

Orientation Address	Parcelnum	Parcel link	Zoom Out	Current FLUM	Proposed FLUM	Contact	Email	Notes
204 Pelican Ave	513101013	https://app.regrid.com	N/A	Residential Low Density Pre-War	Mixed-Use Medium Density	Ron Loesel	ron@webreconsulting.com	Zoning change effectuated; reconciling FLUM
3327 Newton St	513701805	https://app.regrid.com	N/A	Parkland and Open Space	Residential Single-Family Post-War	Herbert Harper	harperherbert@yahoo.com	Bought former park from City; wants to build housing
3 Donner Canal St	513845998	https://app.regrid.com	Zoom Out 1.png Or https://nola-district-c.regrid.com/m/flip?um#t=&b=none	Residential Multifamily Post-War	Residential Semi-Rural Single-Family or Residential Single-Family Post-War	Bob Ellis	bob@rjellis.com	
53 English Turn Dr	513808628	https://app.regrid.com		Neighborhood Commercial				
5 Golf Villa Dr	513808625	https://app.regrid.com		Residential Multifamily Post-War				
1 Golf Villa Dr	513808621	https://app.regrid.com		Residential Multifamily Post-War				
1900 Stanton Rd	513808847	https://app.regrid.com		Neighborhood Commercial				
13681 Public Rd	513808821	https://app.regrid.com		Residential Multifamily Post-War				
8 Stanton Rd	513808616	https://app.regrid.com		Neighborhood Commercial				
7 Stanton Rd	513808615	https://app.regrid.com		Neighborhood Commercial				
6 English Turn Dr	513808614	https://app.regrid.com		Residential Multifamily Post-War				
5000 English Turn Pkwy	513808611	https://app.regrid.com		Neighborhood Commercial				
64109 Arpent Rd	513808610	https://app.regrid.com		Neighborhood Commercial				
99999 Arpent Rd	513808606	https://app.regrid.com		Residential Multifamily Post-War				
1 English Turn Pkwy	513808604	https://app.regrid.com		Residential Multifamily Post-War				
97 Donner Canal St	513845997	https://app.regrid.com		Residential Multifamily Post-War				
95 Donner Canal St	513845995	https://app.regrid.com		Residential Multifamily Post-War				
5 English Turn Pkwy	513808613	https://app.regrid.com		Neighborhood Commercial				
15 Clubhouse Dr	513808623	https://app.regrid.com		Residential Single-Family Post-War	Residential Single-Family Post-War (currently split-FLUMed)			
8 English Turn Dr	513808618	https://app.regrid.com		Residential Single-Family Post-War	Residential Single-Family Post-War (currently split-FLUMed)			
64002 Behrman Pl	A	64002 Behrman Pl.png	Zoom Out 2.png	Residential Single-Family Post-War	Mixed-Use High Density	Council office	winston.fiore@nola.gov	Looking to bring retail, dining, perhaps entertainment to these parcels north of park
114 Atlantic Ave	B	114 Atlantic Ave.png		Mixed-Use Low Density	Residential Low Density Pre-War	Tim Daffin	timd3001@gmail.com	Development is single-family community
1515 St Ferdinand St	C	1515 St Ferdinand St.png		Industrial	Mixed-Use Medium Density	Tatianna Macchione	tatianna@michalopoulos.com	Group trying to develop artist lofts
3900 Jennifer St	D	3900 Jennifer St.png		Planned Development Area	Residential Post-War Low Density	Rebecca Hurst	becca@shermanstrategiesllc.com	



Date _____

Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO THE PLAN FOR THE 21ST CENTURY

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, all of the information requested below must be provided.

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For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____

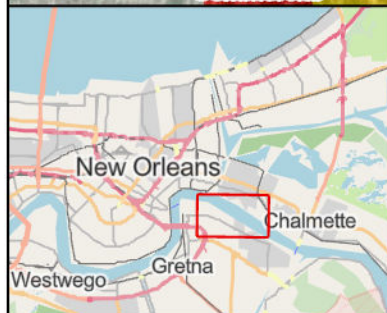
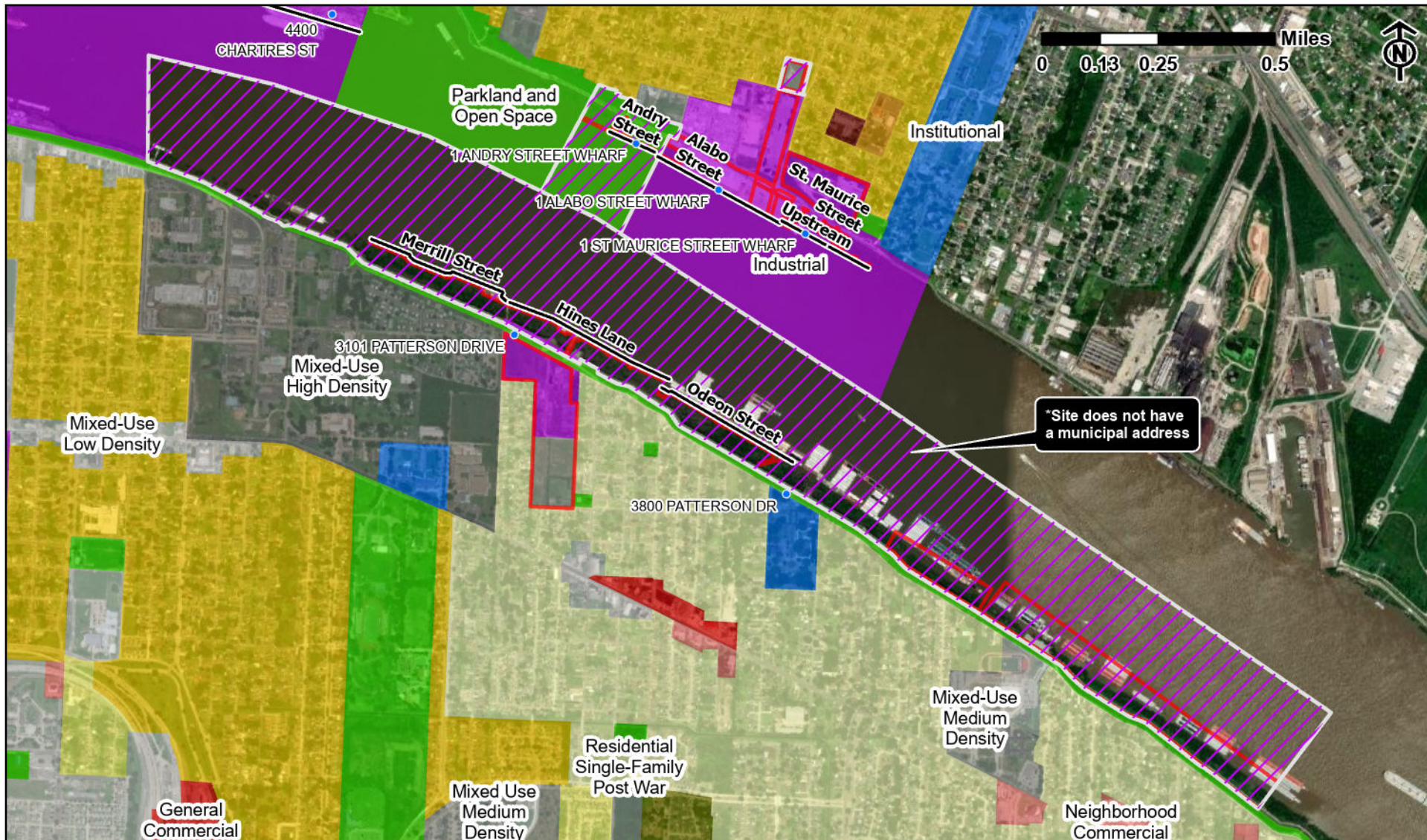
MASTER PLAN APPLICATION SUBMITTAL

APPLICATIONS FOR AMENDMENTS TO THE PLAN FOR THE 21ST CENTURY FUTURE LAND USE MAP MUST BE SUBMITTED TO THE RESPECTIVE CITY COUNCILMEMBER'S OFFICE WHERE IT MAY BE VETTED AND REFERRED TO THE CITY PLANNING COMMISSION.

FOR CITY COUNCIL CONTACT INFORMATION, PLEASE VISIT: <https://council.nola.gov/councilmembers/>

FOR MORE INFORMATION ABOUT THE FUTURE LAND USE MAP AND THE MASTER PLAN AMENDMENT PROCESS,

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Port NOLA Request for Change to Future Land Use Map Algiers Fleeting Areas

Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
- Port Property

Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/12/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet



PORT NOLA
THE PORT OF NEW ORLEANS

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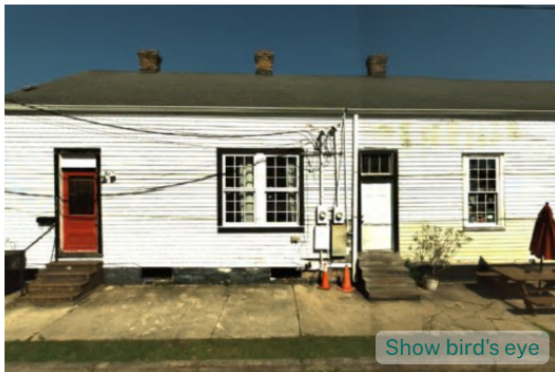
Survey

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204 Pelican Ave

Parcel Data

ACTIONS

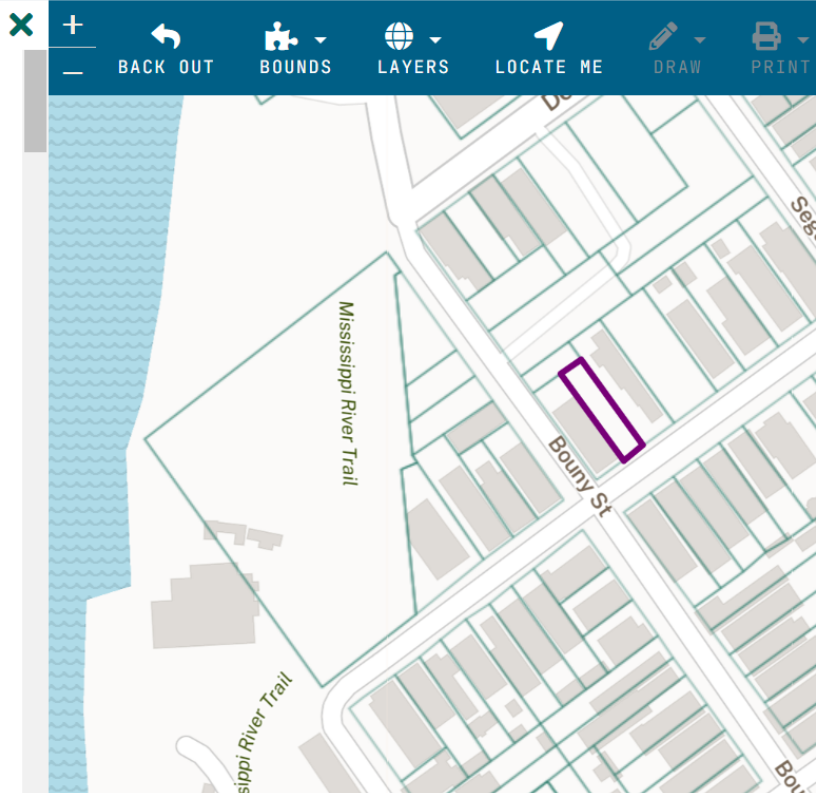


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▼ Parcel Address

Parcel ID	513101013
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3327 Newton St

Parcel Data

ACTIONS



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Parcel Address	
Parcel ID	513701805
Parcel Address	3327 NEWTON ST

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3 Donner Canal St

Parcel Data

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Parcel Address	
Parcel ID	513845998

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Zoom in to see parcel numbers

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Overview

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53 English Turn Dr

Parcel Data

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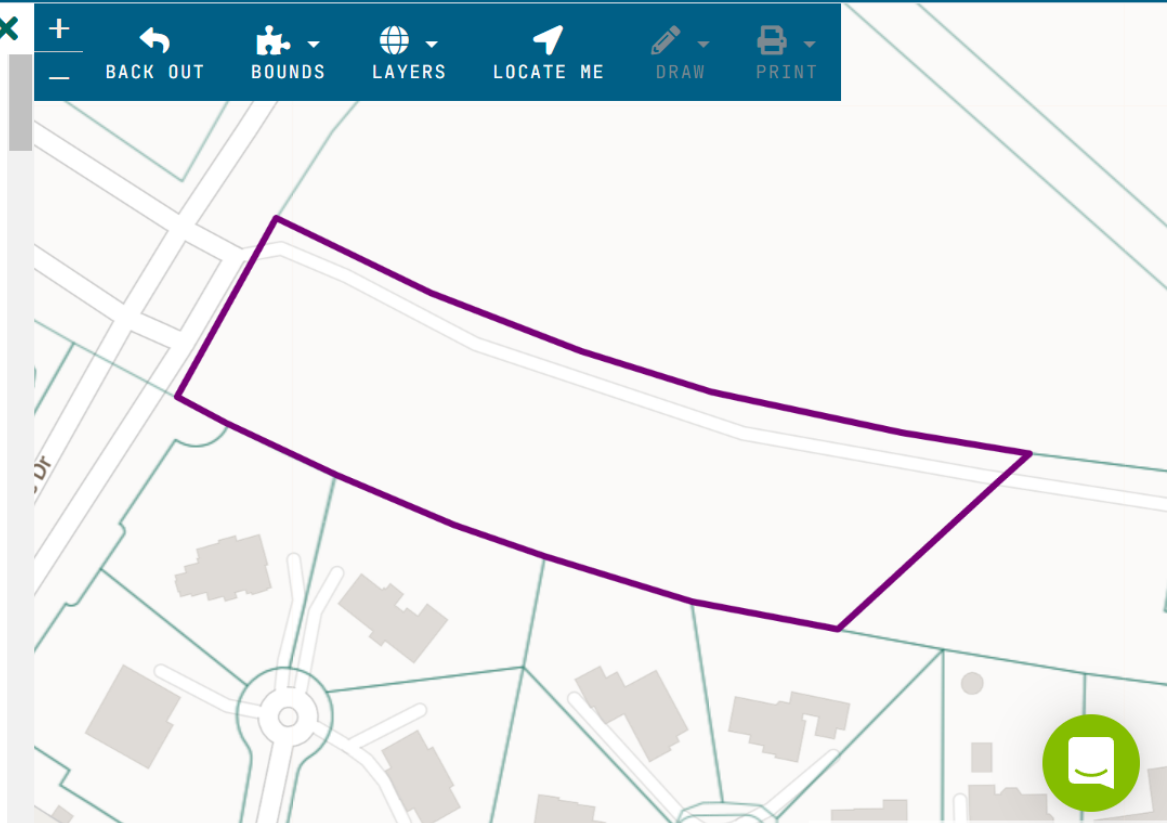
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Parcel Address

Parcel ID 513808628

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5 Golf Villa Dr

Parcel Data

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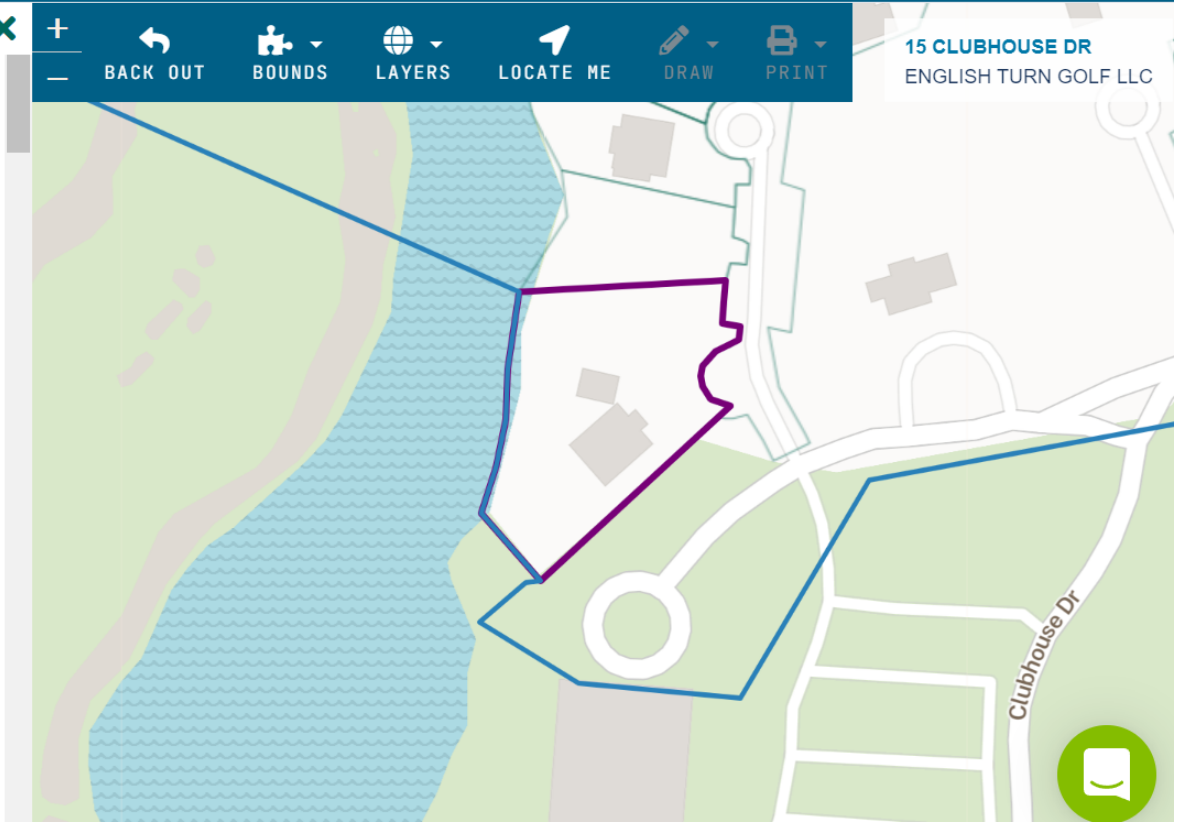
1 Golf Villa Dr

Parcel Data ACTIONS



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Parcel Address	
Parcel ID	513808621



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1900 Stanton Rd

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▼ Parcel Address

Parcel ID	513808847
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8 ENGLISH TURN DR
THE CITY OF NEW ORLEANS

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13681 Public Rd

Parcel Data ACTIONS



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8 Stanton Rd

Parcel Data

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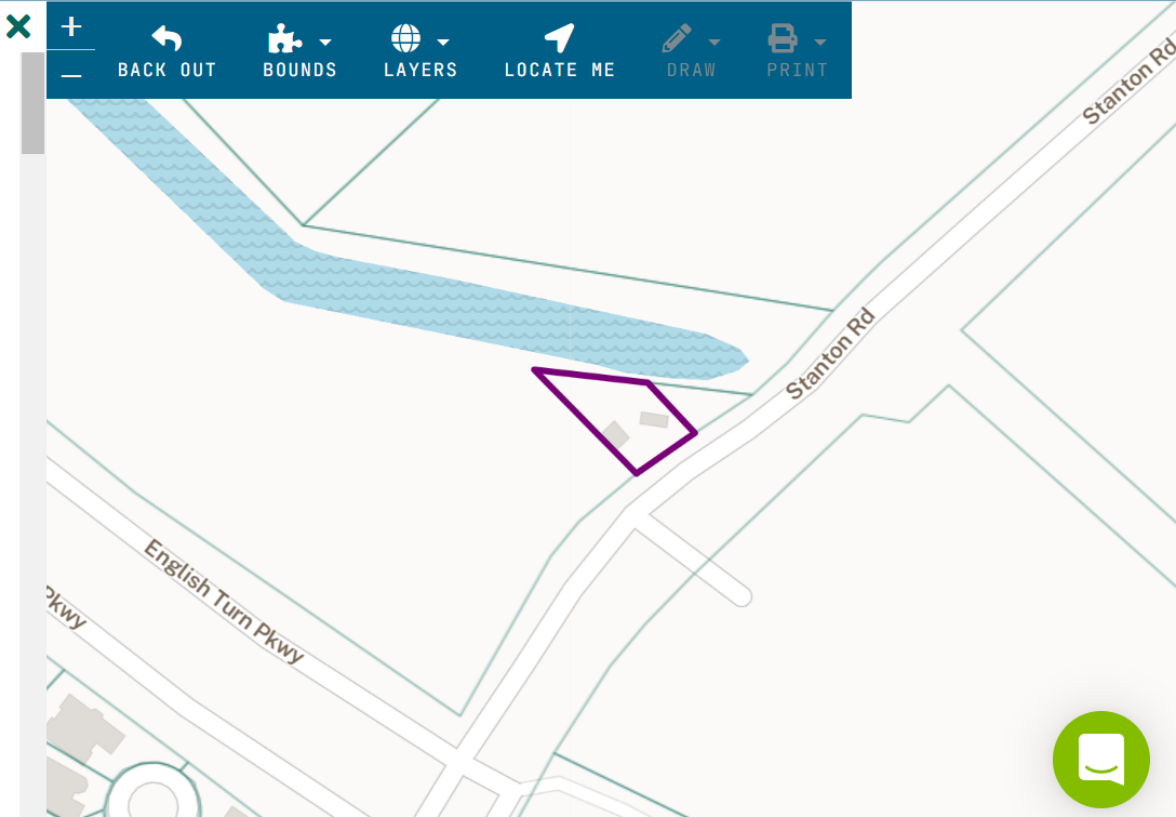
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▼ Parcel Address

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7 Stanton Rd

Parcel Data

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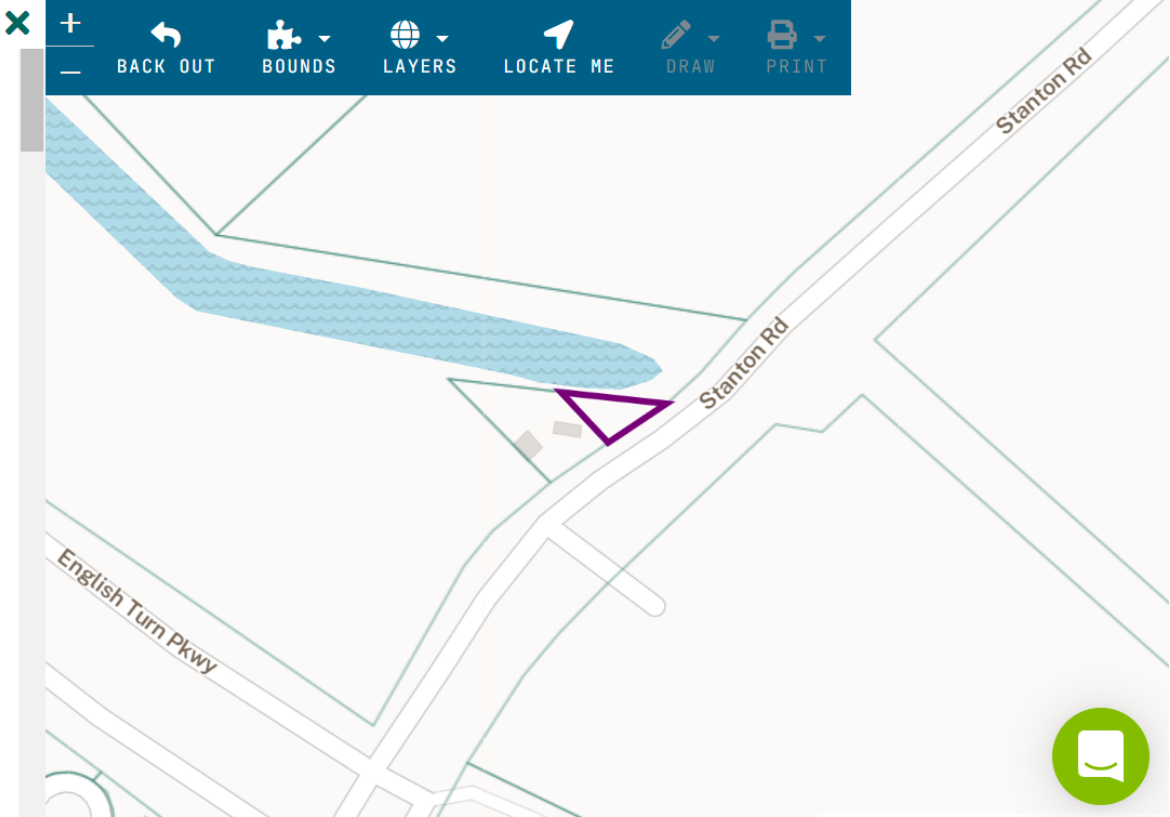
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6 English Turn Dr

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Parcel Address	
Parcel ID	513808614

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5000 English Turn Pkwy

Parcel Data ACTIONS



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▼ Parcel Address

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15 CLUBHOUSE DR
ENGLISH TURN GOLF LLC

Zoom in to see parcel numbers

 Overview

List

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64109 Arpent Rd

Parcel Data

ACTIONS ▼



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▼ Parcel Address

Parcel ID 513808610



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99999 Arpent Rd

Parcel Data

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Parcel Address	
Parcel ID	513808606

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1 English Turn Pkwy

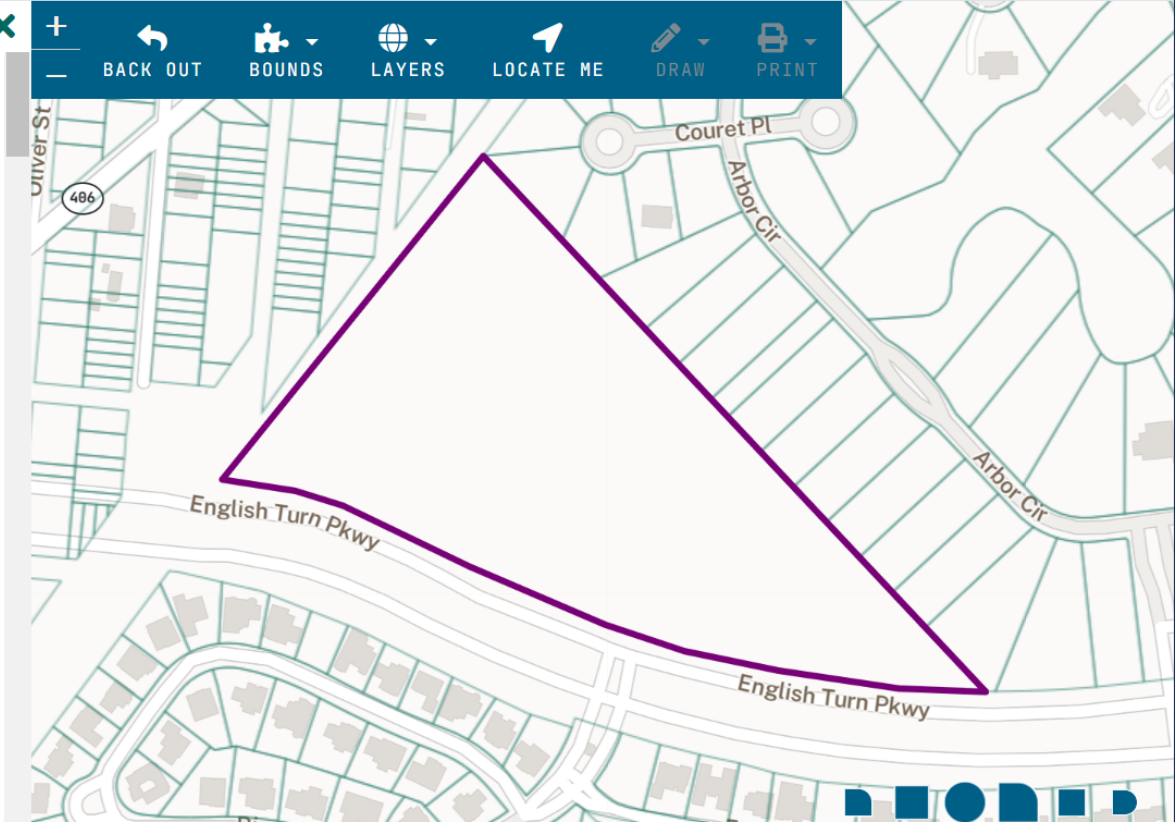
Parcel Data

ACTIONS

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▼ Parcel Address	
Parcel ID	513808604
Parcel Address	1 English Turn Pkwy
Parcel Address City	NEW ORLEANS
Parcel Address Zip Code	70131
▼ Owner Information	
Owner Name	STANTON VILLAGE LLC
Mailing Address	



- Overview
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97 Donner Canal St

Parcel Data ACTIONS



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Parcel Address	
Parcel ID	513845997

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95 Donner Canal St

Parcel Data

ACTIONS

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▼ Parcel Address	
Parcel ID	513845995
Parcel Address	95 Donner Canal St
Parcel Address City	NEW ORLEANS
Parcel Address Zip Code	70131
▼ Owner Information	
Owner Name	ENGLISH TURN GOLF LLC
Mailing Address	

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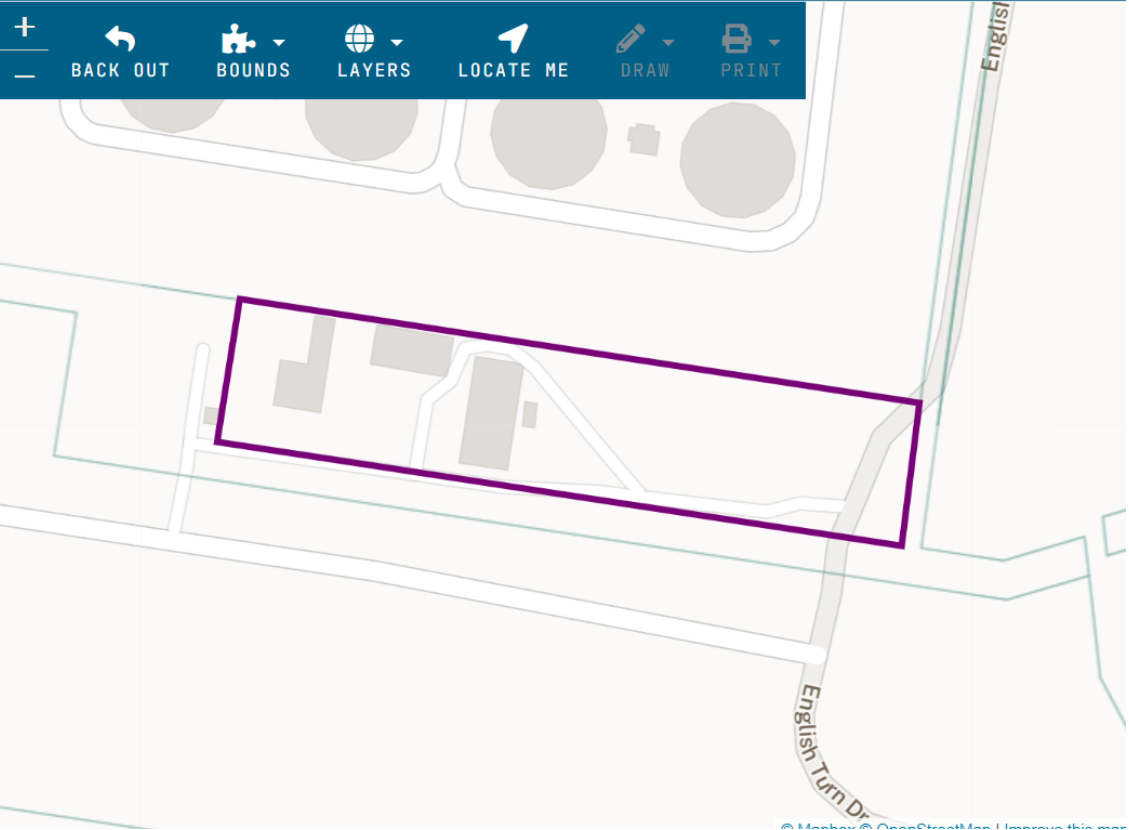
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5 English Turn Pkwy

Parcel Data

ACTIONS



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▼ Parcel Address	
Parcel ID	513808613

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BACK OUT

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15 Clubhouse Drive



Overview

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8 English Turn Dr

Parcel Data

ACTIONS



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▼ Parcel Address

Parcel ID	513808618
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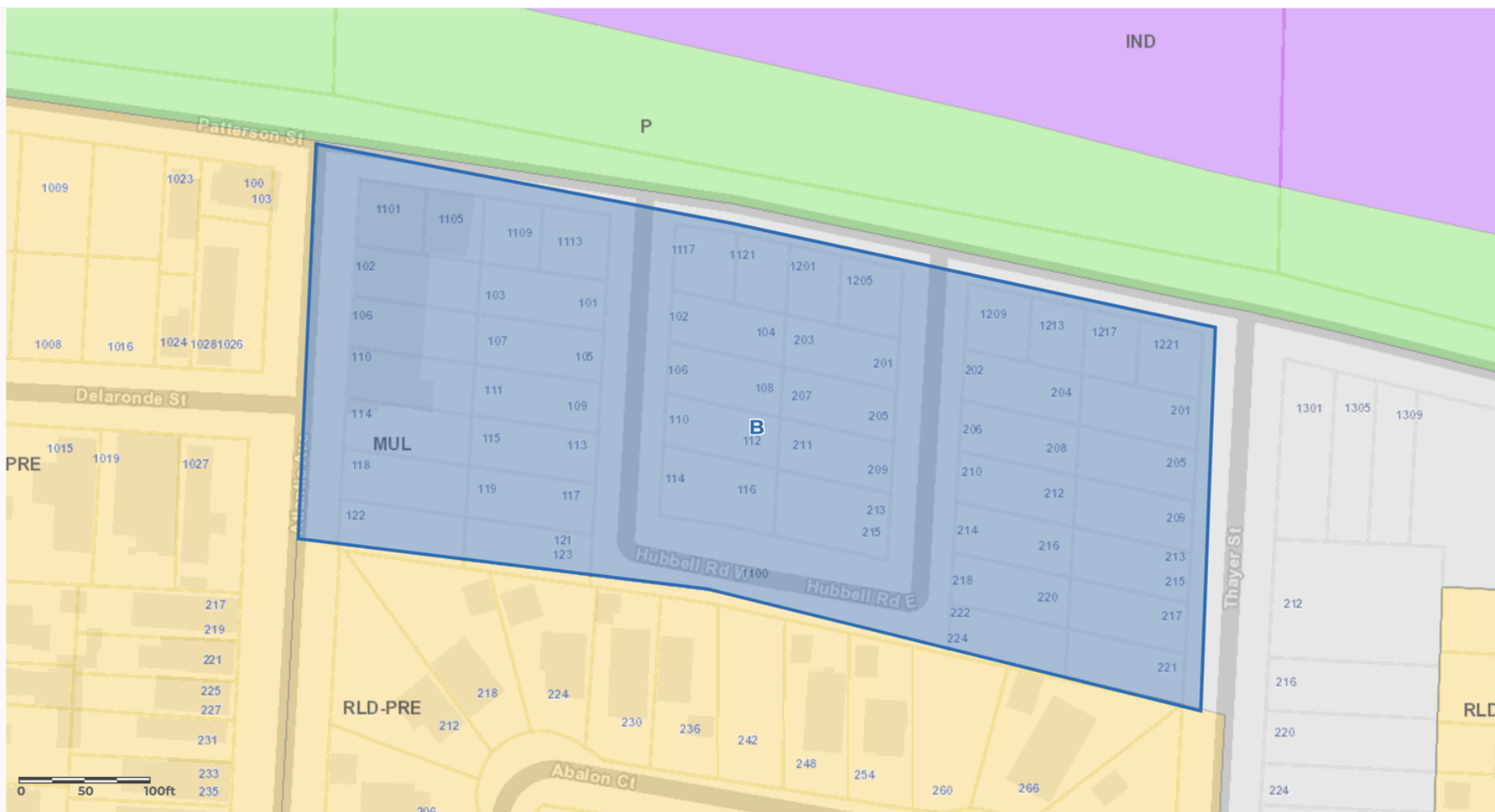
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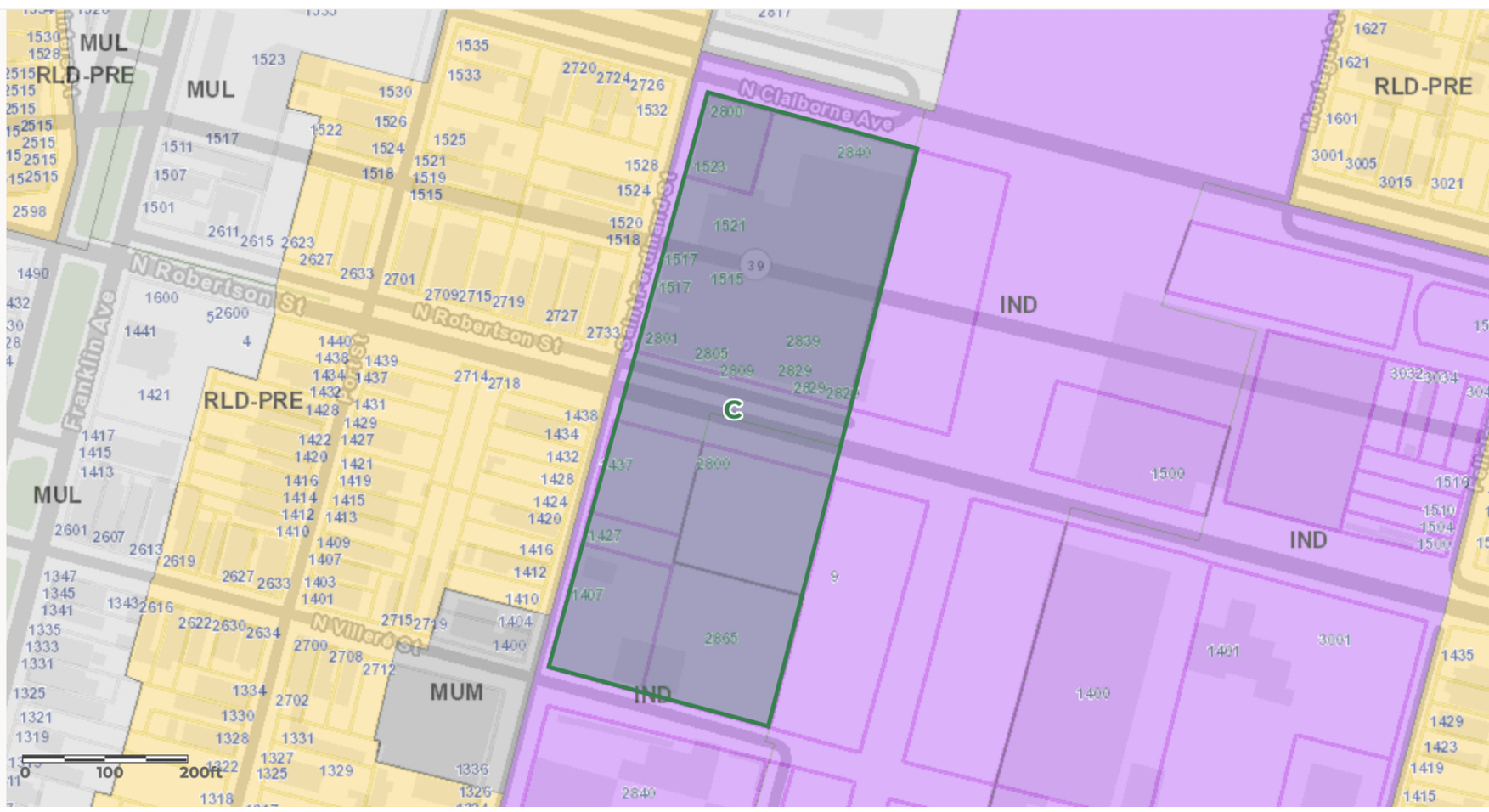
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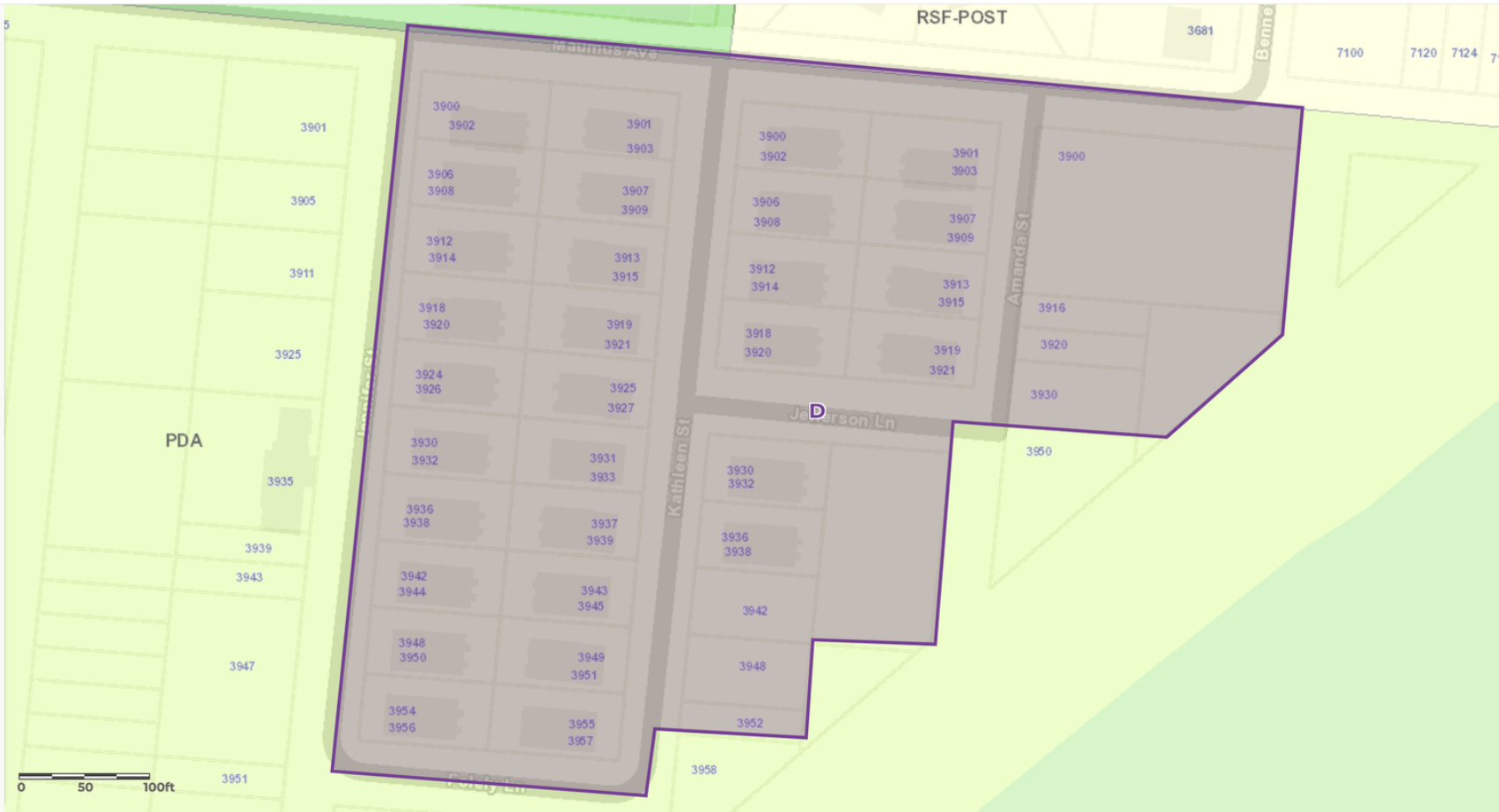
Zoom in to see parcel numbers

64002 Behrman Dr.











Date _____

Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO THE PLAN FOR THE 21ST CENTURY

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, all of the information requested below must be provided.

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Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____

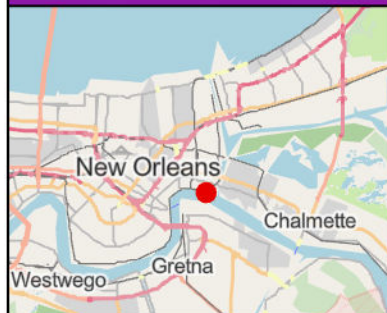
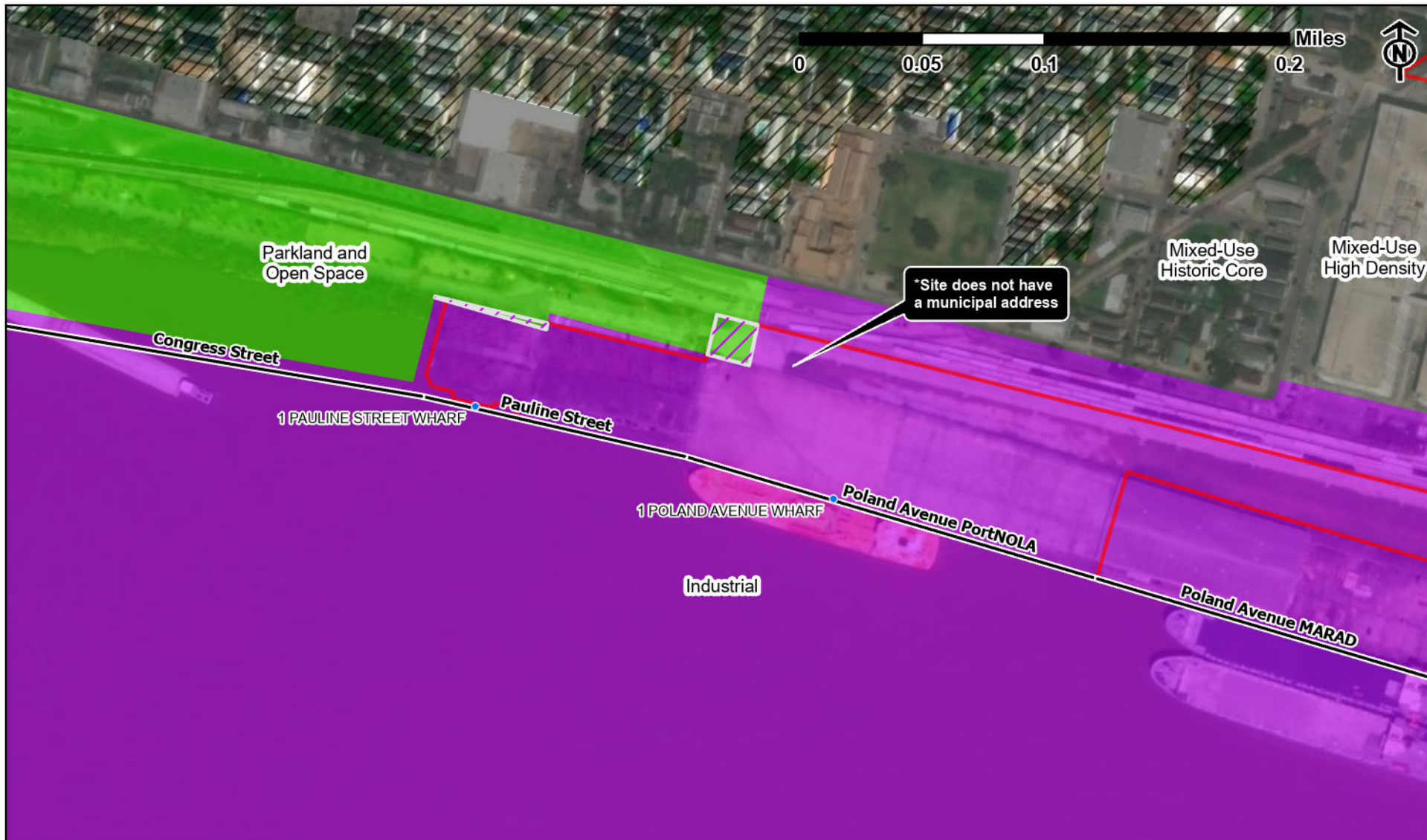
MASTER PLAN APPLICATION SUBMITTAL

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Port NOLA Request for Change to Future Land Use Map Pauline Street Wharf

Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
- Port Property

Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/12/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet



PORT NOLA
THE PORT OF NEW ORLEANS

JEAN-PAUL A. ESCUDIER
Executive Counsel

PORT OF NEW ORLEANS
1350 Port of New Orleans Place
New Orleans, LA 70130
O: 504.528.3231
jp.escudier@portnola.com

October 13, 2022

Via E-Mail

New Orleans City Council
Attn: Paul Harang, Chief of Staff
1300 Perdido Street, 2nd Floor West
New Orleans, Louisiana 70112

Via E-Mail

Robert D. Rivers, Executive Director
City Planning Commission
City of New Orleans
1300 Perdido Street #7
New Orleans, Louisiana 70112

RE: Comments to Proposed 2022-2023 Master Plan Amendment
Proposed Amendments to Future Land Use Map Designations

Dear Councilmembers and Mr. Rivers:

We submit this letter on behalf of the Board of Commissioner of the Port of New Orleans (the "Board") and the New Orleans Public Belt Railroad Commission for the Port of New Orleans ("NOPB") in conjunction with the comment period for proposed amendments to the Future Land Use Map ("FLUM") designations during the current 2022-2023 review of the City of New Orleans Master Plan. We appreciate the efforts the City and all involved parties are undertaking to update the FLUM designations to accurately reflect the current and anticipated uses of certain properties throughout Orleans Parish.

As a preliminary matter, we submit that any participation in this process by the Board and NOPB is purely voluntary and that, as set forth more fully hereinbelow, local ordinances are not applicable to them as political subdivisions of the State acting within their core functions. That being said, in an effort to prevent any potential confusion by public officials or the general public that may result from inconsistencies between formal designations and Board or NOPB uses, we submit the enclosed applications for changes to certain specific property designations.

As you are aware, both the Board and NOPB are political subdivisions of the State of Louisiana, legislatively affiliated and sharing a common board of commissioners and a common Chief Executive Officer in Ms. Brandy Christian. The rights and powers of the Board and NOPB are set forth in Louisiana Revised Statute 34:1, *et seq.*, and Revised Statute 33:4530, *et seq.*, respectively, which charge them with responsibility for promoting and regulating maritime and rail commerce through the Port of New Orleans. These rights and duties are necessary to serve a vital interest of the State, the region and the nation; and thus, each entity is afforded the powers and protections of the State in the accomplishment of its legislatively-mandated mission.



Moreover, the Board has been given additional constitutional protection by Article VI, Section 43 of the Constitution of the State of Louisiana of 1974, which provides that “[a]ll deep-water port commissions and all deep-water port, harbor, and terminal districts as organized and constituted on January 1, 1974, including their powers and functions, structure and organization, and territorial jurisdiction, are ratified and confirmed and shall continue to exist.” La. Const. Art. VI, Sec. 43. The Constitution further states that “[o]nly by law enacted by the favorable vote of two-thirds of the elected members of each house may the legislature consolidate or abolish any such commission or district or diminish, reduce, or withdraw from any such commission or district any of its powers and functions and affect the structure and organization, distribution, and redistribution of the powers and functions of any such commission or district, including additions to or reductions of its territorial jurisdiction.” *Id.*

Further, both the Board and NOPB are beneficiaries of Article VI, Section 9(B) of the Louisiana Constitution which states, “Notwithstanding any provision of this Article, the police power of the state shall never be abridged.” We note the well-established jurisprudence that interprets this Article to state that local ordinances may not infringe upon state entities, such as the Board and NOPB, when exercising their core functions, which are deemed to be of vital interest to the State as a whole. *See City of New Orleans v. Bd. of Dirs. of the La. State Museum*, 98-1170 (La. 03/02/99), 739 So.2d 748. This has specifically been applied to zoning ordinances both by Louisiana courts and in Louisiana Attorney General opinions. *See City v. La. State Museum*, *supra*; *Lake Charles Harbor & Terminal Dist. v. Calcasieu Pr. Police Jury* (La. App. 3 Cir. 1993), 613 So.2d 1031; *In re: Dept. of Culture, Recreation & Tourism*, La. Atty. Gen. Op. No. 97-197.

Nevertheless, we recognize that inconsistent designations on the FLUM as related to Board and NOPB uses, both present and as may occur in the future, may result in confusion to both public officials and the general public. Accordingly, in an effort to forestall any such potential confusion, we submit the enclosed Applications for Amendment to the Plan for the 21st Century on behalf of the Board and NOPB, requesting changes to specific designations to the following properties (please note, NOPB properties are included as part of some area maps listed below):

1. Certain “Aurora Properties”:
2. Areas near Pauline Street;
3. Certain “Paris Road Properties”
4. Area including Andry and Alabo Wharves
5. Area referred to as “Algiers Fleeting Area”
6. Area near Orange Street Wharf
7. Area near Powder Street Wharf

Notwithstanding the foregoing, the Board and NOPB specifically reserve any and all rights and powers afforded to them under the Louisiana Constitution, applicable law and/or jurisprudence.

For all of the reasons set forth above, we request your most favorable consideration of the requests to change the specific property designations submitted herewith. Should you have any questions or concerns or would like any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Escudier', with a stylized flourish at the end.

Jean-Paul A. Escudier
Executive Counsel

JPAE/
Enclosures

cc: Paul Cramer (via email)
Brandy Christian (via email)
Laura Mellem (via email)
Tomeka Bryant (via email)
Rose LeBreton, Esq. (via email)
Zach Smith (via email)



Date _____

Tracking Number _____

MASTER PLAN APPLICATION

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Tax Bill Number(s) _____

Square footage of area _____

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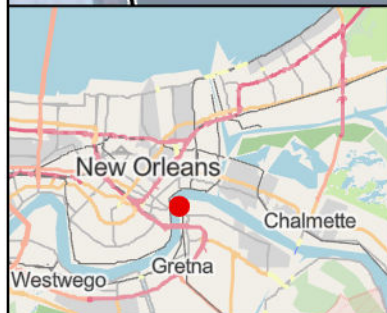
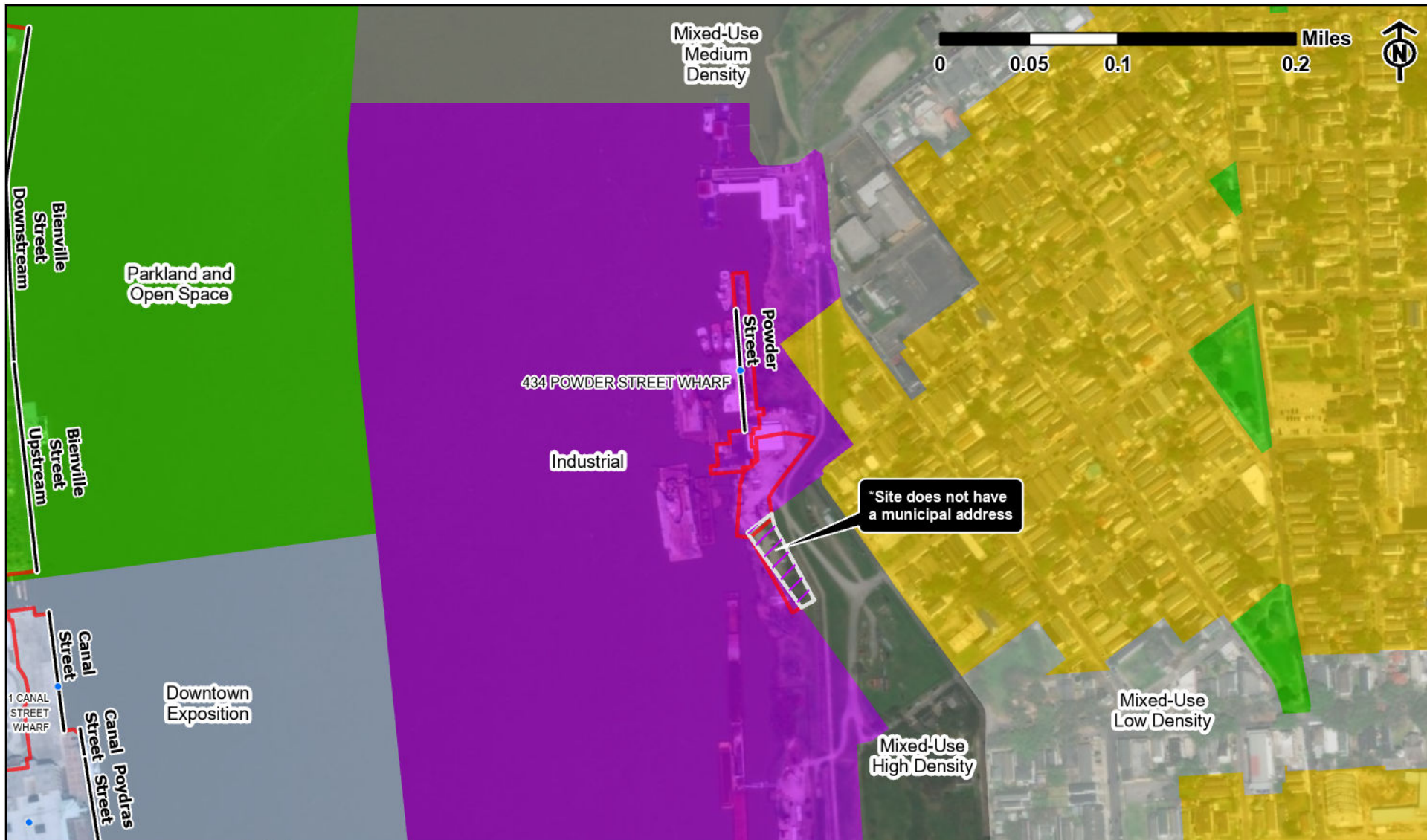
MASTER PLAN APPLICATION SUBMITTAL

APPLICATIONS FOR AMENDMENTS TO THE PLAN FOR THE 21ST CENTURY FUTURE LAND USE MAP MUST BE SUBMITTED TO THE RESPECTIVE CITY COUNCILMEMBER'S OFFICE WHERE IT MAY BE VETTED AND REFERRED TO THE CITY PLANNING COMMISSION.

FOR CITY COUNCIL CONTACT INFORMATION, PLEASE VISIT: <https://council.nola.gov/councilmembers/>

FOR MORE INFORMATION ABOUT THE FUTURE LAND USE MAP AND THE MASTER PLAN AMENDMENT PROCESS,

PLEASE VISIT <https://nola.gov/city-planning/plan-for-the-21st-century/> OR CONTACT CPCINFO@NOLA.GOV



Port NOLA Request for Change to Future Land Use Map Powder Street Wharf

Legend

- Port Addresses
- Wharf Face
- Industrial Land Use Change Request
- Port Property

Sources: Port of New Orleans, City of New Orleans, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar

Date: 10/12/22

Coordinate System: NAD 1983 StatePlane Louisiana South FIPS 1702 Feet



PORT NOLA
THE PORT OF NEW ORLEANS