

CITY OF NEW ORLIANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013
(PLEASE PRINT)

PLANNING DISTRICT: (0)

NAME: Antoniette Stevent

ADDRESS: (3720 Please

PHONE: 504-799-9182

OPTIONAL:

EMAIL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION:

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Dale W. Thayer

From:

Robert D. Rivers

Sent:

Monday, December 02, 2013 11:43 AM

To:

Paul Cramer

Subject:

FW: Draft Comprehensive Zoning Ordinance

Robert D. Rivers

Executive Director

New Orleans City Planning Commission

1300 Perdido Street, 7th Floor New Orleans, Louisiana 70112 Phone: (504) 658-7033

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From: Coleman Ridley [mailto:cridley@bcno.org] **Sent:** Saturday, November 30, 2013 10:59 AM

To: Robert D. Rivers; Leslie T. Alley

Subject: Draft Comprehensive Zoning Ordinance

Bob and Leslie:

The Business Council of New Orleans and the River Region ("BCNO") commends the New Orleans City Planning Commission ("CPC") for leading the effort to comprehensively revise the City's hard to use, long-outdated Comprehensive Zoning Ordinance ("CZO") to implement the policies in the City's Master Plan. On the whole, the draft CZO adds more structure to the development process and provides the predictability and certainty that users of the CZO - residents, business, and developers - seek.

The draft CZO is, however, in some respects, inadequate. The BCNO is concerned that certain portions of the draft CZO will likely constrict overall prosperity and inhibit future growth of the City's economy. The following is a non-exhaustive list of issues and concerns with the draft CZO which the BCNO requests the CPC address and/or revisit as it further refines the draft CZO:

Design Advisory Committee ("DAC") - Private sector developers are subject to a more specific review process under the draft CZO. The standards and guidelines to be employed by the DAC in its review and evaluation are vague and subjective. These standards are at variance with the goals and objectives of the draft CZO - *i.e.*, providing a predictable and certain regulatory framework for the City's future development. The BCNO also recommends increasing the non-residential square-footage threshold for review from 40,000 to 60,000 square feet.

Zoning of former Six Flags Site - The BCNO requests that the CPC change the designation for the former Six Flags Site from Environmentally Sensitive Development District to C-3.

Maritime Industry (MI) District - The BCNO requests that the CPC rewrite the uses permitted in the MI District to include food processing and other existing uses.

- Neighborhood Participation Program ("NPP") The NPP is too onerous. As currently drafted, the NPP is not a balanced approach to developments in the City considering the many varied interests involved.
- Exception for Projects not contemplated by the City's Master Plan The draft CZO, as we read it, does not provide an exception for or give the CPC authority to except projects that are not contemplated by the City's Master Plan. It is hardly possible to determine the future direction of and/or emerging trends in the real estate industry. The draft CZO should recognize this reality and provide for a process to deal with it, quickly and fairly.
- Stimulate Economic Development Develop and institute incentives and programs to encourage economic development projects in blighted or economically depressed areas, where development might not otherwise occur.
- Institutional Master Plan ("IMP") If the draft CZO is adopted in its current form, all construction (including any regular maintenance that requires a permit) would halt until the CPC approves an institution's (college or university) master plan. The proposed IMP process is also inherently inconsistent in that it gives the CPC approval authority over aspects of campus development that are allowed by right under the Educational Campus district proposed in the draft CZO.
- Acquisition of New Property by Colleges and Universities Pursuant to and under the draft CZO, it would take as long as three years to acquire property and incorporate it into an existing Educational Campus district. The lengthy, three-step process for incorporating new property into the Educational Campus district is redundant and time-consuming.
- **Development Parameters** The draft CZO has lower permitted height and requires greater setbacks at the perimeters of certain educational institutions. These proposed restrictions would greatly restrict educational institutions' ability to change use or make significant improvements/renovations to certain of its buildings.

If the issues listed above are addressed in the final version of the CZO, then the document will not only be a success from a planning and design standpoint, but also a document attuned to the needs of the business community and accounts for the concerns of New Orleans residents and property owners.

Thank you for your careful consideration of the foregoing. I welcome the opportunity to meet with you at your earliest convenience to discuss the above-outlined issues/concerns in more detail and to provide further input on the draft CZO. Please contact me with questions to schedule a time to meet.

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