

**PLANNING DISTRICT 12 FUTURE LAND USE MAP AMENDMENT REQUESTS
Staff Report**

Request number: PD 12 – 01-A to M

Applicant: Councilmember Ramsey

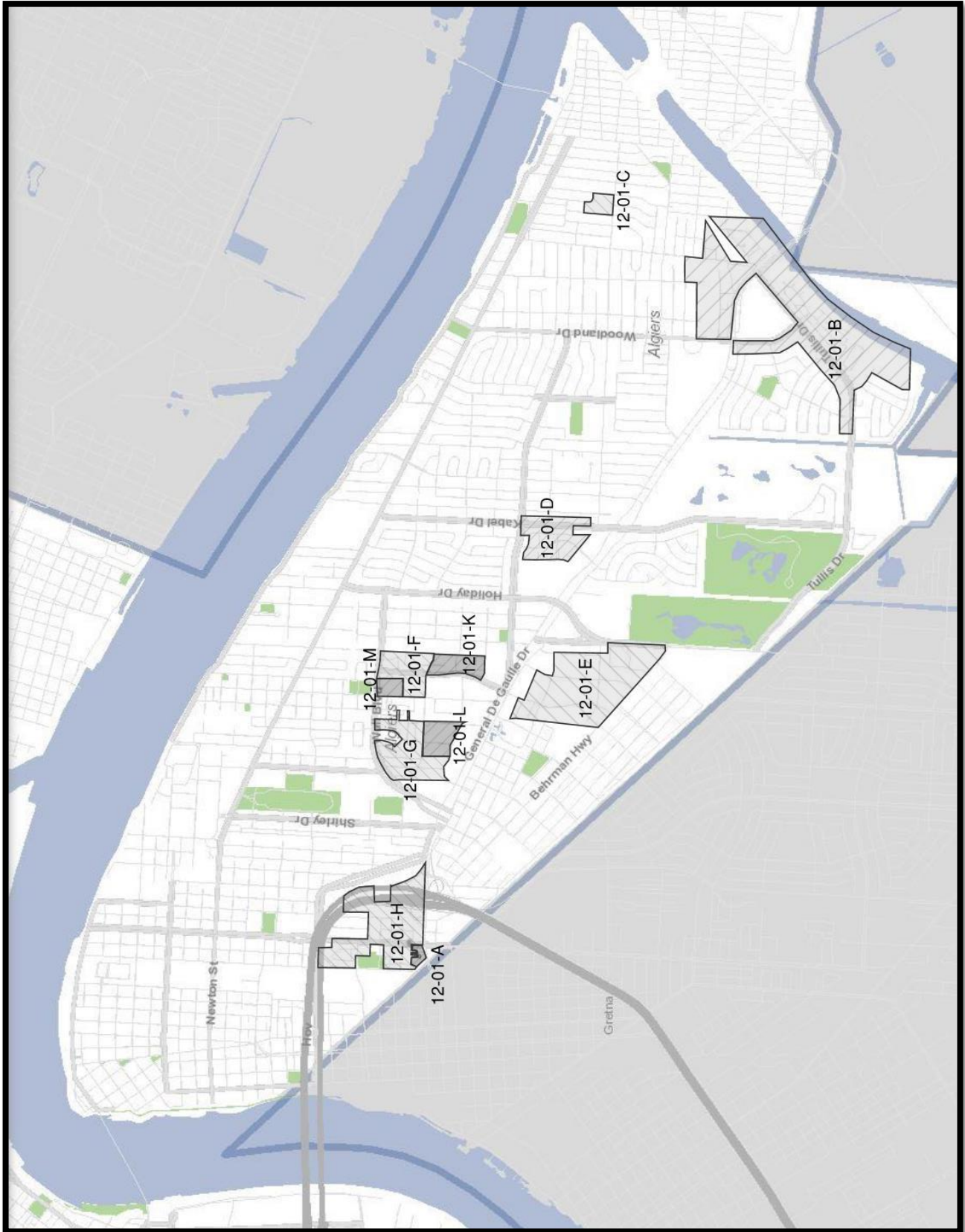
Council District: C

Request: *Change of Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density*

Location: All properties designated RMF-POST in Planning District 12

PD 12 – 01 A through M		
In Planning District 12, in the Fifth Municipal District, change the Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density.		
FLUM Amendment <i>(See map for location)</i>	Current Zoning	Current Land Use
PD 12 – 01-A	HU-RM1 Historic Urban Multi-Family Residential	Vacant land
PD 12 – 01-B	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential
PD 12 – 01-C	S-RM1 Suburban Multi-Family Residential	Multi-Family Residential
PD 12 – 01-D	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential
PD 12 – 01-E	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential
PD 12 – 01-F	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential
PD 12 – 01-G	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential; neighborhood services such as places of worship and educational facilities
PD 12 – 01-H	S-RM1 Suburban Multi-Family Residential	Single-, Two-, and Multi-Family Residential; neighborhood services such as places of worship and educational facilities
PD 12 – 01-I	[This letter not used to describe an area]	
PD 12 – 01-J	[This letter not used to describe an area]	
PD 12 – 01-K	S-MU Suburban Neighborhood Mixed-Use	Multi-Family Residential
PD 12 – 01-L	S-MU Suburban Neighborhood Mixed-Use	Multi-Family Residential
PD 12 – 01-M	S-MU Suburban Neighborhood Mixed-Use	Vacant land

FLUM Map:



Purpose: To encourage redevelopment of large blighted properties into livable, walkable mixed-use neighborhood hubs with strategically located higher density nodes and appropriate infill development; to encourage redevelopment of town centers; and to create centers of critical mass that can support enhanced public transportation; and to diversify the city’s housing stock to appeal to a new generation of city dwellers, as discussed in the housing section of Chapter 5.

Staff Analysis: The goals and characteristics of the current FLUM designation for these properties are as follows:

RMF-POST Residential Multi-Family Post-War

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

Range of Uses: Mixed single- and two-family units, and multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed.

Development Character: Maximum of 36 units/acre. Design guidelines and landscaping requirements required to encourage walkability and allow for proper transition to surrounding single-family and low density neighborhoods.

Planning District 12 is currently suburban in nature, with several major transportation arterials connecting neighborhoods to commercial centers. In this Land Use designation, the Master Plan allows for mixed-use developments with housing above the ground floor, prioritizes the location of multi-family or mixed use developments at or near these transportation arterials, and encourages walkability.

The multiple locations with an RMF-Post War designation are generally at locations served by transit and in close proximity to mixed use or commercial zoning districts. Unfortunately, many of these mixed use and commercial districts are not fully developed and the commercial services may be more oriented to the needs of commuters along General DeGaulle Drive. There has been little development in the RMF-Post War areas since the adoption of the new Comprehensive Zoning Ordinance in 2015 and thus little opportunity to improve the design of the multi-family residential areas. Over time, the design regulations of the CZO would improve these areas as new developments are constructed.

Without a market analysis, it is difficult to know whether additional mixed use districts are viable in Algiers. There is some risk in changing all of the designations of RMF-Post to Mixed Use High Density or other mixed use FLUM categories because stand-alone commercial developments could displace residential opportunities in these areas which are so well-suited for multi-family residential. However, there are large areas of under-developed or vacant properties which grant the opportunity to make some changes while still preserving large multi-family districts. CPC staff recommends some of the areas be designated as mixed use designations based on their location and proximity to commercial uses. There are also options currently within the Comprehensive Zoning Ordinance to modify the development regulations and requirements in these areas. First, the S-MU Suburban Mixed Use District provides the opportunity for ground-floor, neighborhood-serving commercial uses while requiring multi-family uses as part of any lot's development. The S-MU District was created for the RMF-Post FLUM category, which already allows for ground floor, neighborhood-serving commercial uses. Secondly, to address design issues of the multi-family areas, design-review overlay districts exist which could be extended to the adjacent multi-family residential areas, thereby ensuring a higher level of review for all projects.

The Algiers renaissance plan, with a market analysis, to be conducted in 2017, will assist with evaluating the viability and opportunities for development in Algiers. This plan should then form the basis for recommendations to further modify the Future Land Use Map, zoning districts, and design standards.

PD 12 – 01 A through M			
In Planning District 12, in the Fifth Municipal District, change the Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density.			
FLUM Amendment <i>(See map for location)</i>	Analysis	Recommendation	Reasons for Recommendation
PD 12 – 01-A	Recommend FLUM designation change to MUL Mixed Use Low Density	Modified Approval	Undeveloped property with proximity to major streets and transit, is adjacent to commercial uses, and has a central location.
PD 12 – 01-B	Recommend FLUM designation remain RMF-POST	Denial	The property is already fully developed.
PD 12 – 01-C	Recommend FLUM designation remain RMF-POST	Denial	The property is already partially developed and the district is only a small portion of a square that is already developed with single-family residential.

PD 12 – 01 A through M

In Planning District 12, in the Fifth Municipal District, change the Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density.

FLUM Amendment <i>(See map for location)</i>	Analysis	Recommendation	Reasons for Recommendation
PD 12 – 01-D	Recommend FLUM designation remain RMF-POST	Denial	The property is already fully developed.
PD 12 – 01-E	Recommend FLUM designation remain RMF-POST	Denial	The multi-family district forms a logical transition from the single family district to the general commercial district and the streets form a sensible boundary for the FLUM designation. Only a portion of this area has frontage on a major street and that portion is already developed with Woldenberg Village.
PD 12 – 01-F	Recommend FLUM designation remain RMF-POST	Denial	The property is already fully developed.
PD 12 – 01-G	Recommend FLUM designation change for the portion of the proposed site that is south of Vespasian St. to MUM Mixed Use Medium Density.	Modified Approval	<p>The area south of Vespasian St. is a partially developed property with proximity to major streets and transit, is adjacent to commercial uses, has a central location, and is close to the CBD.</p> <p>The area north of Vespasian St. is mostly developed, with only a small portion of vacant land.</p>
PD 12 – 01-H	Recommend FLUM designation change for the portion of the proposed site that is between Semmes St and the existing MUL district to MUL Mixed Use Low Density	Modified Approval	<p>The portion recommended for approval is a property with proximity to major streets and transit, is adjacent to an existing MUL Mixed Used Low Density FLUM designation, and could provide services for nearby residential uses. As a school site, it may be suitable for mixed use in the future.</p> <p>The remaining portion is fully developed by HANO with no plans for mixed use.</p>
PD 12 – 01-I	[This letter not used to describe an area]		
PD 12 – 01-J	[This letter not used to describe an area]		
PD 12 – 01-K	Recommend FLUM designation change to MUM Mixed Use Medium Density	Modified Approval	Partially developed property with proximity to major streets and transit, is adjacent to commercial uses, and has a central location.

PD 12 – 01 A through M

In Planning District 12, in the Fifth Municipal District, change the Future Land Use Map Designation from RMF-POST Residential Multi-Family Post-War to MUH Mixed Use High Density.

FLUM Amendment <i>(See map for location)</i>	Analysis	Recommendation	Reasons for Recommendation
PD 12 – 01-L	Recommend FLUM designation change to MUM Mixed Use Medium Density	Modified Approval	Site with proximity to major streets and transit, is adjacent to commercial uses, and has a central location.
PD 12 – 01-M	Recommend FLUM designation change to MUM Mixed Use Low Density	Modified Approval	Smaller, undeveloped property with proximity to major streets and transit.

Request number: PD 12 – 02

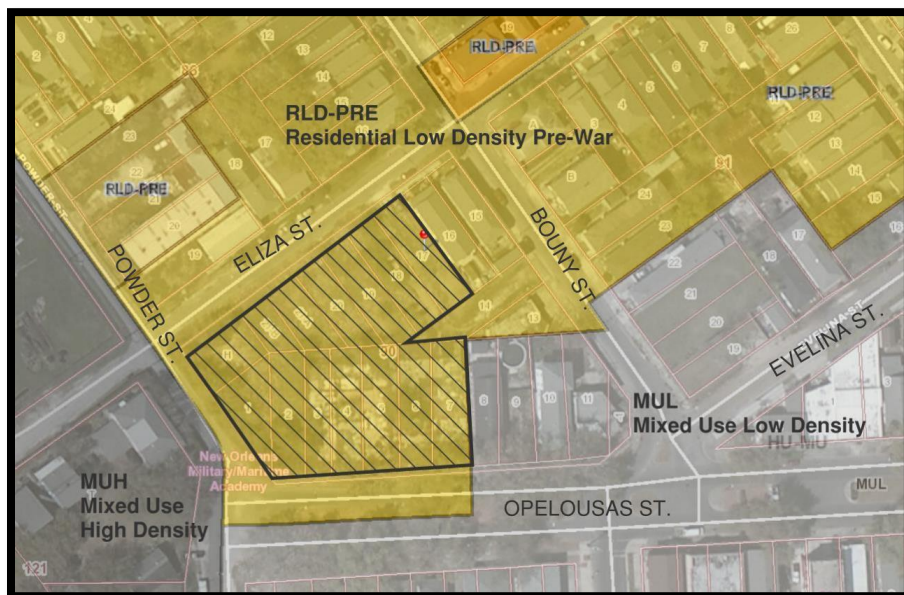
Applicant: Councilmember Ramsey

Council District: C

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

Location: Square 90, Lots 1-7, 21A, 21B, 17-19, bounded by Opelousas Ave., Bounty St., Powder St., and Eliza St. Municipal Addresses are 310 Opelousas Ave., 211 Eliza St, 213-215 Eliza St, 217-223 Eliza St, 227 Eliza St, 233 Eliza St.

FLUM Map:



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

Current Land Use: Vacant Land

Purpose: The proposed designation would allow the site to be developed as a commercial use while maintaining residential development opportunities.

Staff Analysis: *Site Description & Land Use:* Subject site is located on the west bank of New Orleans and occupies a portion of Square 90, in the Fifth Municipal District. The lots are currently vacant and partially vegetated, although Lots 2-7 appear to be improved with old concrete slabs. The Orleans Parish 1937-1951 Sanborn Maps show that the site was historically developed with both two-family residences and a medical hospital and clinic.

Surrounding Land Use Trends: The immediate vicinity around the subject property includes mostly single- and two-family residences, but there are several parcels that are undeveloped, some of which are fully vegetated with shrubs and small trees. One block to the west of the site is the Mississippi River Trail and the Mississippi River



Surrounding FLUM Designations: The site is located in an RLD-PRE Residential Low Density Pre-War FLUM designation that, in this area, corresponds to an HU-RD2 Historic Urban Two-Family Residential Zoning

District. The area along Opelousas St., which runs perpendicular to the river, and Brooklyn Ave., which runs parallel to the river, is a linear corridor with a MUL Mixed Use Low Density FLUM designation. Across Brooklyn Ave. to the west is an MUH Mixed Use High Density designation that separates the residential areas from the Mississippi River, located one block to the west of the site. The batture area is designated as IND Industrial and zoned as Maritime Industrial.

Impacts: The request to change the FLUM designation to MUL Mixed Use Low Density would be consistent along Opelousas Ave. This would allow the property owner to the same development rights as similarly situated properties in the area and would restore commercial and mixed-use development opportunities that were formerly granted to the site.

Recommendation: **Approval** of the FLUM designation change to MUL Mixed Use Low Density

Reason for Recommendation:

1. The site has a history of commercial use, and nearby portions of Opelousas St. are designated as MUL Mixed Use Low Density.

Request number: PD 12 – 03

Applicant: Councilmember Ramsey

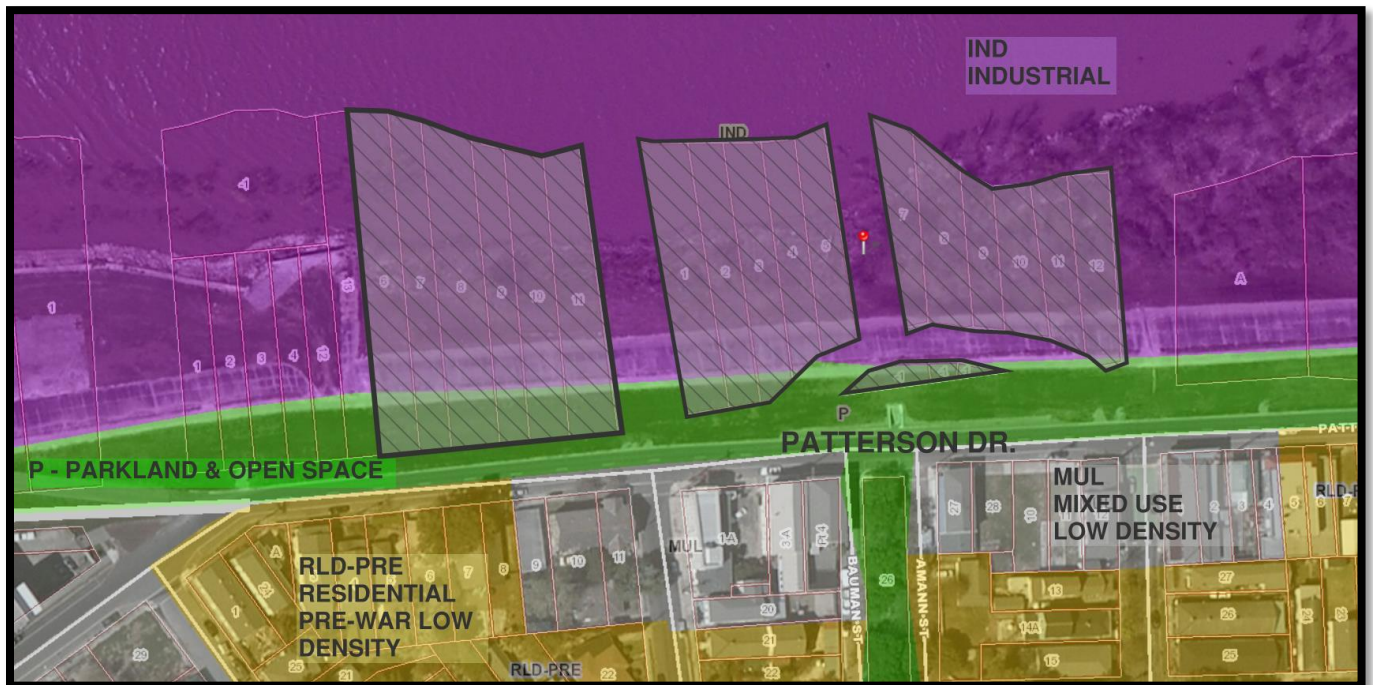
Council District: C

Request: *Change of Future Land Use Map Designation from IND Industrial to P Parkland and Open Space*

Location: City owned properties on the batture designated Industrial in Planning District 12

FLUM

Map:



Current Zoning: OS-N Neighborhood Open Space

Current Land Use: Vacant batture area

Purpose: Identify the area as public open space.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of twenty lots that are located on the west bank of New Orleans in the batture, or the area between the levee and the Mississippi River, and are owned by the City of New Orleans. The lots encompass portions of the Mississippi River Trail

Surrounding Land Use Trends: The subject lots are located between Patterson Rd and the Mississippi River in Algiers Point. Patterson Rd. follows the Mississippi River from Algiers Point near the ferry terminal, downriver through Federal City, and ends at the Intercoastal Waterway just before English Turn. The levee with the Mississippi River Trail is located on the northeast side of Patterson Dr., while a mix of residential and commercial uses are located on the southwest side.



Surrounding FLUM Designations: The batture is designated as IND Industrial while the levee with the Mississippi River Trail is designated as P Parkland and Open Space. The residential area on the southern side of Patterson Dr. is largely designated as RLD-PRE Residential Pre-War Low Density, with pockets of MUL Mixed Use Low Density designations.

Impacts: The request to change the Future Land Use Map Designation from IND Industrial to P Parkland and Open Space would protect the area as a public open space resource

Recommendation: **Approval** of the FLUM designation change to P Parkland and Open Space

Reason for Recommendation:

1. The subject site between Patterson Rd. and the River is owned by the City of New Orleans. There are no development plans.

Request number: PD 12 – 04

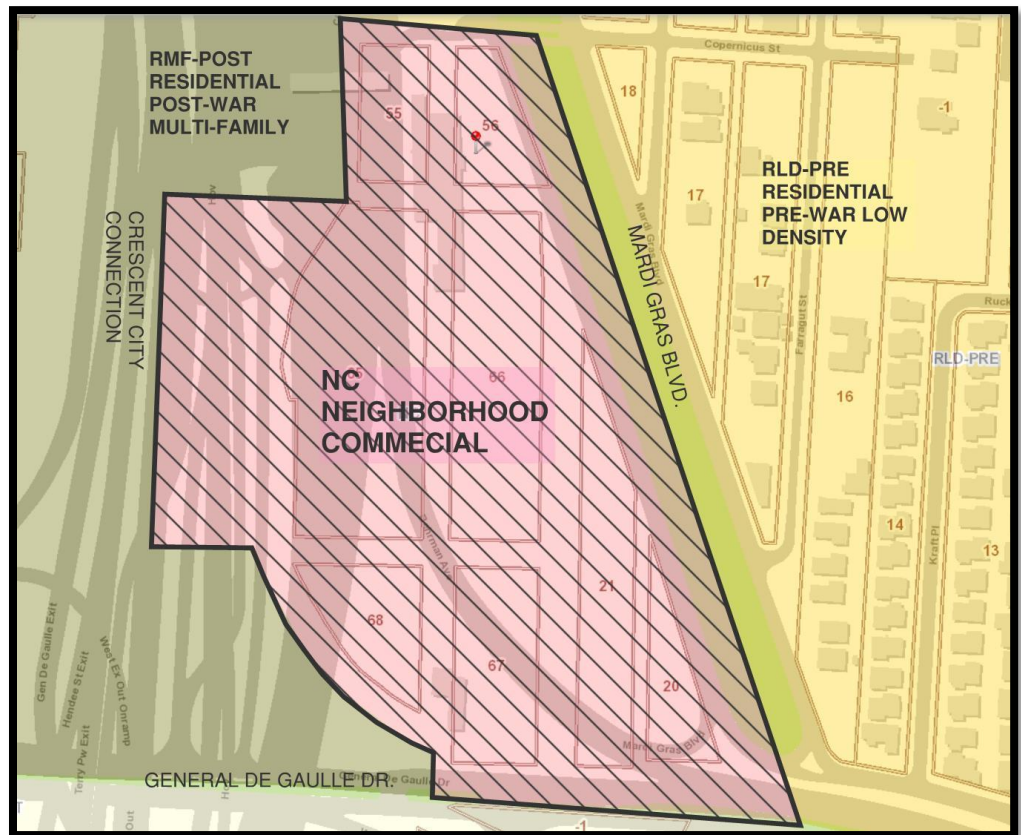
Applicant: City Planning Commission

Council District: C

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

Location: All property designated NC Neighborhood Commercial by the FLUM and which are bounded by Mardi Gras Blvd, General de Gaulle Dr., and the Crescent City Connection.

FLUM Map:



Current Zoning: S-B1 Suburban Business District

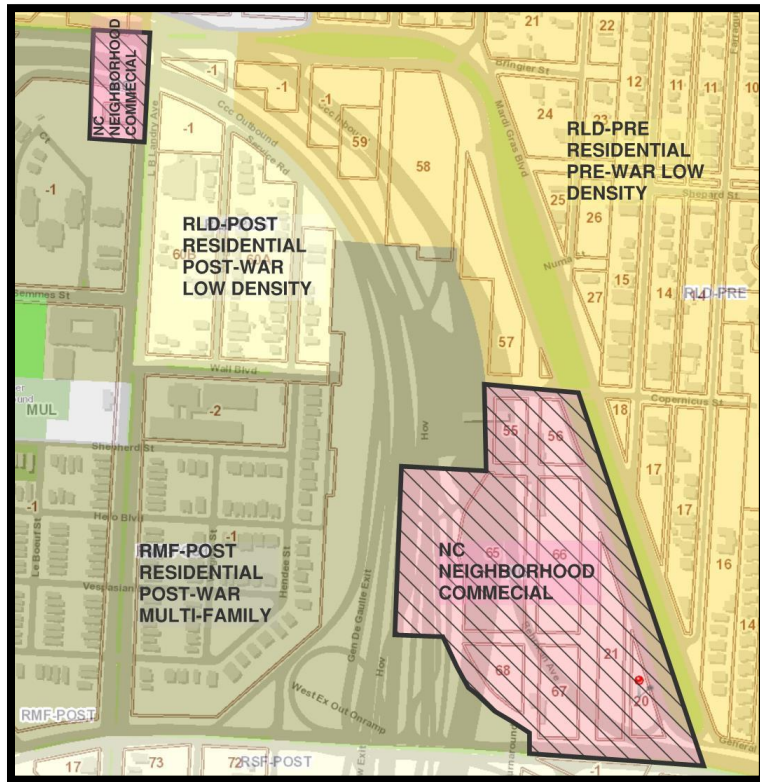
Current Land Use: DOTD offices and vacant, undeveloped land

Purpose: Allow development or re-development of site as general commercial

Staff Analysis: *Site Description & Land Use:* The northern tip of the site is currently improved with a Louisiana Department of Transportation building

Surrounding Land Use Trends: Although the larger areas surrounding the subject site are zoned for residential uses and are characterized by single-, two- and multi-family residences, the site is separated from these uses by Mardi Gras Blvd, General de Gaulle Dr., and the Crescent City Connection. These large transportation corridors act as real and perceived obstacles and buffers that also make the site appropriate for more intensive commercial development.

Surrounding FLUM Designations: Across Mardi Gras Blvd and to the west of the subject site is a large area designated as RLD-PRE Residential Pre-War Low Density. Across the Crescent City Connection to the east of the subject site is a large RMF-POST Residential Post-War Multi-Family area. To the south, across General De Gaulle Dr., is an area designated as RLD-POST Residential Post-War Low Density.



Impacts: The request to change the Future Land Use designation of the subject site from NC Neighborhood Commercial to GC General Commercial would open an array of opportunities for development or redevelopment. The site is currently bounded by three major transportation arterials with large traffic volumes moving at high speeds. This has the net effect of preventing the casual car or pedestrian activity which is required to support neighborhood businesses. A more intensive commercial designation would allow the site to be developed as a destination commercial center. The minor increase in traffic that may be generated if

the site is developed as a general commercial use would be easily absorbed by the transportation corridors.

Recommendation: **Approval** of the FLUM designation change to **GC General Commercial**

Reason for Recommendation:

1. Current designation as NC Neighborhood Commercial is not viable given that the site is hemmed in by elevated expressways and major roads, thereby preventing casual access from the surrounding neighborhoods.
2. GC General Commercial FLUM designation would allow commercial uses that are more compatible with the immediate vicinity to be developed.

Request number: PD 12 – 05

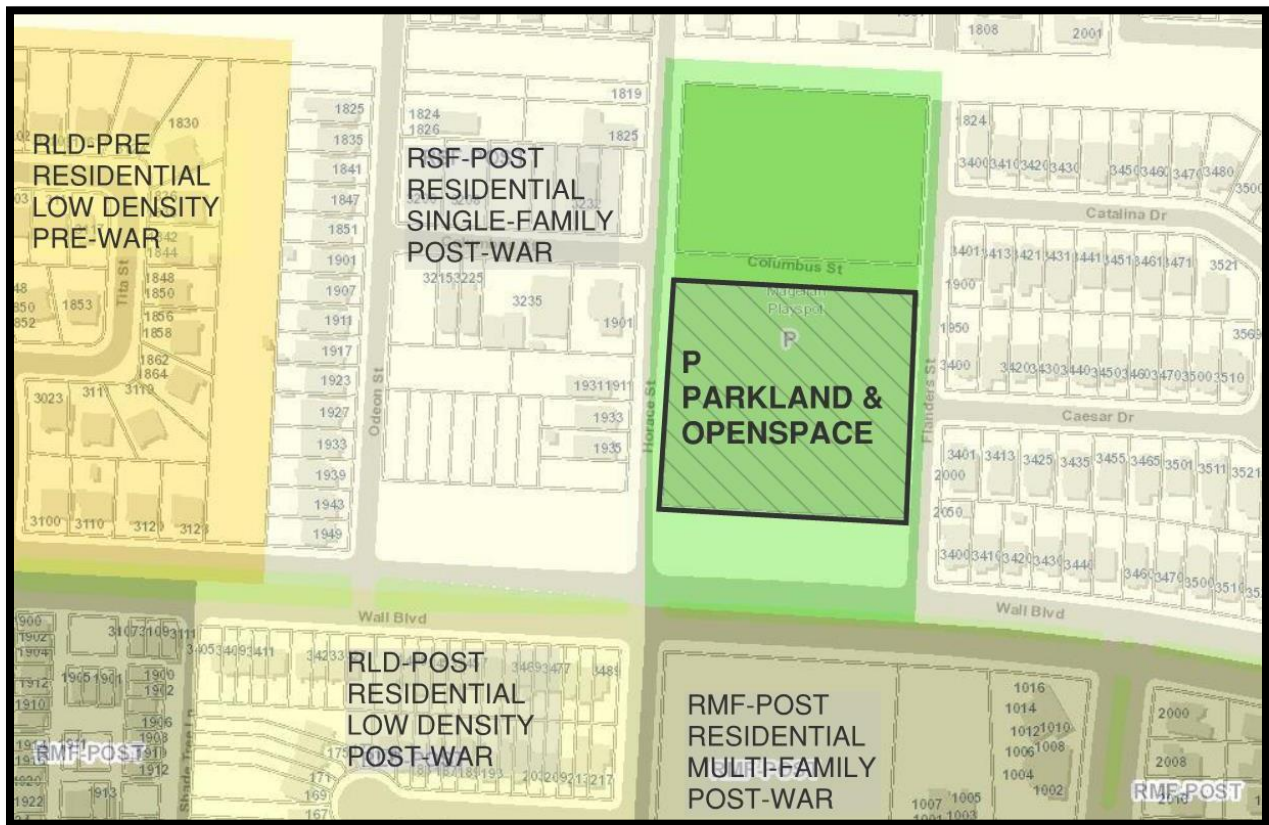
Applicant: Mayor’s Office

Council District: C

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

Location: Undesignated lot, Square 22, in the Fifth Municipal District, bounded by Wall Blvd., Horace St., Columbus St. Extension, and Flanders St.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Vacant/Undeveloped

Purpose: Subject site is proposed for the co-location of a new NOFD Station 33/40 for the 8th District and new NOPD facility in the 4th District.

Staff Analysis: *Site Description & Land Use:* The subject site is the front portion of a parcel of land owned by the City of New Orleans. The property, called Magellan

Playground, is located at the intersection of Flanders Street and Wall Boulevard on the West Bank of New Orleans. Although the site has a name, it is not a developed playground and is currently densely vegetated and overgrown with shrubs and small trees.

Surrounding Land Use Trends: The immediate vicinity around the subject property includes mostly single- and two-family residences, but there are several parcels that are undeveloped, some of which are fully vegetated with shrubs and small trees.



Surrounding FLUM Designations: The site is located in an RSF-POST Residential Single-Family Post-War FLUM designation that, in this area, corresponds to an S-RS Suburban Single-Family Residential District. The site is located across the street from an area designated as RMF-POST Residential Multi-Family Post-War Land and diagonally across from an area designated as RLD-POST Residential Low Density Post-War.

Impacts: The request to change the FLUM designation from P Parkland and Open Space to RSF-POST Residential Single-Family Post-War is for the purpose of facilitating the co-location of a new NOFD Station 33/40 for the 8th District and new NOPD facility in the 4th District. The RSF-POST Residential Single-Family Post-War Designation would allow the development of single-family housing as well as limited other uses, including Public Works and Safety Facilities.

Staff believes that the central location and proximity to major roads provides a good location for necessary city services. Additionally, given that the FLUM Amendment request is only for a portion of the existing

parcel, the large remaining space would still be available for development as a park in the future.

Recommendation: **Approval** of the FLUM designation change to **RSF-POST Residential Single-Family Post-War**

Reason for Recommendation:

1. The parcel would be part of a larger RSF-POST Residential Single-Family Post-War FLUM designation.
2. The remainder of Magellan Playground would remain available for development as a park in the future.
3. The subject site is an appropriate, centralized location for both fire and police services.

Request number: PD 12 – 06

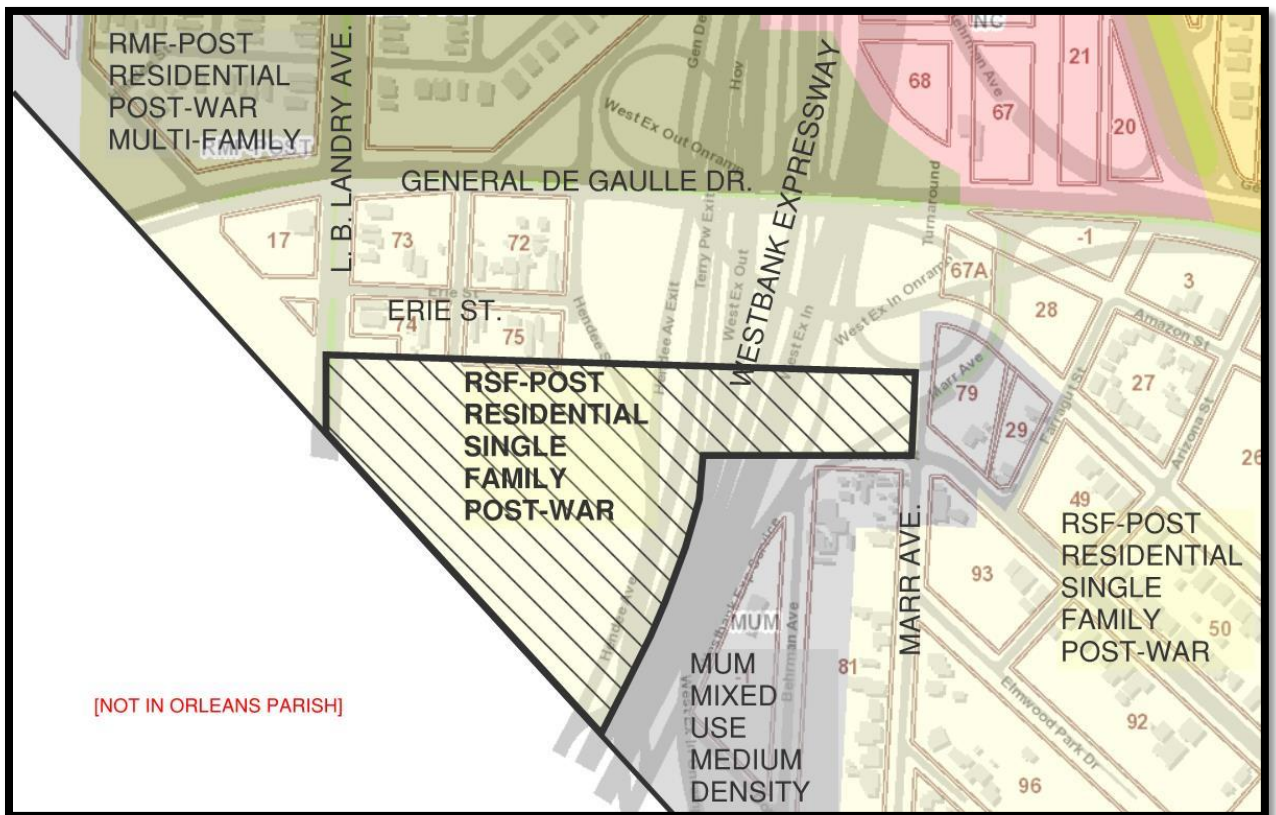
Applicant: City Planning Commission

Council District: C

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

Location: Hendee Incinerator Site. The entirety of Squares 74 and 75 in the Fifth Municipal District, and undesignated portions of land bounded by LB Landry, JP Line, WestBank Exp, rear property lines of lots fronting on Erie street, and a continuation of said line to Marr Avenue, and Marr Avenue.

FLUM Map:



Current Zoning: S-RS Suburban Single Family Residential District

Current Land Use: Decommissioned and vacant heavy industrial use.

Purpose: Allow the sale and redevelopment of the former Hendee Incinerator site and former Algiers Transfer Station.

Staff Analysis:

Site Description & Land Use: The subject site encompasses approximately twenty (20) acres and includes the nearly five and one half (5.5) acres that is the former city-owned Hendee Incinerator Site. The Hendee Incinerator was vacant from 1974 when it was closed to comply with the Federal Clean Air Act until it was demolished in 2015, but was used as the Algiers Transfer Station until 1993. Outside of the former incinerator and waste transfer station site, the remainder of the subject site is largely vacant.

Surrounding Land Use Trends: The subject site is located on the border between Orleans Parish and Jefferson Parish. Within Orleans Parish, the site is bounded by L. B. Landry Ave., Erie St., the Marr Ave. Ext. and the Westbank Expressway. The Jefferson Parish boundary makes up the southern edge of the site. Across the Westbank Expressway to the east of the site is a large area zoned as mixed-use and developed with single- and two-family residences and several medium sized commercial outlets. The northern boundary of the site is the rear property lines of the residences that front on Erie St. Erie St. forms the southern border of a small enclave of single- and two-family residences that is bounded by Erie St., Hendee St., and General De Gaulle. This neighborhood is characterized by small streets and sidewalks on both sides of the street.



Surrounding FLUM Designations: The subject site is part of a larger FLUM designation of RSF-POST Residential Single Family Post-War that extends

from General De Gaulle Dr. to the Orleans Parish line. Immediately to the west of the site is a MUM Mixed Use Medium Density area.

Impacts: The request to change the FLUM designation from RSF-POST Residential Single-Family Post-War to GC General Commercial would allow the land to be re-developed.

Recommendation: **Approval** of the FLUM designation change to **GC General Commercial**

Reason for Recommendation:

1. The designation as GC General Commercial would allow the re-development of the site to bring it back into use.
2. Due to its history as an incinerator, the site is more attractive for commercial development.
3. Due to its proximity to the expressway, the site is well suited for GC General Commercial.

Request number: PD 12 – 07

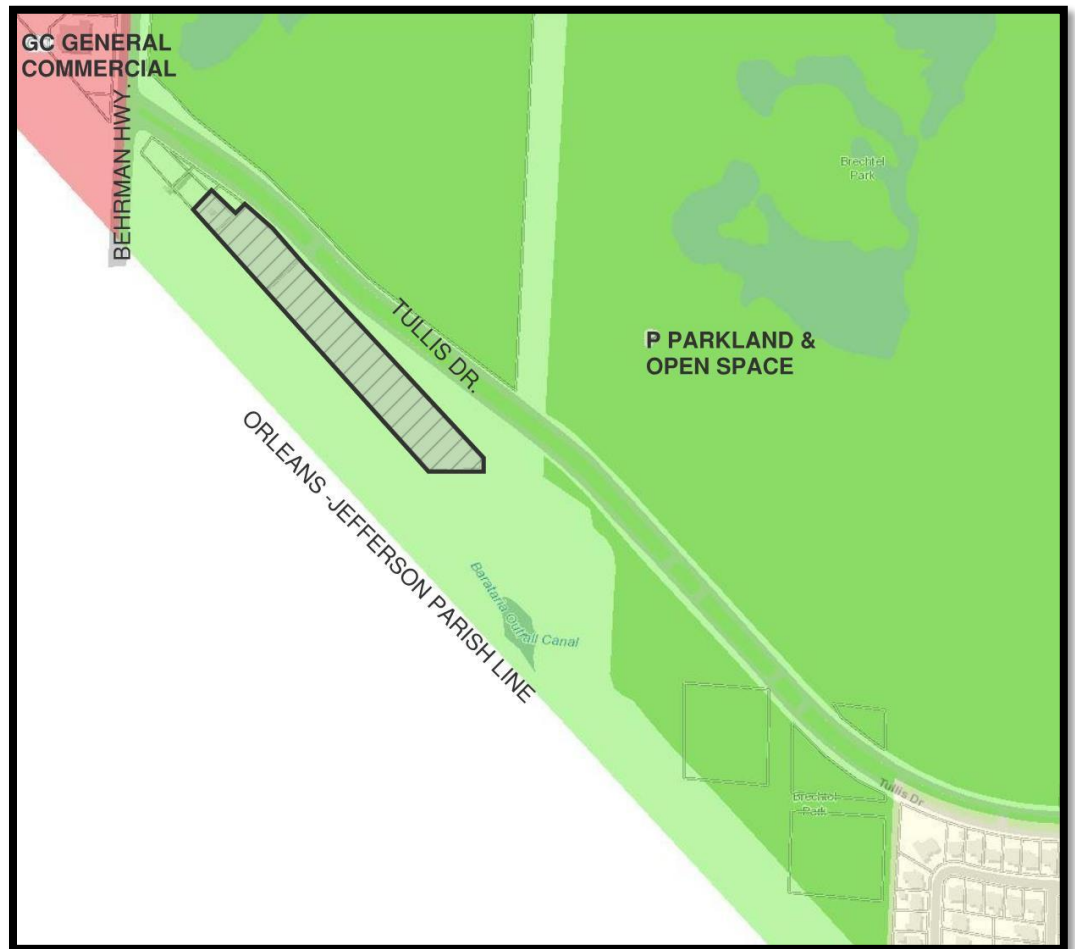
Applicant: City Planning Commission

Council District: C

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

Location: A certain portion of Elmwood Square 192, in the Fifth Municipal District, bounded by Baldwin Woods Rd. or Tullis Dr., Behrman Hwy., Parish Boundary and the continuation of Della Street. The municipal addresses include 3919 Baldwin Woods Rd., 4001 Baldwin Woods Rd., 4101 Baldwin Woods Rd.

FLUM Map:





Current Zoning: OS-R Regional Open Space

Current Land Use: Largely undeveloped with moderate vegetation including shrubs and small trees.

Purpose: 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.

Staff Analysis: *Site Description & Land Use:* Site is located on the west bank of New Orleans, along the Orleans/Jefferson Parish line, on the south side of Behrman Hwy. It is approximately four (4) acres of privately owned property and is largely undeveloped.

Surrounding Land Use Trends: The area surrounding the site that is located within Orleans Parish is zoned as an OS-R Regional Open Space District. To the north and east of the site, an area totaling approximately one hundred ten (110) acres is owned by the City of New Orleans and used as the Brechtel Memorial Park. To the east of Brechtel Park is a large golf course that is currently not in use but is owned by the City of New Orleans. To the north of the site is another park that is approximately one hundred sixteen (116) acres in size. On the west of the site is a shopping center with a Walmart Super Center and other supporting retail outlets. To the southwest, in Jefferson Parish, the area is developed as single- and two-family residences.

Surrounding FLUM Designations: The parks to the north of the site are designated as P Parkland and Open Space, the golf course to the northeast is designated as RSF-POST Residential Single-Family Post-War. The shopping center to the west is designated in the FLUM as GC General Commercial.

Impacts: The request to change the FLUM designation from P Parkland and Open Space to RSF-POST Residential Single-Family Post-War would allow the property owner the same development rights as other, similarly situated property.

Recommendation: **Approval** of the FLUM designation change to **RSF-POST Residential Single-Family Post-War**

Reason for Recommendation:

1. The parcels are privately owned and therefore RSF-POST Residential Single-Family Post-War is a more appropriate designation than public parkland.

Request number: PD 12 – 08

Applicant: City Planning Commission

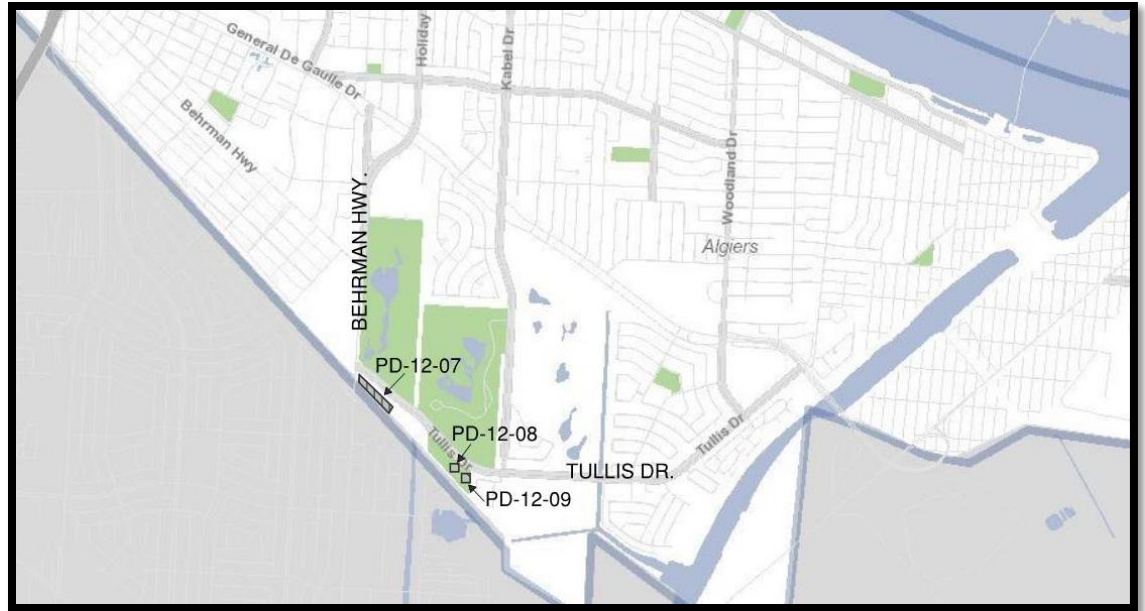
Council District: C

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

Location: A portion of land between Tullis Drive and the Orleans-Jefferson Parish line described as West N.O. Realty Tract Square 149

FLUM Map:





Current Zoning: OS-R Regional Open Space

Current Land Use: Largely undeveloped with moderate vegetation including shrubs and small trees.

Purpose: 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.

Staff Analysis: *Site Description & Land Use:* Site is located on the west bank of New Orleans, along the Orleans/Jefferson Parish line, on the south side of Behrman Hwy. It is approximately two (2) acres of privately owned property and is undeveloped.

Surrounding Land Use Trends: The area surrounding the site that is located within Orleans Parish is zoned as an OS-R Regional Open Space District. To the north and east of the site, an area totaling approximately one hundred ten (110) acres is owned by the City of New Orleans and used as the Brechtel Memorial Park. To the east of Brechtel Park is a large golf course that is currently not in use but is owned by the City of New Orleans. To the north of the site is another park that is approximately one hundred sixteen (116) acres in size. On the west of the site is a shopping center with a Walmart Super Center and other supporting retail outlets. To the southwest, in Jefferson Parish, the area is developed as single- and two-family residences.

Surrounding FLUM Designations: The parks to the north of the site are designated as P Parkland and Open Space, the golf course to the northeast is designated as RSF-POST Residential Single-Family Post-War. The shopping center to the west is designated in the FLUM as GC General Commercial.

Impacts: The request to change the FLUM designation from P Parkland and Open Space to RSF-POST Residential Single-Family Post-War would allow the property owner the same development rights as other, similarly situated property.

Recommendation: **Approval** of the FLUM designation change to **RSF-POST Residential Single-Family Post-War**

Reason for Recommendation:

1. The parcels are privately owned and therefore **RSF-POST Residential Single-Family Post-War** is a more appropriate designation than public parkland.

Request number: PD 12 – 09

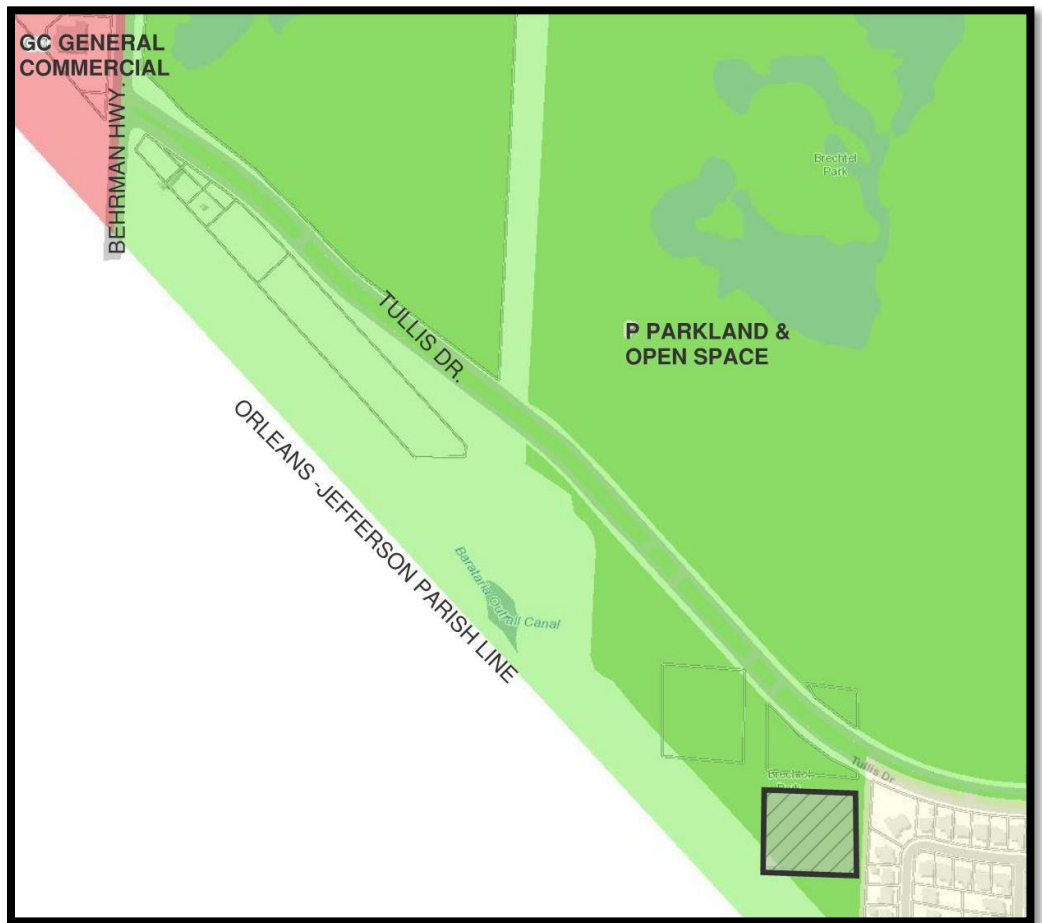
Applicant: City Planning Commission

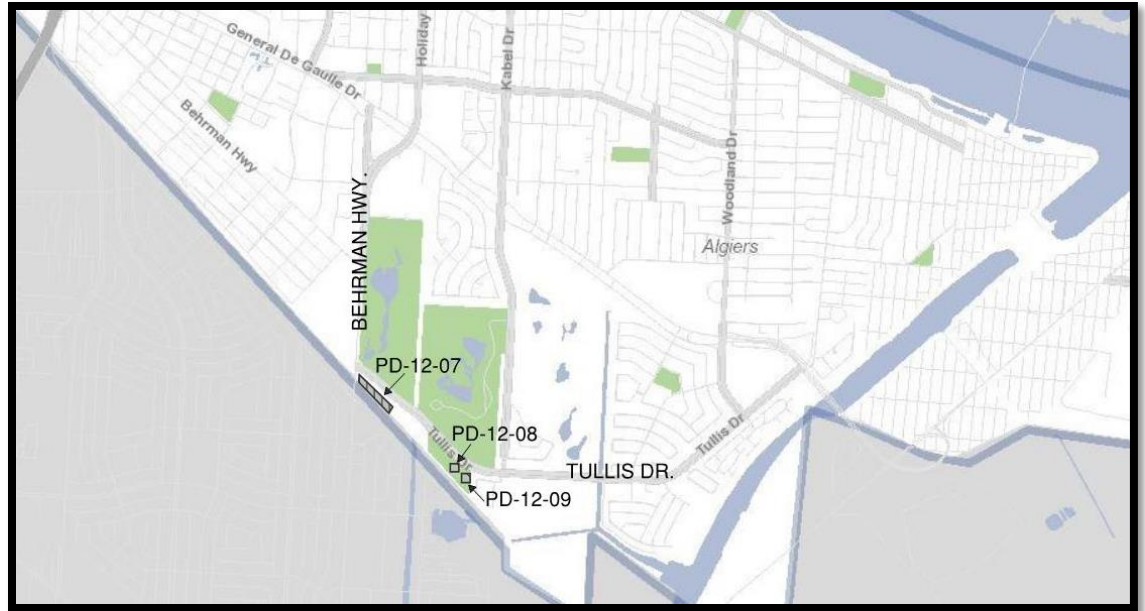
Council District: C

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

Location: A portion of land between Tullis Drive and the Orleans-Jefferson Parish line described as West N.O. Realty Tract Square 153

FLUM Map:





Current Zoning: OS-R Regional Open Space

Current Land Use: Largely undeveloped with moderate vegetation including shrubs and small trees.

Purpose: 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.

Staff Analysis: *Site Description & Land Use:* Site is located on the west bank of New Orleans, along the Orleans/Jefferson Parish line, on the south side of Behrman Hwy. It is approximately two (2) acres of privately owned property and is undeveloped.

Surrounding Land Use Trends: The area surrounding the site that is located within Orleans Parish is zoned as an OS-R Regional Open Space District. To the north and east of the site, an area totaling approximately one hundred ten (110) acres is owned by the City of New Orleans and used as the Brechtel Memorial Park. To the east of Brechtel Park is a large golf course that is currently not in use but is owned by the City of New Orleans. To the north of the site is another park that is approximately one hundred sixteen (116) acres in size. On the west of the site is a shopping center with a Walmart Super Center and other supporting retail outlets. To the southwest, in Jefferson Parish, the area is developed as single- and two-family residences.

Surrounding FLUM Designations: The parks to the north of the site are designated as P Parkland and Open Space, the golf course to the northeast is designated as RSF-POST Residential Single-Family Post-War. The shopping center to the west is designated in the FLUM as GC General Commercial.

Impacts: The request to change the FLUM designation from P Parkland and Open Space to RSF-POST Residential Single-Family Post-War would allow the property owner the same development rights as other, similarly situated property.

Recommendation: **Approval** of the FLUM designation change to **RSF-POST Residential Single-Family Post-War**

Reason for Recommendation:

1. The parcels are privately owned and therefore **RSF-POST Residential Single-Family Post-War** is a more appropriate designation than public parkland.

Request Number: PD 12 - 10

Applicant: City Planning Commission

Council District: C

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

Location: Norman Playground at 3301 Eton St.

***This FLUM Amendment Application was withdrawn*

Request Number: PD 12 - 11

Applicant: Board of Commissioners of the Port of New Orleans

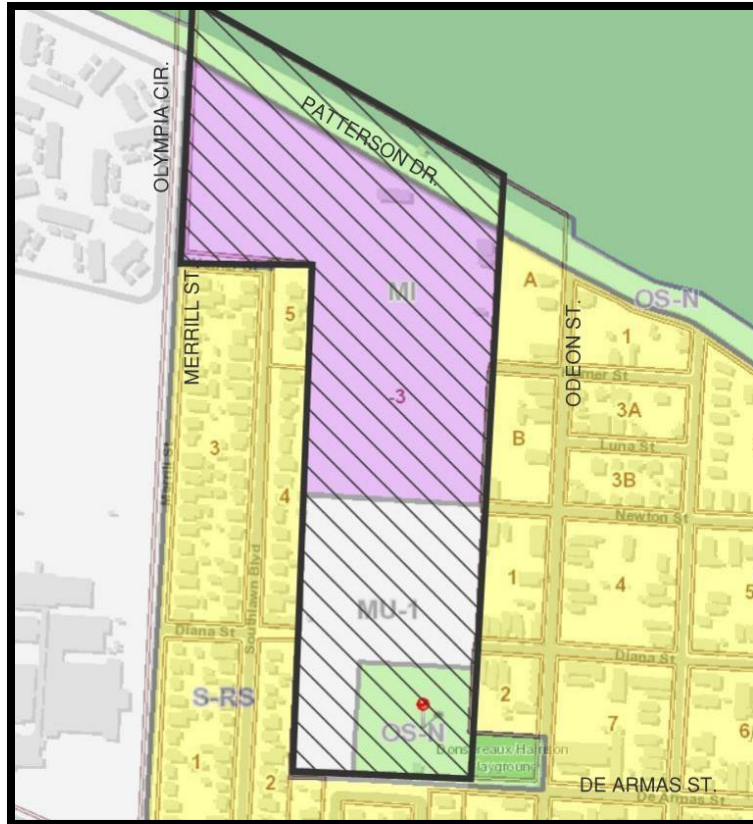
Council District: C

Request: *Change of Future Land Use Map Designation from P Parkland and Open Space, IND Industrial, and MUM Mixed Use Medium Density to IND Industrial*

Location: Lots 1 - 12, Plantation Property

FLUM Map:





Current Land Use: The batture, which is the portion of the property that touches the Mississippi River, is currently Buck Kreihs Marine Repair facility. South of the batture is the levee, which is used as the Mississippi River Trail. South of the levee and across Patterson Dr., the site is vacant and improved only with flat concrete work remaining from former warehouse developments. The southernmost portion of the site is leased to the City of New Orleans as park land.

Purpose: Development of entire parcel, approximately 25 acres, for industrial use.

Staff Analysis: *Site Description & Land Use:* The site is comprised of three separate lots that together total approximately twenty five (25) acres in size. Historically, this site was zoned as HI Heavy Industrial. It was developed as the Todd Shipyard and operated by the Port of New Orleans as a maritime use.

On the river side of Patterson Dr., the portion of the site on the batture from Merrill St. to just to the west of Odeon St. is currently used as a marine repair facility. On the inland side of the batture, the Mississippi River Trail on the levee runs through that length of the site. On the inland side of Patterson Dr. the site is vacant and improved only with flat concrete work remaining from former warehouses and internal, private roads. The

southernmost portion of the site is leased to the City of New Orleans as park land.

Surrounding Land Use Trends: The subject site is considered to be part of the Federal City neighborhood, which is characterized by the presence of the Marine Corps Support Facility, US Coast Guard, New Orleans Military and Maritime Academy, and the Algiers Naval Station. On the river side of Patterson Dr., the batture is dominated by shipping related uses such as docks and piers. Mississippi River Trail runs on the top of the levee on the west bank.

On the inland side of Patterson Dr., the site is surrounded by single and two family residences on lots that vary in width but which appear to be, on average, approximately forty five feet (45') wide. The neighborhoods tend to have sidewalks on both sides of the street with off-street parking available. The houses tend to have setbacks in the ten ft. (10') to fifteen ft. (15') range. There are pockets of small neighborhood businesses located on Patterson Dr. The Naval Academy and other larger institutions are located just to the west of the site.

Surrounding FLUM Designations: The Port of New Orleans' parcel has three different FLUM designations – P Parkland and Open Space, IND Industrial, and MUM Mixed Use Medium Density. While the site is surrounded on three sides by RSF-POST Residential Single Family Post-War, the area to the west that makes up the majority of the large institutional uses such as the Naval Facility are designated as MUH Mixed Use High Density. Inside of the MUH Mixed Use High Density area is a square that is designated as INS Institutional.

Impacts: The FLUM designation for this property was changed to its current designations during a Master Plan update. With the adoption of the new CZO in August 2015, the zoning was amended to be consistent with the Master Plan. Although the entire site was formerly used as heavy industrial, those uses are no longer in operation.

Currently, the front half of the inland portion of the site, from Patterson Dr. to the Newton St. Extension, is both designated in the FLUM as IND Industrial and zoned as an MI Maritime Industrial District. Given the location and proposed uses, the staff believes that an *Industrial* designation for that portion would be sufficient to provide for support uses for the industrial and ship repair uses along the river.

Due to the proximity to residential areas and the distance from the river, staff believes that the remaining inland portion of the site, from the Newton St. Extension to De Armas St., would be less appropriate for heavy industrial or maritime use. The current *Mixed Use Medium Density* FLUM

designation provides flexibility for future uses on the site by allowing “limited light industrial uses,” while still calling for design that ensures proper transitions to surrounding lower-density neighborhoods.

The southernmost portion of the site is currently designated as P Parkland and Open Space and zoned as OS-N Neighborhood Open Space. It is under a lease with the City of New Orleans until 2025 and is used as a playground. Staff agrees that this portion of the site should remain designated as P Parkland and Open Space.

Finally, the staff recommends that the top strip of the levee should remain designated *Parkland and Open Space* on the Future Land Use Map.

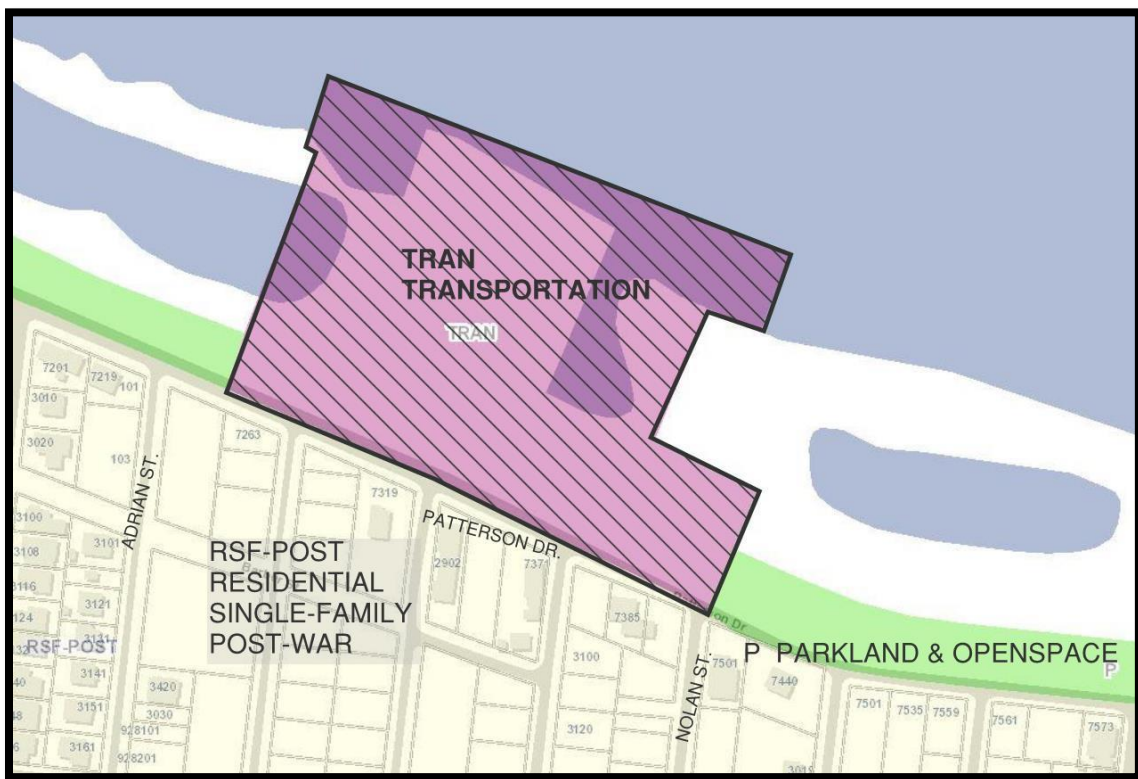
Recommendation: **DENIAL** of the FLUM designation change to **IND Industrial**

Reason for Recommendation:

1. Due to the proximity to residential areas and the distance from the river, staff believes that the remaining inland portion of the site, from the Newton St. Extension to De Armas St., would be less appropriate for heavy industrial or maritime use. The current *Mixed Use Medium Density* FLUM designation provides flexibility for future uses on the site by allowing “limited light industrial uses,” while still calling for design that ensures proper transitions to surrounding lower-density neighborhoods.

Request number: PD 12 – 12
Applicant: City Planning Commission
Council District: C
Request: *Change of Future Land Use Map Designation from TRAN Transportation to IND Industrial*
Location: All properties currently TRAN Transportation on the river side of Patterson between Adrian and Nolan Streets

FLUM Map:



Current Zoning: MI Maritime Industrial
Current Land Use: Lower Algiers/Chalmette Ferry Terminal
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: Site is located on the west bank of New Orleans, along the Mississippi River in Lower Algiers. It is approximately eight and one half (8.5) acres of city- and state-owned area, which includes both dry land and intermittently-exposed land. It is currently used as the Lower Algiers/Chalmette Ferry Terminal.

Surrounding Land Use Trends: On either side of the subject site, the levee area on the River side of Patterson Rd. is zoned as OS-N Neighborhood Open Space. On the land side of Patterson Road is a large residential area that is zoned as S-RS Suburban Single-Family Residential District.

Surrounding FLUM Designations: On either side of the subject site, the levee area on the River side of Patterson Rd. is designated as P Parkland and Open Space. On the land side of Patterson Road is a large residential area that is designated as an RSF-POST Residential Single-Family Post-War District.

Impacts: The request to change the FLUM designation IND-Industrial would allow area to remain in use as a ferry terminal.

Recommendation: **Approval** of the FLUM designation change to **IND 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. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

Request number: PD 12 – 13

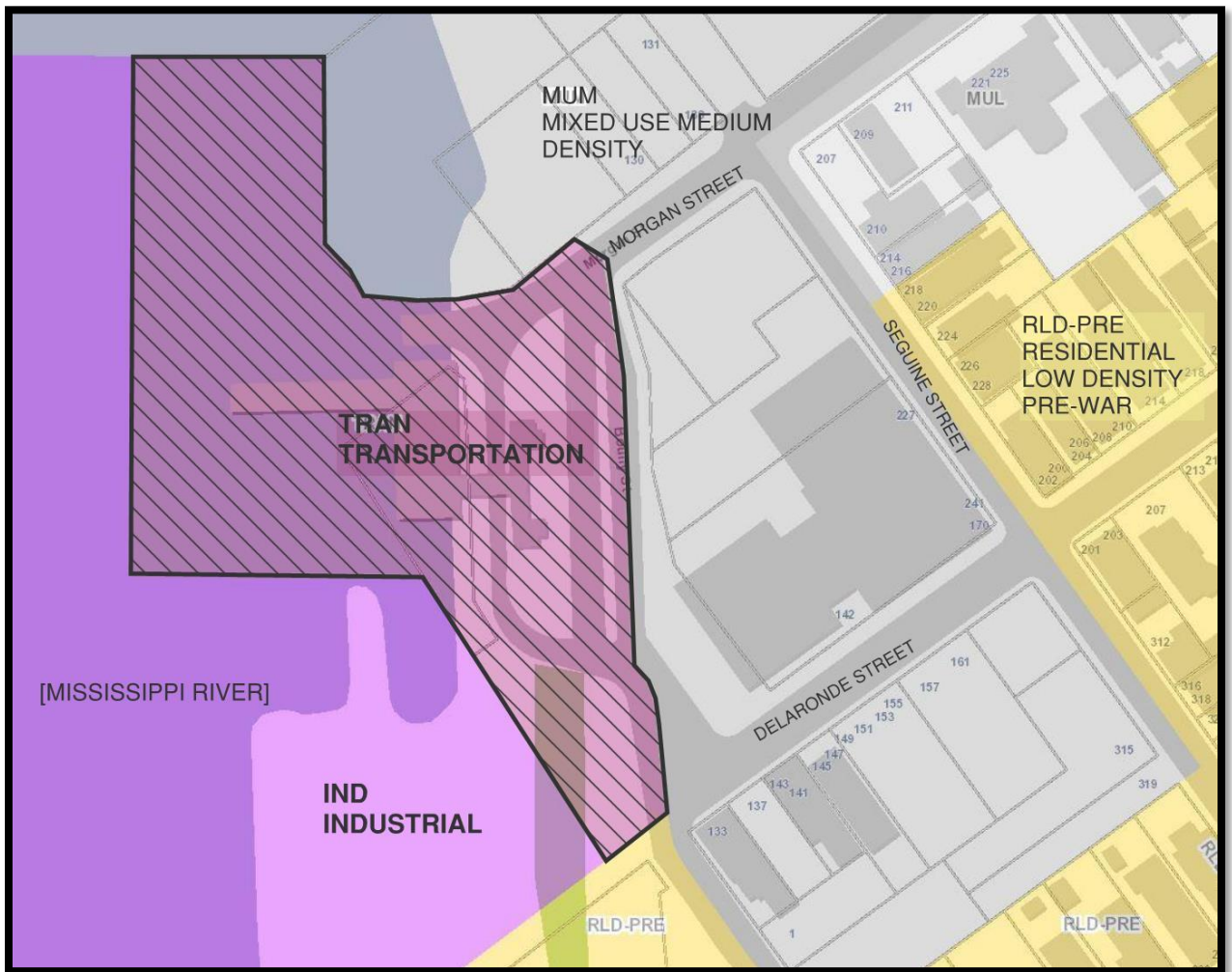
Applicant: City Planning Commission

Council District: C

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

Location: All properties currently designated TRAN Transportation bounded by the Mississippi River, Morgan, Seguin, Delaronde Streets

FLUM Map:



Current Zoning: MI Maritime Industrial

Current Land Use: Algiers Ferry Terminal

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:* Site is located on the west bank of New Orleans, along the Mississippi River near Algiers Point. It is approximately three (3) acres of city- and state-owned area, which includes both dry land and intermittently-exposed land. It is currently used as the Algiers Ferry Terminal.

Surrounding Land Use Trends: The subject site as well as portions of the levee and batture on the west bank but to the south of the site is zoned as an MI-Maritime Industrial District and used for various shipping-related activities. Immediately to the north and east of the subject site is an MU-1 Medium Intensity Mixed-Use District that is comprised of small commercial enterprises and single- and two-family residences. There is an HU-RD2 Historic Urban Two-Family Residential District located on the southeast side of the site, which is also comprised of single- and two-family residences.

Surrounding FLUM Designations: The subject site is bounded on the north and east by an MUM Mixed Use Medium Density area. To the southeast is an RLD-PRE Residential Low Density Pre-War area, and to the west and south is large IND Industrial area.

Impacts: The request to change the FLUM designation IND-Industrial would allow area to remain in use as a ferry terminal.

Recommendation: **Approval** of the FLUM designation change to **IND 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. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

CITY PLANNING COMMISSION MEETING (JANUARY 24, 2017)

The Senior City Planner summarized the requests for PD 12-1, A-M.

One person spoke in opposition of the request. Commissioner Brown made a motion to accept staff recommendation of **Modified Approval** for PD 12-1, A-M. Commissioner Stewart seconded the motion, which was adopted.

MOTION

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD-12-01 A-M ARE HEREBY RECOMMENDED FOR **MODIFIED APPROVAL IN THAT PD-12-01-A AND 12-01-H ARE RECOMMENDED FOR MODIFIED APPROVAL TO MIXED USE LOW DENSITY, PD-12-01-B THROUGH F ARE RECOMMENDED FOR DENIAL, AND PD-12-01-G, 12-01-K, 12-01-L, AND 12-01-M ARE RECOMMENDED FOR MODIFIED APPROVAL TO MIXED-USE MEDIUM DENSITY.** BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Green, Hughes, Mitchell, Steeg, Stewart

NAYS: None

ABSENT: Duplessis, Issacson, Wedberg

The Senior City Planners summarized the request for PD 12-11.

One person spoke in support of the request. Commissioner Mitchell made a motion to accept staff recommendation of **Denial** for PD 12-11. Commissioner Brown seconded the motion, which was adopted.

MOTION

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD 12-11 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, Mitchell, Steeg, Stewart

NAYS: None

ABSENT: Duplessis, Issacson, Wedberg

The Senior City Planners summarized requests PD 12-02 through PD 12-09 and PD 12-12 through PD 12-13.

No person spoke in support of, or in opposition to the request. Commissioner Green made a motion to accept staff recommendation of **Approval** for PD 12-02 through PD 12-13, not including PD 12-1 (A-M), 12-10 and 12-11. Commissioner Hughes seconded the motion, which was adopted.

MOTION

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD-12-02, 12-03, 12-04, 12-05, 12-06, 12-07, 12-08, 12-09, 12-12, and 12-13 ARE HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Green, Hughes, Mitchell, Steeg, Stewart

NAYS: None

ABSENT: Duplessis, Issacson, Wedberg

City Planning Commission
Speaker Card

Date: 2017/01/24

I would like to speak regarding Master Plan Amendment No: PD 12-11, 11-1, 11-2

IN SUPPORT IN OPPOSITION INFORMATION ONLY

Name: KARLEY FRANKIE

Address: 1350 PORT OF NO PLACE

I'd like to cede my time to: _____

Remarks: _____

City Planning Commission
Speaker Card

Date: 1-24-2017

12-1B

I would like to speak regarding Master Plan Amendment No: (District 12) #141

IN SUPPORT IN OPPOSITION INFORMATION ONLY

Name: ZARLY W. Lodwick

Address: 6338 Maumus Ave

I'd like to cede my time to: _____

Remarks: _____

