

PLANNING DISTRICT 1 FUTURE LAND USE MAP AMENDMENT REQUESTS
Preliminary Staff Report

Request number: PD-01-01

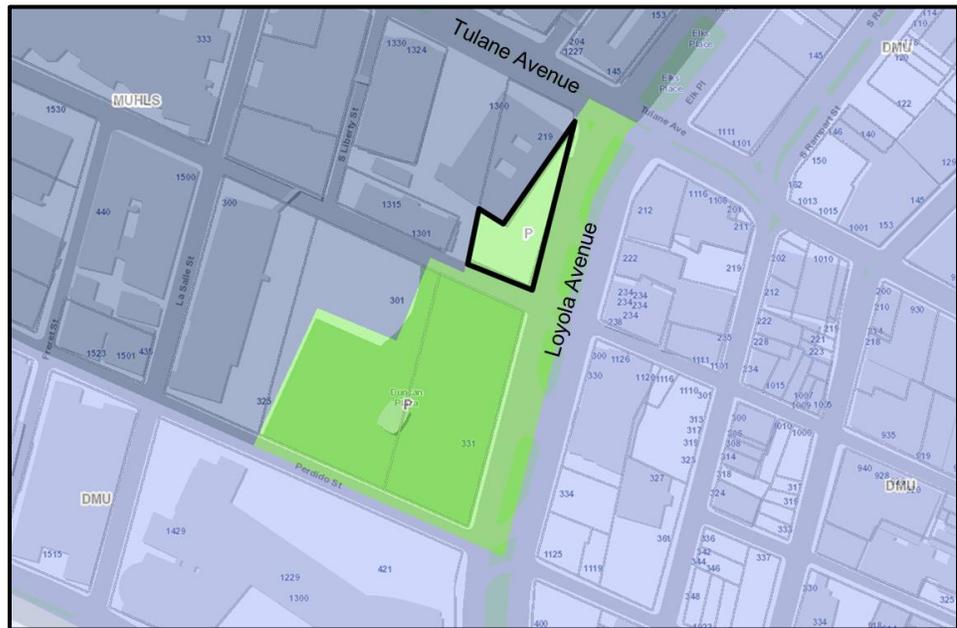
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Mixed-Use Health Life Sciences*

Location: The petitioned property is located on Square 334, in the First Municipal District. The municipal address is 219 Loyola Avenue. The property is located in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: CBD-7 Bio-Science District

Current Land Use: Landscaped yard adjacent to the Main Branch of the New Orleans Public Library

Purpose: City Planning found that a number of sites are designated as “parkland and open space” despite being part of a development site. 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 portions of developed properties as parkland.

Staff Analysis:

Site Description & Land Use: The subject site is the landscaped yard in front of the Main Branch of the New Orleans Public Library immediately adjacent to the Loyola Avenue public right-of-way. The subject area is approximately one half acre and is on the same lot as the library.

Surrounding Land Use Trends: The area lakeside of the subject property includes mostly large medical and educational facilities with a mix of other commercial uses. Across Loyola Avenue from the subject property is a mix of commercial and multi-family residential uses. Across Gravier Street from the subject site is Duncan Plaza, a large greenspace.

Surrounding FLUM Designations: The area lakeside of the subject property is designated Mixed-Use Health Life Science. This area includes the library building that shares a development site with the subject property. The area surrounding this Mixed-Use Health Life Science FLUM designation is designated Mixed-Use Downtown. The large greenspace that is across Gravier Street from the subject property has a FLUM designation of Parkland and Open Space.

Impacts: The request would change the FLUM designation for a portion of already developed property from Parkland and Open Space to Mixed-Use Health Life Sciences. This change would reflect the true nature of the property as being part of the library site – not a park.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Health Life Sciences**.

Reason for Recommendation:

1. The subject site is not a park.
2. The subject site is part of a larger development site that has a FLUM designation of Mixed-Use Health Life Science.
3. The amendment would allow development of the subject site that would be consistent with the rest of the property.

Request number: PD-01-02
Applicant: City Planning Commission
Council District: B
Request: *Change of Future Land Use Map Designation from Transportation to Downtown Exposition*

Location: The petitioned property is located on Square D, in the Second Municipal District. The municipal address is 54 Canal Street.

FLUM Map:



Current Zoning: CBD-4 Exposition District
Current Land Use: 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:* The subject site is approximately one acre and is located at the base of Canal Street adjacent to the Mississippi River. The site is currently developed with the Canal Street Ferry Terminal.

Surrounding Land Use Trends: Downriver from the subject site is the Vieux Carré Historic District which includes a mix of smaller scale residential and commercial uses that were developed in the early- to mid-19th century. Larger scale developments characterize the area upriver from the petitioned site. These developments include hotels, restaurants and the newly renovated Riverwalk Mall. Across Convention Center Boulevard from the subject site is Harrah’s Casino.

Surrounding FLUM Designations: The subject site is bordered by three different FLUM designations. Immediately downriver adjacent to the Mississippi River is an area designated Parkland and Open Space. This area includes the Audubon Aquarium of the Americas and a large riverfront linear park. Lakeside of the petitioned site is a larger area that is designated Mixed-Use Downtown which includes much of the Central Business District. The area upriver from the petitioned site adjacent to the Mississippi River is designated Downtown Exposition. This area includes the Riverwalk and Convention Center. Harrah’s Casino, which is across Convention Center Boulevard from the subject site is also designated Downtown Exposition.

Impacts: Transit and transportation facilities would be included in the range of uses in most other FLUM designations if the “Transportation” Future Land Use category is eliminated. Changing the FLUM Designation of the subject site to the adjacent Downtown Exposition FLUM Designation would allow it to continue to operate and develop as a transit site while also gaining development opportunities similar to those of adjacent sites.

Recommendation: **Approval** of the FLUM Designation Change to **Downtown Exposition**.

Reason for Recommendation:

1. City Planning Commission is proposing the deletion of the “Transportation” Future Land Use category.
2. The subject site is adjacent to an area designated Downtown Exposition.
3. The development character of the subject site is similar to adjacent properties that are designated Downtown Exposition.