PLANNING DISTRICT 2 FUTURE LAND USE MAP AMENDMENT REQUESTS
Preliminary Staff Report

Request number: PD-02-01

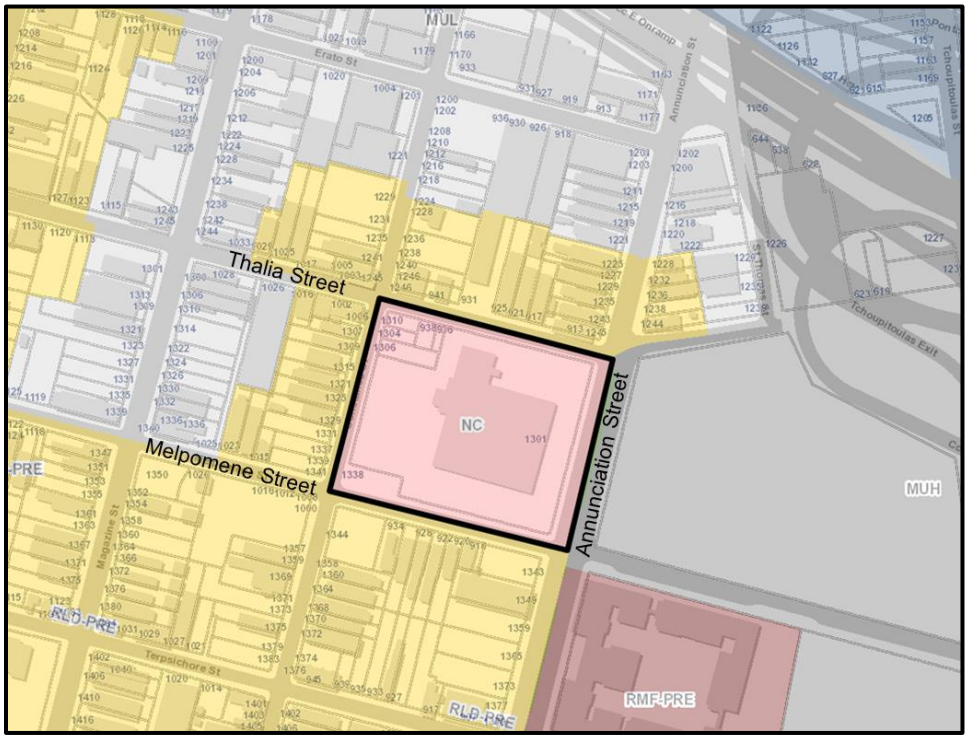
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Medium Density*

Location: The petitioned property includes all lots on Square 116, in the First Municipal District. The municipal addresses are 1301 Annunciation, 1304-1310 Constance and 936-938 Thalia Streets. The property is located within the Annunciation Street Overlay District.

FLUM Map:



Current Zoning: HU-MU Historic Urban Mixed-Use

Current Land Use: Vacant commercial

Purpose: Council District B has proposed this amendment to make the FLUM designation consistent with the subject properties mixed-use zoning and compatible with the surrounding development pattern.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately two and three-quarter acres and encompasses an entire city square. The site is currently developed with one vacant commercial building that was historically used as a grocery store. The structure is surrounded on all sides with surface level parking.

Surrounding Land Use Trends: There are a variety of land uses surrounding the subject site. The subject site is immediately surrounded on three sides by single- and two-family residential structures. Along the Pontchartrain Expressway the area is characterized by larger warehouse type structures and along Magazine Street there is a mix of commercial and residential uses. A mixed-use multi-family development occupies the square catty corner from the subject site at the intersection of Melpomene and Annunciation Streets. Across Annunciation Street from the petitioned site is an area that is primarily industrial in character.

Surrounding FLUM Designations: The subject site is bordered on three sides by area designated as Residential Low Density Pre-War. On the fourth side, across Annunciation Street, is an area designated Mixed-Use High Density. Beyond the area designated as Residential Low Density Pre-War is an area designated Mixed-Use Low Density and along St. Charles Avenue is an area designated Mixed-Use Medium Density. The mixed-use multi-family development has a designation of Residential Multi-family Pre-War.

Impacts: The subject site encompasses an entire city square and is currently vacant. Changing the FLUM designation from Neighborhood Commercial which primarily allows commercial uses to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. Greater variety in development opportunities could promote the reuse of this site and act as an appropriate transition between adjacent land uses.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density.**

Reason for Recommendation:

1. Mixed-Use Medium Density is consistent with the current zoning of the petitioned site.
2. The proposed designation provides for development opportunities that would act as appropriate transitions between adjacent land uses.

Request number: PD-02-02

Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned properties are located on Square 146, Lots 7C, D, 10-C-1, and 10-C-2. The municipal addresses are 1101, 1105, 1109, and 1117 Philip Street, bounded by Jackson Avenue and Magazine, Camp, and Philip Streets.

FLUM Map:

Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Single-family residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Philip and Magazine Streets in the Garden District neighborhood. The site has an area of approximately 16,500 square feet and is currently developed with two single-family residences and one two-family residence.

Surrounding Land Use Trends: The Garden District is mostly characterized by single-family and some two-family dwellings on large lots. Though the Magazine Street is typically lined with a variety of nonresidential uses, the segment of Magazine Street between Philip and 4th Street is almost entirely residential, including single-, two-, and multiple-family residential dwellings.

Surrounding FLUM Designations: The current MUL designation is an extension of the larger group of MUL designated properties along Magazine Street from Race Street to Philip Street, and also includes a number of properties along Sophie Wright Place and Saint Andrew and Saint Mary Streets. The MUL FLUM designation along Magazine Street is adjacent to the RLD-PRE designation that covers most of the interior of the Garden District neighborhood, with the exception of a small NC Neighborhood Commercial designation along Washington Avenue and a CEM Cemetery designation covering Lafayette Cemetery No. 1.

Impacts: The Mixed-Use Low Density FLUM designation is appropriate for Magazine Street because is promotes residential and neighborhood serving retail/commercial establishments. The existing single-family dwellings and one two-family structure on the subject sites represent the dividing line between the commercial uses of Magazine Street and the residential uses of the interior of the Garden District, as well as the beginning of the residential segment of Magazine Street that begins at Philip Street and ends at Fourth Street. The RLD-PRE designation would be consistent with the current use of the subject site and would more accurately show the division between the commercial and residential properties in this neighborhood. The staff supports the request to designate the subject property to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a one two-family and two single-family residences.
2. The RLD-PRE designation promotes the establishment of single- and two-family residences and some limited multiple-family dwellings.
3. Changing the property's designation from MUL to RLD-PRE would more accurately show the division between the commercial and residential properties in the Garden District neighborhood.

Request number: PD-02-03

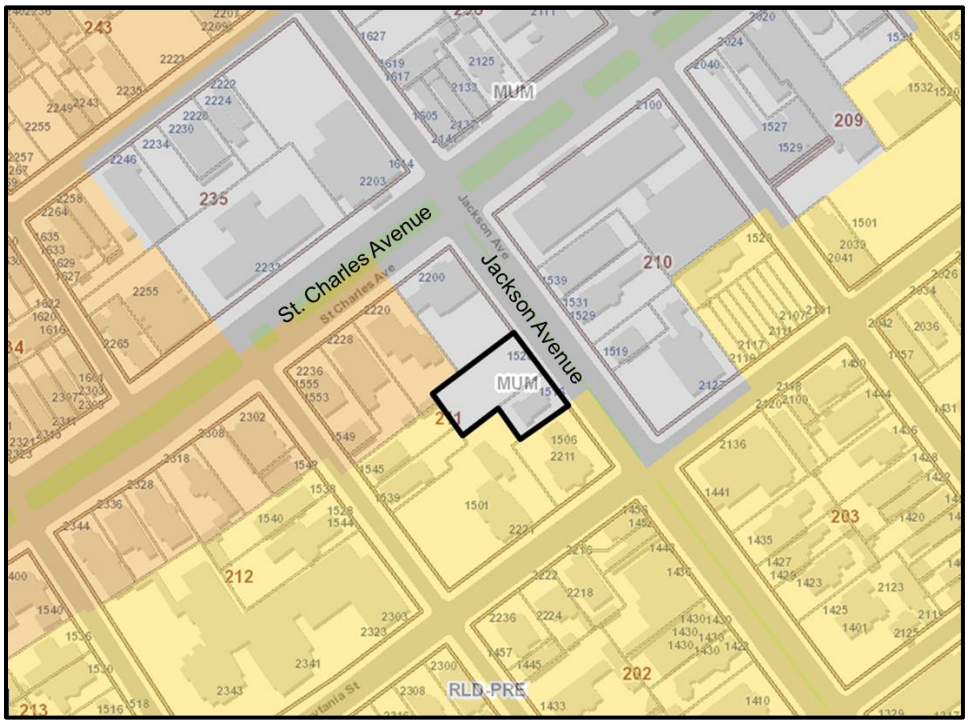
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Mixed-Use Medium Density to Residential Medium Density Pre-War*

Location: The petitioned property includes Lots E-1 and 14-A on Squares 211, in the Fourth Municipal District. The municipal addresses are 1516 and 1528 Jackson Avenue.

FLUM Map:



Current Zoning: HU-RM1 Historic Urban Multi-Family Residential District

Current Land Use: Church and principle use parking lot

Purpose: Council District B has proposed this amendment in order to make the FLUM designation more consistent with the current zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is less than one-half acre and encompasses two lots. One lot is developed with a historic church and the other lot is developed as surface level parking for nearby commercial uses.

Surrounding Land Use Trends: The subject site is immediately adjacent to a large single- and two-family residential neighborhood. Small commercial

and institutional uses are distributed throughout the interior of the residential neighborhood. Larger commercial development exists along St. Charles Avenue, particularly between Jackson Avenue and the Pontchartrain Expressway. St. Charles from Jackson Avenue toward uptown is a mix of commercial and residential uses. Across St. Charles Avenue from the subject site is another single- and two-family residential neighborhood.

Surrounding FLUM Designations: The residential area adjacent to the subject site is designated Residential Low Density Pre-War. Properties fronting on St. Charles Avenue from Philip Street to the Pontchartrain Expressway are primarily designed Mixed-Use Medium Density. Properties fronting on St. Charles Avenue from Philip Street to Toledano Street and the residential area across St. Charles Avenue from the subject site are primarily designated Residential Medium Density Pre-War.

Impacts: Changing the FLUM designation from Mixed-Use Medium Density, which only allows commercial and residential uses, to Residential Medium Density Pre-War would promote the development of residential uses at the site in the future. The ability to develop the property with commercial uses in the future would be limited by this amendment. This change would make the designation consistent with the current zoning.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Medium Density Pre-War**.

Reason for Recommendation:

1. The propose designation is more consistent with the current zoning of the property.
2. The proposed amendment would promote the development of residential uses.

Request number: PD-02-04

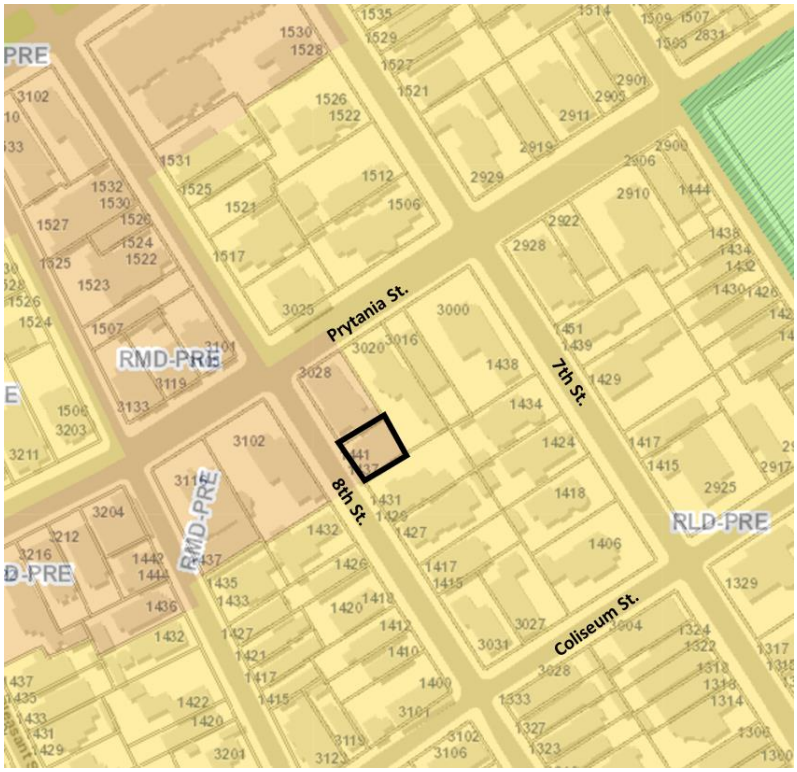
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Medium Density Pre-War to Residential Low Density Pre War*

Location: The petitioned property is located on Square 194, Lot X. The municipal addresses are 1437 and 1441 Eighth Street, bounded by Prytania, Eighth, Seventh, and Coliseum Streets.

FLUM Map:



Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Two-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Prytania and 8th Street in the Garden District neighborhood. The site has an area of approximately 3,500 square feet and is currently developed with a two-family structure.

Surrounding Land Use Trends: The Garden District is mostly characterized by single-family and some two-family dwellings. The riverside of Prytania Street between Harmony Street and Louisiana Avenue is mostly developed with multiple-family dwellings. The subject property is near some multiple-family dwellings that are located on Prytania Street and the mostly single-family structures that front 8th Street between Prytania and Coliseum Streets.

Surrounding FLUM Designations: This site is located in an RMD-PRE FLUM designation that is mapped on the majority of properties on the riverside of Prytania Street between 8th Street and Louisiana Avenue. The RMD-PRE designation is also mapped along Saint Charles Avenue between Jackson Avenue and Pleasant Street. Most of the Garden District neighborhood is designated RLD-PRE, the designation proposed in this request.

Impacts: The subject property fronts Eighth Street and abuts property designated RLD-PRE, which covers the majority of the Garden District neighborhood. This property is zoned HU-RD1 Historic Urban Two-Family Residential District that aligns with the extent of the RLD-PRE properties in this neighborhood, and closely aligns with the HU-RD1 District. Both designations are consistent with the HU-RD1 designation, but the RLD-PRE promotes lesser density, specifically single-, two-family and limited multi-family. Given the orientation of the lot toward Eighth Street and its HU-RD1 zoning, the staff believes that the less intense Residential Low Density Pre-War designation would be more appropriate for this lot.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a two-family dwelling.
2. The interior of the Garden District neighborhood is mostly designated RLD-PRE.
3. The site's use and orientation to Eighth Street lends itself more to the less intense RLD-PRE FLUM designation.

Request number: PD-02-05

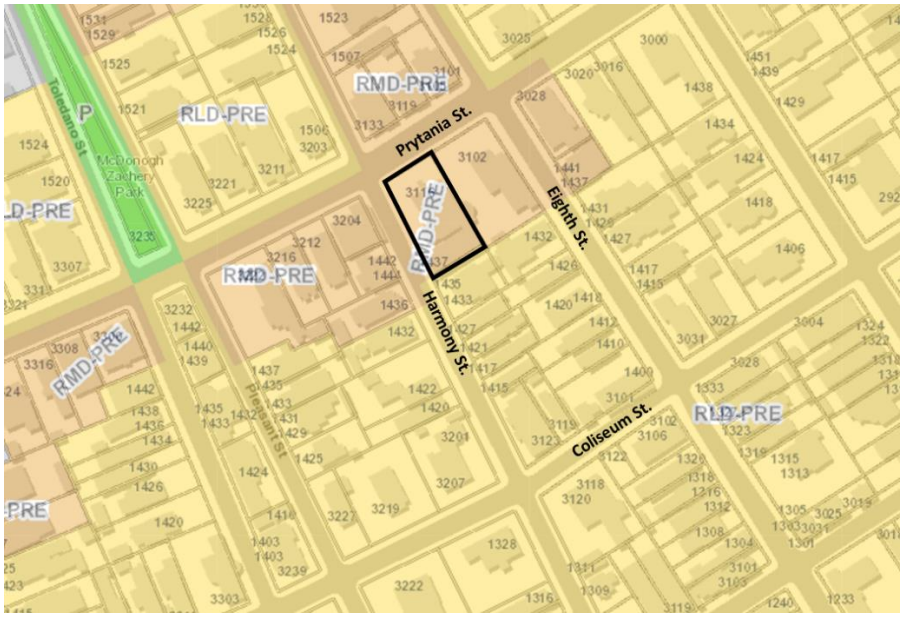
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Medium Density Pre-War to Residential Low Density Pre War*

Location: The petitioned property is located on Lot 1, Square 193, in the Fourth Municipal District. The municipal address is 3116 Prytania Street, bounded by Eighth, Harmony, and Coliseum Streets.

FLUM Map:



Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Multiple-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Prytania and Harmony Street in the Garden District neighborhood. The site has an area of approximately 12,790 square feet and is currently developed with a multiple-family structure that appears to contain at least 10 units.

Surrounding Land Use Trends: The subject site is surrounded by a number of multiple-family residences along and just off of Prytania Street. Though the Garden District is mostly characterized by single-family and some two-family dwellings, the riverside of Prytania Street between Harmony Street and Louisiana Avenue is mostly developed with multiple-family dwellings.

Surrounding FLUM Designations: This site is located in an RMD-PRE FLUM designation that is mapped on the majority of properties on the riverside of Prytania Street between 8th Street and Louisiana Avenue. The RMD-PRE designation is also mapped along Saint Charles Avenue between Jackson Avenue and Pleasant Street. Most of the Garden District neighborhood is designated RLD-PRE, the designation proposed in this request.

Impacts: The request to change the FLUM designation of this property would align this property with its current zoning, but not the current use of the property. The property is currently developed with a multiple-family dwelling containing 10 or more units, and is designated RMD-PRE which promotes a mix of residential housing types including single-, two-, and small multiple-family dwellings. Additionally, the riverside of Prytania from Eighth Street to Louisiana Avenue is almost entirely RMD-PRE and developed with multiple-family dwellings. The staff believes that the RMD-PRE is an appropriate designation for this property and does not support the change to RLD-PRE.

Recommendation: **Denial** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is a property with a history of multiple family use.
2. The riverside of Prytania Street between Eighth Street and Louisiana Avenue is mostly designated Residential Medium Density.
3. There is a trend of multi-family developments in the vicinity for properties of similar size and history.

Request number: PD-02-06

Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Medium Density Pre-War to Residential Low Density Pre War*

Location: The petitioned property is located on Lot C, Square 192, in the Fourth Municipal District. The municipal address is 1442 Harmony Street, bounded by Pleasant, Prytania, Harmony, and Coliseum Streets.

FLUM Map:

Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Single-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Prytania and Harmony Street in the Garden District neighborhood. The site has an area of approximately 3,360 square feet and is currently developed with a single-family residence.

Surrounding Land Use Trends: The subject site is surrounded on all sides by multiple-family residences. Though the Garden District is mostly characterized by single-family and some two-family dwellings, the

riverside of Prytania Street between Harmony Street and Louisiana Avenue has a number of multiple-family dwellings.

Surrounding FLUM Designations: This site is located in an RMD-PRE FLUM designation that is mapped on the majority of properties on the riverside of Prytania Street between 8th Street and Louisiana Avenue. The RMD-PRE designation is also mapped along Saint Charles Avenue between Jackson Avenue and Pleasant Street. Most of the Garden District neighborhood is designated RLD-PRE, the designation proposed in this request.

Impacts: The subject property is currently developed with a single-family dwelling, and is designated RMD-PRE which promotes a mix of residential housing types including single-, two-, and small multiple-family dwellings. The subject property is surrounded on all sides by RMD-PRE properties, and a designation to RLD-PRE would represent a spot Future Land Use Map change. Since the RMD-PRE designation does support single-family dwellings and all of the surrounding properties are designated RMD-PRE, the staff does not support a change to RLD-PRE.

Recommendation: **Denial** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is a property that is developed with a single-family residence, but is surrounded on all sides by multiple-family dwellings.
2. The riverside of Prytania Street between Eighth Street and Louisiana Avenue is mostly designated Residential Medium Density.
3. The RMD-PRE designation supports a variety of housing types including single-family dwellings.

Request number: PD-02-07

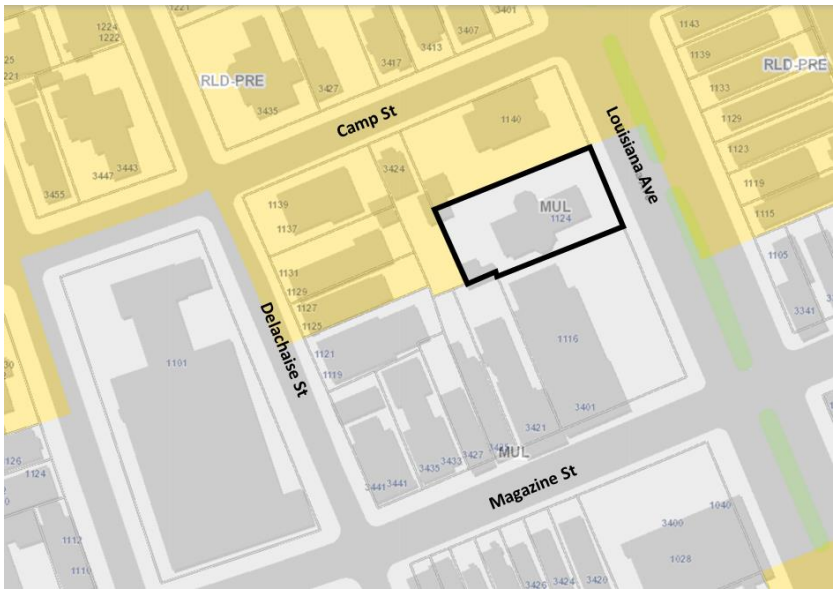
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property is located on Lot C, Square 218, in the Sixth Municipal District. The municipal address is 1124 Louisiana Avenue, bounded by Magazine, Camp, and Delachaise Streets.

FLUM Map:



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

Current Land Use: Multiple-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD2 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Louisiana Avenue and Magazine Street in the Touro neighborhood. The subject site has an area of approximately 13,284 square feet and is currently developed with a multiple-family residence.

Surrounding Land Use Trends: The subject site abuts a pharmacy/retail store that is located at the corner of Magazine Street and Louisiana Avenue. The other surrounding uses are mostly single-family residences, with a number of two-family residences, townhouses, and a former school that is currently being converted into apartments.

Surrounding FLUM Designations: This site is located in an MUL FLUM designation that covers the properties fronting Magazine Street between Washington and Henry Clay Avenues. The majority of residential properties in the Touro and Garden District neighborhoods are designated RLD-PRE, with the exception of the area that includes Touro Infirmary which is designated MUM Mixed-Use Medium Density.

Impacts: The Mixed-Use Low Density Designation is appropriate for Magazine Street because is promotes residential and neighborhood serving retail/commercial establishments. The existing multiple-family structure on the subject property has frontage on Louisiana Avenue which is currently designated RLD-PRE between the Pyrtania and Magazines Streets. This stretch of Louisiana Avenue is exclusively residential, and the RLD-PRE designation promotes single- and two-family residences and established multiple-family dwellings. The staff supports the request to designate the subject property to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a multiple-family residence.
2. The properties fronting Louisiana Avenue between Magazine and Prytania Streets are developed with residential uses and designated RLD-PRE.
3. The change from MUL to RLD-PRE could deter commercial uses from being established along this residential stretch of Louisiana Avenue.

Request number: PD-02-08

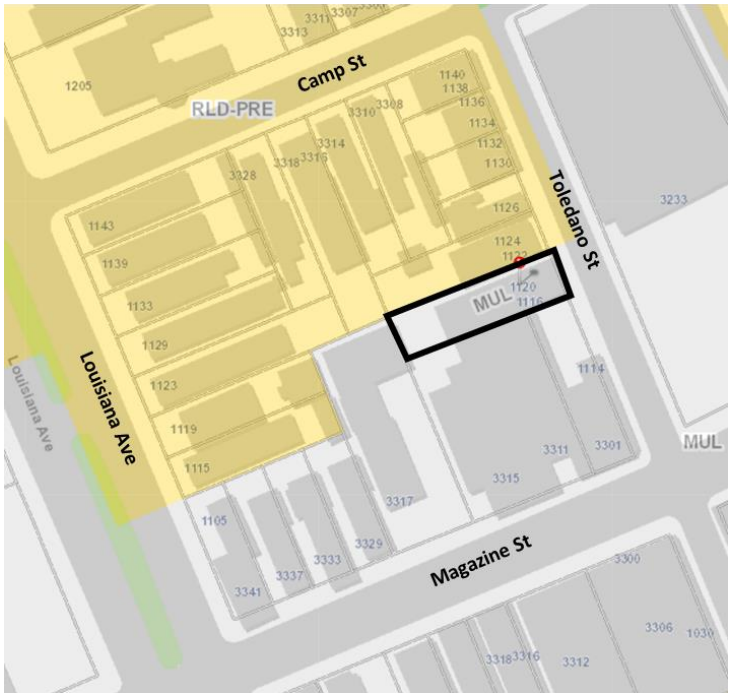
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property is located on Lot 24, Square 217, in the Sixth Municipal District. The municipal address is 1120 Toledano Street, bounded by Louisiana Avenue and Magazine and CampStreets.

FLUM Map:



Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Two-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Toledano and Magazine Streets in the Garden District neighborhood. The subject site has an area of approximately 4,096 square feet and is currently developed with a two-family residence.

Surrounding Land Use Trends: The subject site abuts a seafood retailer that front Magazine Street. Across the street from the subject property is a

supermarket and its expansive surface parking lot. The remainder of this block of Toledano Street is three two-family and two single-family residences.

Surrounding FLUM Designations: This site is located in an MUL FLUM designation that covers the properties fronting Magazine Street between Washington and Henry Clay Avenues. The majority of residential properties in the Garden District neighborhood are designated RLD-PRE, with the exception of RMD-PRE designations that cover most of the properties along Saint Charles Avenue and the riverside of Prytania Street between Louisiana Avenue and 8th Street.

Impacts: The Mixed-Use Low Density Designation is appropriate for Magazine Street because is promotes residential and neighborhood serving retail/commercial establishments. The existing two-family structure on the subject property represents the dividing line between the commercial uses of Magazine Street and the residential uses of the interior of the Garden District. The RLD-PRE designation would be consistent with the current use of the subject site and would more accurately show the division between the commercial and residential properties in this neighborhood. The staff supports the request to designate the subject property to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a two-family residence.
2. The RLD-PRE designation promotes the establishment of single- and two-family residences and some limited multiple-family dwellings.
3. Changing the property's designation from MUL to RLD-PRE would more accurately show the division between the commercial and residential properties in the Garden District neighborhood.

Request number: PD-02-09

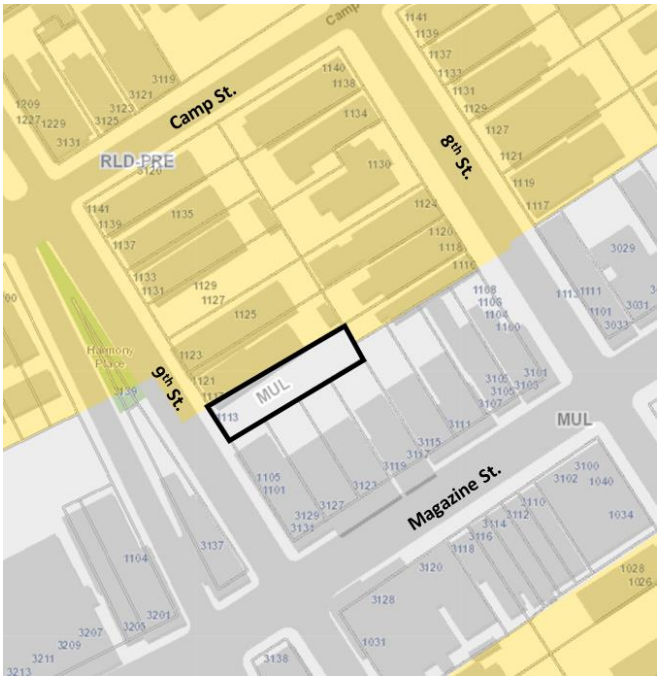
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property is located on Lot 14, Square 155, in the Fourth Municipal District. The municipal address is 1113 9th Street, bounded by Magazine, Camp, and 8th Streets.

FLUM Map:



Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Single-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing HU-RD1 District zoning.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of 9th and Magazine Streets in the Garden District neighborhood. The subject site has an area of approximately 3,906 square feet and is currently developed with a recently constructed single-family residence.

Surrounding Land Use Trends: The subject site is adjacent to a cosmetics retailer and is the first residential structure fronting 9th Street away from the commercial establishments of Magazine Street. The remainder of this block is a mix of single- and two-family dwellings, and what appears to be a mixed-use furniture store and residential building across 9th Street from the subject property.

Surrounding FLUM Designations: This site is located in an MUL FLUM designation that covers the properties fronting Magazine Street between Washington and Henry Clay Avenues. The majority of residential properties in the Garden District neighborhood are designated RLD-PRE, with the exception of RMD-PRE designations that cover most of the properties along Saint Charles Avenue and the riverside of Prytania Street between Louisiana Avenue and 8th Street.

Impacts: The Mixed-Use Low Density designation is appropriate for Magazine Street because is promotes residential and neighborhood serving retail/commercial establishments. The existing single-family structure on the subject property represents to dividing line between the commercial uses of Magazine Street and the residential uses of the interior of the Garden District. The RLD-PRE designation would be consistent with the current use of the subject site and would more accurately show the division between the commercial and residential properties in this neighborhood. The staff supports the request to designate the subject property to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a single-family residence.
2. The RLD-PRE designation promotes the establishment of single- and two-family residences and some limited multiple-family dwellings.
3. Changing the property's designation from MUL to RLD-PRE would more accurately show the division between the commercial and residential properties in the Garden District neighborhood.

Request number: PD-02-10

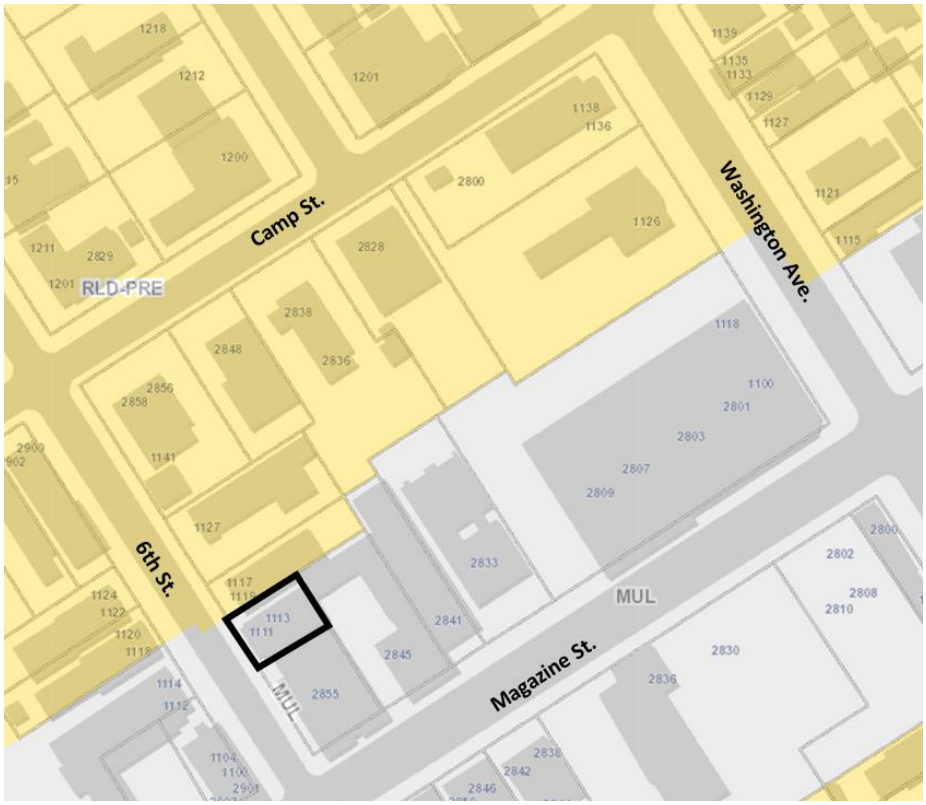
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property is located on the rear portion of Lots 14 and 15, Square 152, Fourth Municipal District. The municipal addresses are 1111 and 1113 6th Street, bounded by Magazine, Washington, and Camp Streets.

FLUM Map:



Current Zoning: HU-RD1 Historic Urban Two-Family Residential District

Current Land Use: Two-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the current use of the property.

Staff Analysis: *Site Description & Land Use*: The subject site is located near the intersection of Sixth and Magazine Street in the Garden District

neighborhood. This site has an area of approximately 2,800 square feet, and is currently developed with a two-family residence.

Surrounding Land Use Trends: The subject site is adjacent to an art studio and furniture retailer and is the first residential structure fronting 6th Street away from the commercial establishments of Magazine Street. The remainder of this block is a mix of single- and two-family dwellings.

Surrounding FLUM Designations: This site is located in an MUL FLUM designation that covers the properties fronting Magazine Street between Washington and Henry Clay Avenues. The majority of residential properties in the Garden District neighborhood are designated RLD-PRE, with the exception of RMD-PRE designations that cover most of the properties along Saint Charles Avenue and the riverside of Prytania Street between Louisiana Avenue and 8th Street.

Impacts: The Mixed-Use Low Density Designation is appropriate for Magazine Street because is promotes residential and neighborhood serving retail/commercial establishments. The existing two-family structure on the subject property represents to dividing line between the commercial uses of Magazine Street and the residential uses of the interior of the Garden District. The RLD-PRE designation would be consistent with the current use of the subject site and would more accurately show the division between the commercial and residential properties in this neighborhood. The staff supports the request to designate the subject property to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site is currently developed with a two-family residence.
2. The RLD-PRE designation promotes the establishment of single- and two-family residences and some limited multiple-family dwellings.
3. Changing the property's designation from MUL to RLD-PRE would more accurately show the division between the commercial and residential properties in the Garden District neighborhood.

Request number: PD-02-11

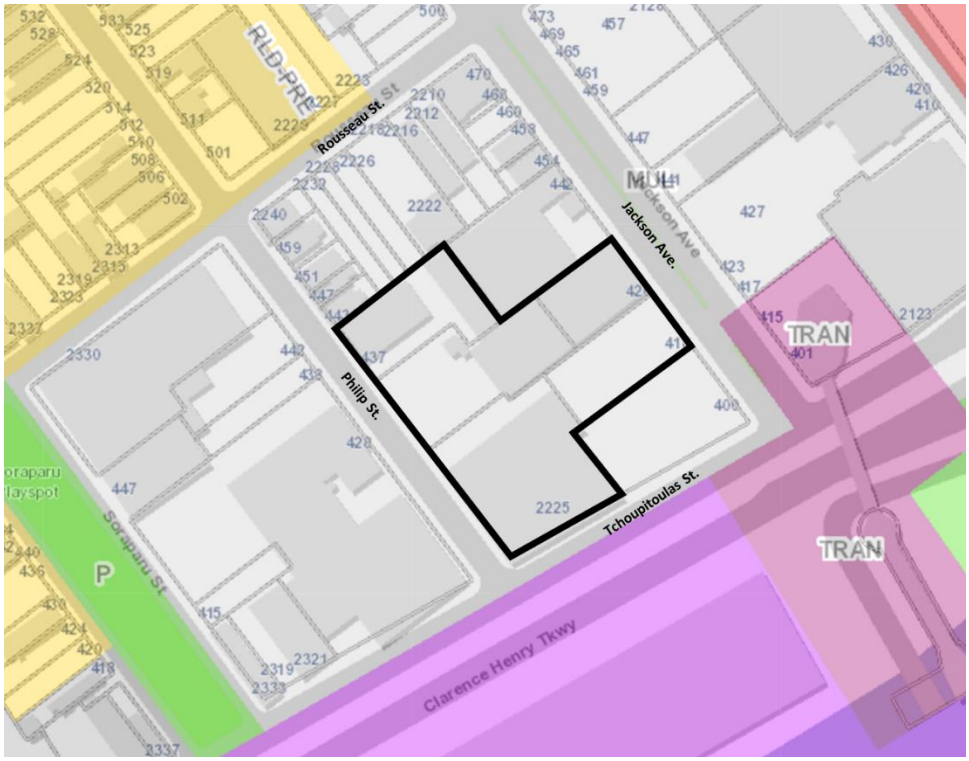
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Mixed Use Low Density to Industrial*

Location: The petitioned property is located on Lots 5-A, 2-A, 2-B, 3B, 3C, 11, and 12, Square 29, Fourth Municipal District. The municipal addresses are 439 Philip Street, 2225 Tchoupitoulas Street, 420 Jackson Avenue, and 418 Jackson Avenue. The subject property is bounded by Jackson Avenue and Philip, Rousseau, and Tchoupitoulas Streets.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Marine repair and fabrication, warehouses

Purpose: The purpose of the application appears to be to align the Future Land Use with the current use of the property.

Staff Analysis: *Site Description & Land Use*: This site is located near the intersection of Jackson Avenue and Tchoupitoulas Street in the Irish Channel neighborhood. The site is comprised of seven parcels that total an area of approximately 80,400 square feet (1.8 acres). The site is currently developed with a large industrial/warehouse structure located at the corner of Philip and Tchoupitoulas Streets, a screened open storage yard, and a four-story brick structure with a large garage door fronting on Jackson Avenue.

Surrounding Land Use Trends: The area immediately surrounding the subject property is a mix of established industrial uses and a mix a new and future development. The area between Jackson Avenue and Soraparu Street between Rousseau and Tchoupitoulas Street, including the subject site, is mostly used for industrial uses including large industrial structures for fabricating and marine repair, and a number of other unmarked industrial or warehouse facilities. This area also has a number of single- and two-family residences along Philip and Rousseau Streets. On the downriver side of Jackson Avenue there has been some significant investment in properties and planned future developments. This includes a newly renovated apartment building on Josephine Street, and newly constructed elderly resource center at the corner of Rousseau Street and Jackson Avenue. Plans have also been approved by the City Council for the redevelopment of the Sarah Mayo Hospital site with commercial space and 211 residential units.

Surrounding FLUM Designations: This site is within a MUL designation that extends generally along Jackson Avenue from Tchoupitoulas to Annunciation Street. The nearby River Garden development is a mixture of RLD-PRE Residential Low Density Pre-War, P Parkland and Open Space, RMF-PRE Residential Multi-Family Pre-War, and GC General Commercial designations covering the different uses of the overall development including, multiple-family, single- and two-family, and a large high-volume retailer. The subject site's MUL designation is adjacent to a Transportation designation that covers the former Jackson Avenue ferry terminal. On the riverside of Tchoupitoulas Street, this MUL designation is adjacent to an IND Industrial designation that cover's the port operations from Jackson Avenue to Audubon Park.

Impacts: The subject site and neighboring square are currently developed with industrial uses including a marine repair and fabrication facility and a number of warehouse uses. The property owners of these sites met with City Planning Commission staff to discuss the merits of the request to change the FLUM category of these properties to industrial, mainly because of the historic use and environmental concerns. The property owners also submitted to the staff documentation showing that the Louisiana Department of Environmental Quality has confirmed certain levels of contaminants on some of the sites that would render them compatible only

with industrial or commercial use. The LDEQ also requires that it be contacted should the land use change on the subject properties to determine the appropriateness of the proposed land use. The property owners also pointed to the historic use of these properties for industrial use, much like many of the properties along Tchoupitoulas Street near the Port of New Orleans' facilities. The staff recognizes the history of these subject sites as well as the environmental consequences of that history of industrial use. With that said, the staff continues to believe that the Industrial Future Land Use designation, which could result in zoning solely for industrial use, is not appropriate in this location given its proximity to residential neighborhoods and much less intense uses.

The current Mixed-Use Low Density designation of the site at its most intense would only allow a few industrial uses, including artisan manufacturing and warehouses (as a conditional use), and this location is at the intersection of two major streets that are well served by transit and near a neighborhood that has experienced a significant amount of investment in the past several decades. Though the staff believes that the Industrial designation is not compatible with the subject sites, it does believe that it should be designated with a more intense designation because of its location, history of use, environmental concerns, and general ability to accommodate a greater intensity of use compared to the interior of the neighborhood. The MUH Mixed-Use High Density designation promotes "compact, walkable, transit-oriented neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges." The MUH designation would be a more appropriate designation for this site than the current MUL and the proposed IND because of its ability to accommodate greater intensity of use as it is located near the edge of the Irish Channel neighborhood near the intersection of two RTA bus lines, and due to its history of industrial use. Therefore, the staff recommends that the subject properties be designated MUH Mixed-Use High Density, which could result in a zoning district that allows a broader range of industrial uses. For example, the MU-2 High Intensity Mixed-Use District, which is compatible with the MUH FLUM, allows industrial uses such as light manufacturing, warehouses, food processing, and research and development facilities as permitted uses. The MUH designation would also continue to promote mixed-use development in this area.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Mixed-Use High Density.**

Reason for Recommendation:

1. The subject site is a collection of properties that are currently developed with industrial uses.
2. The subject site has a history of industrial use, but is also located within close proximity to a single- and two-family residential neighborhood.
3. The MUH designation supports a number of industrial uses that could be compatible with being in close proximity to residential and commercial uses.

Request number: PD-02-12

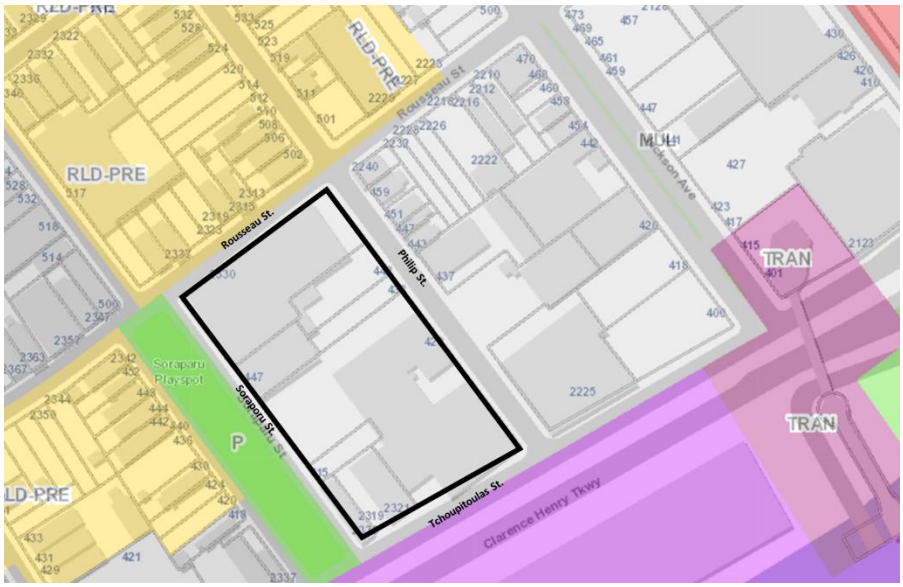
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Mixed Use Low Density to Industrial*

Location: The petitioned property is located on the entirety of Square 28, Fourth Municipal District. The municipal addresses area 428 and 442 Philip Street, 215 Soraporu Street, 2330 Rousseau Street, and 2333 Tchoupitoulas Street. The subject property is bounded by Soraporu, Philip, Rousseau, and Tchoupitoulas Streets.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Marine repair and fabrication, warehouses

Purpose: The purpose of the application appears to be to align the Future Land Use with the current use of the property.

Staff Analysis: *Site Description & Land Use*: This site is located near the intersection of Jackson Avenue and Tchoupitoulas Street in the Irish Channel neighborhood. The site is comprised of eight parcels that total an area of approximately 134,000 square feet, or just over 3 acres. The site is currently developed with a large industrial/warehouse structures located along Philip, Rousseau, and Tchoupitoulas Streets, an open storage yard, and a two-story brick structure at the corner of Soraparu and Tchoupitoulas Streets.

Surrounding Land Use Trends: The area immediately surrounding the subject property is a mix of established industrial uses and a mix a new and future development. The area between Jackson Avenue and Soraparu Street between Rousseau and Tchoupitoulas Street, including the subject site, is mostly used for industrial uses including large industrial structures for fabricating and marine repair, and a number of other unmarked industrial or warehouse facilities. This area also has a number of single- and two-family residences along Philip and Rousseau Streets. On the downriver side of Jackson Avenue there has been some significant investment in properties and planned future developments. This includes a newly renovated apartment building on Josephine Street, and newly constructed elderly resource center at the corner of Rousseau Street and Jackson Avenue. Plans have also been approved by the City Council for the redevelopment of the Sarah Mayo Hospital site with commercial space and 211 residential units.

Surrounding FLUM Designations: This site is within a MUL designation that extends generally along Jackson Avenue from Tchoupitoulas to Annunciation Street. The subject site's MUL designation is adjacent to a Transportation designation that covers the former Jackson Avenue ferry terminal. On the riverside of Tchoupitoulas Street, this MUL designation is adjacent to an IND Industrial designation that cover's the port operations from Jackson Avenue to Audubon Park. The subject site's MUL designation is adjacent to a P Parkland and Open Space designation across Soraporu Street, which cover the Soraporu Playsport. This site is also near the RLD-PRE designation that covers the majority of the interior of the Irish Channel neighborhood, which consists mainly of single- and two-family dwellings, with a number of non-residential, multiple-family, and institutional uses scattered throughout.

Impacts: The subject square and a number of sites on the neighboring square are currently developed with industrial uses including a marine repair and fabrication facility and a number of warehouse uses. The property owners of these sites met with City Planning Commission staff to discuss the merits of the request to change the FLUM category of these properties to industrial, mainly because of historic and environmental concerns. The property owners also submitted to the staff documentation showing that the Louisiana Department of Environmental Quality has confirmed certain levels of contaminants on some of the sites that would render them compatible only with industrial or commercial use. The LDEQ also requires that it be contacted should the land use change on the subject properties to determine the appropriateness of the proposed land use. The property owners also pointed to the historic use of these properties for industrial use, much like many of the properties along Tchoupitoulas Street near the Port of New Orleans' facilities. The staff recognizes the history of these subject sites as well as the environmental consequences of that history of industrial use. With that said, the staff continues to believe that the

Industrial Future Land Use designation, which could result in zoning solely for industrial use, is not appropriate in this location given its proximity to residential neighborhoods and much less intense uses.

The current Mixed-Use Low Density designation of the square at its most intense would only allow a few industrial uses, including artisan manufacturing and warehouses (as a conditional use), and this location is at the intersection of two major streets that are well served by transit and near a neighborhood that has experienced a significant amount of investment in the past several decades. Though the staff believes that the Industrial designation is not compatible with the subject sites, it does believe that it should be designated with a more intense designation because of its location, history of use, environmental concerns, and general ability to accommodate a greater intensity of use compared to the interior of the neighborhood. The MUH Mixed-Use High Density designation promotes "compact, walkable, transit-oriented neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges." The MUH designation would be a more appropriate designation for this site than the current MUL and the proposed IND because of its ability to accommodate greater intensity of use as it is located near the edge of the Irish Channel neighborhood near the intersection of two RTA bus lines, and due to its history of industrial use. Therefore, the staff recommends that the subject properties be designated MUH Mixed-Use High Density, which could result in a zoning district that allows a broader range of industrial uses. For example, the MU-2 High Intensity Mixed-Use District, which is compatible with the MUH FLUM, allows industrial uses such as light manufacturing, warehouses, food processing, and research and development facilities as permitted uses. The MUH designation would also continue to promote mixed-use development in this area.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Mixed-Use High Density.**

Reason for Recommendation:

1. The subject site is a collection of properties that are currently developed with industrial uses.
2. The subject site has a history of industrial use, but is also located within close proximity to a single- and two-family residential neighborhood.
3. The MUH designation supports a number of industrial uses that could be compatible with being in close proximity to residential and commercial uses.

Request number: PD-02-13

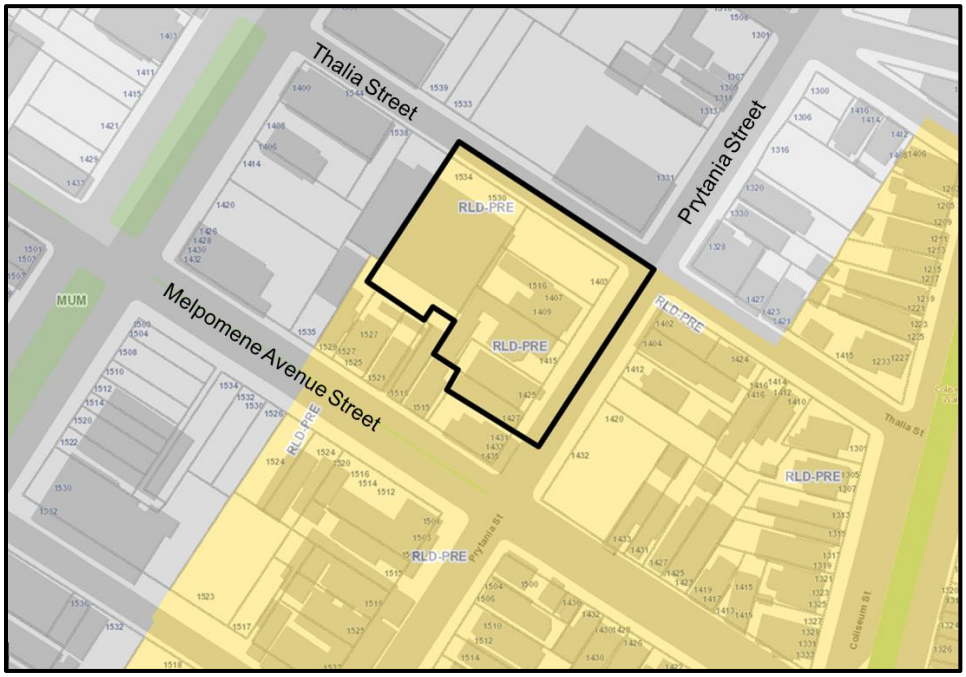
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property includes lots on Squares 191, in the First Municipal District. There are multiple addresses. This property is located in the Lower Garden District Local Historic District and the Character Preservation Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-MI Historic Urban Mixed-Use District and MU-1 Medium Intensity Mixed-Use District

Current Land Use: Bed and breakfast, commercial, residential, surface level parking

Purpose: Council District B has proposed this amendment in order to make the FLUM designation more consistent with the current zoning and existing development.

Staff Analysis: *Site Description & Land Use*: The subject site is less than one acre and includes six lots. The lots have a wide variety of uses including a bed and breakfast, commercial spaces, residences and a parking lot.

Surrounding Land Use Trends: The subject site is surrounded by a variety of uses. Prytania Street is developed with residential and commercial uses. The commercial uses primarily consist of small restaurants and bed and breakfast or boutique hotels. Immediately across Thalia Street from the subject site is a warehouse structure. St. Charles Avenue is developed with larger commercial uses and multi-family residential structures. Across Prytania Street from the subject site is a small residential neighborhood that consists of primarily single- and two-family residential structures.

Surrounding FLUM Designations: The square in which the subject site is located has two designations. The properties closer to St. Charles Avenue have a designation of Mixed-Use Medium Density while the properties closer to Prytania Street have a designation of Residential Low Density Pre-War. The residential neighborhood across Prytania Street from the subject site primarily has a designation of Residential Low Density Pre-War. Properties along St. Charles Avenue have designations of Mixed-Use Low or Medium Density.

Impacts: Changing the FLUM designation from Residential Low Density Pre-War, which allows primarily residential uses, to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. This change is consistent with the existing zoning as well as the current development on site which is mostly commercial in nature.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the existing zoning and development on site.
2. The propose designation is more consistent with the historic development pattern of the area.

Request number: PD-02-14

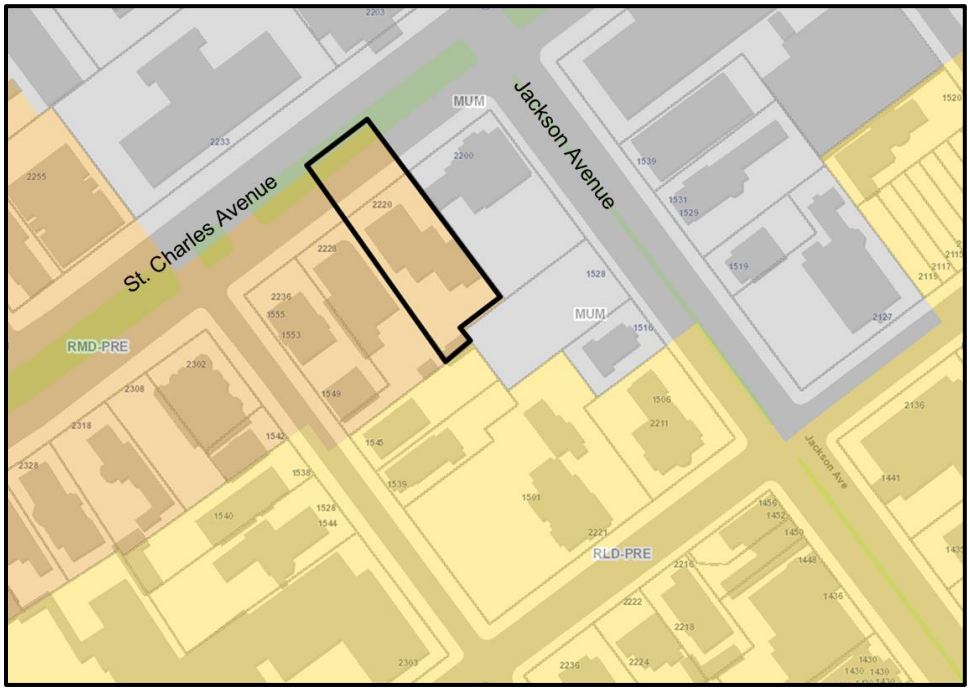
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Medium Density Pre-War to Mixed-Use Medium Density*

Location: The petitioned property includes Lot A on Squares 211, in the Fourth Municipal District. The municipal address is 2220 St. Charles Avenue. The property is located in the St. Charles Avenue Local Historic District and the Character Preservation Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-RM1 Historic Urban Multi-Family Residential

Current Land Use: Bed and Breakfast

Purpose: Council District B has proposed this amendment in order to make the FLUM designation more consistent with the existing development.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately 14,500 square feet and includes one lot. The lot is developed with a residential structure that is used as a bed and breakfast.

Surrounding Land Use Trends: Larger commercial development exists along St. Charles Avenue, particularly between Jackson Avenue and the

Pontchartrain Expressway. St. Charles from Jackson Avenue toward uptown is a mix of commercial and residential uses. Across St. Charles Avenue from the subject site is a primarily single- and two-family residential neighborhood. Riverside of the subject site is another single- and two-family residential district.

Surrounding FLUM Designations: Properties fronting on St. Charles Avenue from Philip Street to the Pontchartrain Expressway are primarily designed Mixed-Use Medium Density. Properties fronting on St. Charles Avenue from Philip Street to Toledano Street and the residential area across St. Charles Avenue from the subject site are primarily designated Residential Medium Density Pre-War. The residential area riverside of the subject site is designed Residential Low-Density Pre-Way.

Impacts: Changing the FLUM designation from Residential Medium Density Pre-War, which allows primarily residential uses, to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. This change is consistent with the current development on site.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the existing development on site.
2. The propose designation is more consistent with the historic development pattern of the area.

Request number: PD-02-15

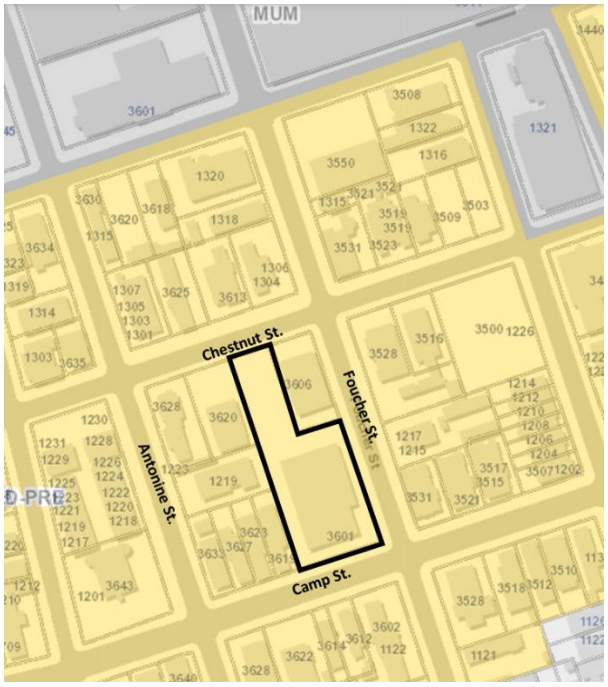
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre War to Residential Pre War Multi Family*

Location: The petitioned property is located on Lot C1A, Square 271, Sixth Municipal District. The municipal address is 3601 Camp Street, bounded by Foucher, Antonine, and Chestnut Streets.

FLUM Map:



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

Current Land Use: Multiple-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the use of the property.

Staff Analysis: *Site Description & Land Use*: The subject site is located in the interior of the Touro neighborhood between Touro Infirmary and Magazine Street. The subject site has an area of approximately 30,875 square feet and is developed with a former school building that is being converted to a multiple-family residential building. This site was zoned for multiple-family use under the former Comprehensive Zoning Ordinance in order to

allow for the redevelopment of the property. The adoption of the current CZO changed the subject property's zoning back to a two-family residential district, primarily because the new CZO accommodates the conversion of former institutional structures into multiple-family uses in the HU-RD2 District.

Surrounding Land Use Trends: The Touro neighborhood is mostly composed of single- and two-family residences between Camp and Perrier Streets, and is lined with multiple-family structures along Prytania Street. The neighborhood is also home for the Touro Infirmary campus, which occupies most of the northeast corner of the neighborhood.

Surrounding FLUM Designations: This site is located in an RLD-PRE FLUM designation that covers most of the Touro neighborhood between Perrier and Camp Streets. This RLD-PRE designation is adjacent to the MUM designation that covers the Touro Infirmary campus and the properties located at the intersection of Louisiana and Saint Charles Avenue. This subject property's RLD-PRE designation also abuts the MUL designation that covers the properties along Magazine Street from Washington Avenue to Henry Clay Avenue.

Impacts: The Residential Pre War Multi-Family designation promotes the preservation of existing multiple-family dwellings and encourages the development of new multiple-family dwellings at nodes along transit routes that can support greater densities. As mentioned in this report, this proposed amendment presumably is aimed to align the Future Land Use Map with the use of the property. This property's zoning was changed to a multiple-family district under the former CZO, then changed back to a two-family residential district with the adoption of the new CZO. At that time, there was concern that the redevelopment of the former school building into a multiple-family dwelling would be inconsistent with the Master Plan because the proposal exceeded the density limits set in the Future Land Use Map category descriptions, hence the thought that this property should have a designation that allows for more residential density. The City Planning Commission supports a text amendment to the Master Plan that would remove the density limits from the Future Land Use Map category descriptions, which would then rely on the requirements of the CZO to set density limits through bulk and area regulations. Additionally, the HU-RD2 District allows for the redevelopment of former institutional buildings into multiple-family structures through the Planned Development process. The staff believes that the elimination of the density limitation in the FLUM categories and the Planned Development process adopted in the CZO render this proposed change to RMF-PRE unnecessary.

Recommendation: **Denial** of the FLUM Designation Change to **Residential Pre War Multi-Family.**

Reason for Recommendation:

1. The subject site is developed with a former school building that is being renovated as a multiple-family dwelling.
2. The majority of properties in the Touro neighborhood are designated RLD-PRE with the exception of the MUM covering Touro Infirmary and the RMD-PRE covering the area between Saint Charles Avenue and Prytania Street.
3. The change from RLD-PRE to RMF-PRE is unnecessary because of the Planned Development process in the current CZO and a proposed text amendment to the Master Plan to eliminate the density limitation from the FLUM categories.

Request number: PD-02-16

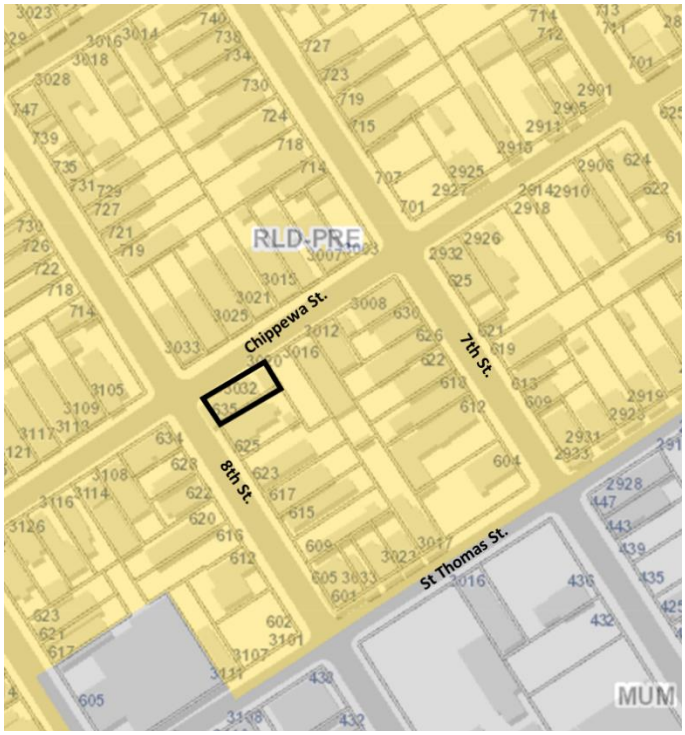
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre War to Residential Medium Density Pre War*

Location: The petitioned property is located on Lot A, Square 56, Fourth Municipal District. The municipal addresses are 3032 Chippewa Street and 635 Eighth Street, bounded by Chippewa, Eighth, Saint Thomas, and Ninth Streets.

FLUM Map:



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

Current Land Use: Multiple-Family Residence

Purpose: The purpose of the application appears to be to align the Future Land Use of the property with the existing use of the property.

Staff Analysis: *Site Description & Land Use*: The subject site is located on the corner of Ninth and Chippewa Street in the Irish Channel neighborhood. The site has an area of approximately 2,400 square feet and is developed with a two-story three-family dwelling. This property was the subject of a 2013 zoning change to a neighborhood business district in order to establish a three-

family dwelling, or a two-family dwelling with ground floor office space. These plans were found to be consistent with the RLD-PRE FLUM category because the staff's research concluded that the structure had been occupied by commercial uses in the past.

Surrounding Land Use Trends: The Irish Channel neighborhood is mostly developed with historic, shotgun-style single- and two-family residences dating from the late 19th and early 20th centuries. Also located near this site is a mix of uses along Tchoupitoulas Street, including a brewery, warehouses, and a variety of auto service facilities.

Surrounding FLUM Designations: This site is located in an RLD-PRE FLUM designation to covers most of the interior of the Irish Channel neighborhood. It is adjacent to the MUM FLUM designation that covers most of the squares that have frontage on Tchoupitoulas Street between Louisiana Avenue and Soraporu Street.

Impacts: The Residential Medium Density Pre War designation promotes the establishment of a variety of residential types and business and traditional corner stores where current or former commercial use is verified. This description is very similar with the exception that the RLD-PRE designation discourages the development of new multiple-family dwellings. The City Planning Commission staff supports a text amendment to the RLD-PRE FLUM designation that would allow for new, small multiple-family dwellings to be established. Also, the RLD-PRE designation already allows for businesses and traditional corner stores where former commercial activity has been verified. The past commercial use of the subject property was verified through the zoning change process in 2013, and the proposed text amendments to the RLD-PRE FLUM designation makes the proposed change to RMD-PRE unnecessary.

Recommendation: **Denial** of the FLUM Designation Change to **Residential Medium Density Pre War.**

Reason for Recommendation:

1. The subject site is developed with a three-family dwelling.
2. The majority of properties in the Irish Channel neighborhood are designated RLD-PRE with the exception of the MUM covering nonresidential uses along Tchoupitoulas Street.
3. The change from RLD-PRE to RMD-PRE is unnecessary because of the a proposed text amendment to the Master Plan that would allow for the establishment of small multiple-family dwellings in RLD-PRE designated properties.

Request number: PD-02-17

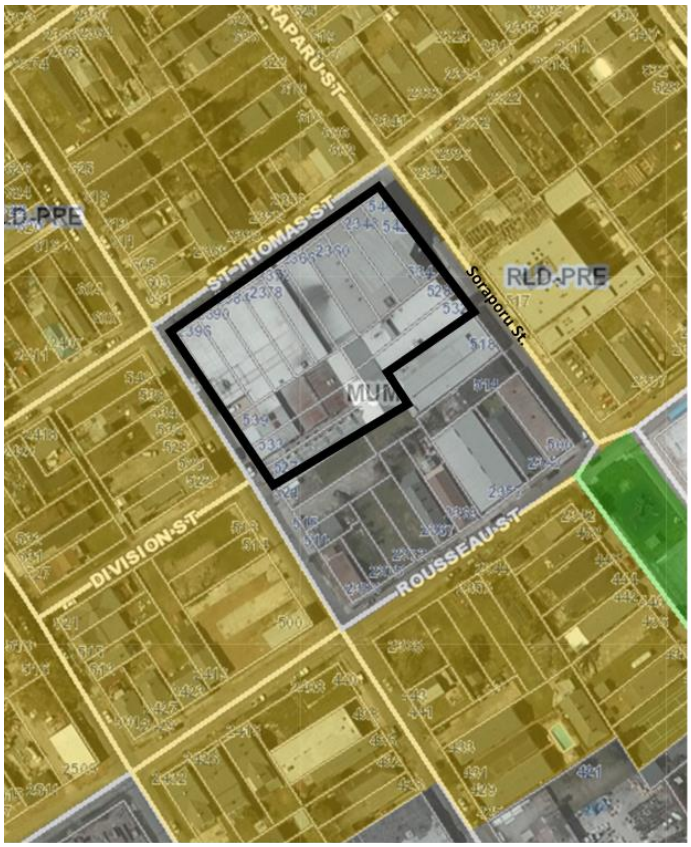
Applicant: Councilmember Cantrell

Council District: B

Request: *Change of Future Land Use Map Designation from Mixed Use Medium Density to Residential Low Density Pre War*

Location: The petitioned property is located on Lots 1A, 2A, 3A, 97A, 100A, 101A, 102A, 102B, 103A, 104A, 105A, 106A, 107A, 108A, 109A, Square 46, Fourth Municipal District. The site has multiple municipal addresses and is bounded by First, Saint Thomas, Soraporu, and Rousseau Streets.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Single-family residences are currently under construction

Purpose: The purpose of the application appears to be to align the Future Land Use with the current use of the property.

Staff Analysis: *Site Description & Land Use*: This site is located in the Irish Channel neighborhood one block from Tchoupitoulas Street, and two blocks upriver from Jackson Avenue. This portion of the Irish Channel is mostly single- and two-family residences with industrial uses becoming more prevalent closer to Tchoupitoulas Street and Jackson Avenue. This site was once developed with the Turnbull Bakery, which was closed in 2012 and recently demolished to make way for the development of 15 single-family residences. This development covers approximately half of the square, the remainder of which is developed with single- and two-family dwellings, the Raphael Academy, and a couple of warehouse structures.

Surrounding Land Use Trends: The area immediately surrounding the subject property is a mix of established industrial uses and residential uses. The area between Jackson Avenue and Soraparu Street between Rousseau and Tchoupitoulas Street, is mostly used for industrial uses including large industrial structures for marine repair and fabrication, and a number of other unmarked industrial or warehouse facilities. This area away from Jackson Avenue and Tchoupitoulas Streets becomes almost entirely residential and is comprised mostly of single- and two-family residences.

Surrounding FLUM Designations: This site is within a MUM designation that covers all of Square 46, bounded by First, Rousseau, Soraporu, and Saint Thomas Streets. This square is surrounding almost entirely by the RLD-PRE designation that covers the interior of the Irish Channel neighborhood. This MUM designation is also adjacent to a P Parkland and Open Space designation that covers the Soraporu Playspot. Other nearby FLUM designations include a MUL designation that generally extends along Jackson Avenue from Tchoupitoulas to Annunciation Street, and an IND Industrial designation that covers Port of New Orleans operations from Jackson Avenue to Audubon Park.

Impacts: The request to change the FLUM designation of this property would align this property with the use of the property. The property will be developed with fifteen single-family dwellings on the site of the former Turnbull Bakery. A Future Land Use designation change from MUM Mixed-Use Medium Density to Residential Low-Density Pre-War would be consistent with this new single-family residential development, and with the majority of the interior of the Irish Channel neighborhood, which is designated RLD-PRE. The staff supports the request to change the subject site's FLUM to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre War.**

Reason for Recommendation:

1. The subject site will be developed with fifteen single-family residences and was the site of the former Turnbull Bakery.
2. The majority of the interior of the Irish Channel neighborhood is currently designated RLD-PRE.
3. The proposed FLUM change is consistent with the residential development of the site and the surrounding neighborhood.

Request number: PD-02-18

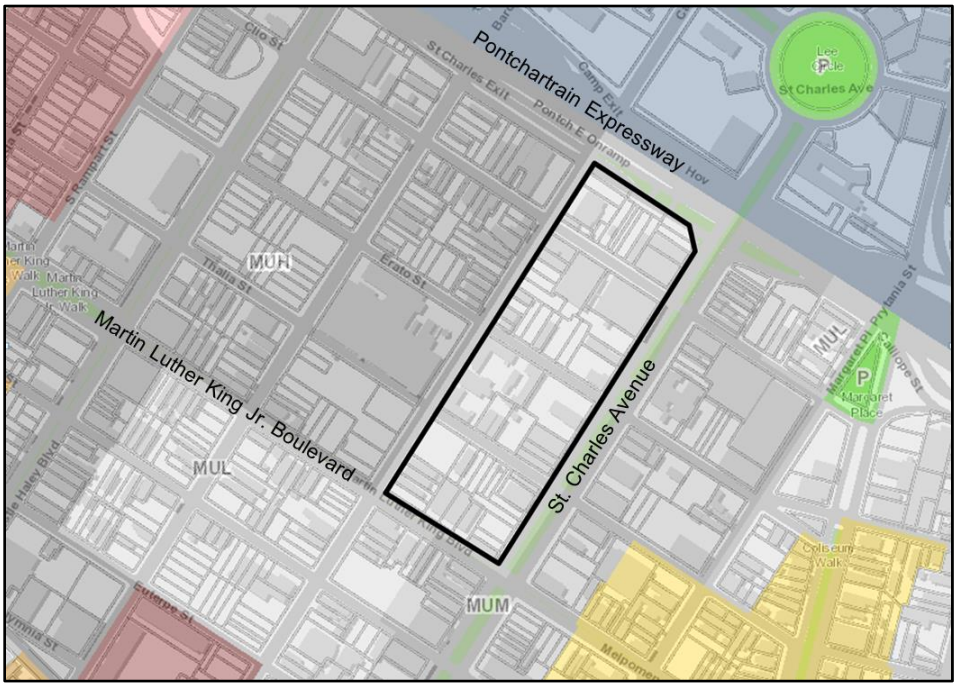
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Mixed-Use Low Density to Mixed-Use Medium Density*

Location: The petitioned property includes all lots on Squares 211, 212, 213 and 214, in the First Municipal District. There are multiple addresses. The property is located in a Character Preservation Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-MU Historic Urban Mixed-Use

Current Land Use: Commercial and residential uses, vacant land

Purpose: City Planning has proposed this amendment to make the FLUM designation consistent with the existing development character and surrounding development pattern.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately ten acres and encompasses four city squares. Along St. Charles Avenue the subject site is developed with a large institutional structure, a large mixed-use residential structure, hotels, restaurants, and retail stores. Along Carondelet Street the subject site is developed with smaller scale residential and commercial uses.

Surrounding Land Use Trends: Across St. Charles Avenue from the subject site are small scale commercial uses including retail and office space. This area also includes small scale multi-family residential. Larger scale commercial and residential structures are typical of development on the other side of the Pontchartrain Expressway from the subject site. Across Carondelet from the subject site are primarily single- and two-family residential structures with some commercial and industrial uses.

Surrounding FLUM Designations: With the exception of the subject site, properties that front on St. Charles Avenue between the Pontchartrain Expressway and Jackson Avenue have a FLUM designation of Mixed-Use Medium Density and properties across Carondelet from the subject site have a designation of Mixed-Use High Density. The single- and two- family residential interior of an area generally bounded by Martin Luther King Jr. Boulevard, Oretha Castle Haley Boulevard, Felicity Street and St. Charles Avenue has a designation of Mixed-Use Low Density.

Impacts: The character of the subject site is more consistent with the proposed designation of Mixed-Use Medium Density in that it contains larger structures with more intense uses than typical Mixed-Use Low Density areas. The amendment would allow for the subject site to continue to be developed in a similar manner and act as an appropriate transition between adjacent land uses.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density.**

Reason for Recommendation:

1. Mixed-Use Medium Density is consistent with the current development on the subject site.
2. The proposed FLUM designation provides for development opportunities that would act as appropriate transitions between adjacent land uses.

Request number: PD-02-19

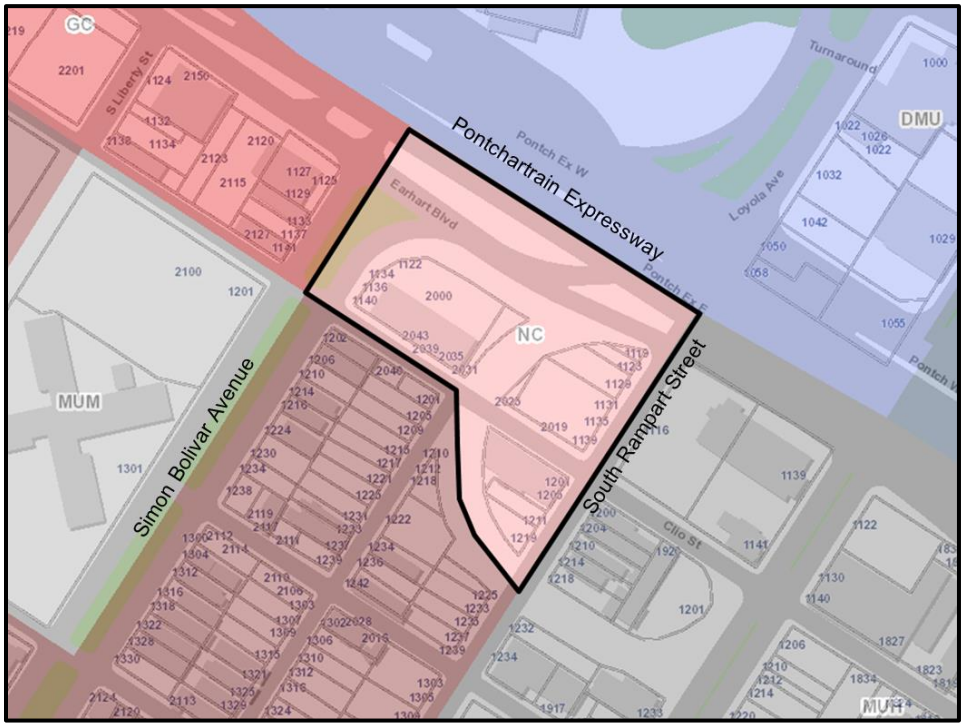
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to General Commercial and Residential Multifamily Pre-War*

Location: The petitioned property includes Lots X, Pt 9 and F on Square 289 all lots on Squares 290 and 312, in the First Municipal District. There are multiple addresses. This property is located in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: C-1 General Commercial

Current Land Use: Commercial uses, vacant land

Purpose: City Planning has proposed this amendment to make the FLUM designation consistent with the development character of other properties adjacent to the Pontchartrain Expressway.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately two and one half acres and encompasses two and one half irregularly shaped city squares. The portion of Square 289 included in this proposal is developed with a vacant one-story commercial structure, Square 290 is completely

vacant and Square 312 is developed with a one-story multi-tenant commercial structure.

Surrounding Land Use Trends: The subject site is adjacent to the Pontchartrain Expressway. Lakeside of the petitioned site along the Expressway is primarily heavy commercial and industrial uses including automotive repair and warehouses. Riverside of the subject site along the Expressway is smaller scale commercial and industrial uses as well as residential uses. Both areas include undeveloped property. Across the Expressway from the site is a large transportation hub for trains and buses. Across Erato Street from the subject site is primarily single- and two-family residential.

Surrounding FLUM Designations: Squares on the uptown side Pontchartrain Expressway between Oretha Castle Haley Boulevard and South Roman Street are designated General Commercial. The downtown side of the Pontchartrain Expressway is designated Mixed-Use Downtown. The area generally bounded by the Pontchartrain Expressway, Carondelet Street, Martin Luther King Jr. Boulevard and South Rampart Street is designated Mixed-Use High Density. With the exception of one square, the area generally bounded by Martin Luther King Jr. Boulevard, Clara Street, Clio Street and South Rampart Street is designated Residential Multifamily Pre-War.

Impacts: The squares immediately adjacent to the Pontchartrain Expressway would have a designation more consistent with other properties along the expressway. This would allow these squares to be developed similarly to comparable properties. The lots on Square 289 would have the same designation as the rest of the square promoting a more consistent development pattern.

Recommendation: **Modified Approval** of the FLUM Designation Change to **General Commercial** for Squares 290 and 312 and the FLUM Designation Change **to Residential Multifamily Pre-War** for Lots X, Pt 9 and F on Square 289**.**

Reason for Recommendation:

1. General Commercial is a more appropriate designation for properties adjacent to an expressway.
2. The proposed amendment would be more consistent with the existing development pattern.

Request number: PD-02-20

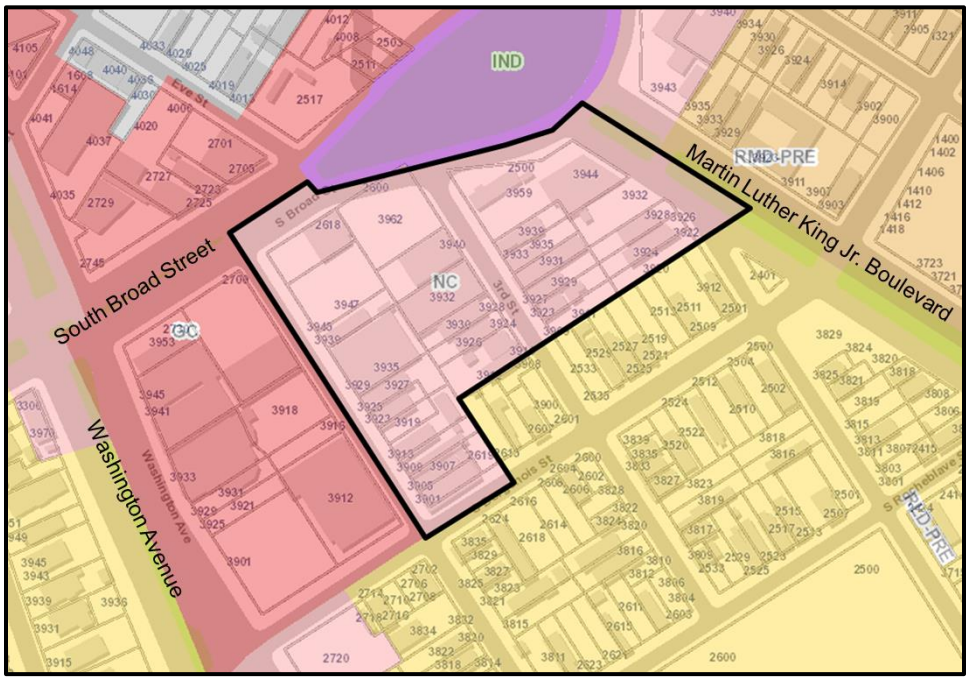
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Medium Density*

Location: The petitioned property includes lots on Squares 484 and 485, in the Fourth Municipal District. There are multiple addresses. This property is located in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial, industrial, institutional and residential uses, vacant land

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately four acres and encompasses portions of two city squares. The squares have a wide variety of uses including commercial and institutional uses along South Broad Street and Martin Luther King Jr. Boulevard and industrial and residential uses along Third and Fourth Streets.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures. Commercial development exists in pockets along South Broad Street and Washington Avenue. Corner store commercial structures are scattered throughout the residential areas. A multi-family development exists across Martin Luther King Jr. Boulevard from the subject site.

Surrounding FLUM Designations: Squares on the lakeside of South Broad Street between Washington Avenue to Euphronsine Street are designated General Commercial. Additionally, the square immediately across Fourth Street from the subject site is also designated General Commercial. The area across South Dorgenois Street from the subject site is designated Residential Low Density Pre-War and the area across Martin Luther King Jr. Boulevard from the subject is designated Residential Medium Density Pre-War.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily commercial uses, to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the historic development pattern of the area.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-21

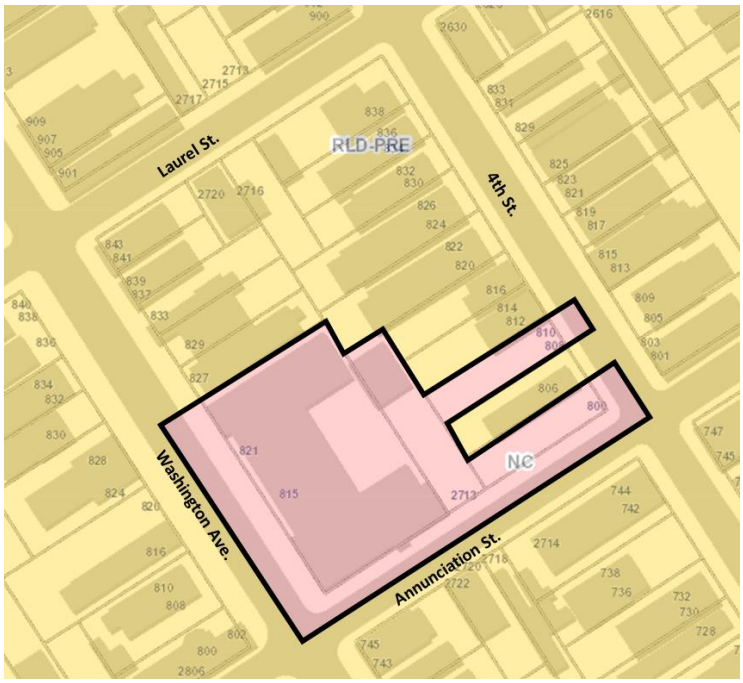
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Low Density*

Location: All lots designated Neighborhood Commercial on Square 95, Fourth Municipal District, bounded by Washington Avenue and Laurel, Fourth, and Annunciation Streets.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Pet Day Care Service

Purpose: The purpose of the application is to designate current Neighborhood Commercial properties in "Pre-War" neighborhoods to mixed-use designations to better reflect the development pattern in these older areas of the city.

Staff Analysis: *Site Description & Land Use*: The subject properties are generally located near the intersection of Washington Avenue and Annunciation Street in the Irish Channel. The subject site is comprised of 4 parcels, and has frontages on Washington Avenue and Annunciation and 4th Streets. All of the subject properties are under the same ownership and appear to be used in

conjunction with Belladoggie Resort Spa for Dogs, with the exception of the parcel nearest the corner of 4th and Annunciation which is currently undeveloped.

Surrounding Land Use Trends: The subject properties are surrounded almost entirely by residential properties. The Irish Channel is mostly developed with single- and two-family dwellings with a number of multiple-family residences scattered throughout the neighborhood. There is a small convenience store on the opposite corner from the petitioned property, and an office at the corner of Washington Avenue and Saint Thomas Street. These are two of the few nonresidential properties in the immediate area.

Surrounding FLUM Designations: These sites are located in an NC Neighborhood Commercial designation that covers four parcels near the intersection of Washington Avenue and Annunciation Street. These sites are surrounded completely by RLD-PRE Residential Low Density Pre War properties that cover the interior of the Irish Channel neighborhood. The nearest other FLUM designations include the MUL Mixed-Use Low Density the covers Magazine Street, and the MUM Mixed-Use Medium Density that covers the lakeside of Tchoupitoulas Street.

Impacts: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues. The staff supports the request to designate the subject properties to MUL.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density.**

Reason for Recommendation:

1. The subject site is currently developed with a pet day care service and has a FLUM map designation of Neighborhood Commercial.
2. The MUL designation is more appropriate for Pre-War areas were there has historically been less separation of uses.
3. This change could also result in more housing opportunities that could help address affordable housing issues.

Request number: PD-02-22

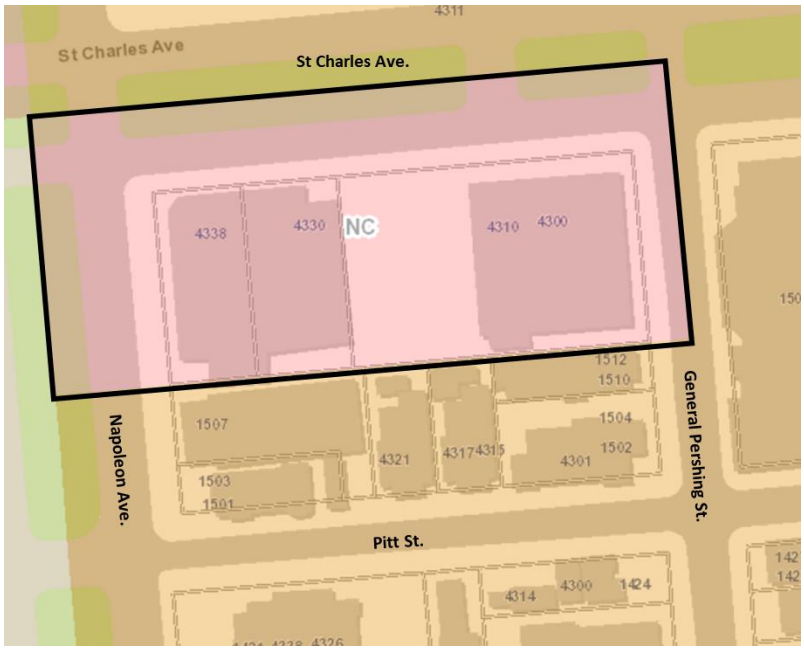
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Medium Density*

Location: All lots designated Neighborhood Commercial on Square 387, Sixth Municipal District, bounded by Saint Charles and Napoleon Avenues, and Pitt and General Pershing Streets.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Restaurant, Bar, and Office

Purpose: The purpose of the application is to designate current Neighborhood Commercial properties in "Pre-War" neighborhoods to mixed-use designations to better reflect the development pattern in these older areas of the city.

Staff Analysis: *Site Description & Land Use*: The subject properties are located on the riverside of Saint Charles Avenue between General Pershing Street and Napoleon Avenue in the Touro neighborhood. The subject site is comprised of 3 parcels, and are developed with a restaurant, bar, and an office and parking lot for a telephone service provider.

Surrounding Land Use Trends: The subject properties are located near a major uptown intersection in Napoleon and Saint Charles Avenue, and abut residences to the rear. The surrounding uses in the area include a wide variety of residential uses including single- and two-family residences, small apartment buildings, and large apartment complexes. The immediate surrounding area also includes a number of religious institutions and schools.

Surrounding FLUM Designations: These sites are located in an NC Neighborhood Commercial designation that covers three parcels on Saint Charles Avenue between Napoleon Avenue and General Pershing Street. These sites are surrounded on three sides by RMD-PRE Residential Medium Density Pre War properties that cover the majority of properties between Carondelet Prytania Streets from Napoleon Avenue to the MUM Mixed-Use Medium Density designation that covers Touro Infirmary and the properties at the intersection of Saint Charles and Louisiana Avenues. The subject sites are located near another NC designation that is located on the opposite corner of Napoleon and Saint Charles Avenue that is currently developed with a bank.

Impacts: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues. The staff supports the request to designate the subject properties to MUM.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density.**

Reason for Recommendation:

1. The subject site is currently developed with a restaurant, bar, and office and has a FLUM map designation of Neighborhood Commercial.
2. The MUM designation is more appropriate for Pre-War areas were there has historically been less separation of uses.
3. This change could also result in more housing opportunities that could help address affordable housing issues.

Request number: PD-02-23

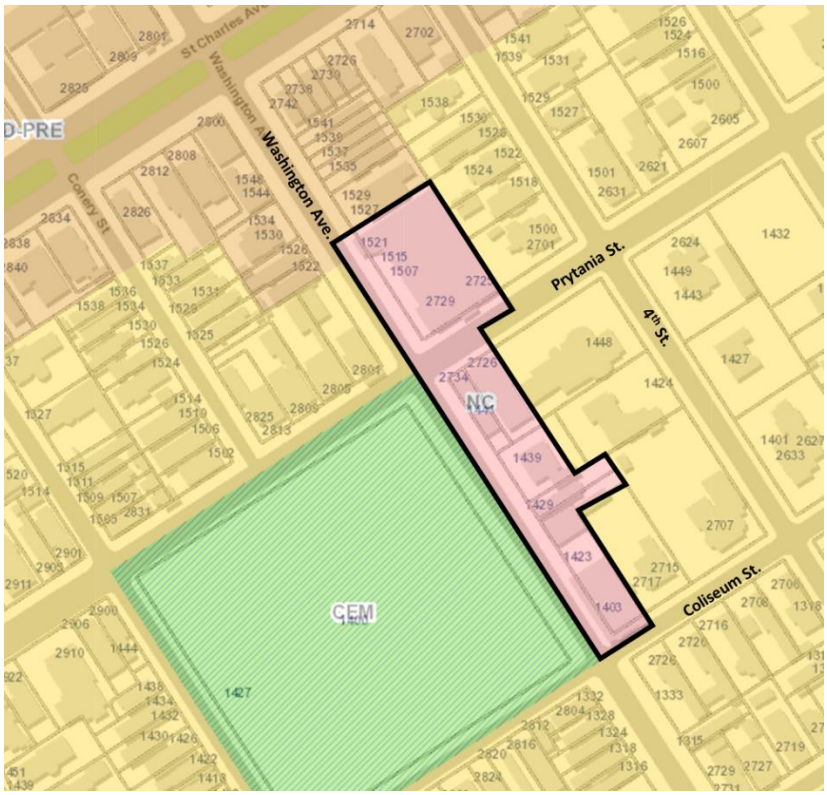
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Low Density*

Location: All lots designated Neighborhood Commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Multi-tenant non-residential building, restaurant, offices, and a residence

Purpose: The purpose of the application is to designate current Neighborhood Commercial properties in "Pre-War" neighborhoods to mixed-use designations to better reflect the development pattern in these older areas of the city.

Staff Analysis: *Site Description & Land Use*: This proposal involves 6 parcels generally located along Washington Avenue between Saint Charles Avenue and

Coliseum Street in the Garden District neighborhood. The sites are currently developed with a residence, offices, restaurant, and a multi-tenant building that includes a book store, coffee shop, clothing store, and office.

Surrounding Land Use Trends: The uses in the immediate surrounding area are mostly single-family residences on large lots, particularly on the downriver side of Washington Avenue. Directly across Washington Avenue from most of the existing NC designation is Lafayette Cemetery No. 1. These sites are located between the multiple-family structures located along Saint Charles Avenue and the neighborhood-scale business along Magazine Street.

Surrounding FLUM Designations: These sites are located in an NC Neighborhood Commercial designation that covers six parcels generally located along Washington Avenue between Saint Charles Avenue and Coliseum Street. These properties are adjacent to the CEM Cemetery designation that cover Lafayette Cemetery No. 1, the RMD-PRE Residential Medium Denstiy Pre-War designation that covers the multiple-family developments along Saint Charles Avenue, and the RLD-PRE Residential Low Density Pre-War designation that covers most of the Garden District neighborhood. The petitioned properties are located about 3 blocks away from the MUL Mixed-Use Low Density designation along Magazine Street that begins at Washington Avenue and extends to Henry Clay Avenue.

Impacts: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues. The staff supports the request to designate the subject properties to MUL.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density.**

Reason for Recommendation:

1. The subject site is currently developed with a multi-tenant non-residential building, restaurant, offices, and a residence and has a FLUM map designation of Neighborhood Commercial.
2. The MUL designation is more appropriate for Pre-War areas were there has historically been less separation of uses.
3. This change could also result in more housing opportunities that could help address affordable housing issues.

Request number: PD-02-24

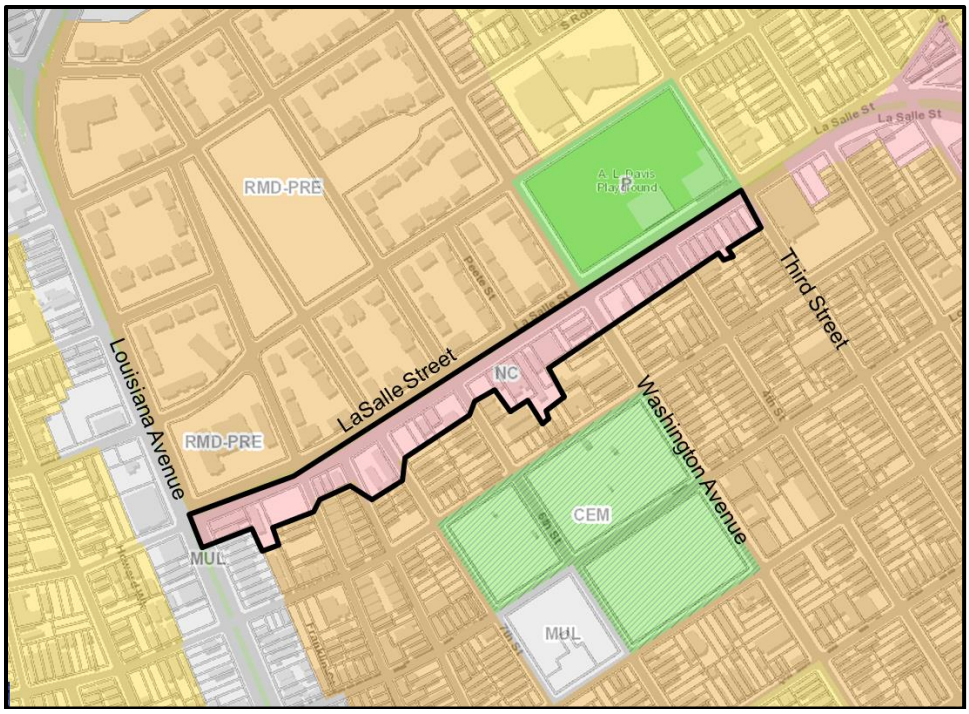
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density*

Location: The petitioned property includes lots on Squares 331, 332, 333, 334, 335, and 336, in the Fourth Municipal District and lots on Square 555, in the Sixth Municipal District. There are multiple addresses. This property is located in the LaSalle Street Overlay District and an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial and residential uses, vacant land

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate

locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately seven acres and includes lots adjacent to LaSalle Street. The squares have a wide variety of small commercial uses including a barber shop, restaurants, an arts center, small grocery stores and professional offices. This area also includes a church and several single- and two-family residential structures.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures with pockets of small commercial uses along Louisiana Avenue and LaSalle Street. A multi-family development exists across LaSalle Street from the subject site. Larger commercial development exists on South Claiborne Avenue, approximately six blocks lakeside of the subject property.

Surrounding FLUM Designations: The area surrounding the subject site is primarily designated Residential Medium Density Pre-War. Lots fronting on Louisiana Avenue between South Claiborne Avenue and Carondelet Street are designated Mixed-Use Low Density. South Claiborne Avenue is primarily designated General Commercial with Mixed-Use Medium Density designations at major intersections such South Claiborne and Toledano Street.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily allows commercial uses, to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the historic development pattern of the area.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-25

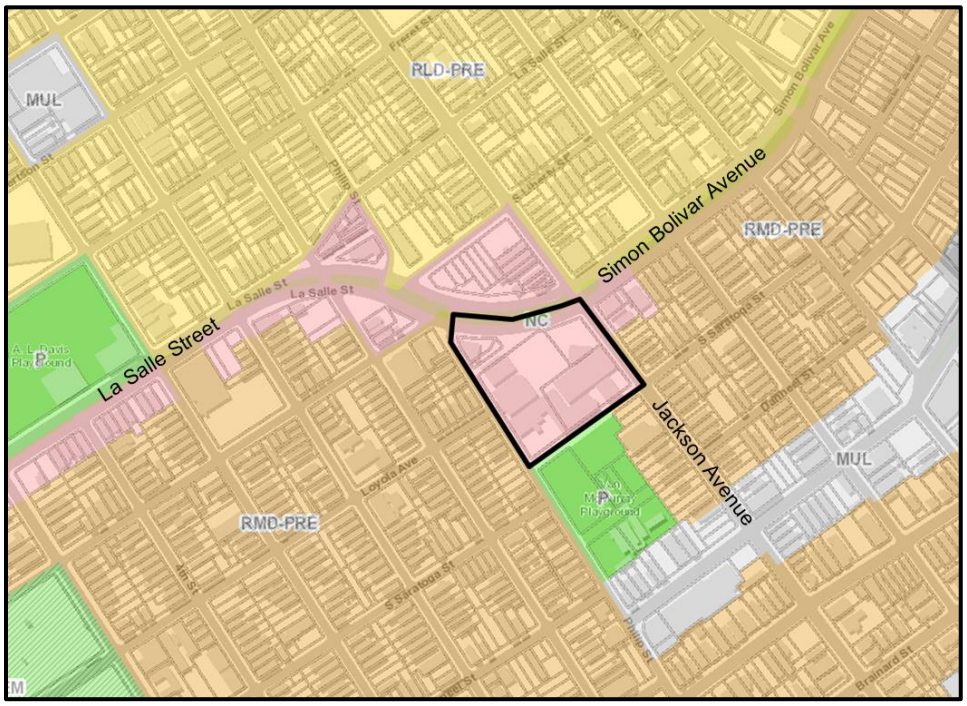
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Medium Density*

Location: The petitioned property includes all lots on Squares 299 and 319Z, in the Fourth Municipal District. There are multiple addresses. This property is located in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial and residential uses

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately three acres and includes two irregularly shaped squares. The squares are developed with a small grocery store, a pharmacy and health clinics. There are large vacant institutional structures on the subject site that were once community centers.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures with pockets of small commercial uses along LaSalle Street. Larger commercial development exists on South Claiborne Avenue, approximately six blocks lakeside of the subject property. Smaller commercial development mixed with residential exists along Oretha Castle Haley Boulevard, one block riverside of the subject property.

Surrounding FLUM Designations: The area surrounding the subject site is primarily designated Residential Medium Density Pre-War. There is an area of residential development across LaSalle Street from the subject site that is designed Residential Low Density Pre-War. There are pockets along LaSalle Street between Louisiana Avenue and Josephine Street that are designated Neighborhood Commercial, all of which are part of similar proposals to change their designation to Mixed-Use Low or Medium Density. South Claiborne Avenue is primarily designated General Commercial with Mixed-Use designations at major intersections. Oretha Castle Haley Boulevard from Philip Street to Felicity Street is designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which allows primarily commercial uses, to Mixed-Use Medium Density would allow the site to be developed with residential and/or commercial use. Greater variety in development opportunities could promote the reuse of the large vacant structures on this site and act as an appropriate transition between adjacent land uses. This change would also allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Medium Density**.

Reason for Recommendation:

1. The propose designation would provide opportunities for the redevelopment of the large vacant structures on the subject site.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-26

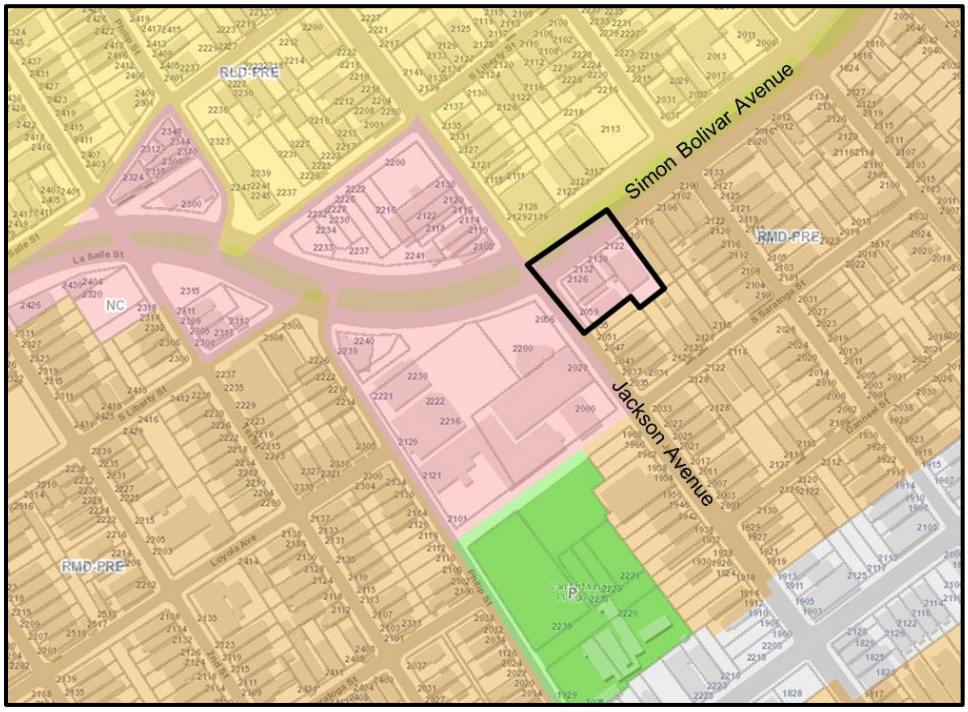
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density*

Location: The petitioned property includes lots on Square 298, in the Fourth Municipal District. The municipal addresses are 2130-2140 Simon Bolivar Avenue and 2059 Jackson Avenue. This property is in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial and residential uses

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately one half acre and includes five lots. The lots are developed with a covered market area, a retail store, professional offices and a residence.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures with pockets of small commercial uses along LaSalle Street. Larger commercial development exists on South Claiborne Avenue, approximately six blocks lakeside of the subject property. Smaller commercial development mixed with residential exists along Oretha Castle Haley Boulevard, one block riverside of the subject property.

Surrounding FLUM Designations: The area surrounding the subject site is primarily designated Residential Medium Density Pre-War. There is an area of residential development across LaSalle Street from the subject site that is designed Residential Low Density Pre-War. There are pockets along LaSalle Street between Louisiana Avenue and the subject site that are designated Neighborhood Commercial, all of which are part of similar proposals to change their designation to Mixed-Use Low or Medium Density. South Claiborne Avenue is primarily designated General Commercial with Mixed-Use designations at major intersections. Oretha Castle Haley Boulevard from Philip Street to Felicity Street is designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily allows commercial uses, to Mixed-Use Low Density would allow the site to be developed with residential and/or commercial use. This change would also allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the historic development pattern of the area.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-27

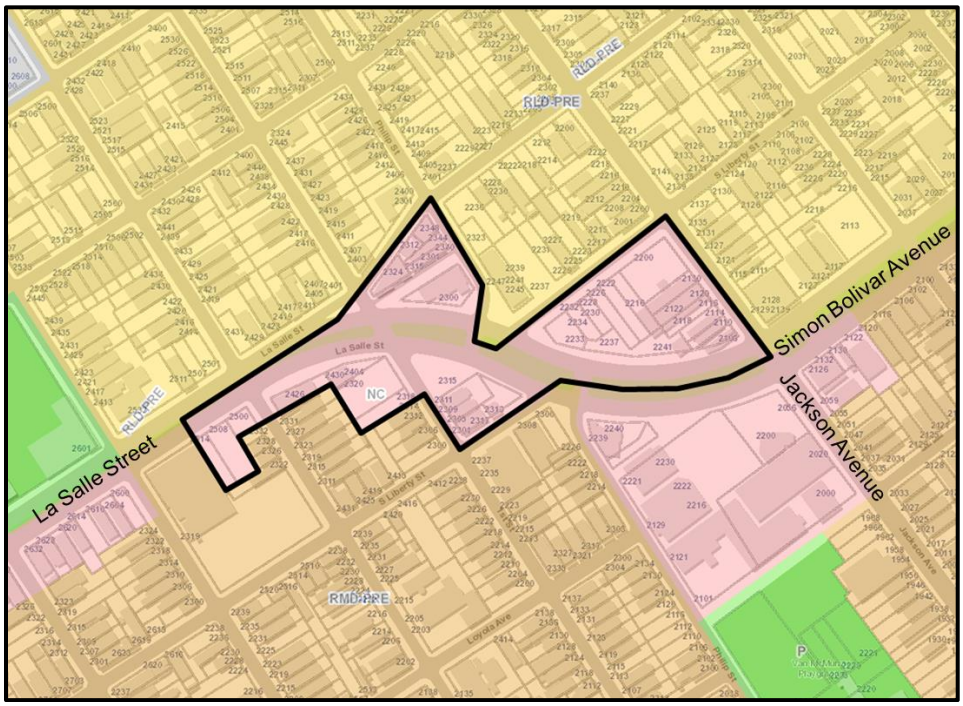
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density*

Location: The petitioned property includes lots on Squares 319, 327, 328, 329 and 330 in the Fourth Municipal District. There are multiple addresses. This property is in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial and residential uses, vacant land

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately four acres and includes all lots on three irregularly shaped squares and lots adjacent to LaSalle Street on two other squares. The squares are developed with a variety of uses including single-, two- and multi-family residential, a funeral home, a barber shop and professional offices. There are also a number of vacant lots.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures with pockets of small commercial uses along LaSalle Street. Multi-family residential structures, typically three- or four-plexs can also be found within the residential areas. Larger commercial development exists on South Claiborne Avenue, approximately six blocks lakeside of the subject property. Smaller commercial development mixed with residential exists along Oretha Castle Haley Boulevard, one block riverside of the subject property.

Surrounding FLUM Designations: The area surrounding the subject site is primarily designated Residential Low and Medium Density Pre-War. There are pockets along LaSalle Street between Louisiana Avenue and Josephine Street that are designated Neighborhood Commercial, all of which are part of similar proposals to change their designation to Mixed-Use Low or Medium Density. South Claiborne Avenue is primarily designated General Commercial with Mixed-Use designations at major intersections. Oretha Castle Haley Boulevard from Philip Street to Felicity Street is designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which allows primarily commercial uses, to Mixed-Use Low Density would allow the site to be developed with residential and/or commercial use. This change would also allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the historic development pattern of the area.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-28

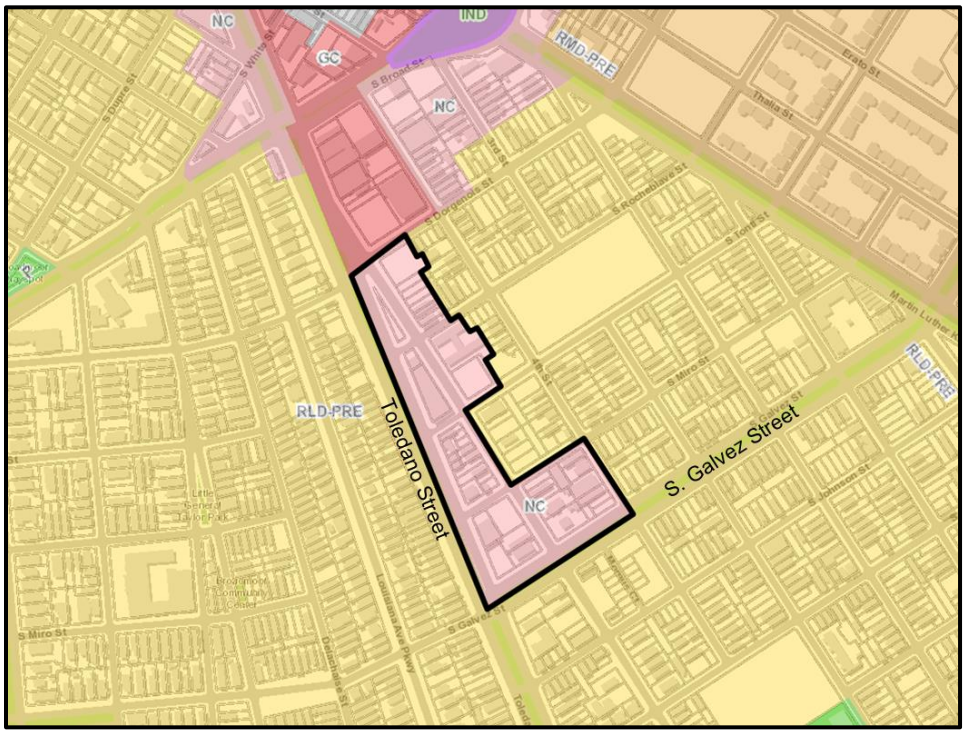
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density*

Location: The petitioned property includes lots on Squares 319, 327, 328, 329 and 330 in the Fourth Municipal District. There are multiple addresses. This property is in an Enhancement Corridor Design Overlay District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial, institutional and residential uses, vacant land

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately seven acres and includes all lots on the five squares adjacent to Toledano and South Galvez Streets and lots adjacent to Washington Avenue from South Tonti Street to South Dorgenois Street. The squares are developed with a variety of uses including single- and two-family residential, automotive repair shops, bars and restaurants. There are also a number of vacant lots.

Surrounding Land Use Trends: The subject site is surrounded primarily by single- and two-family residential structures. Commercial development exists in pockets along South Broad Street and Washington Avenue. Corner store commercial structures are scattered throughout the residential areas.

Surrounding FLUM Designations: The area surrounding the subject site is primarily designated Residential Low Pre-War. Squares on the lakeside of South Broad Street between Washington Avenue to Euphronsine Street are designated General Commercial. Additionally, the square immediately across South Dorgenois Street from the subject site is also designated General Commercial.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which allows primarily commercial uses, to Mixed-Use Low Density would allow the site to be developed with residential and/or commercial use. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. The propose designation is more consistent with the historic development pattern of the area.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-29

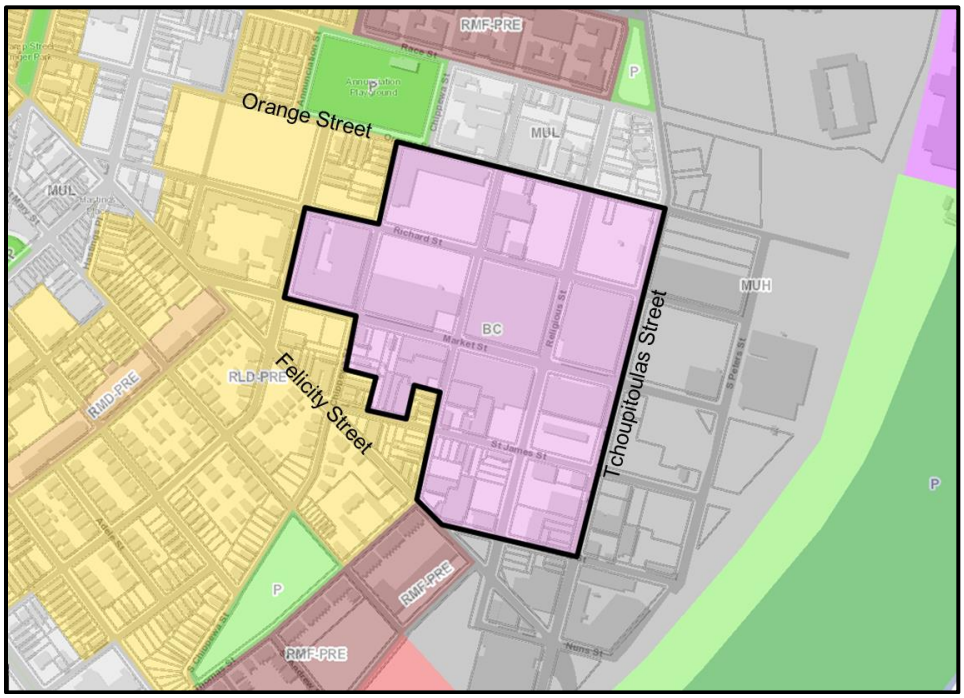
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Business Center to Mixed-Use High Density*

Location: The petitioned property includes lots on Squares 81, 82, 83, 84, 85, 86, 87, 88, 92, 93, 94 and 107 in the First Municipal District. There are multiple addresses.

FLUM Map:



Current Zoning: MU-2 High Intensity Mixed-Use

Current Land Use: Commercial, industrial and residential uses, vacant

Purpose: City Planning proposed changing this Business Center Future Land Use Map designation to a Mixed Use High Density designation. The Mixed Use High Density designation would allow for a variety of development opportunities including multi-family residential. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately thirty-four acres and includes lots on twelve squares. The squares are developed with primarily with industrial uses such as manufacturing and warehouses with large surface level parking lots. Properties along Tchoupitoulas Street

include commercial uses such as a gas station and restaurant. Additionally, along Felicity and Orange Streets there are examples of single- and two-family residences. There are also a number of vacant lots.

Surrounding Land Use Trends: The subject site is surrounded by single- and two-family residential structures on two sides. Two larger mixed-use multi-family developments are located in the area and commercial development exists along Tchoupitoulas Street. Across Tchoupitoulas Street from the subject site are more industrial type structures.

Surrounding FLUM Designations: There are a variety of FLUM designations in the surrounding area. The area lakeside of the subject site is primarily designated Residential Low Density Pre-War. Across Tchoupitoulas Street from the subject site is a large area that is designated Mixed-Use High Density. There is a small pocket of Mixed-Use Low Density across Orange Street from the subject site and just beyond that is an area designated Residential Multifamily Pre-War. Similarly, across Felicity Street from the subject site is another pocket of area designated Residential Multifamily Pre-War. These areas designated Residential Multifamily Pre-War are the sites of mixed-use multi-family developments.

Impacts: Changing the FLUM designation from Business Center, which only allows primarily industrial uses and support services, to Mixed-Use High Density would allow the site to be developed with a wider variety of uses, including multi-family residential. The subject site is part of a larger street grid that provides access to development sites.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use High Density**.

Reason for Recommendation:

1. The subject area is similar in character to the area designated Mixed-Use High Density immediately adjacent.
2. The proposed amendment would provide for more opportunities to develop multi-family residential.

Request number: PD-02-30

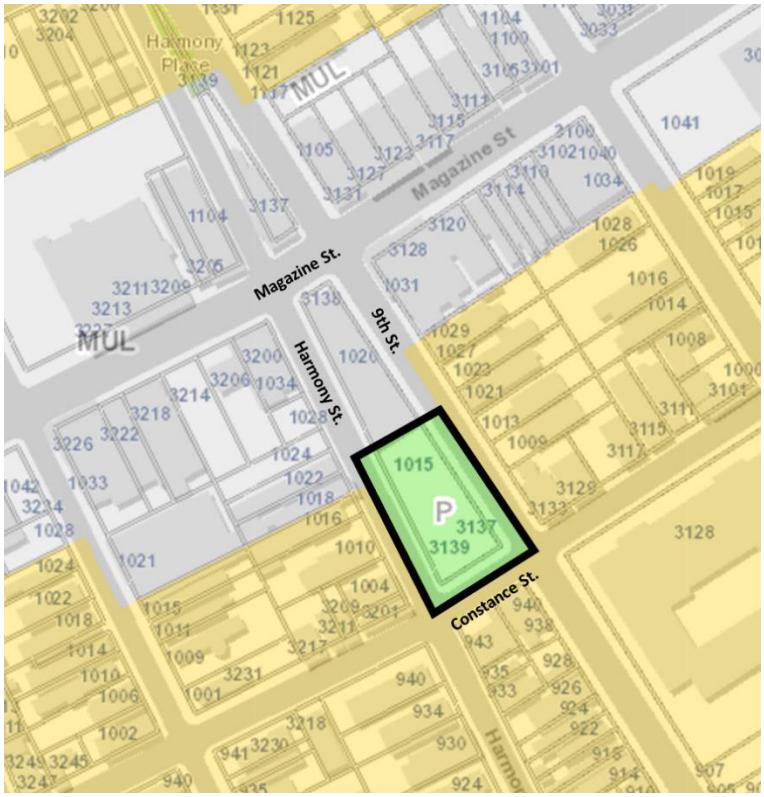
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre War*

Location: The petitioned property is located on Lots 3, 4, and 5, Square 143, in the Fourth Municipal District. The municipal address is 3139 Constance Street, bounded by Magazine, Harmony, and 9th Streets.

FLUM Map:



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

Current Land Use: Three single-family residences

Purpose: The purpose of the application is to designate private property that is currently designated Parkland and Open Space to a more appropriate designation.

Staff Analysis: *Site Description & Land Use*: This proposal involves one parcel bounded by Magazine, Harmony, 9th, and Constance Streets in the Irish Channel

neighborhood. The site is currently being developed with 3 single-family residences, after being undeveloped for many years.

Surrounding Land Use Trends: The immediate surrounding area is mostly comprised of single- and two-story, wood-frame, single- and two-family dwellings. The structures in the district are generally characterized by elements of historic Creole Cottage and shotgun-style design. Diagonally and south east from the petitioned site is the ReNew Cultural Arts Academy elementary school. A mix of single- and two-family dwellings can be found across Constance, Harmony, and 9th Streets. Adjacent to the petitioned property on the same square with frontage on Magazine and 9th Streets are a deli and a design studio.

Surrounding FLUM Designations: These sites are surrounded on three sides by properties designated RLD-PRE Residential Low Density Pre-War, which includes the interior, mostly residential portion of the Irish Channel. The subject sites are also adjacent to the MUL Mixed-Use Low Density designation that covers Magazine Street from Washington Avenue to Henry Clay Avenue.

Impacts: City Planning staff 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. These properties are surrounded by RLD-PRE designated properties and are being developed into three single-family residences, so the staff supports a FLUM designation change of the subject properties to RLD-PRE.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Low Density Pre-War.**

Reason for Recommendation:

1. The subject site is currently being developed with three single-family residences and has a FLUM map designation of Parkland and Open Space.
2. The Parkland and Open Space designation is not appropriate for privately owned properties because it significantly limits the development potential of those properties.
3. The change to RLD-PRE would be consistent with the other residential portion of the Irish Channel neighborhood.

Request number: PD-02-31

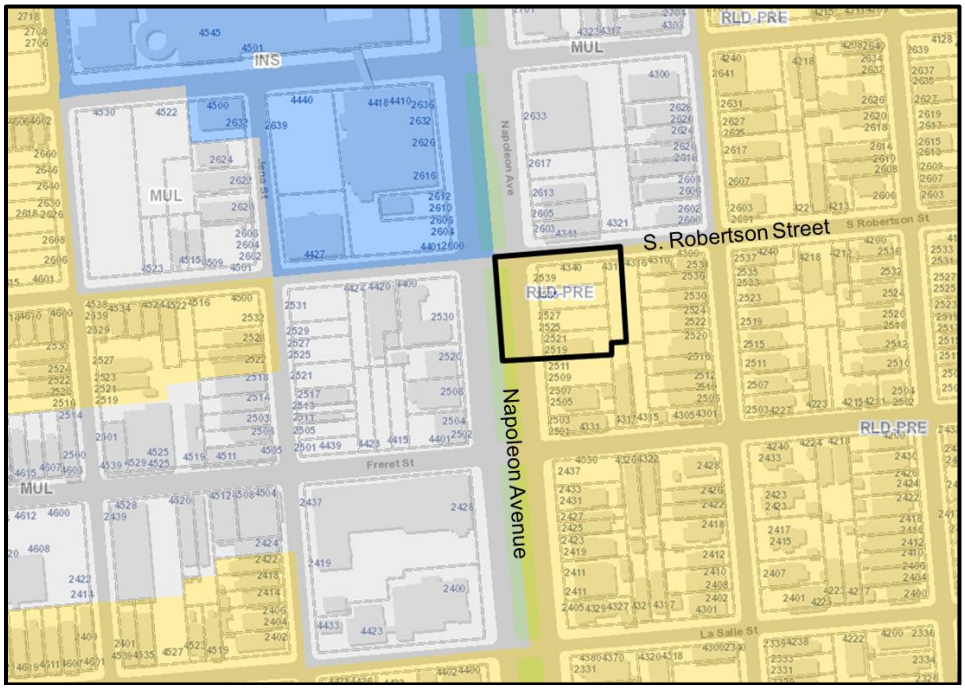
Applicant: Ochsner Community Hospitals

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Institutional*

Location: The petitioned property includes Lots D, 13A, 14A, Pt 15, 16 and 23 on Square 602 in the Sixth Municipal District. There are multiple addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business and HU-RD2 Historic Urban Two-Family Residential

Current Land Use: Two-family residential and surface level parking

Purpose: Ochsner Community Hospitals is proposing this change because they own the subject properties and believe that the current FLUM designation is inconsistent with the properties current use and possible future uses in conjunction with the Ochsner-Baptist Medical Campus.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately one-half acre and includes five lots. Four of the lots are developed with a surface level parking lot that is used by the medical campus. The other lot is developed with a two-family residence.

Surrounding Land Use Trends: The subject site is catty corner from the Ochsner-Baptist medical campus. The medical campus encompasses approximately six squares and is generally bounded by South Robertson Street, Napoleon Avenue, Cadiz Street and Willow Street. A variety of other medical uses exist along Napoleon Avenue particularly on the downtown side of Napoleon Avenue between South Claiborne Avenue and South Robertson Street and on the uptown side of Napoleon Avenue between South Robertson and Freret Streets. The area surrounding the subject site and medical campus is primarily made of single- and two-family residential structures. Larger commercial development exists along South Claiborne Avenue and small commercial development exists along Freret Street between Napoleon and Jefferson Avenues.

Surrounding FLUM Designations: There are a variety of FLUM designations in the surrounding area. The medical campus that is catty-corner from the subject site has a designation of Institutional. The area at intersection of Napoleon Avenue and South Claiborne is designated Mixed-Use Medium Density. Squares on the downtown side of Napoleon Avenue between Willow Street and South Robertson Street, the uptown side of Napoleon Avenue between South Robertson and LaSalle Streets, and lots fronting on Freret Street between Napoleon Avenue and Jefferson Street are designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Residential Low Density Pre-War, which promotes residential and other compatible uses, to Institutional would allow the site to be developed with more intense uses that are not compatible the adjacent residential uses. The property owner has the opportunity to develop the site with less impactful uses that are permitted in the current zoning district. Allowing this FLUM designation change could promote the expansion of the medical campus into an existing residential neighborhood compromising the integrity of the residential district.

Recommendation: **Denial** of the FLUM Designation Change to **Institutional**.

Reason for Recommendation:

1. The ranges of uses permitted under the Institutional designation are not compatible with adjacent residential uses.
2. The property owner has appropriate development opportunities under the current zoning district.

Request number: PD-02-32

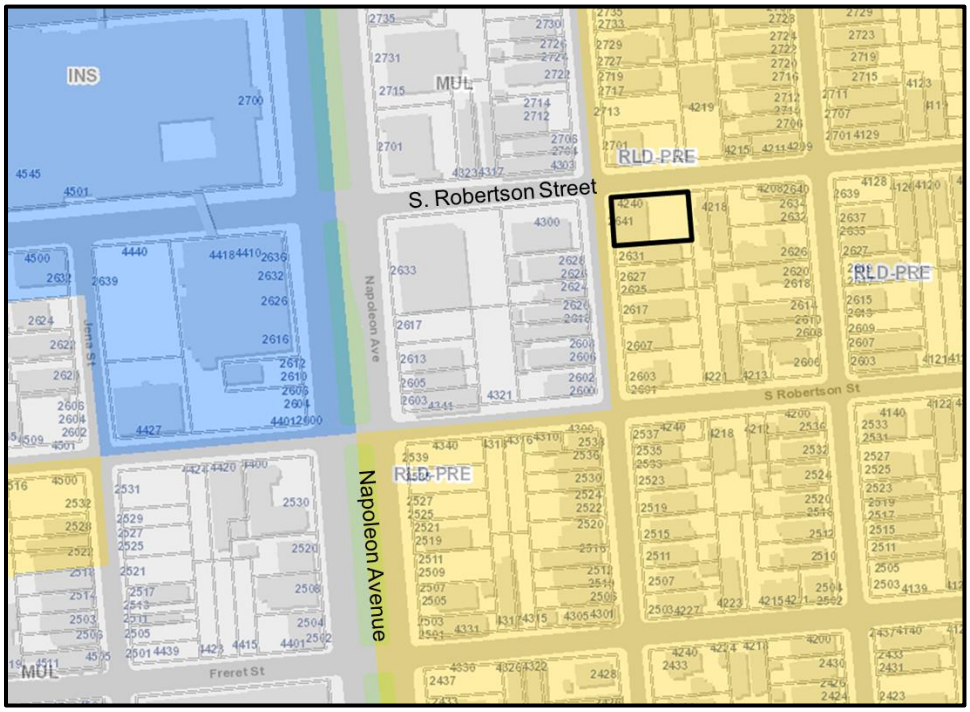
Applicant: Ochsner Community Hospitals

Council District: B

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Institutional*

Location: The petitioned property includes Lots 13, HF 14 and 14B on Square 624 in the Sixth Municipal District. There are multiple addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business

Current Land Use: Two-family residential and surface level parking

Purpose: Ochsner Community Hospitals is proposing this change because they own the subject property and believe that the current FLUM designation is inconsistent with the properties current use and possible future uses in conjunction with the Ochsner-Baptist Medical Campus.

Staff Analysis: *Site Description & Land Use*: The subject site is approximately eight thousand nine hundred square feet and includes three lots. The lots are developed with a residential type structure that was converted into an office and has adjacent off-street parking.

Surrounding Land Use Trends: The subject site is within a residential neighborhood that consists of primarily single- and two- family residential structures. There are also examples of multi-family structures, typically three- and four-plexes, within the residential area as well as small commercial uses such as professional offices. The subject site is approximately one block from the Ochsner-Baptist medical campus. The medical campus encompasses approximately six squares and is generally bounded by South Robertson Street, Napoleon Avenue, Cadiz Street and Willow Street. A variety of other medical uses exist along Napoleon Avenue particularly on the downtown side of Napoleon Avenue between South Claiborne Avenue and South Robertson Street and on the uptown side of Napoleon Avenue between South Robertson and Freret Streets. Larger commercial development exists along South Claiborne Avenue and small commercial development exists along Freret Street between Napoleon and Jefferson Avenues.

Surrounding FLUM Designations: There are a variety of FLUM designations in the surrounding area. The surrounding residential neighborhood is designated Residential Low Density Pre-War. The nearby medical campus has a designation of Institutional. The area at intersection of Napoleon Avenue and South Claiborne is designated Mixed-Use Medium Density. Squares on the downtown side of Napoleon Avenue between Willow Street and South Robertson Street, the uptown side of Napoleon Avenue between South Robertson and LaSalle Streets, and lots fronting on Freret Street between Napoleon Avenue and Jefferson Street are designated Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Residential Low Density Pre-War, which promotes residential and other compatible uses, to Institutional would allow the site to be developed with more intense uses that are not compatible with the adjacent residential uses. The property owner has the opportunity to develop the site with less impactful uses that are permitted in the current zoning district. Allowing this FLUM designation change could promote the expansion of the medical campus into an existing residential neighborhood compromising the integrity of the residential district.

Recommendation: **Denial** of the FLUM Designation Change to **Institutional**.

Reason for Recommendation:

1. The ranges of uses permitted under the Institutional designation are not compatible with adjacent residential uses.
2. The property owner has appropriate development opportunities under the current zoning district.

Request number: PD-02-33

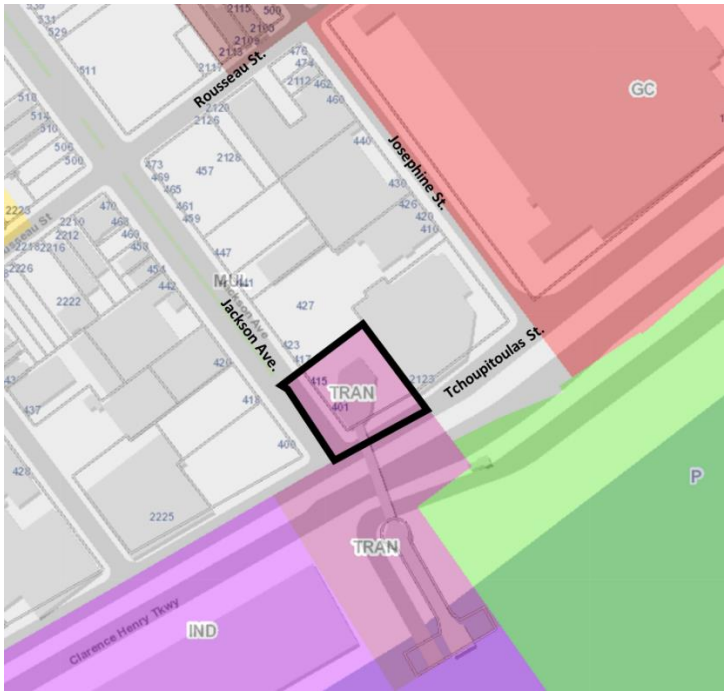
Applicant: City Planning Commission

Council District: B

Request: *Change of Future Land Use Map Designation from Transportation to Mixed-Use Low Density*

Location: The petitioned property is located on Lots 1, 2, 3, 4, and 5, Square 30, in the Fourth Municipal District. The municipal address is 415 Jackson Avenue, bounded by Tchoupitoulas, Josephine, and Rousseau Streets.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Former Jackson Avenue ferry terminal

Purpose: The purpose of the application is to incorporate areas in the city designated Transportation on the Future Land Use Map into adjacent categories.

Staff Analysis: *Site Description & Land Use*: This proposal involves five lots, one parcel, on the downriver corner of Jackson Avenue and Tchoupitoulas Street in the Saint Thomas Development neighborhood. The site is currently developed with a structure once used as a portion of the Jackson Avenue ferry terminal. The portion of the structure on the petitioned property is the stairwell and ramp leading to a walkway over Tchoupitoulas Street and the Clarence

Henry Truckway to the ferry landing on the Mississippi River. This ferry once connected uptown New Orleans to Gretna, but discontinued service to Jackson Avenue in 2009 in favor of a route change to Canal Street.

Surrounding Land Use Trends: The area immediately surrounding the subject property is a mix of established industrial uses and a mix a new and future development. Across Jackson Avenue to Saraparu Street between Rousseau and Tchoupitoulas Street is mostly used for industrial uses including large industrial structures for marine repair and fabrication, and a number of other unmarked industrial or warehouse facilities. This area also has a number of single- and two-family residences along Philip and Rousseau Streets. On the downriver side of Jackson Avenue there has been some significant investment in properties and planned future developments. This includes a newly renovated apartment building on Josephine Street, and newly constructed elderly resource center at the corner of Rousseau Street and Jackson Avenue. Plans have also been approved by the City Council for the redevelopment of the Sarah Mayo Hospital site with commercial space and 211 residential units.

Surrounding FLUM Designations: This site is adjacent to a MUL designation that extends generally along Jackson Avenue from Tchoupitoulas to Annunciation Street. The River Garden development is a mixture of RLD-PRE, P, RMF-PRE, and GC designations covering the different uses of the overall development including, multiple-family, single- and two-family, and a large high-volume retailer. On the riverside of Tchoupitoulas Street this Transportation designation is adjacent to an IND Industrial designation that cover's the port operations from Jackson Avenue to Audubon Park. The designation is also adjacent to a P designation that extends downriver from Jackson Avenue to Race Street.

Impacts: 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. The properties currently designated Transportation at the corner of Jackson Avenue and Tchoupitoulas Street are surrounded by properties designated Mixed-Use Low Density, a designation that extends up Jackson Avenue to Annunciation Street and includes the beforementioned redeveloped properties and future development. The staff supports a FLUM designation change of the subject properties to MUL.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density.**

Reasons for Recommendation:

1. The property is currently developed with an unused ferry terminal.
2. The City Planning Commission has proposed the deletion of the "Transportation" FLUM category.
3. The change to MUL would be consistent with the surrounding properties.

Request number: PD-02-34

Applicant: City Planning Commission

Council District: B

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

Location: The petitioned property is located on Lots 1, 2, 3, 4, and 5, Square 30, in the Fourth Municipal District. The municipal address is 415 Jackson Avenue, bounded by the Clarence Henry Truckway, Josephine, and the Mississippi River.

FLUM Map:

Current Zoning: MI Maritime Industrial District

Current Land Use: Former Jackson Avenue ferry terminal

Purpose: The purpose of the application is to incorporate areas in the city designated Transportation on the Future Land Use Map into adjacent categories.

Staff Analysis: *Site Description & Land Use*: This proposal involves one parcel on the riverside of Tchoupitoulas Street along the Mississippi River. The site is currently developed with a portion of a structure once used as the Jackson Avenue ferry terminal. This portion includes the walkway over Tchoupitoulas Street and the Clarence Henry Truckway, and the ferry

landing on the Mississippi River. The other portion of the ferry terminal located at the corner of Tchoupitoulas Street and Jackson Avenue is being considered under item number PD-02-33. This ferry once connected uptown New Orleans to Gretna, but discontinued service to Jackson Avenue is 2009 in favor of a route change to Canal Street.

Surrounding Land Use Trends: The area surrounding the property is mostly used for functions related to the Port of New Orleans, and this portion of the ferry terminal is on the riverside of the wall separating Port facilities and Tchoupitoulas Street. Immediately adjacent to this site upriver is the First Street Warf and further up is the Louisiana Avenue Terminal Complex. On the downriver side of the subject property is an accessway for trucks traveling the Clarence Henry Truckway, and a street that once connected vehicular ferry travelers to the ferry landing.

Surrounding FLUM Designations: On the lakeside of Tchoupitoulas Street, this site is adjacent to a MUL designation that extends generally along Jackson Avenue from Tchoupitoulas to Annunciation Street. On the riverside of Tchoupitoulas Street this Transportation designation is adjacent to an IND Industrial designation that cover's the port operations from Jackson Avenue to Audubon Park. The designation is also adjacent to a P Parkland and Open Space designation that extends downriver from Jackson Avenue to Race Street.

Impacts: 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. The properties currently designated Transportation on the riverside of Tchoupitoulas Street are currently owned by the Port of New Orleans and are adjacent to an IND designation that extends from Jackson Avenue to Audubon Park. The staff supports a FLUM designation change of the subject property to IND.

Recommendation: **Approval** of the FLUM Designation Change to **Industrial.**

Reasons for Recommendation:

1. The property is currently developed with an unused ferry terminal designated as Transportation.
2. The City Planning Commission has proposed the deletion of the "Transportation" FLUM category.
3. The change to IND would be consistent with the surrounding properties and the ownership of this portion of the former ferry terminal.