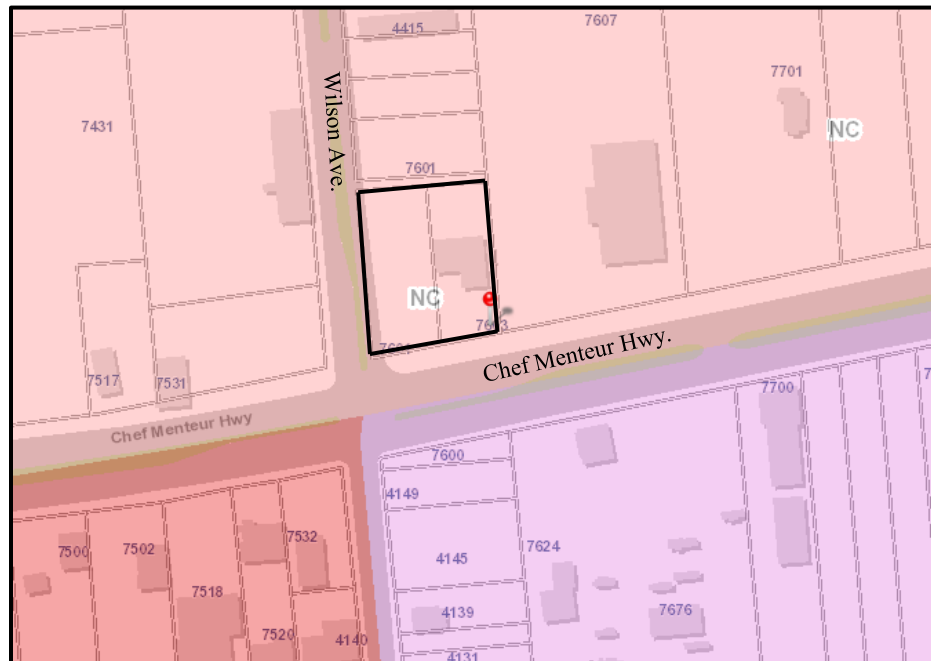
Request number: PD-09-07

Applicant: Councilmember Gray

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

Location: The petitioned property is located on Orangedale Square 1 Front Portion Lots 26 through 31 and 33, Square 1, in the Third Municipal District. The municipal address is 7603 Chef Menteur highway.

FLUM Map:



Current Zoning: LI Light Industrial

Current Land Use: Vehicle repair facility; New Orleans East Tires, Inc.

Purpose: The proposed designation would be consistent with the current land use.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 14,250 square foot property located at 7603 Chef Menteur Highway between Wilson Avenue and Werner Drive in New Orleans East. Currently, the site is a vehicle repair facility.

Surrounding Land Use Trends: The area around the subject property includes an assortment of uses which include restaurants, other commercial uses, and a number of vehicle repair facilities, industrial uses, and vacant lots with occasional single- and two-family residences. The existing and

historic land use pattern in this portion of Chef Menteur Highway in New Orleans East are industrial and commercial uses.

Surrounding FLUM Designations: The north side of Chef Menteur Highway in the subject area is designated with a Neighborhood Commercial FLUM designation.

Impacts: The request would allow the continued use and potential expansion of a vehicle repair facility.

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

Reason for Recommendation:

1. The subject site is zoned light industrial and the new FLUM designation of Industrial would be consistent with the zoning district and current land use.

Request number: PD-09-08

Applicant: Councilmember Gray

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

Location: The petitioned property is located on Section 7, Grove 2, in the Third Municipal District. The municipal address is 10250 Hayne Boulevard.

FLUM Map:



Current Zoning: Suburban Multi-Family Residential District

Current Land Use: Office

Purpose: The proposed designation would be consistent with the site's history of commercial use as an office.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 5 acres or 220,828 square feet of multiple properties bounded by Hayne Boulevard, Read Boulevard, Lacomb Street and Curran Road in New Orleans East.

Surrounding Land Use Trends: The area adjacent to the subject property includes single-family dwellings, a significant amount of multi-family dwellings and vacant lots. The existing and historic land use pattern in this portion of New Orleans East are predominantly residential uses, especially within the immediate surrounding area.

Surrounding FLUM Designations: The site is located in a Suburban Multi-Family Residential District with a Residential Multi-Family Post-War FLUM Designation. The immediate surrounding properties area also in a Suburban Multi-Family Residential District and Suburban Single-Family Residential District. All surrounding FLUM designations are residential. There are numerous other pockets of Neighborhood Commercial along Hayne Boulevard.

Impacts: The designation of neighborhood commercial will allow for the continued use of an office on the subject site.

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

Reason for Recommendation:

1. The subject site is a commercial use.
2. There are numerous other pockets of neighborhood commercial along Hayne Boulevard.

Request Number: PD 09-09

Applicant: City Planning Commission

Requests: Change of Future Land Use Map Designation from *Parkland and Open Space to Residential Single-Family Post-War*

Location: **PD 09-09:** The petitioned property is located on Square N North Kenilworth, Lots 1 and 2 in the Third Municipal District. The property is bounded Curran Road, Meyn Street, Benson Street and Aberdeen Road. The municipal address is 8500 Curran Road.

FLUM Map: **PD 09-09:**



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: School site

Purpose: City Planning Commission found that the subject site is designated as “parkland and open space” despite its use by the Orleans Parish School Board as a school site. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate this property as parkland, which denies the owner of any development right.

Staff Analysis: *Site Description & Land Use:* The site is currently vacant.

Surrounding Land Use Trends: The land uses around the subject sites include a City-owned park, single and two-family residences.

Surrounding FLUM Designations: The site is adjacent to *Residential Low Density Post-War*, *Residential Single-Family Post War*, and *Parkland and Open Space*.

Surrounding Zoning Designations: Surrounding the subject site are *S-RS Suburban Single-Family Residential Districts*, *S-RD Suburban Two-Family Residential Districts* and a *Neighborhood Open Space District*.

Impacts: The proposed designation would allow for school development at the site.

Recommendation: **Approval** of the change from *Parkland and Open Space* to *Residential Single Family Post War*

**Reason for
Recommendation:**

1. The designation of Orleans Parish School Board property as parkland, would not be consistent with school development at the site.

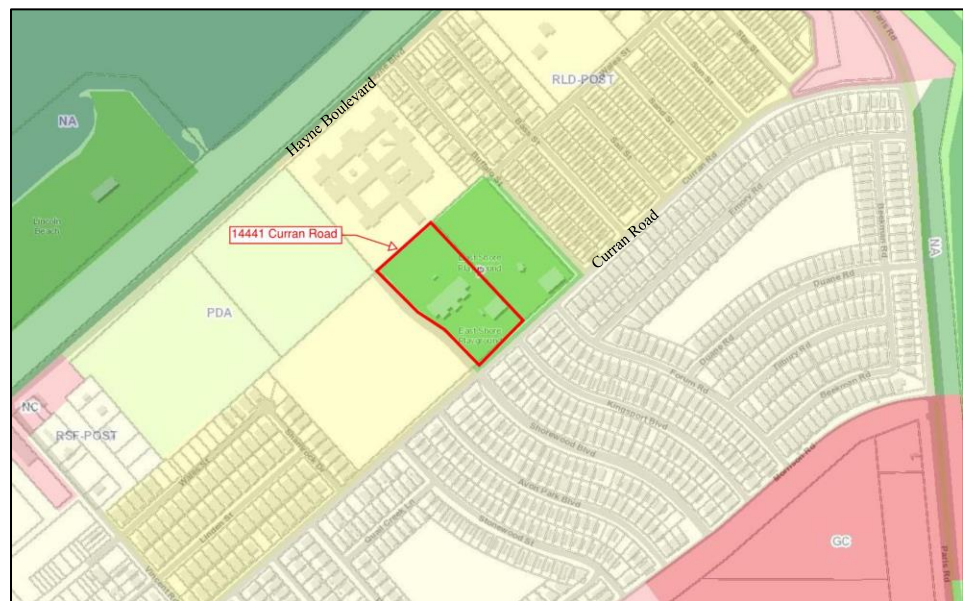
Request Number: PD 09-10

Applicant: City Planning Commission

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

Location: The petitioned property is located on Sec. 2, Lot G, in the Third Municipal District. The property is bounded by Curran Road, Hayne Boulevard, Shamrock Drive and Buffalo Street. The municipal address is 14441 Curran Road.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Head Start Center

Purpose: City Planning Commission found that the subject sites are designated as Parkland and Open Space despite being owned by the Orleans Parish School Board and operated as a Head Start Center. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. The designation as Parkland and Open Space is not consistent with the use.

Staff Analysis: *Site Description & Land Use:* The site is currently a Head Start Center

Surrounding Land Use Trends: The land uses around the subject site include single and two-family residences and a City-owned park.

Surrounding FLUM Designations: The sites is adjacent to *Residential Low Density Post-War, Residential Single-Family Post War, and Parkland and Open Space.*

Surrounding Zoning Designations: Surrounding the subject site are *OS-N Neighborhood Open Space, S-RS Suburban Single-Family Residential Districts* and *S-RD Suburban Two-Family Residential Districts.*

Impacts: The proposed designation would accommodate the continued use of the property as a community facility and should not impact the area.

Recommendation: **Approval** of the change from Parkland and Open Space to *Residential Low Density Post-War*

Reason for Recommendation:

1. The designation of the site as Parkland and Open Space is inconsistent with the use.

Request number: PD 09-11

Applicant: City Planning Commission

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

Location: The petitioned properties are multiple lots located on LKFT AP0, in the Third Municipal District. The property is bounded by Stars and Striped Boulevard and Lake Pontchartrain. The municipal addresses is 1 Stars and Stripes Boulevard.

FLUM Map:



Current Zoning: MI Maritime Industrial District

Current Land Use: New Orleans Lakefront Airport

Purpose: The Transportation FLUM is proposed for deletion.

Staff Analysis: *Site Description & Land Use:* The subject site is approximately 449 acres bounded by Stars and Striped Boulevard and Lake Ponchartrain in New Orleans East.

Surrounding Land Use Trends: Industrial, commercial, single and two-family residential structures are on the southern side of the levee. The adjacent marina is the only other land use on the lake side of the levee. The City Planning Commission 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 other appropriate designations.

Surrounding FLUM Designations: Directly adjacent to the subject site are General Commercial, Neighborhood Commercial, Residential Low Density Port-War, and Maritime FLUM Designations. The Industrial FLUM designation is consistent with the Maritime Industrial District zoning.

Impacts: The request would not affect the continued use of an airport and the zoning designation as a Maritime Industrial District.

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

Reason for Recommendation:

1. 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.
2. The new FLUM designation of Industrial would be consistent with the current zoning district.

City Planning Commission Meeting (January 24, 2017)

Staff summarized the requests for PD-09-01 through PD-09-11

No one from the public spoke regarding the requests.

Commissioner Hughes made a motion to accept staff's recommendations for PD-09-01 through PD-09-11. Commissioner Isaacson seconded the motion, which was subsequently adopted.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD-09-01, PD-09-02, PD-09-03, PD-09-04, PD-09-05, PD-09-07, PD-09-08, PD-09-09, PD-09-10, AND PD-09-11 ARE HEREBY RECOMMENDED FOR **APPROVAL**, AND THAT PD-09-06 IS HEREBY RECOMMENDED FOR **MODIFIED APPROVAL TO INDUSTRIAL AND 10030, 10020, 10012, 9942, 9940, 9938, 9934 CHEF MENTEUR HWY TO GENERAL COMMERCIAL**. 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, Steeg, Stewart

NAYS: None

ABSENT: Duplessis, Wedberg