



City Planning
Commission



Date	_____
Tracking Number	_____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

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, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on August 31st. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner _____ Date Received _____
 Amount Received _____ Planning District _____



City Planning Commission



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume Vol. 2 Chapter(s) 14 Page No(s) 14.11-14.12 Title(s) RLD-PRE

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

Definition change to Residential Pre-War Low Density FLUM. See attached document.

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

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 applicaton 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 AMENDMENT
LATOYA CANTRELL, DISTRICT B
DEFINITION CHANGE: RESIDENTIAL PRE-WAR LOW-DENSITY**

Since the adoption of the new Comprehensive Zoning Ordinance, at least 20 zoning change applications have been considered. At least thirteen were approved by Council that were originally rendered by CPC Staff as inconsistent with the Master Plan. Four of these fall under RLD-POST, another four under RLD-PRE, 1 under NC and 1 under R-HC. We looked through the data to try to remedy this conflict between Master Plan and Council approvals.

A large portion of District B falls under RLD-PRE. There have been eight applications for zoning changes under this FLUM and staff was only able to claim one as consistent with the goals, range of uses and development pattern of RLD-PRE. Of the other seven that were deemed inconsistent, Council approved 5 zoning changes. One was withdrawn and the last was deferred past deadline.

Allow Small Multi-Family.

Three requests were deemed incompatible by staff because the applicant intended to build multi-family, which is technically inconsistent with the goals, range of uses and development pattern of RLD-PRE.

In our research of the Master Plan, we found that it describes the residential pre-World War II historic neighborhoods as ones that provide housing diversity, both in the size and number of units. Volume 3, Chapter 2 states: "Neighborhoods built before World War II characteristically contain a mixture of small-to medium-scale residential types, from single family homes to small apartment buildings, and often include pedestrian oriented mixed use commercial corridors." (pg. 4). Later on, in the same volume/chapter, the Master Plan describes these neighborhoods again: "The predominant residential character of the city's pre-World War II historic neighborhoods is a mixture of low-rise single family, two-family, and small multifamily (generally no more than 5 unit) structures." (pg. 17).

The Residential Low-Density Pre-War future land use covers the majority of residential neighborhoods in District B, and throughout the uptown area including: Broadmoor, Irish Channel, Lower Garden, Garden District, Central City, Boulogny, Audubon, etc. These neighborhoods have historically provided mixed housing styles. We believe that the Master Plan is correct in its descriptions, but the definition for Residential Low-Density Pre-War is in conflict. We believe that the FLUM should encourage small multi-family development in the areas deemed pre-World War II, just as the quotes so clearly define, and that density should be regulated by the zoning code, not by the Master Plan.

There are six zones deemed consistent with the RLD-PRE FLUM and only two permit newly constructed Multi-Family: HU-RM1 and HU-MU. Ideally, we would like to see Multi-Family become a conditional use in the other zones, HU-RD1, HU-RD2, HU-B1A and HU-B1. To do that, we have to start by allowing new construction of multi-family to exist within the RLD-PRE FLUM. And trust that our bulk and yard regulations for those zones will dictate the density and the scale allowed.

The site, not the structure, dictates applicability of commercial use.

Of the seven requests deemed inconsistent the majority, 4, were seeking commercial uses. But commercial use is only applicable in RLD-PRE where an existing structure had a proven history of commercial use. And because some of these applications were for new construction, regardless if the

site had a history of commercial use, they were deemed inconsistent with the Master Plan. Instead of following the structure, commercial use could be more widely applied if it follows the site itself. For areas that had a history of commercial, but the building wasn't there, they were deemed inconsistent. This should change, and our amendments address this.

Proposed Changes

We propose the following changes to the definition of Residential Pre-War Low Density to read as follows (additions are underlined and deletions are ~~strikethrough~~):

RESIDENTIAL PRE-WAR LOW DENSITY

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant uses is are single-family, two-family, and small multifamily residential and allow for compatible infill development. ~~Discourage the development of additional multifamily housing that is out-of-scale with existing character.~~

Range of Uses: New development generally limited to single-family, or two-family, or small multi-family dwellings, and preservation of existing commercial and multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified for the site. Supporting public recreational and community facilities (e.g., schools and places of worship) are also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. ~~Maximum density of 24 units/acre.~~