PLANNING DISTRICT 3 FUTURE LAND USE MAP AMENDMENT REQUESTS
Preliminary Staff Report

Request number: PD-03-01

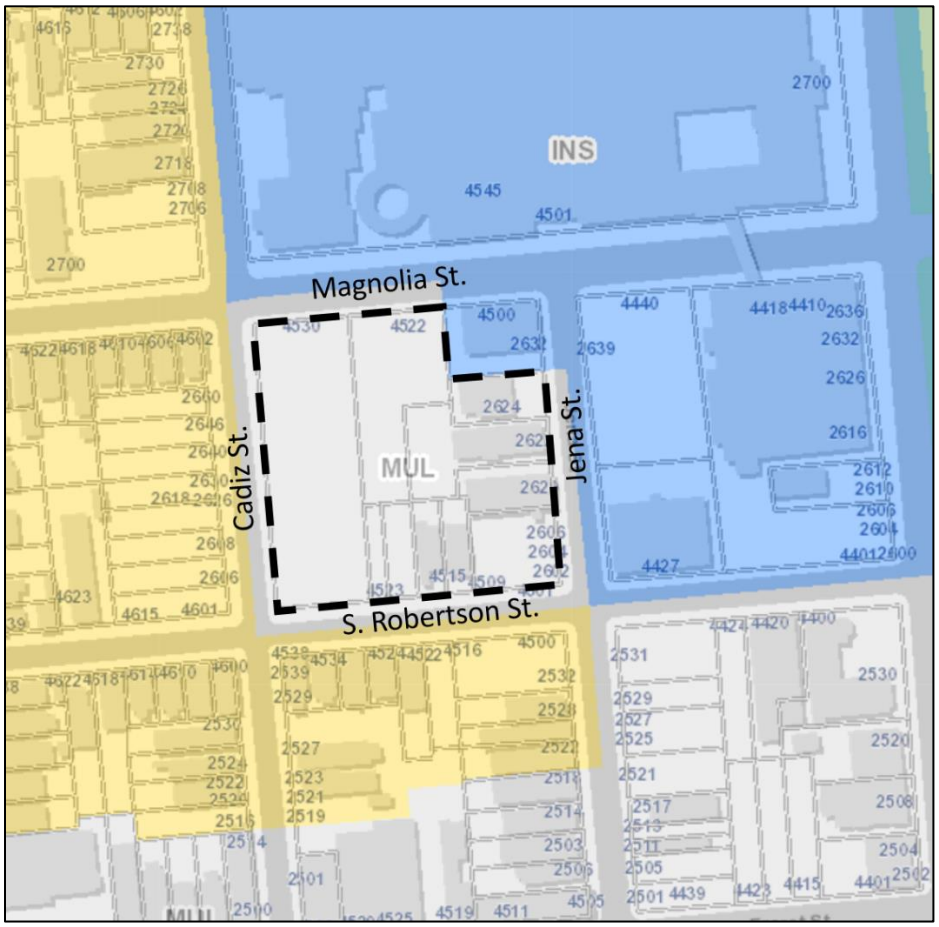
Applicant: Councilmember Cantrell

Council District: B

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

Location: All lots designated MUL on Square 621 bounded by S. Robertson, Cadiz, Magnolia, and Jena Streets, in the Sixth Municipal District. The municipal addresses are 2600-2626 Jena Streets, 4522 & 4530 Magnolia Streets, and 4513-4525 S. Robertson Streets.

FLUM Map:



Current Zoning: MC Medical Campus District

Current Land Use: The majority of the area is covered with surface parking lots, however there are three medical office buildings, and a single- and two-family residence. The square was historically developed with single- and two-family residences with two commercial structures at the corner of S. Robertson Street and Jena Street.

Purpose: The applicant stated the proposed Future Land Use Map designation would be a better fit for the site and compatible with the surrounding development pattern.

Staff Analysis: *Site Description & Land Use*: The petitioned properties consist of multiple lots located on Square 621 bounded by S. Robertson, Cadiz, Magnolia, and Jena Streets. The majority of the area is covered with surface parking lots. There are three medical clinics located on Jena Street. Two residences are located along S. Roberston Street; a single- and a two-family dwelling. A summary of the uses in the subject area is provided below. The square was historically developed with single- and two-family residences with two commercial structures at the corner of S. Robertson Street and Jena Street.

Table 1: Summary of Uses in Subject Area

Address		Square	Lot	Use
2600	Jena St.	621	C	Surface Parking Lot
2620	Jena St.	621	8	Medical Clinic
2622	Jena St.	621	6	Medical Clinic
2626	Jena St.	621	4	Medical Clinic
4522	Magnolia St.	621	D	Vacant Lot
4530	Magnolia St.	621	13	Surface Parking Lot
4513	S. Robertson St.	621	D	Two-Family Residence
4519	S. Robertson St.	621	F	Single-Family Residence
4521	S. Robertson St.	621	R	Surface Parking Lot
4525	S. Robertson St.	621	S	Surface Parking Lot

Surrounding Land Use Trends: The area around the subject property includes a mixture of residential, institutional, and commercial uses. The Cadiz Street blockface across from the subject property is developed with a row of recently constructed single-family residences. The S. Robertson Street frontage has several two-family dwellings and a surface parking lot. The Jena and Magnolia Street blockfaces are developed with the Ochsner Baptist Campus.

Surrounding FLUM Designations: The subject property is located in a MUL Mixed-Use Low Density designation that covers the entirety of the subject square, with the exception of the property at the corner of Jena and Magnolia Streets. An INS Institutional designation covers the Ochsner Baptist Campus that is generally bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. There are two MUL Districts

in close proximity to the subject property; one covers those squares bounded by Willow Street, Napoleon Avenue, S. Robertson Street, and General Pershing Street; the other covers those properties with frontage on Freret Street in between Napoleon Avenue and Jefferson Avenue. A large RLD-PRE Residential Low Density Pre-War designation covers the residential areas surrounding these districts and the majority of the residential areas of Uptown.

Impacts: The request would designate the property as INS Institutional District, which is consistent with the predominant development pattern of the surrounding areas. A portion of the subject area is currently being used in conjunction with the Ochsner campus, and this request would make the current land use and future land use designation consistent. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

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

Reason for Recommendation:

1. The proposed future land use designation is consistent with the predominant development pattern of the area.
2. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

Request number: PD-03-02

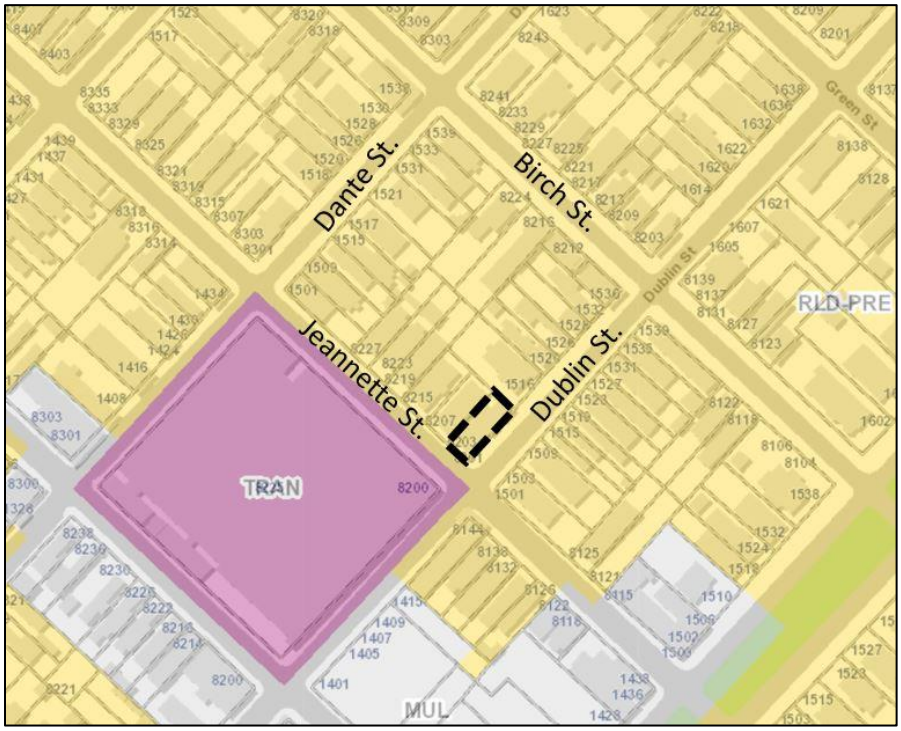
Applicant: Councilmember Guidry

Council District: A

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

Location: The petitioned property is located on Lot 3-A, Square 195, bounded by Jeanette Street, Dublin Street, Birch Street and Dante Street, in the Seventh Municipal District. The municipal address is 8201-8203 Jeannette Street.

FLUM Map:



Current Zoning: HU-B1A Historic Urban Neighborhood Business District

Current Land Use: The subject property is developed with a two-family residential structure that is currently being utilized as an office.

Purpose: The current future land use designation is inconsistent with the zoning district, unless there is a history of commercial use.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 3,060 square foot property located at the corner of Jeannette and Dublin Streets. The structure was originally developed as a two-story, two-family residence in the early 20th Century. Under the previous Comprehensive Zoning

Ordinance, the property was zoned B-1A Neighborhood Business District. While zoned B-1A, the residential structure was converted to an office for the non-profit Green Light New Orleans.

Figure 1: Subject Property

Surrounding Land Use Trends: The area surrounding the subject property includes a mixture of residential and commercial uses. Despite previously being zoned commercially, the remainder of Jeannette Street is developed with single-story, shotgun-style two-family residences. Except for a warehouse structure located at the corner of Dante and Jeannette Streets, the remainder of the square is developed predominantly with single-family residences, with a few examples of two-family residences. Nonresidential properties in the area are mostly located along South Carrollton Avenue, Oak Street, and Leonidas Street, although there are several examples of historic corner commercial structures in the residential areas. The subject property is located directly across Jeannette Street from the Carrollton Transit Station, other nonresidential uses in the area include small-scale restaurants, bars, personal service establishments, retail goods establishments, financial institutions, among other uses. The surrounding residential area is composed of a mix of single- and two-family residences, with several examples of multi-family and historic corner commercial structures.

Surrounding FLUM Designations: The subject site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers most

of the Carrollton/Riverbend and Hollygrove neighborhoods. Directly across Jeannette Street from the subject property is a TRAN Transportation future land use designation that covers the entirety of the square bounded by Dublin, Willow, Dante, and Jeannette Streets.[1] A MUL Mixed-Use Low Density district covers the properties with frontage on Willow Street between S. Carrollton Avenue and Birch Street, properties along South Carrollton Avenue between Jeanette Street and Zimple Street, properties with frontage along Oak Street in between South Carrollton Avenue and Eagle Street, properties with frontage on Leonidas Street in between Oak Street and Spruce Street, and several properties with frontage on Leake Avenue.

Impacts: The proposal would single out one parcel on a predominantly residential square to be designated as Mixed-Use Low Density. While the surrounding area contains a mixture of residential and commercial uses, nonresidential uses tend to be located along South Carrollton Avenue, Oak Street, and Leonidas Street and not minor streets such as Jeannette Street. The property was historically developed residentially and was only recently converted to commercial use. While the property is currently being utilized as an office, the current Residential Low Density Pre-War future land use designation makes exceptions for businesses "where current or former commercial use is verified." Changing the FLUM designation from Residential Low Density Pre-War, which promotes residential and other compatible uses, to Mixed Use Low Density would allow the site to be developed with more intense uses that are not compatible with the adjacent residential uses. The proposed designation would encourage commercial expansion into an existing residential neighborhood compromising the integrity of the residential district and setting a precedent for such requests in the future.

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

Reason for Recommendation:

1. The subject site is located on a square that is predominantly developed with residential uses.
2. The property owner has appropriate development opportunities under the current future land use designation.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

[1] This property is the subject of future land use amendment PD-03-25. 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. The proposed future land use designation for this site is "Mixed Use Low Density".

Request number: PD-03-03

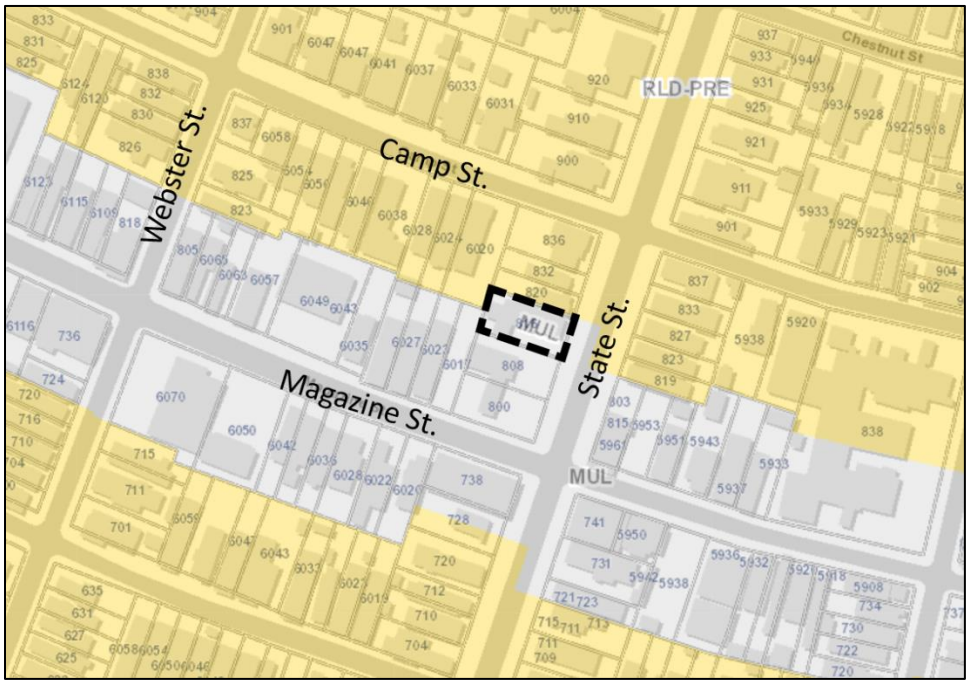
Applicant: Councilmember Guidry

Council District: A

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 Lots 5 & 6, Square 15, bounded by State, Magazine, Camp, and Webster Streets, in the Sixth Municipal District. The municipal address is 814 State Street.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Three-family dwelling. The structure was originally constructed as a two-family residence.

Purpose: The applicant stated the proposed future land use designation would be more appropriate for the zoning district.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 7,200 square foot property located on State Street in between Magazine and Camp Streets. The site is currently developed with a two-story, three-family dwelling that was originally constructed as a two-family residence.

Figure 2: Subject Property

Surrounding Land Use Trends: The subject block is predominately developed with single-family residences, although there are a few examples of two-family residences. Nearby non-residential uses include a gas station, restaurants, retail goods establishments, personal service establishments, among other uses. The remainder of the area around the subject property includes mostly single- and two-family residences, except for those properties with frontage along Magazine Street, which contain a mixture of non-residential, mixed-use, and residential structures.

Surrounding FLUM Designations: The site is located in an MUL Mixed Use Low Density designation that covers those properties with frontage on Magazine Street in between Henry Clay Avenue and Washington Avenue. While there are several examples of lots that front on side streets, the majority of properties in the district have direct frontage on Magazine Street. The subject property is adjacent to a large RLD-PRE Residential Low Density Pre-War designation that covers most of Uptown, with the exception of the commercial areas along Magazine Street, St. Charles Avenue, and Tchoupitoulas Street, the single-family residential areas along St. Charles Avenue, and the multi-family districts in Central City.

Impacts: The request would designate the property as RLD-PRE Residential Low Density Pre-War, which is consistent with the predominant

development pattern of the subject blockface and surrounding residential areas. The proposed designation would preserve the residential character of the block and encourage the continued use of the subject site for housing.
While the subject property is currently developed with a multi-family residence, the proposed RLD-PRE Residential Low Density Pre-War designation encourages the preservation of existing multi-family residences. The request would also create consistency with the current zoning of the subject property, which is HU-RD2 Two-Family Residential District.

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

Reason for Recommendation:

1. The proposed FLUM designation is consistent with the predominant development pattern of the subject blockface and surrounding residential areas.
2. The proposed designation would preserve the residential character of the block and encourage the continued use of the subject site for housing
3. The request would also create consistency with the current zoning of the subject property, which is HU-RD2 Two-Family Residential District.

Request number: PD-03-04

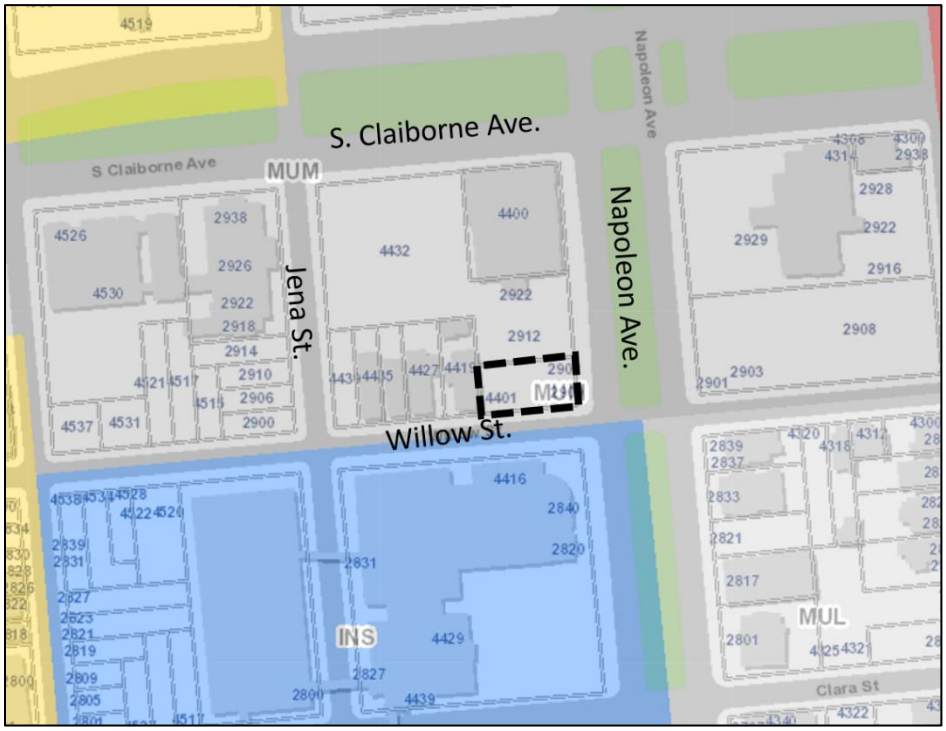
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned property is located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is 2900 Napoleon Avenue.[2]

FLUM Map:



Current Zoning: MC Medical Campus District.

Current Land Use: Surface-level parking lot. The lot was historically developed with a single-family residence.

Purpose: The applicant stated that while the current zoning is consistent with the Master Plan, a change to Institutional would be a better fit for the site.

[2] This property is also the subject of the FLUM amendment PD-03-18, which is also a request from Mixed Use Medium Density to Institutional.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 60 foot by 120 foot property located at the corner of Napoleon Avenue and Willow Street. The approximately 7,200 square foot site is currently developed with a surface-level parking lot. The site is currently being utilized as a surface parking lot in conjunction with the Ochsner Baptist Campus, but it was historically developed with a single-family residence.

Figure 3: Subject Property

Surrounding Land Use Trends: The area around the subject property includes a mixture of commercial, institutional, and residential uses. The subject property is adjacent to a Walgreens pharmacy that is located at the corner of S. Claiborne Avenue and Napoleon Avenue and a series of two-family dwellings with frontage on Willow Street. The intersection of S. Claiborne and Napoleon Avenue also contains a medical clinic, a CVS Pharmacy, and a multi-tenant retail establishment currently under construction. Directly across Willow Street from the subject property is the Ochsner Baptist Campus, which covers most of the squares bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. Across Napoleon Avenue from the Ochsner campus is mostly developed with medical-related commercial and offices uses, with a few multi-family uses. Further down Willow Street towards Jefferson Avenue is a mixture of single-, two-, and multi-family residences.

Surrounding FLUM Designations: The site is located in an MUM Mixed Use Medium Density designation that covers most of the squares at the intersection of S. Claiborne Avenue and Napoleon Avenue. Directly across

Willow Street from the subject property is an INS Institutional designation that covers the Ochsner Baptist Campus that is generally bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. A small MUL Mixed Use Low Density designation covers those squares bounded by Willow Street, Napoleon Avenue, S. Robertson Street, and General Pershing Street. A large RLD-PRE Residential Low Density Pre-War designation covers the residential areas surrounding these districts.

Impacts: The request would designate the property as INS Institutional District, which is consistent with the predominant development pattern of this portion of Willow Street and the surrounding areas. The subject property is currently being used in conjunction with the Ochsner campus, and this request would make the current land use and future land use designation consistent. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

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

Reason for Recommendation:

1. The proposed future land use designation is consistent with the predominant development pattern of the area.
2. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

Request number: PD-03-05

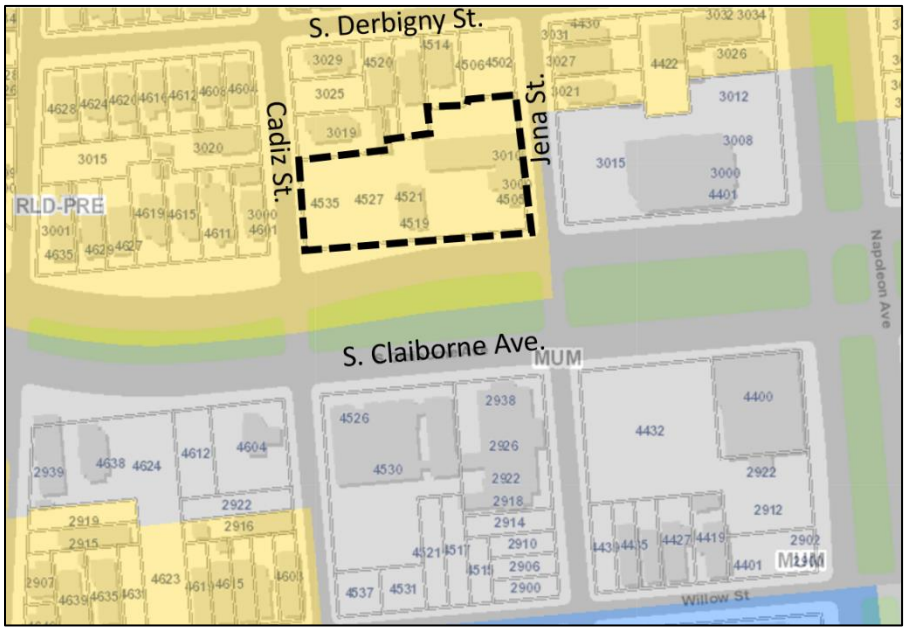
Applicant: Councilmember Cantrell

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 is located on Lot 1-A-1, Square 692, bounded by S. Claiborne Avenue, Cadiz Street, S. Derbigny Street, and Jena Street, in the Sixth Municipal District. The municipal address is 4505 S. Claiborne Avenue.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: The subject property is developed with a church located at the corner of Jena Street and S. Claiborne Avenue, a rectory located on S. Claiborne Avenue, and a surface parking lot on the corner of Cadiz Street and S. Claiborne Avenue. The corner property has historically been developed with a church and the remainder of the S. Claiborne Avenue was historically developed with single- or two-family dwellings at various times.

Purpose: The applicant stated the request would allow for increased density, to allow for the development of fourteen condominium units, most likely in a townhouse development style.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 44,616 square foot property with approximately 300 feet of frontage along S. Claiborne Avenue in between Jena and Cadiz Streets. The property is developed with an L-shaped church that is set back from the S. Claiborne Avenue property line and built close to the Jena Street property line. A rectory is located mid-block on S. Claiborne Avenue. On the corner of Cadiz and S. Claiborne Avenue is a large surface parking lot that provides off-street parking for the church. The corner property has historically been developed with a church, 4521 S. Claiborne Avenue was historically developed with a single-family residence, 4527 S. Claiborne Avenue was historically developed with a two-family residence, and 4535 S. Claiborne Avenue was historically developed with a single-family residence.

Figure 4: Subject Site

Surrounding Land Use Trends: The residential area around the subject property includes a mixture of single- and two-family residences, with a few examples of multi-family structures. Properties fronting on S. Claiborne Avenue in between Jena Street and Earhart Boulevard contain a mixture of commercial uses on lots of varying sizes. The intersection of S. Claiborne and Napoleon Avenue contains two retail establishments, a third multi-tenant retail establishment under construction, and a medical clinic. Directly across S. Claiborne Avenue from the subject site is the Salvation Army's Center of Hope shelter.

Surrounding FLUM Designations: The site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers most of the Broadmoor neighborhood and adjacent neighborhoods. Directly across Jena Street from the petitioned site is a MUM Mixed Use Medium Density designation that covers most of the squares at the intersection of S. Claiborne Avenue and Napoleon Avenue. This MUM district also includes the square directly opposite the subject property and those properties with frontage on S. Claiborne Avenue in between Cadiz and Upperline Streets.

Impacts: The request would continue the MUM District along S. Claiborne Avenue, which would be consistent with the designation of the surrounding squares. The proposal would only apply to the lot that fronts directly on S.

Claiborne Avenue, preserving the remainder of the square as RLD-PRE. This change will allow additional multi-family residential opportunities at an appropriate location near major corridors and public transit. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site.

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

Reason for Recommendation:

1. The subject site is a larger property with a history of non-residential uses.
2. The request would encourage mixed-use development along S. Claiborne Avenue, a major street in an established area.
3. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

Request number: PD-03-06

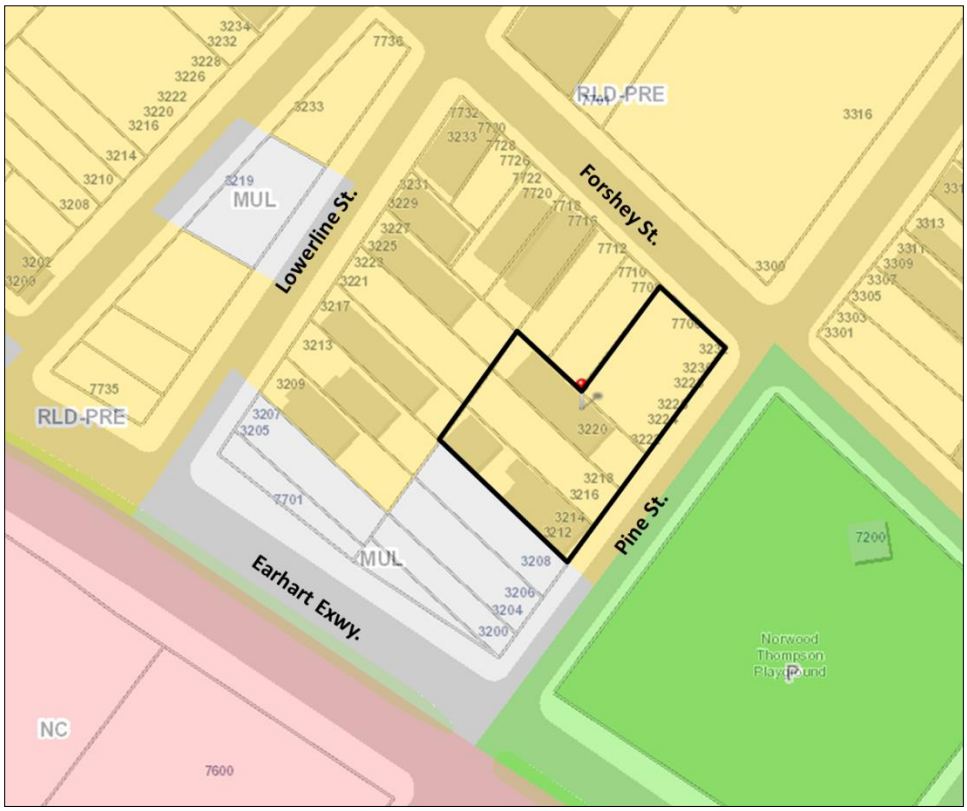
Applicant: Councilmember Cantrell

Council District: B

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

Location: The petitioned properties are located on Lots 16, 15, 14, C, and D, Square 500, in the Seventh Municipal District. The municipal addresses are 3214, 3218, 3220, and 3230 Pine Street. The property is located in the Gert Town neighborhood.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant lot (Lots 15, 16, C, & D), Warehouse (Lot 14). Historic land uses include residential, commercial, and institutional uses.

Purpose: The request would allow for increased density, neighborhood-serving retail/commercial uses, and create a walkable, mixed-use environment.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 16,200 square foot area containing Lots C, D, 14, 15, and 16 located on Pine Street

between Earhart Boulevard and Forshey Street in the Gert Town neighborhood. Lots C, D, 15, and 16 are currently vacant. The lots now characterized as Lots C and D were subdivided by 1909 into three lots with municipal addresses of 7700, 7704, and 7708 Forshey Street. They have historically been used for residential purposes with several resubdivisions throughout the twentieth century and accompanying iterations of single- and two-family dwellings. Lot 14 was developed with St. Philip's Evangelical Lutheran Church as early as 1929. This church was subsequently replaced by an automobile repair facility by 1983. Lots 14, 15, and 16 were not developed until after 1909, when they were improved with residential structures. They had been used as such until becoming vacant. The residence previously located on Lot 16 was cited as a public nuisance by the City and subsequently demolished in 2016. The residence on Lot 15 was demolished around 2008 due to imminent danger of collapse. The residences on Lots C and D were demolished sometime between 1994 and 2004 for unknown reasons.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences and vacant lots/buildings, but there is a variety of uses including a park and playground, a place of worship, and the occasional occurrence of small multi-family dwellings. Though the subject lots have a Future Land Use Map designation as *Residential Low Density Pre-War*, they are bordered by several other designations. In fact, the lot abutting Lot 16 from the Earhart Expressway side has a FLUM designation of *Mixed-Use Low Density*, and current zoning classification of mixed-use, as are the remaining lots approaching Earhart Expressway on the same square. The existing and historic land use pattern in this portion of Gert Town is two-family residential. However, neighboring land uses include mixed-use (both existing and historic) and general commercial districts on adjacent blocks.

Surrounding FLUM Designations: While the subject properties are located within an RLD-PRE Residential Low Density Pre-War FLUM area, the lots immediately adjacent along Earhart Expressway are designated MUL Mixed-Use Low Density. If the FLUM designation change is approved, the entire Pine Street frontage of Square 500 would be designated as MUL. In addition, the adjacent square, Square 8MV, is designated as Parkland and Open Space. One block further down Earhart Expressway, the entire square is designated MUL as well.

Impacts: The request could result in a mixed-use development that could provide increased housing densities, small scale retail, and provide for a walkable environment along a major corridor in neighborhood ripe for reinvestment. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity.

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

Reasons for Recommendation:

1. Lot 14 has a history of non-residential use, as do other modestly-sized lots in the immediate vicinity.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
3. The area is in need of reinvestment as apparent from the high level of vacancies.

Request number: PD-03-07

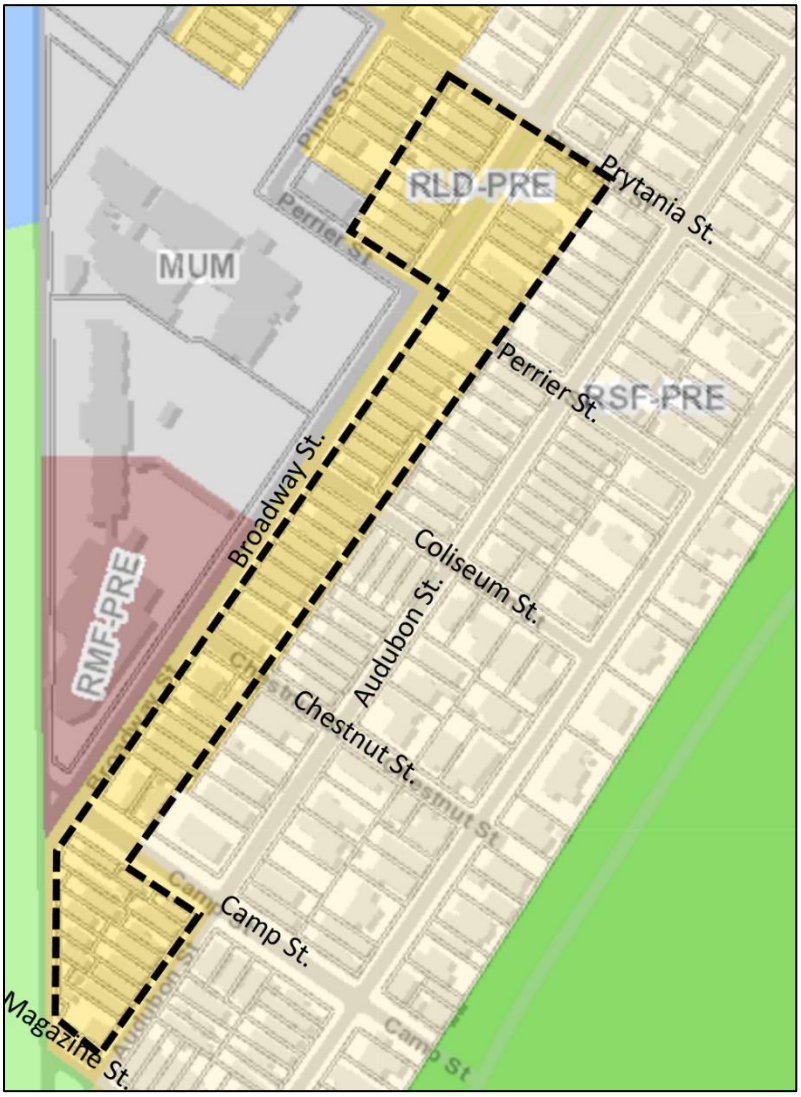
Applicant: Councilmember Guidry

Council District: A

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

Location: The petitioned area includes all lots fronting Broadway Street from Prytania Street to Magazine Street and all lots fronting Audubon Street from Camp Street to Magazine Street.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: The area is predominantly developed with single-family residences with several examples of two-family residences, one multi-family residence, and two commercial properties. Historic Sanborn Maps show that the area was originally predominantly developed with two-family residences, indicating a shift in the development pattern towards single-family development.

Purpose: The applicant stated the proposed Future Land Use Map designation would be a better fit for the site and compatible with the surrounding development pattern.

Staff Analysis: *Site Description & Land Use*: The petitioned area spans five blocks along Broadway Street between Magazine Street and Prytania Street, and one block in between Magazine and Camp Street on Audubon Street. In total there are 59 properties included in this area. The staff surveyed land uses in the area and found that 42 (or 71%) were developed with single-family residences, 14 (or 24%) were developed with two-family residences, one was developed with a three-family residence (2%), and two (or 3%) were used commercially. Sanborn Maps show that the area was historically predominantly developed with two-family residences, indicating a shift in the development pattern towards single-family.

Table 1: Summary of Uses

Use	#	%
Single-Family	42	71%
Two-Family	14	24%
Three-Family	1	2%
Commercial	2	3%
Total	59	100%

Table 2: Survey of Uses in Petitioned Area

Address		Square	Lot	Use	Address		Square	Lot	Use
200	Audubon St.	17		Single-Family	243	Broadway St.	32	H	Single-Family
206	Audubon St.	17	2	Single-Family	247	Broadway St.	32	G	Two-Family
208	Audubon St.	17	17	Two-Family	253	Broadway St.	32GV	F	Single-Family
212	Audubon St.	17	A	Two-Family	255	Broadway St.	32	E	Single-Family
216	Audubon St.	17	15	Two-Family	259	Broadway St.	32	D	Single-Family
220	Audubon St.	17	7	Single-Family	265	Broadway St.	32	C	Single-Family
228	Audubon St.	17GV	13	Single-Family	269	Broadway St.	32	B	Two-Family
232	Audubon St.	17	9	Single-Family	302	Broadway St.	36GV	A	Single-Family
119	Broadway St.	17	5	Single-Family	305	Broadway St.	37	4	Single-Family
125	Broadway St.	17	6	Single-Family	306	Broadway St.	36	B	Two-Family
127	Broadway St.	17	6	Single-Family	308	Broadway St.	36	C	Two-Family
127	Broadway St.	17	6	Single-Family	309	Broadway St.	37	2	Single-Family
129	Broadway St.	17	8	Single-Family	312	Broadway St.	36	D	Two-Family

Table 2: Survey of Uses in Petitioned Area

Address		Square	Lot	Use	Address		Square	Lot	Use
135	Broadway St.	17GV	9	Single-Family	315	Broadway St.	37	1	Single-Family
139	Broadway St.	17GV	10	Commercial	316	Broadway St.	36	E	Single-Family
157	Broadway St.	22	J	Single-Family	318	Broadway St.	36GV	5	Single-Family
161	Broadway St.	22	H	Single-Family	319	Broadway St.	37	20	Single-Family
165	Broadway St.	22	D	Single-Family	322	Broadway St.	36	4	Single-Family
171	Broadway St.	22	D1	Single-Family	323	Broadway St.	37	18	Single-Family
173	Broadway St.	22	C	Single-Family	327	Broadway St.	37	17-A	Two-Family
177	Broadway St.	22GV	X	Single-Family	329	Broadway St.	37	16A	Single-Family
207	Broadway St.	27	3	Two-Family	330	Broadway St.	36	3	Single-Family
213	Broadway St.	27	2	Single-Family	332	Broadway St.	36	2	Two-Family
217	Broadway St.	27	1	Two-Family	7102	Camp St.	17		Single-Family
221	Broadway St.	27	20	Two-Family	7131	Camp St.	22	E	Single-Family
225	Broadway St.	27	19	Two-Family	7131	Chestnut St.	27	A	Single-Family
233	Broadway St.	27	18	Single-Family	7116	Perrier St.	32	A	Three-Family
235	Broadway St.	27GV	17	Single-Family	7127	Perrier St.	37	5	Single-Family
237	Broadway St.	27	16	Commercial	7200	Prytania St.	36	1	Single-Family
241	Broadway St.	32	I	Single-Family					

Surrounding Land Use Trends: The majority of the lots in the vicinity are developed with single- and two-family residences. A large multi-story assisted living facility is located at the intersection of Broadway Street, Magazine Street, and Leake Avenue. Tulane University's University Square is generally bounded by Broadway Street, Leake Avenue, Pine Street, and Perrier Street.

Surrounding FLUM Designations: The subject area is located in a RLD-PRE Residential Low Density Pre-War designation that extends from the petitioned area along Pine Street and Leake Avenue to cover most of the residential areas in the Carrollton/Riverbend and Hollygrove neighborhoods. Adjacent to the subject area is a RSF-PRE Residential Single Family Pre-War that is generally bounded by Magazine Street, those properties with frontage on Audubon Street, Audubon Park's western border, and St. Charles Avenue. The RSF-PRE district also includes those properties along Audubon Place and Newcomb Boulevard in between St. Charles Avenue and Freret Street. Across Broadway Street from the petitioned area is a small RMF-PRE Residential Multifamily Pre-War district that covers the assisted living facility at the intersection of Broadway Street, Magazine Street, and Leake Avenue. A MUM Mixed-Use Medium Density designation covers Tulane University's University Square.

Impacts: The request would change the designation of the petitioned area from "Residential Low Density Pre-War" to "Residential Single Family

Pre-War". This would essentially remove two-family dwellings from the range of permitted uses. The area was historically developed with two-family residences, but the staff's survey of the area indicates that the trend has been towards conversion of these two-family residences into single-family residences. Thus the proposed designation would be consistent with the predominant development pattern in the area. While the re-zoning of this area to single-family may create some non-conformities, the Comprehensive Zoning Ordinance makes exceptions for established two-family and multi-family dwellings, in addition to neighborhood commercial establishments.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Single Family Pre-War.**

Reason for Recommendation:

1. The proposed future land use designation is consistent with the predominant development pattern of the vicinity.
2. Recent development trends in the area indicate that two-family residences are being converted to single-family.
3. While the re-zoning of this area to single-family may create some non-conformities, the Comprehensive Zoning Ordinance makes exceptions for established two-family and multi-family dwellings, in addition to neighborhood commercial establishments.

Request number: PD03-08

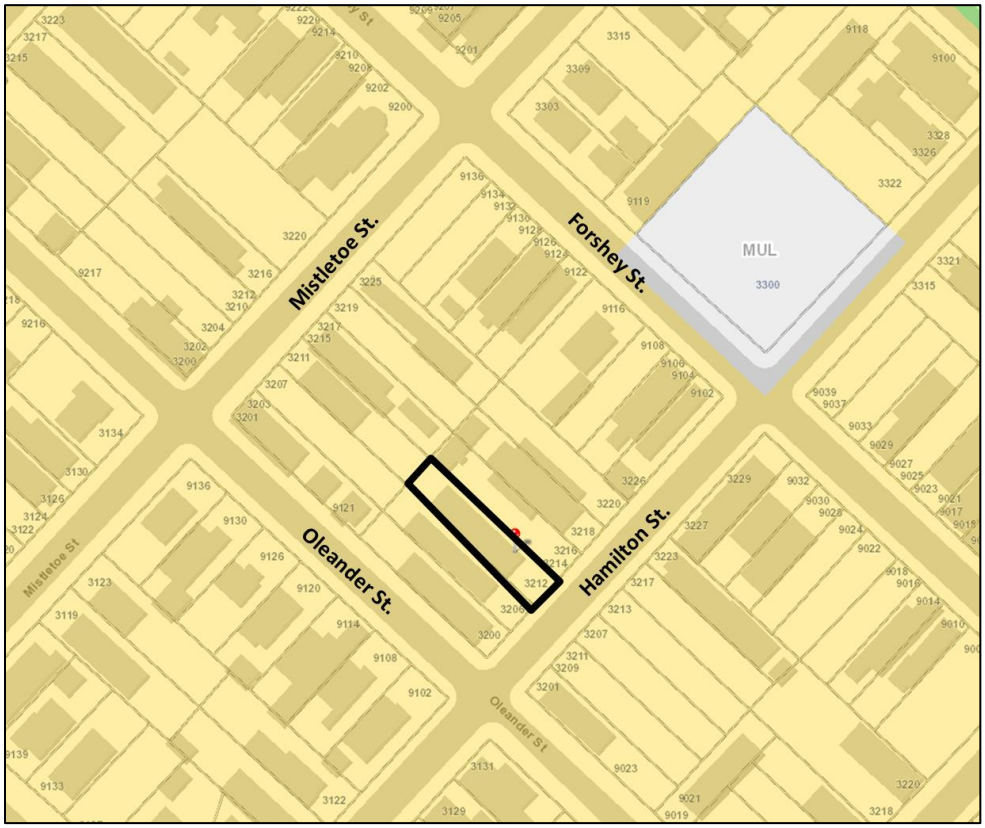
Applicant: Councilmember Guidry

Council District: A

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 19, Square 484, in the Seventh Municipal District. The municipal address is 3212 Hamilton Street. The property is located in the Hollygrove neighborhood.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Multi-Family (Tri-plex). Historic land uses include single- and two-family dwellings.

Purpose: The request would allow for increased density, retail uses, including businesses and traditional corner stores, and create a more mixed-use community.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 4,500 square foot interior property located on Hamilton Street between Oleander and Forshey Streets in the Hollygrove neighborhood. The site is currently developed with a multi-family dwelling (tri-plex). Until at least 1951, it was combined with Lot 18, but by 1994 it had been subdivided into its own lot, Lot 19, with 30 feet of width and 150 feet of depth.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, and vacant lots and dwellings. There is a very limited amount of other uses, including a community center operating under a Conditional Use, a playground, and a few small multi-family dwellings. The existing and historic land use pattern in Hollygrove is almost entirely two-family residential. This particular property, however, went through a zoning change process in 2012[3] and was changed from two-family residential to multi-family residential under the previous Comprehensive Zoning Ordinance.

Surrounding FLUM Designations: The site is located in an HU-RD2 Two-Family Residential District, though it functions as a multi-family dwelling. Almost all other properties in the vicinity are also located within the HU-RD2 district. The existing Residential Low Density Pre-War FLUM designation accounts, almost across the board, for the single- and two-family land use and zoning of surrounding properties.

Impacts: The current FLUM designation, Residential Low Density Pre-War, allows for the preservation of existing multi-family buildings. In addition, City Planning has recommended including compatible multi-family development in the range of uses of the RLD-PRE FLUM category.

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

Reason for Recommendation:

1. The current FLUM designation, Residential Low Density Pre-War, allows for the preservation of existing multi-family buildings. As the subject site is currently used as a multi-family dwelling, there is no reason to spot FLUM the property.

[3] Zoning Docket 059-12, adopted by City Council on August 23, 2012, under Ordinance Number 024996.

Request number: PD03-09

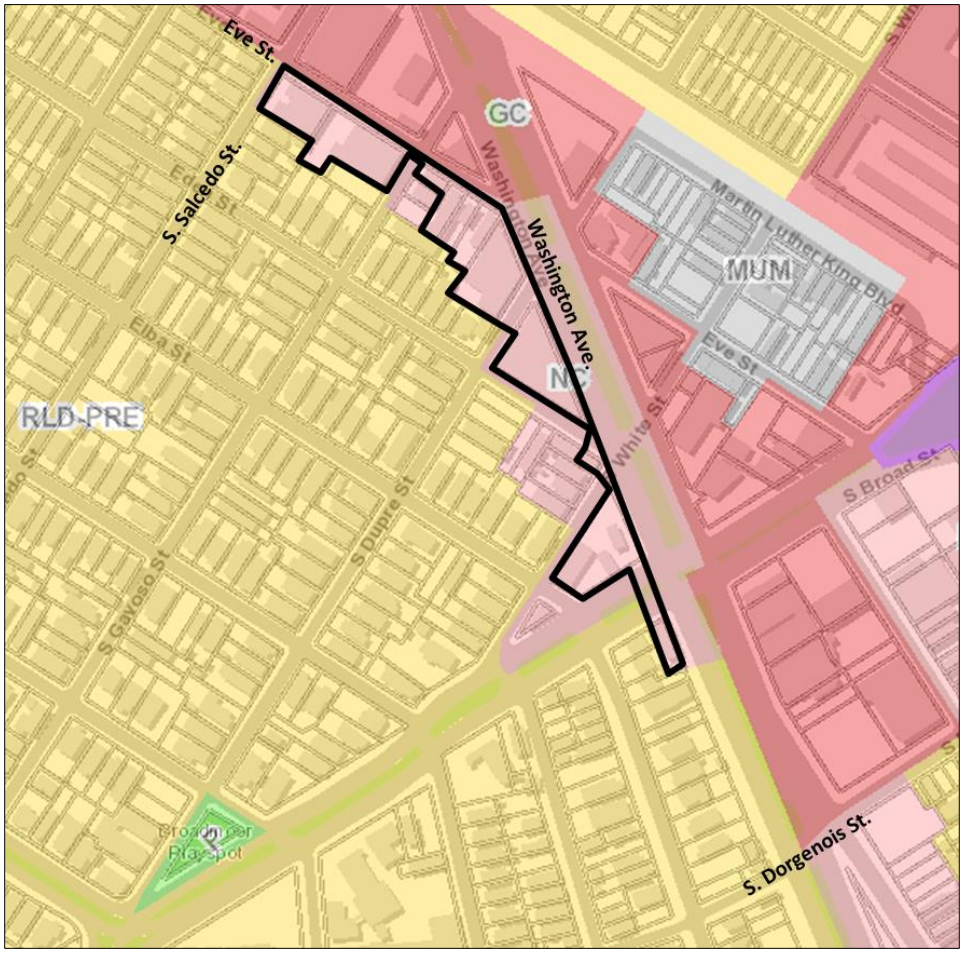
Applicant: City Planning Commission

Council District: B

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

Location: The petitioned properties are located on Eve Street and Washington Avenue between S. Salcedo and S. Dorgenois Streets, and include Lots A, R, X, Square 162; S, O, N, M, L, K, J, Square 161; Lot A, B, C, D, Square 160; Lot 11, Square 167; Lot 1-2-3, Square 166-B; Lot R, Square H, in the Sixth Municipal District. The municipal addresses are 4228 Eve Street, 1601 S. Gayoso Street, 1600 S. Gayoso Street, 4124 Eve Street, 4120 Eve Street, 4116 Eve Street, 4200 Washington Avenue, 4100 Washington Avenue, 4000 Washington Avenue, 3303 S. Broad Street, and 3300 S. Broad Street. The properties are located in the Broadmoor neighborhood.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Commercial, Industrial, Single and Two-Family Residential, and Vacant. Historic land uses includes residential, commercial, industrial, and institutional uses.

Purpose: In older parts of the city, the City Planning Commission staff proposes 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 properties contain approximately 93,500 square feet along Eve Street and Washington Avenue between S. Salcedo and S. Dorgenois Streets in the Broadmoor neighborhood. The subject sites currently range in use from vacant, to single- and two-family residential, to commercial, to industrial. Historically, these properties have followed a mixed-use development pattern of single- and two-family residential, commercial—including a filing station, institutional—including a school—and industrial—including a plant.

Surrounding Land Use Trends: The area around the petitioned site includes a range of uses. Development along surrounding major streets such as S. Broad Street and Washington Avenue include both residential and commercial development. Interior streets are largely single- and two-family residential with the occasional occurrence of vacant properties, multi-family residential, and commercial use. The existing and historic land use pattern in this portion of Broadmoor is mixed-use, especially along major thoroughfares.

Surrounding FLUM Designations: The subject sites are located in a C-1 General Commercial base zoning district. Nearby FLUM designations include adjacent General Commercial, Mixed-Use Medium Density, and Residential Low Density Pre-War. The existing Neighborhood Commercial FLUM designation does not account for the more intense commercial land use and zoning of the subject sites and adjacent properties.

Impacts: Specifically, this change would allow for 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. In general, the request could result in an increase in density and mixed-use development of the

identified properties that could provide increased housing densities, increased commercial use, limited light industrial uses, and enhance walkability along a major corridor in an established neighborhood. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity and would allow for mixed-use development along thoroughfares that already have such, or are permitted to have similar uses. The adjacency of the petitioned site to residential uses makes the area more suited to a Mixed-Use Low Density FLUM designation so as to have a lower impact on the surrounding area.

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

Reason for Recommendation:

1. In "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. In this area, there is a trend of commercial and light industrial development in the vicinity.
2. 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.

Request number: PD03-10

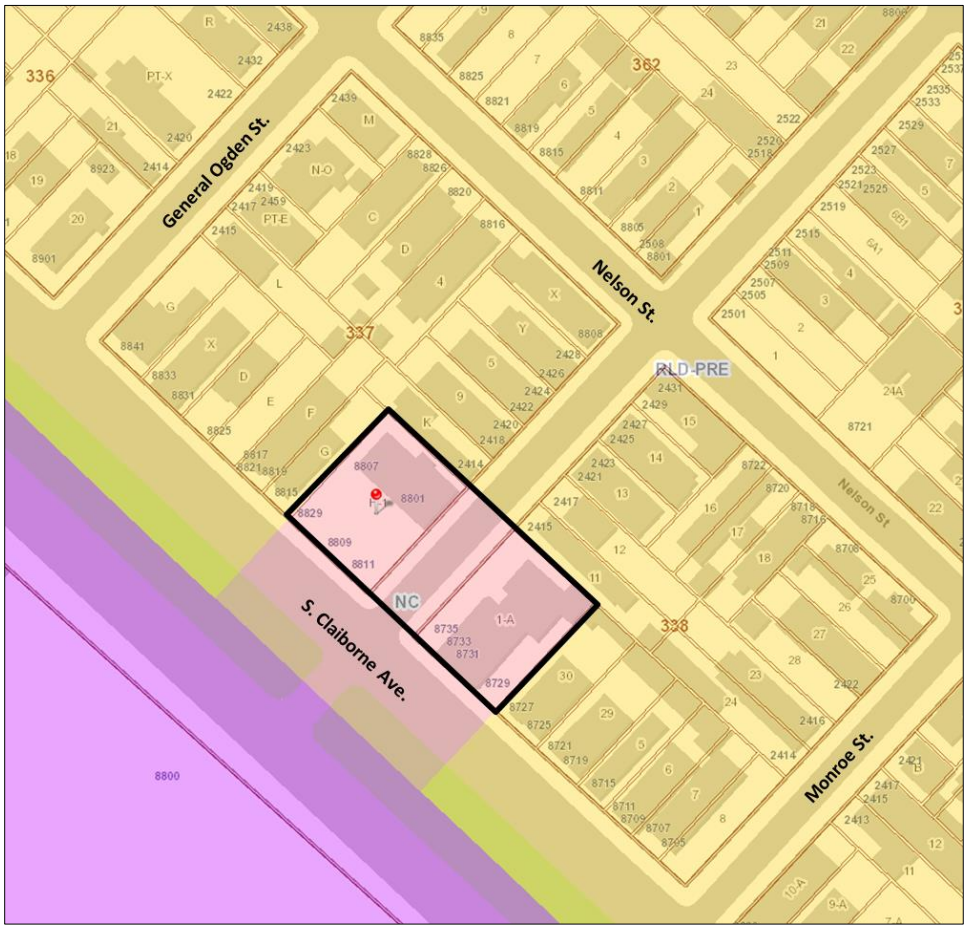
Applicant: City Planning Commission

Council District: A

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

Location: The petitioned properties are located on Square 337, Lot H-1, and Square 338, Lot 1-A, bounded by Nelson Street, Monroe Street, S. Claiborne Avenue, and General Ogden Street, in the Seventh Municipal District. The municipal addresses are 8733 and 8807 S. Claiborne Avenue. The properties are located in the Hollygrove neighborhood.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Mixed-Use (multi-family residential and commercial) on Lot H-1, Square 337, and Commercial on Lot 1-A, Square 338. Historic land uses include

commercial 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 lots contain approximately 21,600 square feet fronting S. Claiborne Avenue at the corner of Eagle Street between General Ogden and Monroe Streets in the Hollygrove neighborhood. The subject sites currently operate as both mixed-use and commercial use. Lot H-1 on Square 337 functions as mixed-use structure, with a personal service establishment (laundromat) and a retail goods establishment (clothing store) on the ground floor and a multi-family above the ground dwelling on the second floor. Lot 1-A on Square 338 operates as a gas station. Historically, both lots have operated commercially, with Lot 1-A fluctuating between a gas/filling station and a motor vehicle service and repair.

Surrounding Land Use Trends: The area around the subject property is primarily single- and two-family residential. Vacant lots and buildings and multi-family residential uses also occur occasionally in the surrounding area. Development along S. Claiborne Avenue adjacent to the subject sites is exclusively single- and two-family residential. Interior streets are largely single- and two-family residential with the occasional occurrence of vacant properties and multi-family residential. The existing and historic land use pattern in this portion of Hollygrove is almost exclusively single- and two-family residential.

Surrounding FLUM Designations: The petitioned properties are the sole sites located in a small Neighborhood Commercial District. The surrounding properties on the lakeside of S. Claiborne are designated RLD-PRE Residential Low Density Pre-War. The existing Neighborhood Commercial FLUM designation does not account for the mixed-use nature of one of the subject sites.

Impacts: The request could result in conversions to single-, two-, or additional multi-family residential or limited light industrial use. Given the location on a major street and the current commercial and mixed-use of the subject sites, the impact of the proposed FLUM change would allow for somewhat more development flexibility.

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

Reason for Recommendation:

1. In "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors.
2. 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.

Request number: PD03-11

Applicant: City Planning Commission

Council District: A

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

Location: The petitioned properties are located on all lots designated Neighborhood Commercial on squares bounded by Nelson Street, Short Street, Neron Place, and Dante Street, specifically Lots 9, 10, 11 (partial), Square 343; Lots A-1, X-1-A, 9-10, Square 344; Lots X, H-1, A-3, PTJ2, J-1, 1, Square 345; and Lots A, B, C, D, and H, Square 320, Seventh Municipal District.

FLUM Map:

Current Zoning: C-1 General Commercial District

Current Land Use: Commercial, Institutional, Other (parking lot).

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 lots contain approximately 166,000 square feet at or near the intersection of S. Claiborne and S. Carrollton bounded by Dante Street, Nelson Street, Short Street, and Neron Place in the Marlyville-Fontainebleu and Leonidas neighborhoods. The current land uses for the sites in the petitioned area include commercial (Financial Institution, Motor Vehicle Service and Repair, Minor, Retail Goods Establishment with Retail Sales of Packaged Alcoholic Beverages, and Fast-Food Restaurant) institutional (fire station), and other (parking lot). Historically, the subject area has seen a mix of uses including single-, two-, and multi-family residential, commercial, and institutional and has been occupied by primarily two-family residences, as well as a church, and a gas station.

Surrounding Land Use Trends: The area around the subject property is primarily single- and two-family residential; however the major arteries such as S. Carrollton and S. Claiborne Avenues contain commercial, higher density housing, a church, and a park. Interior streets are largely single- and two-family residential. The existing and historic land use pattern in this portion of Marlyville-Fontainebleu and Leonidas is majority single- and two-family residential.

Surrounding FLUM Designations: The subject sites have FLUM designations of Neighborhood Commercial. The surrounding properties are primarily designated RLF-PRE Residential Low Density Pre-War. The petitioned area also abuts Parkland and Open Space and Residential Medium Density Pre-War FLUM designations while an Institutional designation is nearby.

Impacts: This request would allow for additional commercial and 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.

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

Reason for Recommendation:

1. In “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors.

2. 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.
3. More intense development of the Mixed-Use Medium Density FLUM category is appropriate for such a major intersection.

Request number: PD-03-12

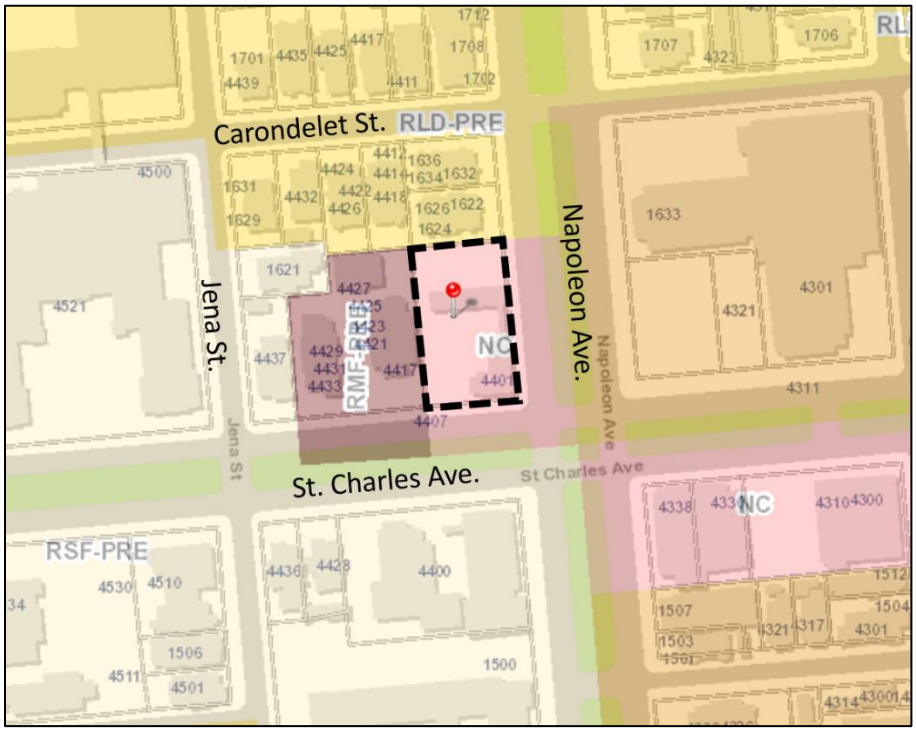
Applicant: City Planning Commission

Council District: B

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

Location: The petitioned property includes Lot K-1, on Square 414, bounded by Carondelet Street, Napoleon Avenue, St. Charles Avenue, and Jena Street, in the Sixth Municipal District. The municipal addresses is 4401 St. Charles Avenue. The property is located in the St. Charles Avenue Local Historic District.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Currently developed with a financial institution, Capitol One Bank. The lot was historically developed with retail uses.

Purpose: The applicant stated that mixed-use future land use categories are more appropriate for the older parts of the City and the designation encourages multi-family residential.

Staff Analysis: *Site Description & Land Use*: The petitioned site measures 100 feet in width across its St. Charles Avenue frontage and 186 feet in depth for a total site area of 18,600 square feet. The site is currently developed with a financial institution and was historically developed with retail uses.

Figure 5: Subject Property

Surrounding Land Use Trends: Land use within the area is predominantly residential and institutional with a few commercial uses at the corner of Napoleon and St. Charles Avenues. Sacred Heart Academy and several churches with accessory educational uses are located within two blocks of the petitioned property. The nearest residential uses are small to medium scale multi-family residences which includes the two abutting properties. There are also single and two family residences within close proximity. The petitioned property is the only commercial site on its square. The other non-residential uses adjacent to the major intersection include a restaurant, a cocktail lounge, and charter school serving middle and high school grades and a college preparatory school for girls.

Surrounding FLUM Designations: The petitioned site is located in a small NC Neighborhood Commercial FLUM designation that covers the subject property, and those properties located at 4300 through 4338 St. Charles Avenue. The subject property is surrounded by residential designations of different recommended densities. The property is located directly adjacent to a small RMF-PRE Historic Urban Multi-Family Residential District that contains two multi-family dwellings with frontage on St. Charles Avenue. To the rear of the petitioned site is a large RLD-PRE Residential Low Density Pre-War designation that covers the majority of Uptown. Properties on St. Charles Avenue upriver of the subject property are within an RSF-PRE SF-PRE Residential Single-Family Pre-War designation and properties downriver are located in a RMD-PRE Residential Medium Density Pre-War designation.

Impacts: 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.

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: PD03-13[4]

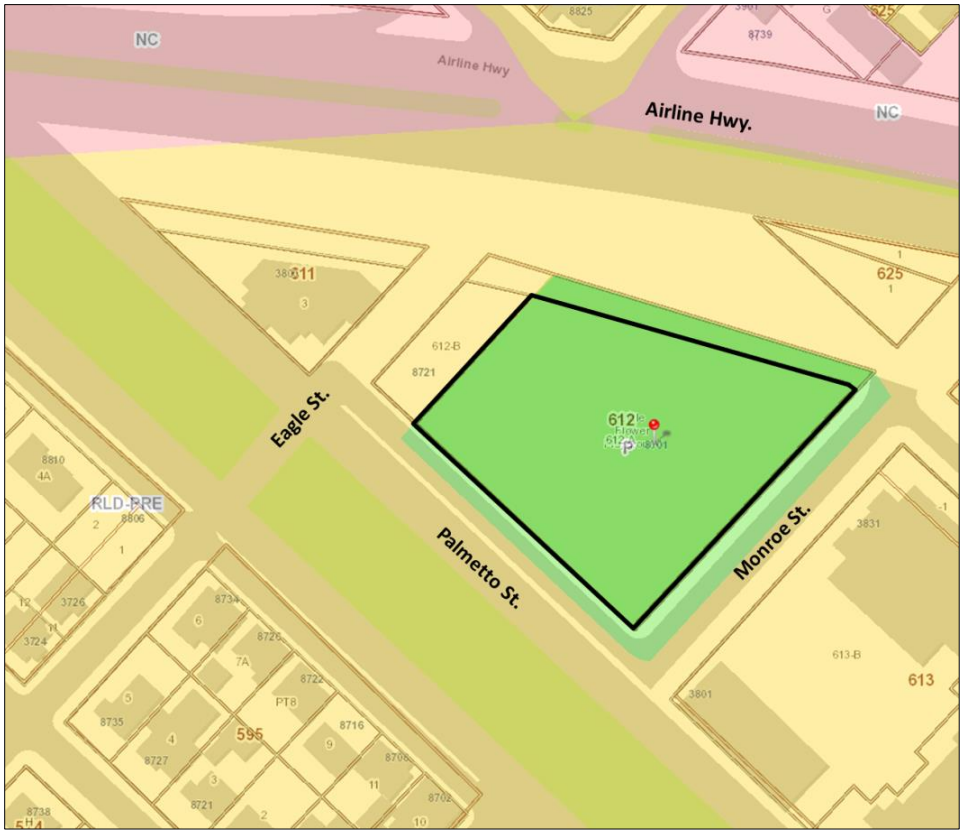
Applicant: City Planning Commission

Council District: A

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 Lot 612A, Square 612, Seventh Municipal District, bounded by Palmetto, Monroe, and Eagle Street and Airline Highway. The municipal address is 8701 Palmetto Street. The property is located in the Dixon neighborhood.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Vacant

[4] The property owner of 8701 Palmetto Street submitted a separate FLUM amendment application, also including 3801 Monroe Street on the adjacent square, to change the FLUM designation of both to Mixed-Use High Density. See PD03-23.

Purpose: City Planning found that a number of sites are designated as "parkland and open space" despite being privately owned. In cases like these, City Planning proposes 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.

Staff Analysis: *Site Description & Land Use*: The subject lot contains approximately 53,200 square feet taking up almost the entirety of Square 612 bounded by Palmetto, Monroe, and Eagle Streets, and Airline Highway in the Dixon neighborhood. In addition, the square is adjacent to both the 17th Street Drainage Canal and the Louisiana & Arkansas (L&A) Railroad, which run through—along with Airline Highway—the original square. The site is currently vacant. It has been vacant since its subdivision sometime prior to 1940. By 1994, the square was identified as a playground but remains undeveloped.

Surrounding Land Use Trends: The area around the subject property has a range of uses, including a day care center, a playground, a church, community center, single- and two-family residences, multi-family apartment complex, vacant lots and dwellings, and a large retail goods establishment (Costco). The historic land use pattern in this portion of Dixon is also mixed-use and includes institutional, single-, two-, and multi-family residential, and commercial uses.

Surrounding FLUM Designations: The subject lot is designated Parkland and Open Space, while the surrounding properties are primarily designated RLD-PRE Residential Low Density Pre-War. The Airline Highway corridor, particularly on the lakeside, is designated NC Neighborhood Commercial. The area containing Costco is MUH Mixed-Use High Density, while the abutting area is RMF-PRE Residential Multi-Family Pre-War.

Impacts: The request could allow for a future zoning change to better integrate the site with the surrounding area, and, ultimately, in development of the site as a permitted or conditional use such as residential or community facilities. The zoning regulations would help mitigate the impacts of any future development of the petitioned site.

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

Note: This item has been withdrawn due to the property owner's FLUM amendment submission which includes this property and an adjacent property under common ownership. In PD 3-23, CPC staff recommends this site and the adjacent property together be designated RMF-PRE Residential Multi-Family Pre-War.

Request number: PD-3-14

Applicant: Tulane University

Council District: A

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

Location: The petitioned property is located on Lot X, Burtheville Square 132, bounded by S. Claiborne Avenue, Weiner Drive, Calhoun Street, and S. Johnson Street, in the Sixth Municipal District. The municipal addresses is 6320 S. Claiborne Avenue. The property is located in the Uptown New Orleans National Historic District.[5]

FLUM Map:

Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: The staff could not verify the current land use of the site. The structure on the subject property was originally constructed as a single-family residence.

[5] Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

Purpose: The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus. In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more gracious transition zone at their campus edge and to incorporate these properties into the stormwater management program.

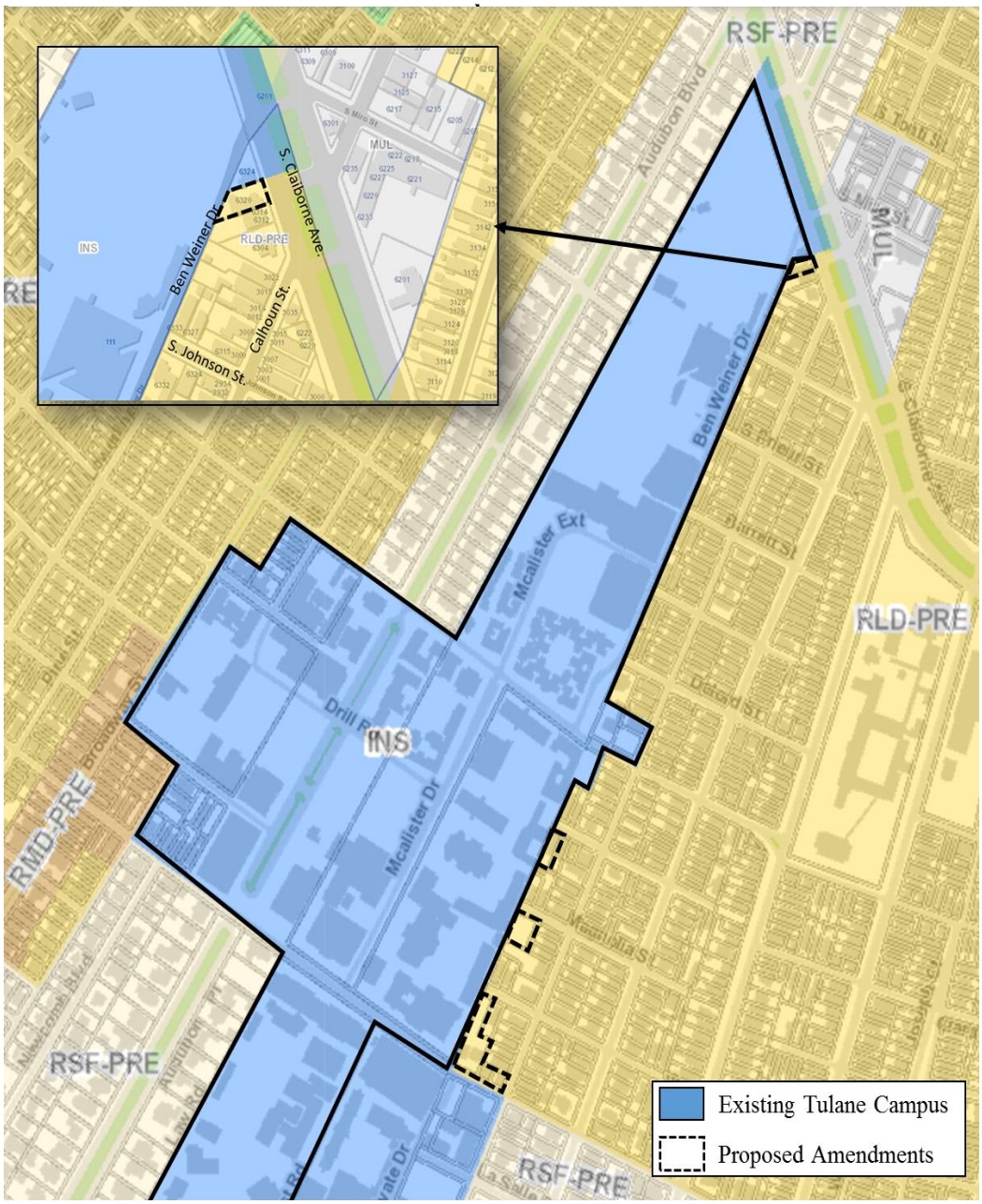
Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 7,491 square foot property located on S. Claiborne Avenue in between Ben Weiner Drive and Calhoun Street. The site is developed with a single-family structure, but the staff was unable to determine the current use of the property. On Tulane University's institutional master plan, the current building use is labeled as "administrative".

Figure 6: Subject Property

Surrounding Land Use Trends: The area around the subject property includes a mixture of residential, institutional, and commercial uses. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The property adjacent to the petitioned site is to a formerly residential structure that is labeled as the "Tulane Emergency Medical Service" building on Tulane University's campus map. Across Ben Weiner Drive from this structure is Tulane University's Uptown Campus. Across S. Claiborne Avenue from the subject property is a small commercial node containing several restaurants, retail goods establishments, personal service establishments, and other commercial uses such as a gas station, bank, and an office.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square, except for the adjacent property, and most of the residential portions of Uptown. Adjacent to the subject property is an INS Intuitional designation that covers the Uptown campuses of Tulane and Loyola Universities. Directly across S. Claiborne Avenue from the petitioned site is a small MUL Mixed-Use Low Density area that covers the intersection of S. Claiborne Avenue, Calhoun Street, and S. Miro Street.

Figure 7: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

It would be detrimental to the culture and character of New Orleans if our major institutions were forced to relocate or failed to make necessary physical improvements to keep them as elite private schools. It would also be extremely difficult for surrounding residential neighborhoods to continue to absorb the potential externalities of expansions closer to the edges of campuses if these institutions continue their pattern of growth. The reality is that in order for these institutions to continue to evolve and to be compatible with surrounding residential uses, a separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans. Analyzing the proposed requests

on a parcel by parcel basis would not provide the needed analysis for the harmonious growth of the university and city. Given the need for a more thorough planning process that will develop policies for campus expansion, the staff believes that the proposed amendments to expand the institutional designation into the surrounding neighborhood are not approvable at this time.

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

Reason for Recommendation:

1. The predominant development pattern of the subject square is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD-3-15

Applicant: Tulane University

Council District: A

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

Location: The petitioned property is comprised of Lots 1A and 3A, Square 109, bounded by Magnolia St., Calhoun St., S. Robertson St., and the Tulane Campus, in the Sixth Municipal District. The municipal addresses is 6318 - 6328 Magnolia Street. The property is located in the Uptown New Orleans National Historic District.[6]

FLUM Map:

Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: Vacant. Historic uses include a single-family residence, a two-family residence and a three-family residence.

Purpose: The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus.

[6] Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more gracious transition zone at their campus edge and to incorporate these properties into the stormwater management program.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 10,380 square foot property located on Magnolia Street adjacent to Tulane University. The site is currently vacant. The property is composed of two lots, Lot 1A, which contains the addresses 6326-28 Magnolia Street and Lot 3A, which contains the addresses 6318-6320 Magnolia Street. Lot 1A was historically developed with a single-family residence that was later converted to a two-family residence. The 1994 Sanborn map shows Lot 3A developed with a three-family residence.

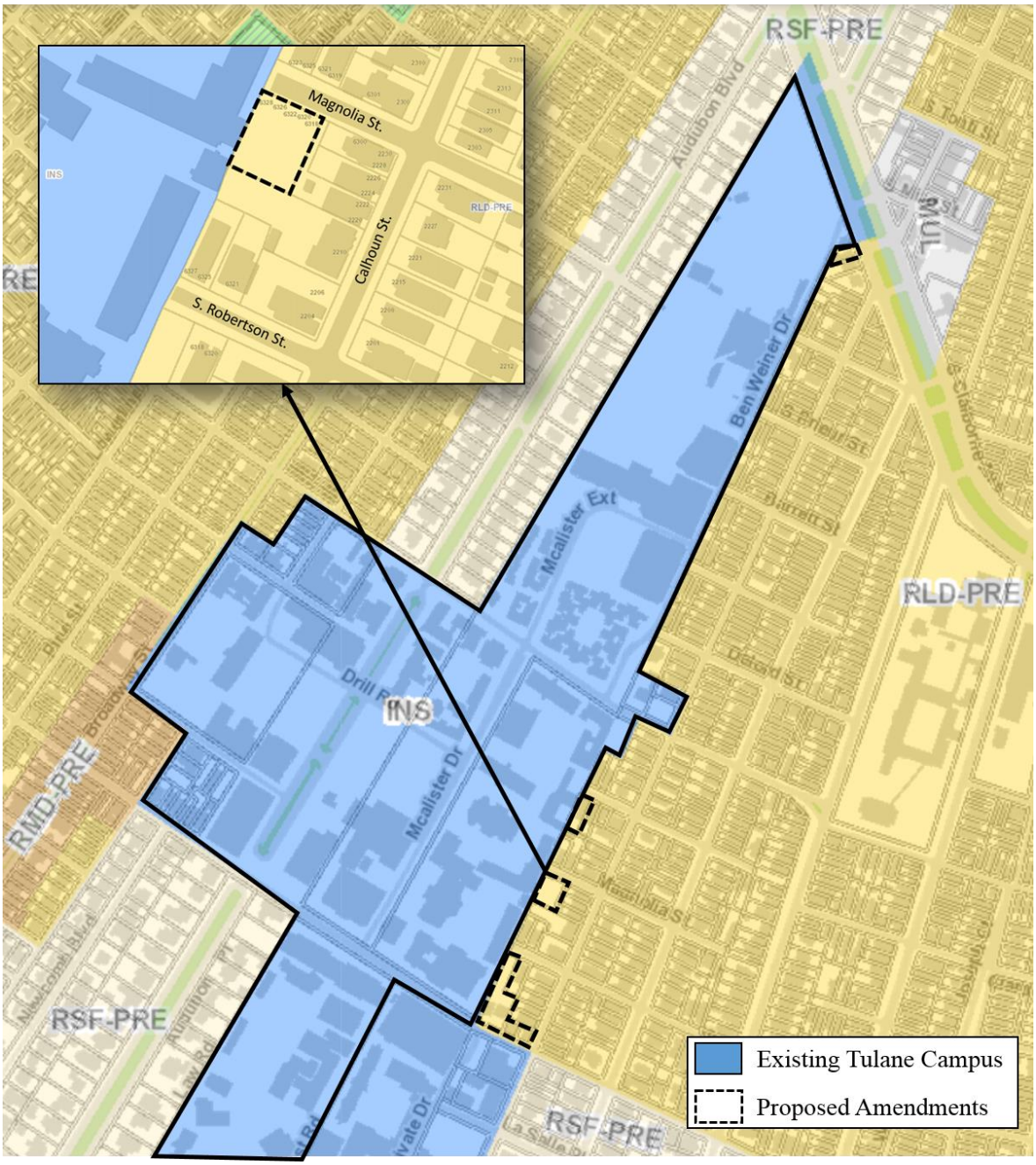
Figure 8: Subject Property

Surrounding Land Use Trends: The area around the subject property is predominantly residential in nature, with the exception of the institutional uses of Tulane and Loyola universities. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The subject property shares a side property line with Tulane University.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square and most of the residential portions of Uptown.

Adjacent to the subject property is an INS Intuitional designation that covers the Uptown campuses of Tulane and Loyola Universities.

Figure 9: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments shown



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the

communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

It would be detrimental to the culture and character of New Orleans if our major institutions were forced to relocate or failed to make necessary physical improvements to keep them as elite private schools. It would also be extremely difficult for surrounding residential neighborhoods to continue to absorb the potential externalities of expansions closer to the edges of campuses if these institutions continue their pattern of growth. The reality is that in order for these institutions to continue to evolve and to be compatible with surrounding residential uses, a separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans. Analyzing the proposed requests on a parcel by parcel basis would not provide the needed analysis for the harmonious growth of the university and city. Given the need for a more thorough planning process that will develop policies for campus expansion, the staff believes that the proposed amendments to expand the institutional

designation into the surrounding neighborhood are not approvable at this time.

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

Reason for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD-3-16

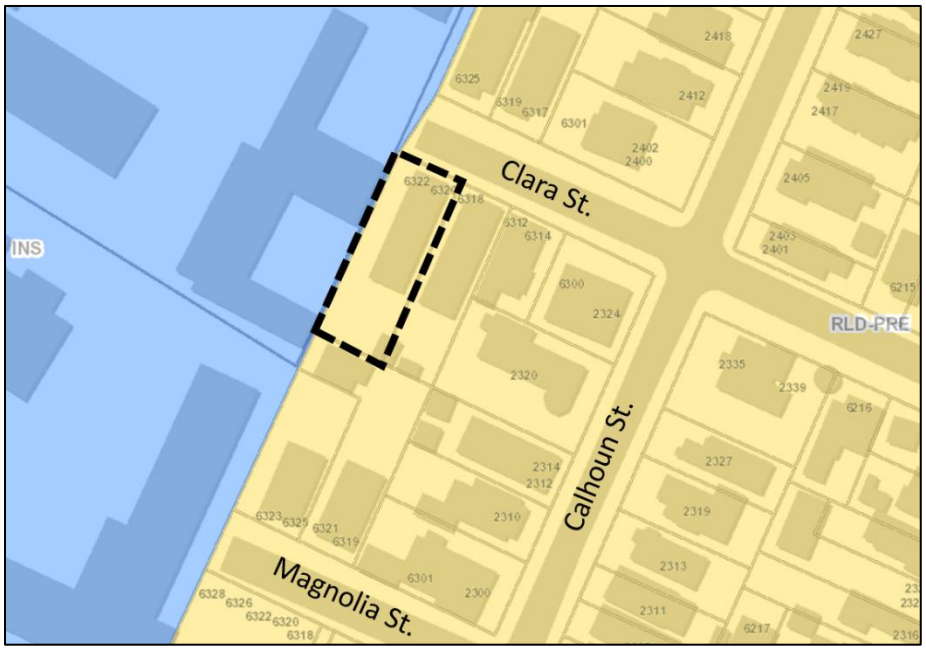
Applicant: Tulane University

Council District: A

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

Location: The petitioned property is comprised of Lot C, Square 112, bounded by Clara St., Calhoun St., Magnolia St., and the Tulane Campus, in the Sixth Municipal District. The municipal address is 6320 Clara Street. The property is located in the Uptown New Orleans National Historic District.[7]

FLUM Map:



Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: Single-family residence. The property was historically developed with a two-family residence.

Purpose: The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus. In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more gracious transition zone at their

[7] Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

campus edge and to incorporate these properties into the stormwater management program.

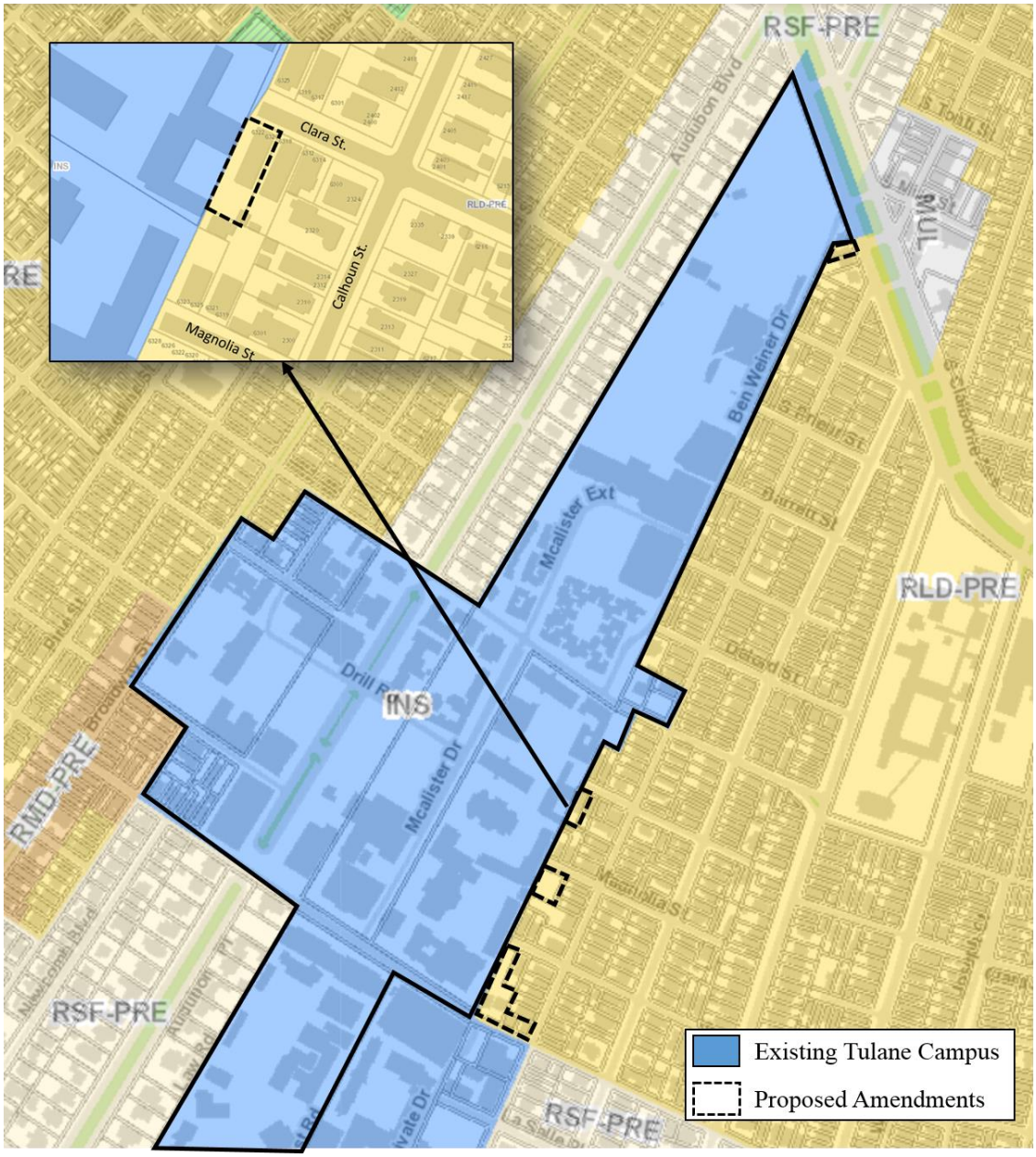
Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 6,407 square foot property located on Clara Street adjacent to Tulane University. The site was historically developed with a two-family structure. According to their Neighborhood Participation Program documents, the property is currently being utilized as housing for a member of the Tulane administration.

Figure 10: Subject Property

Surrounding Land Use Trends: The area around the subject property is predominantly residential in nature, with the exception of the institutional uses of Tulane and Loyola universities. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The subject property shares a side property line with Tulane University.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square and most of the residential portions of Uptown. Adjacent to the subject property is an INS Intuitional designation that covers the Uptown campuses of Tulane and Loyola Universities.

Figure 11: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments shown



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple

concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

It would be detrimental to the culture and character of New Orleans if our major institutions were forced to relocate or failed to make necessary physical improvements to keep them as elite private schools. It would also be extremely difficult for surrounding residential neighborhoods to continue to absorb the potential externalities of expansions closer to the edges of campuses if these institutions continue their pattern of growth. The reality is that in order for these institutions to continue to evolve and to be compatible with surrounding residential uses, a separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans. Analyzing the proposed requests on a parcel by parcel basis would not provide the needed analysis for the harmonious growth of the university and city. Given the need for a more thorough planning process that will develop policies for campus expansion, the staff believes that the proposed amendments to expand the institutional designation into the surrounding neighborhood are not approvable at this time.

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

Reason for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD-3-17

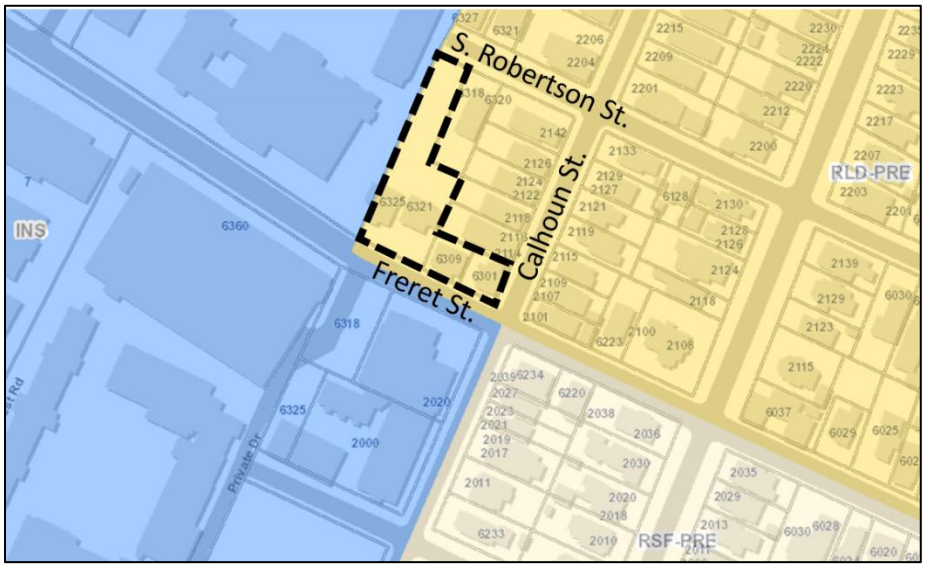
Applicant: Tulane University

Council District: A

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

Location: The petitioned property is comprised of Lots K, 12, and 13, Square 106, bounded by Freret Street, S. Robertson Street, Calhoun Street and the Tulane Campus, in the Sixth Municipal District. The municipal addresses are 6301-25 Freret Street. The property is located in the Uptown New Orleans National Historic District.[8]

FLUM Map:



Current Zoning: HU-RD1 Two-Family Residential District

Current Land Use: Four single-family residential structures, one of which is currently being utilized as an annex to the Tulane Law School.

Purpose: The applicant wishes to change the future land use designation of the site to institutional so that it may be incorporated into Tulane University's campus. In their Neighborhood Participation Program, they explained that the proposed amendment would allow a more gracious transition zone at their

[8] Pursuant to RS 25:745, the properties or collection of properties under common ownership having any lot line on the northerly side of St Charles between Calhoun Street and Law Road, or on the south side of St Charles between Broadway and Lowerline Street, cannot be under the jurisdiction of a Local Historic District. Thus properties owned by Tulane or Loyola will be excluded from the proposed Uptown Local Historic District.

campus edge and to incorporate these properties into the stormwater management program.

Staff Analysis: *Site Description & Land Use*: The subject site is irregularly-shaped and has approximately 225 feet of frontage on Freret Street in between Calhoun Street and Tulane University. The subject area includes four properties with frontage on Freret Street and one with frontage on S. Robertson Street that were originally developed with single-family residences. The property was granted a conditional use in 1982 for the utilization of four lots for university purposes.[9] It appears that all of the properties, with the exception of the Law Annex building at 6325 Freret Street, are currently being utilized as single-family residences.

Figure 12: Subject Properties

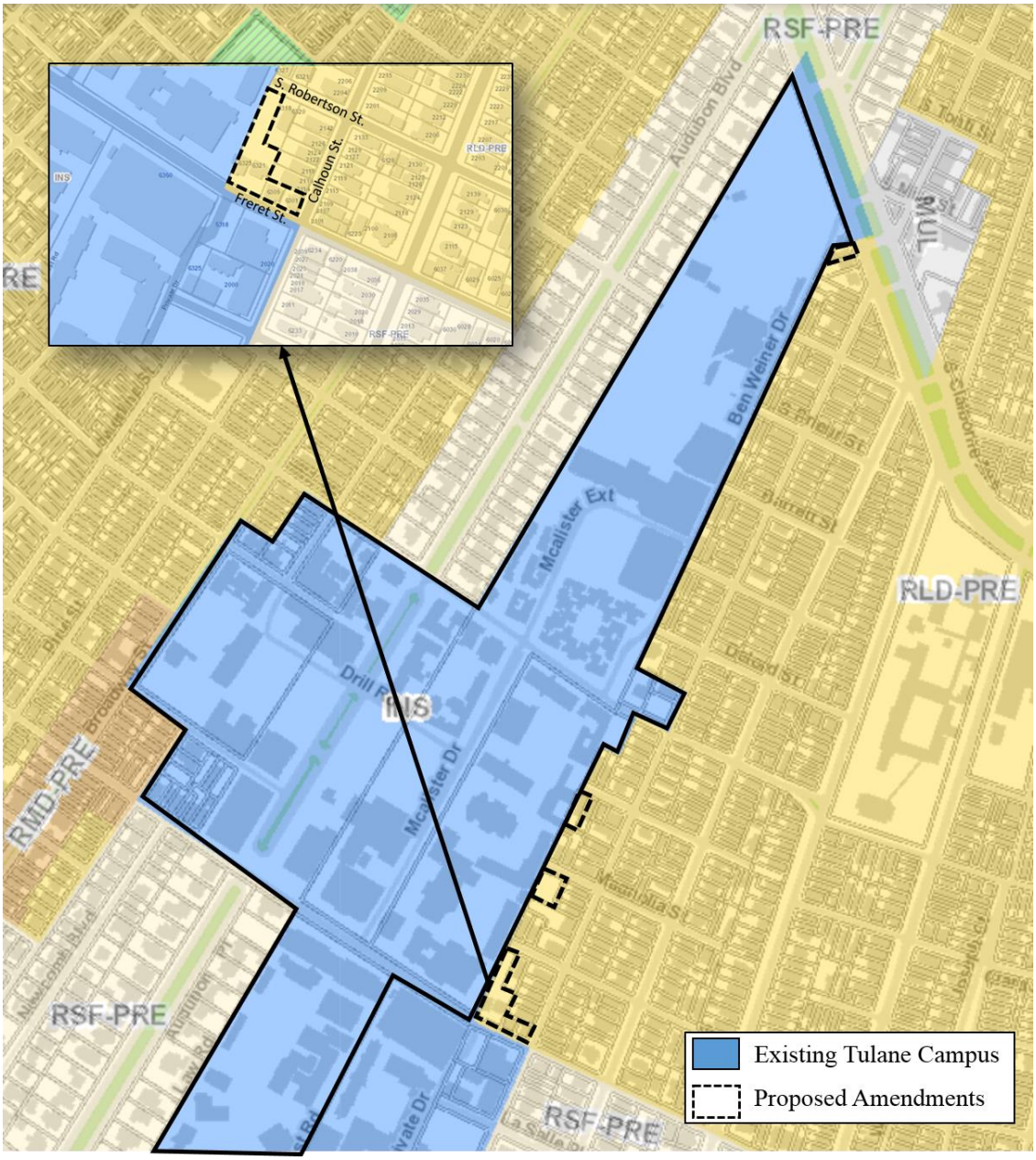
Surrounding Land Use Trends: The area around the subject property is predominantly residential in nature, with the exception of the institutional uses of Tulane and Loyola universities. The surrounding residential area is developed primarily with single- and two-family residences, although there are a few examples of multi-family residences. The subject property shares a side property line with Tulane University.

Surrounding FLUM Designations: The petitioned site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers the entirety of the subject square and most of the residential portions of Uptown. Adjacent to the subject property is an INS Intuitional designation that covers the Uptown campus of Tulane University. Directly across Freret Street from

[9] ZD15/82, Ord. No. 10,460 (M.C.S. 8727)

the petitioned site is another INS designation that covers the Loyola University campus.

Figure 13: Partial map of Tulane University's Uptown Campus with proposed FLUM amendments shown



Impacts: This request is one of four requests made by Tulane University to change the future land use designation of properties adjacent to its Uptown Campus from Residential Low Density Pre War to Institutional. Universities bring enormous benefits to the cities that they reside in; they are economic drivers, large employers, and have a vested interest in the communities they inhabit. These institutions must compete with other universities nationally and internationally, so they face constant pressure to

build modern facilities to attract students, faculty, and funding. While they have tremendous benefits to their communities, the expansion of these institutions into their surrounding neighborhoods can cause multiple concerns. Some of these issues include loss of tax revenue when the conversion of formerly private, taxable land is converted to tax-exempt status, social and economic concerns related to loss of housing and displacement of residents, and other quality of life impacts on the neighborhood.

Other communities deal with these issues in a multitude of ways. Many utilize institutional master plans that allow for flexibility in zoning regulations (e.g. greater height, density, impervious surfaces, etc.) on existing campuses. While New Orleans currently has a mechanism for institutional campus master plans, they do not contemplate expansion of campuses. Another strategy is to encourage satellite campuses for certain fields (e.g. health care, education, etc.) that are located in off-site high density areas, such as a central business district. Off-campus mixed-use developments that contain both student housing and retail are especially popular as they allow some cities to tax institutionally-owned properties. Some cities have implemented overlay districts around universities that allow for greater densities or mixed uses in exchange for public benefits such as streetscape enhancements. Regardless of the strategies utilized, the best mechanisms for supporting the evolution of institutions while preserving the interests of the community, start with an engaged planning process that will guide the appropriate growth of the institution while also providing the surrounding communities greater certainty about how the area will be developed.

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

Reason for Recommendation:

1. The predominant development pattern of the surrounding area is residential.
2. A separate participatory and inclusive planning process needs to be undertaken that provides a pathway for the growth of institutions that is mutually beneficial to the university, the city, and the citizens of New Orleans.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD-03-18

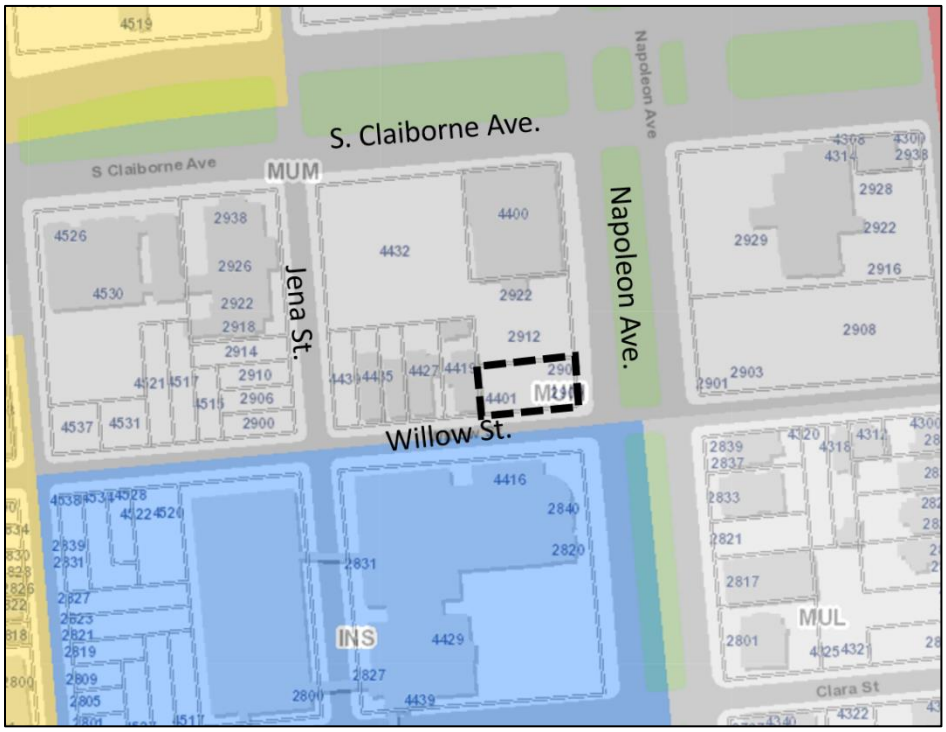
Applicant: Ochsner Community Hospitals

Council District: B

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

Location: The petitioned property is located on Lots 7 & 8, Square 672, bounded by Willow and Jena Streets and Napoleon and S. Claiborne Avenues, in the Sixth Municipal District. The municipal address is 2900 Napoleon Avenue.[10]

FLUM Map:



Current Zoning: MC Medical Campus District.

Current Land Use: Surface-level parking lot. The lot was historically developed with a single-family residence.

Purpose: The applicant stated that the future land use of the parcel is inconsistent with the current use of the property.

[10] This property is also the subject of the FLUM amendment PD-03-04, which is also a request from Mixed Use Medium Density to Institutional.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 60 foot by 120 foot property located at the corner of Napoleon Avenue and Willow Street. The approximately 7,200 square foot site is currently developed with a surface-level parking lot. The site is currently being utilized as a surface parking lot in conjunction with the Ochsner Baptist Campus, but it was historically developed with a single-family residence.

Figure 14: Subject Property

Surrounding Land Use Trends: The area around the subject property includes a mixture of commercial, institutional, and residential uses. The subject property is adjacent to a Walgreens pharmacy that is located at the corner of S. Claiborne Avenue and Napoleon Avenue and a series of two-family dwellings with frontage on Willow Street. The intersection of S. Claiborne and Napoleon Avenue also contains a medical clinic, a CVS Pharmacy, and a multi-tenant retail establishment currently under construction. Directly across Willow Street from the subject property is the Ochsner Baptist Campus, which covers most of the squares bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. Across Napoleon Avenue from the Ochsner campus is mostly developed with medical-related commercial and offices uses, with a few multi-family uses. Further down Willow Street towards Jefferson Avenue is a mixture of single-, two-, and multi-family residences.

Surrounding FLUM Designations: The site is located in an MUM Mixed Use Medium Density designation that covers most of the squares at the intersection of S. Claiborne Avenue and Napoleon Avenue. Directly across

Willow Street from the subject property is an INS Institutional designation that covers the Ochsner Baptist Campus that is generally bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. A small MUL Mixed Use Low Density designation covers those squares bounded by Willow Street, Napoleon Avenue, S. Robertson Street, and General Pershing Street. A large RLD-PRE Residential Low Density Pre-War designation covers the residential areas surrounding these districts.

Impacts: The request would designate the property as INS Institutional District, which is consistent with the predominant development pattern of this portion of Willow Street and the surrounding areas. The subject property is currently being used in conjunction with the Ochsner campus, and this request would make the current land use and future land use designation consistent. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

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

Reason for Recommendation:

1. The proposed future land use designation is consistent with the predominant development pattern of the area.
2. The request would also create consistency with the current zoning of the subject property, which is MC Medical Campus District.

Request number: PD-03-19

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 is located on Lots A, B, and C, Square 655, bounded by Cadiz Street, Willow Street, Clara St., and Upperline St., in the Sixth Municipal District. The municipal addresses are 2828, 2832, and 2838 Cadiz Street.

FLUM Map:

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

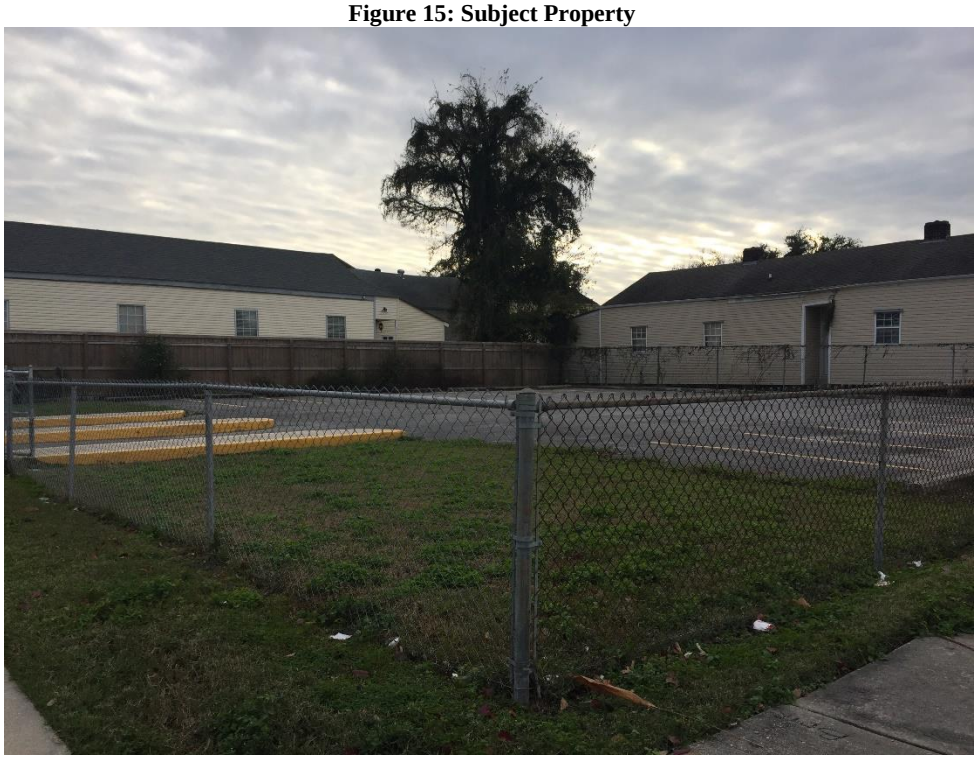
Current Land Use: Surface-level parking lot. Historic uses include two-family dwellings and commercial uses.

Purpose: The applicant stated that the future land use of the parcel is inconsistent with the current use of the property.

Staff Analysis: *Site Description & Land Use*: The petitioned site is composed of three lots at the intersection of Cadiz and Willow Streets. Each lot measures approximately 29 feet by 93 feet, and has 2,697 square feet of area. Combined the lots have a total area of 8,091 square feet. The lot is currently being utilized as a surface level parking lot. Historically Lot B (2832 Cadiz

Street) and C (2828 Cadiz Street) was developed with a two-family residence. Lot A (2838 Cadiz Street) was historically developed with a commercial structure at the corner of Cadiz and Willow Streets, an attached single-family dwelling with frontage on Cadiz Street, and a small commercial structure with frontage on Willow Street.

Figure 15: Subject Property



Surrounding Land Use Trends: The area around the subject property includes a mixture of residential, institutional, and commercial uses. The subject square is predominantly developed with single- and two-family dwellings, although there are three multi-family dwellings along the Clara Street blockface. Directly across Cadiz Street from the subject property is the Ochsner Baptist Campus, which covers most of the squares bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. The intersection of S. Claiborne and Napoleon Avenue contains several large retail establishments and medical clinics. The remainder of the area around the subject property is primarily residential and contains a mixture of single- and two-family residences, with a few examples of multi-family structures.

Surrounding FLUM Designations: The site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers most of the Broadmoor area and adjacent neighborhoods.[11] Directly across Cadiz Street

[11] There is another FLUM amendment requested by Ochsner on the subject square. P-03-20 for the property located at 4601 & 4613 Clara Street is also a request for a FLUM designation from Residential Low Density Pre War to Institutional.

from the subject property is an INS Institutional designation that covers the Ochsner Baptist Campus that is generally bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. An MUM Mixed Use Medium Density designation covers most of the squares at the intersection of S. Claiborne Avenue and Napoleon Avenue. A small MUL Mixed Use Low Density designation covers those squares bounded by Willow Street, Napoleon Avenue, S. Robertson Street, and General Pershing Street.

Impacts: This request is one of two requests on the subject square for a future land use change from Residential Low Density Pre War to Institutional. While the properties in question have a recent history of non-residential use, the predominant development pattern of the subject square is residential. 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 proposed designations would expand the Ochsner Baptist Campus into an existing residential neighborhood compromising the integrity of the residential district and setting a precedent for such requests in the future.

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.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD-03-20

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 is located on Lots 1, 2, 3, and 4, Square 655, bounded by Cadiz Street, Willow Street, Clara Street, and Upperline Street, in the Sixth Municipal District. The municipal addresses are 4601 and 4613 Clara Street.

FLUM Map:

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

Current Land Use: Vacant warehouse structure. The property was historically developed with several two-family residences.

Purpose: The applicant stated that the future land use of the parcel is inconsistent with the current use of the property.

Staff Analysis: *Site Description & Land Use*: The petitioned site is composed of four lots at the intersection of Cadiz and Clara Streets. Each lot measures approximately 31 feet by 120, and has 3,720 square feet of area. Combined the lots have a total area of 14,880 square feet. The parcel is currently developed with a vacant warehouse structure and vacant lot at 4613 Clara

Street. Historically the parcel was developed with four single-family residences with frontage on Clara Street and two two-family residences with frontage on Clara Street.

Figure 16: Subject Property

Surrounding Land Use Trends: The area around the subject property includes a mixture of residential, institutional, and commercial uses. The subject square is predominantly developed with single- and two-family dwellings, although there are three multi-family dwellings along the Clara Street blockface. Directly across Cadiz Street from the subject property is the Ochsner Baptist Campus, which covers most of the squares bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. Across Clara Street from the subject property is a row of two- and single-family historic structures. The intersection of S. Claiborne and Napoleon Avenue contains several large retail establishments and medical clinics. The remainder of the area around the subject property is primarily residential and contains a mixture of single- and two-family residences, with a few examples of multi-family structures.

Surrounding FLUM Designations: The site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers most of the Broadmoor area and adjacent neighborhoods.[12] Directly across Cadiz Street from the subject property is an INS Institutional designation that covers the

[12] There is another FLUM amendment requested by Ochsner on the subject square. P-03-19 for a property located at 2828,2832, & 2838 Cadiz Street is also a request for a FLUM designation from Residential Low Density Pre War to Institutional.

Ochsner Baptist Campus that is generally bounded by Napoleon Avenue, Willow Street, Cadiz Street, and S. Robertson Street. An MUM Mixed Use Medium Density designation covers most of the squares at the intersection of S. Claiborne Avenue and Napoleon Avenue. A small MUL Mixed Use Low Density designation covers those squares bounded by Willow Street, Napoleon Avenue, S. Robertson Street, and General Pershing Street.

Impacts: This request is one of two requests on the subject square for a future land use change from Residential Low Density Pre War to Institutional. While the properties in question have a recent history of non-residential use, the predominant development pattern of the subject square is residential. 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 proposed designations would expand the Ochsner Baptist Campus into an existing residential neighborhood compromising the integrity of the residential district and setting a precedent for such requests in the future.

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.
3. Granting the proposed amendment would establish a precedent for approving similar requests in the future.

Request number: PD03-21

Applicant: Joe Macaluso Realty

Council District: A

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

Location: The petitioned properties are located on Lots C, A2, and Z, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets. The municipal addresses are 3014 Leonidas Street, 3027 Monroe Street, and 8615 Earhart Boulevard. The properties are located in the Hollygrove neighborhood.

FLUM Map:

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

Current Land Use: Vacant

Purpose: The block currently has two FLUM designations: Residential Low-Density Pre-War and Neighborhood Commercial. The applicant seeks to change the entire block to Neighborhood Commercial to develop it as one site.

Staff Analysis: *Site Description & Land Use*: The subject square is a trapezoid-shaped lot, due to the angle of Earhart Boulevard. The subject lots contain approximately 56,800 square feet located across the majority of Square 450, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets in the Hollygrove neighborhood. Lot Z, which fronts both Monroe Street and Earhart Boulevard, contains a vacant residential structure, while the remainder of the lot had been cleared sometime prior to Hurricane Katrina. Lot A2, fronting Monroe Street, is also vacant (vacant single-family residence). Lot C, which contains multiple residential properties, is also vacant and has been vacant since at least 2007. The section of Lot C fronting Leonidas Street contains a row of six Arts and Crafts style double shotgun houses—all of which are vacant. The portion of Lot C fronting Earhart Boulevard contains what once was a two-family dwelling—now also vacant and blighted. The portion of Lot C with frontage on Colapissa Street contained a pair of small multi-family dwellings until they were demolished between May 2015 and April 2016, citing fire damage. These residences appear to have sustained a fire sometime between August 2007 and April 2011, during which time the properties sat vacant. The area, including the subject block, flooded during Hurricane Katrina. The subject lots were used historically as residential uses, largely two-family but also one single-family.

Surrounding Land Use Trends: The area around the subject property ranges in use from single- and two-family residential, to vacant lots and dwellings, to commercial (beauty salon), an electricity substation, and light industrial uses. The historic land use pattern in this portion of Hollygrove is also mixed-use and includes single-, two-, and multi-family residential, commercial, industrial, and other (utility) uses. Lot Y, also on the subject square, previously was a Church's Chicken restaurant.

Surrounding FLUM Designations: The surrounding FLUM designation is largely Residential Low Density Pre-War, with the Earhart corridor designated as Mixed-Use Low Density and Neighborhood Commercial. Lot Y on the subject square is designated as Neighborhood Commercial, however the remainder of the square is Residential Low Density Pre-War.

Impacts: The request could allow for the property owner to redevelop the majority of the square, demolishing the row of architecturally significant shotgun doubles and other residential structures that have been vacant and blighted, in a largely residential area.

Recommendation: **Modified Approval** of the FLUM Designation Change to **Neighborhood Commercial** for Lots Z and A2, with Lot C maintaining its Residential Low Density Pre-War FLUM designation.

Reason for Recommendation:

1. The row of six vacant double shotgun homes, part of Lot C, contribute to the character of the neighborhood and have the potential to be revitalized and returned to commerce.

Request number: PD-03-22

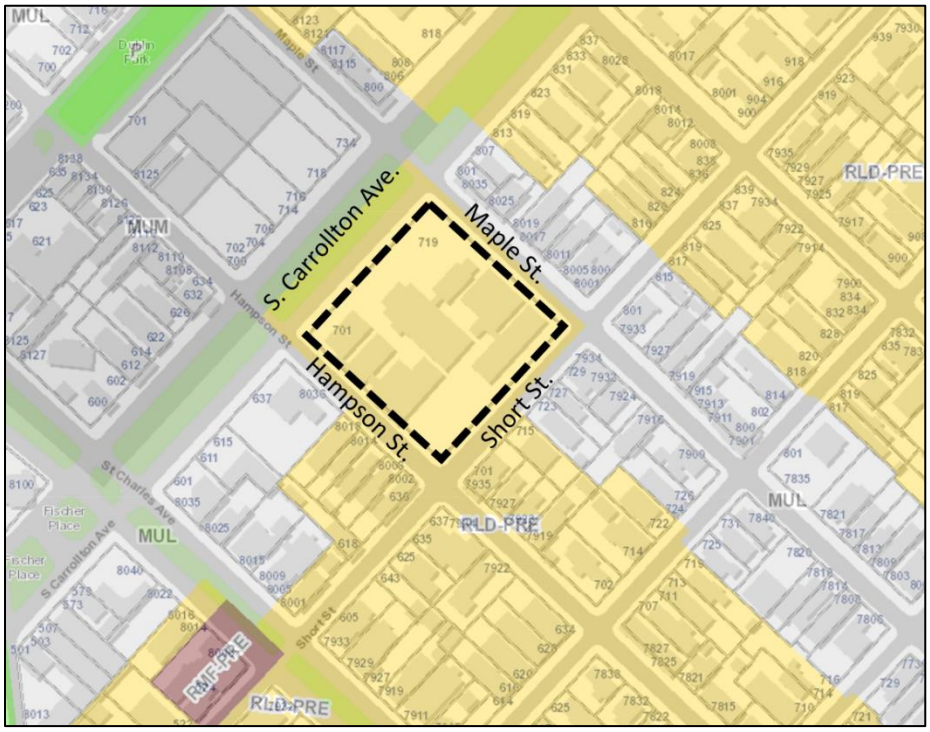
Applicant: Orleans Parish School Board

Council District: A

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

Location: The petitioned property is located on Square 84, bounded by S. Carrollton Avenue, Hampson Street, Maple Street and Short Street, in the Seventh Municipal District. The municipal addresses are 701-719 South Carrollton Ave. The property is located in the proposed Carrollton Local Historic District (subject to City Council approval).

FLUM Map:



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

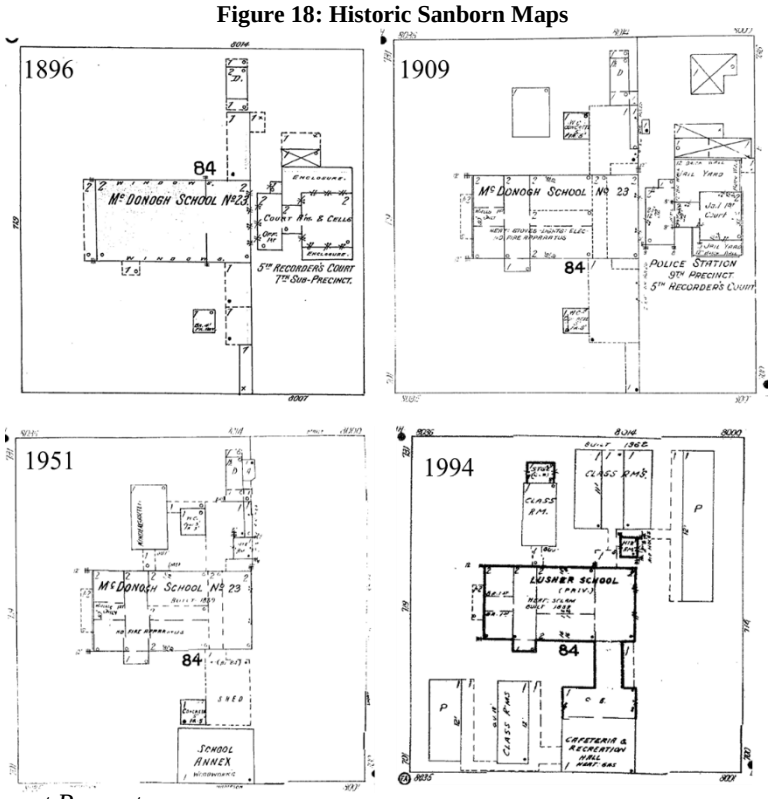
Current Land Use: Vacant historic Greek Revival building and accessory structures. The structure was originally constructed as the center of government for Jefferson Parish. It was converted into a school in the late 1800s, and was used for this purpose until its recent vacancy in 2013.

Purpose: The applicant stated the current future land use designation is intended for single- and two-family residences and the proposed designation would allow a future owner to utilize the existing architecturally historic buildings.

Figure 17: Subject Site

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 75,900 square foot property that is comprised of the entirety of Square 84, bounded by S. Carrollton Avenue, Hampson Street, Maple Street and Short Street. The main structure was constructed in 1855 as the seat of the Jefferson Parish government. It was later converted into McDonogh School No. 23, as shown on the 1896 historic Sanborn map. In 1957, after the closure of McDonogh School No. 23, Benjamin Franklin High School opened at the location. Benjamin Franklin High relocated to a larger facility in 1989 and shortly thereafter Lusher Middle School opened. The most recent school to inhabit the subject site was Audubon Charter School, which occupied the space from 2006 to 2013. In addition to the original Greek Revival courthouse structure, the property contains several structures that were added on at various times during the property's history, as shown in the historic Sanborn maps below:

Figure 18: Historic Sanborn Maps



Surrounding Land Use Trends: The area around the subject property is generally developed with commercial uses along S. Carrollton Avenue and Maple Street and residential properties in the surrounding areas. Directly across from the petitioned site is a small suburban-style shopping center with retail uses, personal service establishments, and small restaurants. The square directly across Hampson Street from the subject property contains commercial uses in contemporary structures along S. Carrollton Avenue and in historic structures along St. Charles Avenue. Maple Street is characterized predominantly by late 19th/early 20th century structures built on or near the front property lines. Many of these structures were originally built for commercial use, while others were used for residential purposes initially but have more recently been converted to commercial use. The surrounding residential areas are developed primarily with single- and two-family residences dating to the late 19th and early 20th centuries.

Surrounding FLUM Designations: The subject site is located in a large RLD-PRE Residential Low Density Pre-War designation that covers most of the Carrollton/Riverbend, Uptown, and Hollygrove neighborhoods. Directly across S. Carrollton Avenue from the subject property is a small MUM Mixed-Use Medium Density district that is generally bounded by Maple Street, Dublin Street, St. Charles Avenue, and S. Carrollton Avenue. A MUL Mixed-Use Low Density covers the properties with frontage on Maple Street in between S. Carrollton Avenue and Cherokee Street. Another small MUL District covers the properties at the intersection of St. Charles Avenue and S. Carrollton Avenue.

Impacts: The proposal would extend the MUL Mixed-Use Low Density district that covers properties on Maple Street to the subject property. The current future land use is generally limited to single- or two-family dwellings and community facilities, such as schools and places of worship. The proposed future land use would encourage a mixed-use development that could provide increased housing densities and small scale retail along a major street in an established, high-demand neighborhood. The proposed local historic district should protect the architectural significance of the main structure, thus encouraging the adaptive re-use of the structure. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site.

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

Reason for Recommendation:

1. The proposed FLUM would be consistent with the surrounding future land use designations.
2. The request would encourage the adaptive re-use of this historic building.
3. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

Request number: PD03-23[13]

Applicant: Louisiana Coastal Development, LLC

Council District: A

Request: *Change of Future Land Use Map Designation from Parkland and Open Space (Square 612) and Residential Low Density Pre-War (Square 613) to Mixed Use High Density.*

Location: The petitioned properties on located on Lot 612-A, Square 612, and Lot 613-B, Square 613 (not including the undesignated triangle portion of Square 625 on the river side of Airline Highway), Seventh Municipal District, bounded by Palmetto Street, Eagle Street, Airline Highway, and Leonidas Street. The municipal addresses are 8701 Palmetto Street and 3801 Monroe Street. The properties are located in the Dixon neighborhood.

FLUM Map:

Current Zoning: OS-N Neighborhood Open Space District and HU-RD1 Historic Urban Two-Family Residential District

[13] The City Planning Commission's proposed FLUM amendment for Lot 612-A, Square 612 (PD3-13), has been withdrawn in favor of this recommendation.

Current Land Use: Vacant

Purpose: City Planning found that a number of sites are designated as "parkland and open space" despite being privately owned. In cases like these, City Planning proposes 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. Additionally, the property owner seeks a FLUM amendment to allow for potential higher density future development of the sites, specifically multi-family housing and/or a residential assisted-living facility.

Staff Analysis: *Site Description & Land Use*: The subject lots contain approximately 107,925 square feet of area on Lot 612-A, Square 612, and Lot 613-B on Square 613. Note that the triangular parcel on Square 625 on the river side of Airline Highway is also classified as Lot 613-B but is not part of the request. The petitioned sites are bounded by Palmetto Street, Eagle Street, Airline Highway, and Leonidas Street in the Dixon neighborhood. In addition, the sites are adjacent to both the 17th Street Drainage Canal and the Louisiana & Arkansas (L&A) Railroad. The subject sites are vacant. Lot 612-A has been vacant since its subdivision sometime prior to 1940. By 1994, the square was identified as a playground but remains undeveloped. A portion of what is now Lot 613-B on Square 613, on the corner of Monroe and Palmetto Streets, was developed by 1951 with a school and was the site of at least three school operations until Hurricane Katrina. The rear portion of the lot on the corner of Monroe and Dixon Streets was developed with what appears to be a community center. By 1994, the lot had been resubdivided, and the rear portion had been redeveloped with a gymnasium for the school. In 2012 and 2013, the City of New Orleans issued the property owner permits for demolition of the buildings on Lot 613-B. They were subsequently demolished, and the lot has since been vacant.

Surrounding Land Use Trends: The area around the subject property has a range of uses, including a day care center, a playground, a church, community center, single- and two-family residences, multi-family apartment complex, vacant lots and dwellings, and a large retail goods establishment (Costco). The historic land use pattern in this portion of Dixon is also mixed-use and includes institutional, single-, two-, and multi-family residential, and commercial uses.

Surrounding FLUM Designations: Petitioned Lot 612-A is designated Parkland and Open Space while petitioned Lot 613-B is Residential Low Density Pre-War. The majority of the surrounding area is designated Residential Low Density Pre-War, though there is a RMF-PRE designation nearby, and commercial uses within walking distance. The area surrounding Costco is designated Residential Multi-Family Pre-War. This buffers the

surrounding RLF-PRE from the Mixed-Use High Density of the commercial area.

Impacts: The request could open the door for future significantly higher density development, including potential hotel and commercial retail uses, with impacts on the adjacent HU-RD1 Historic Urban Two-Family Residential and HU-RD2 Historic Urban Two-Family Residential Districts. Due to the secluded location adjacent to the Palmetto Overpass, there could be access problems should these sites be used commercially.

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

Reason for Recommendation:

1. City Planning found that a number of sites are designated as "parkland and open space" despite being privately owned. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.
2. The petitioned sites are partially cut off from the surrounding RLD-PRE neighborhood by the Palmetto Street overpass, and an increase in density to a Residential Multi-Family Pre-War FLUM designation would have less impact on the surrounding area than would a potential large commercial use.

Request number: PD03-24

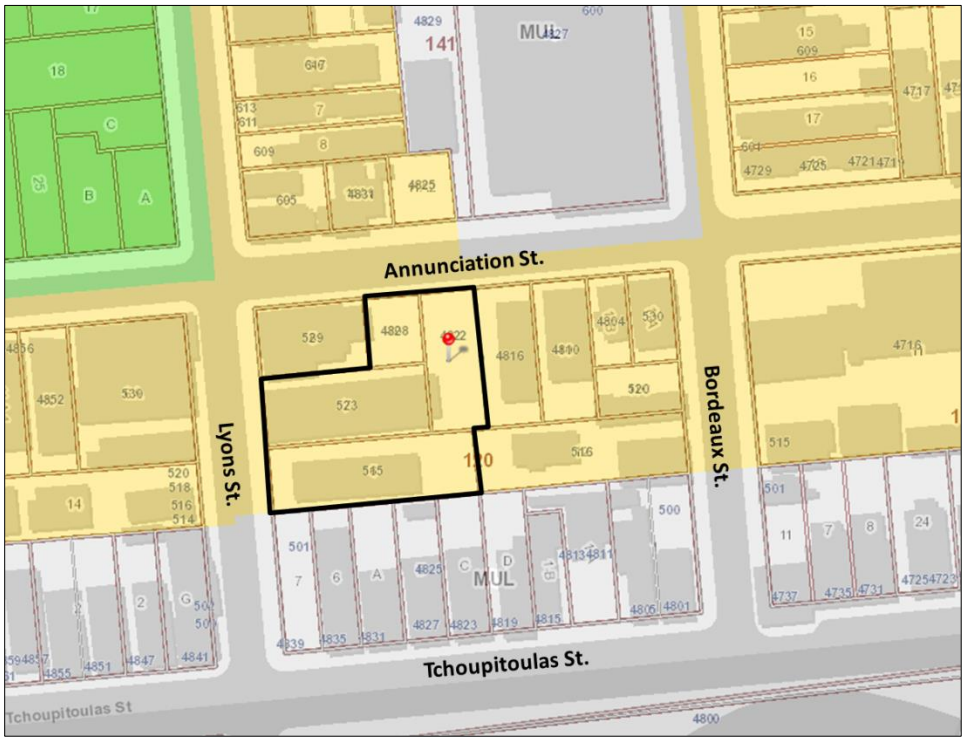
Applicant: Louisiana Coastal VI, LLC

Council District: B

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

Location: The petitioned properties on located on Lots 6, 7, 8-B, and A, Square 120, bounded by Lyons, Annunciation, Bordeaux, and Tchoupitoulas Streets. The municipal addresses are 513-15 and 521 Lyons and 4826 and 4820 Annunciation Street. The properties are located in the Uptown neighborhood.

FLUM Map:



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

Current Land Use: Two-Family, Commercial, Vacant

Purpose: The property owner seeks a FLUM amendment to allow for potential higher density future development of the sites, specifically multi-family housing and/or a mixed-use development.

Staff Analysis: *Site Description & Land Use*: The subject sites consist of approximately 18,900 square feet of area fronting Lyons and Annunciation Streets in the Uptown area. The current land uses for the sites include a two-family residence (Lot 6), a retail goods establishment operating as a floral shop (Lot 7), and vacant lots that were previously developed with a two-family double shotgun-type dwelling on each (Lots 8-B and A). The historic zoning for the petitioned properties was RM-2 Multiple-Family Residential District.

Surrounding Land Use Trends: The area around the subject properties contains a mix of uses. The subject square consists of almost entirely single- and two-family residential uses, though the parcel in between the petitioned sites is developed with a community center. The opposite corner fronting Tchoupitoulas at Bordeaux Street contains a specialty restaurant (sno-ball stand). The parcel adjacent to Lot 6 is current vacant and used as a parking lot. Square 121, adjacent to the subject square, contains F&M's Patio Bar and Grit's Bar. The remainder of the square is largely single- and two-family residential; however it also contains an institutional use (church). Square 140, caddy corner to the subject square, is the Wisner Playground, which includes basketball courts, a dog run, and athletic fields. Square 141, also adjacent, contains single-, two-, and multi-family residential. Additionally, half of the square contains a Mardi Gras Den. The historic land use pattern in this portion of Uptown is largely two-family residential with the appearance of industrial uses on Square 141 by 1951. Previous industrial uses include a mattress factory.

Surrounding FLUM Designations: The petitioned properties, as well as the majority of the surrounding area, are designated Residential Low Density Pre-War, though the lots that contain the Mardi Gras den have historically, and continue to function, as industrial uses, and thus are designated MUL Mixed-Use Low Density. A Mixed-Use Low Density FLUM also bisects the subject square and the squares along Tchoupitoulas Street. Aside from that, there is no other occurrence of MUL in the surrounding area, except for the Magazine Street corridor.

Impacts: The request could open the door for future higher density development on Annunciation Street within a largely single- and two-family residential area that is already bordered on one side by a Mixed-Use FLUM designation. A multi-family or mixed-use development, something the property owner has considered for the subject sites, would be out of the character with the immediate area. Some neighbors have expressed concern regarding the increasing intensity of use in this particular area.

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

Reason for Recommendation:

1. The desired FLUM designation is not in keeping with the historical and existing development pattern of the area.
2. There is already an existing quantity of mixed-use sites available in the vicinity along the Tchoupitoulas corridor, and the further expansion of commercial uses into the residential neighborhood could endanger residential quality of life.

Request number: PD-03-25

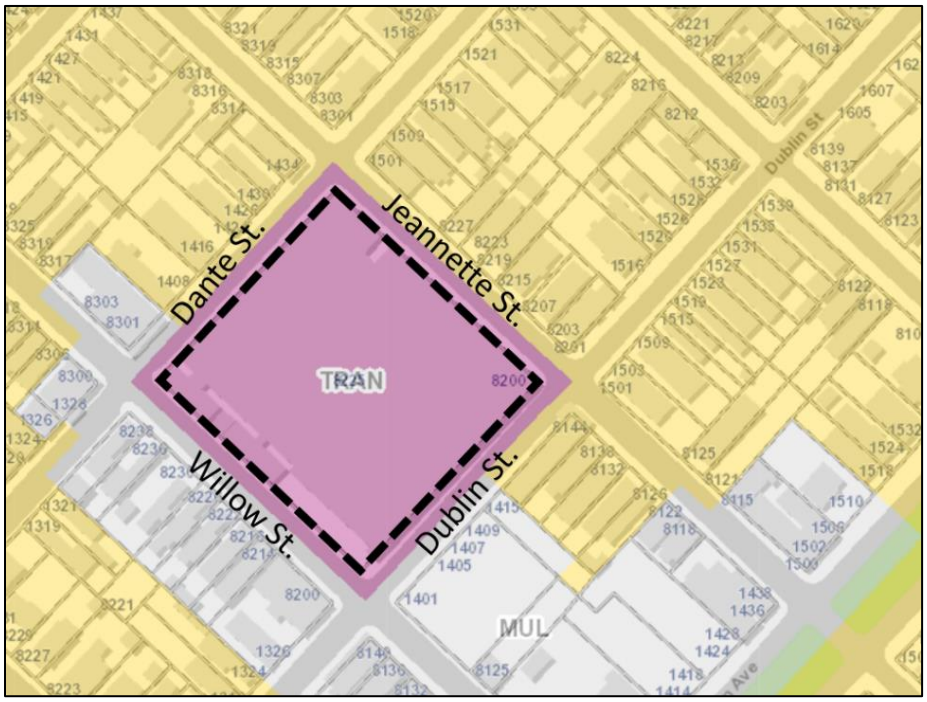
Applicant: City Planning Commission

Council District: A

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

Location: The petitioned property comprises all of Square 180 bounded by Dante, Willow, Dublin, and Jeanette Streets, in the Seventh Municipal District. The municipal address is 8200 Jeanette Street. The property is located in the proposed Carrollton Local Historic District (subject to City Council approval).

FLUM Map:



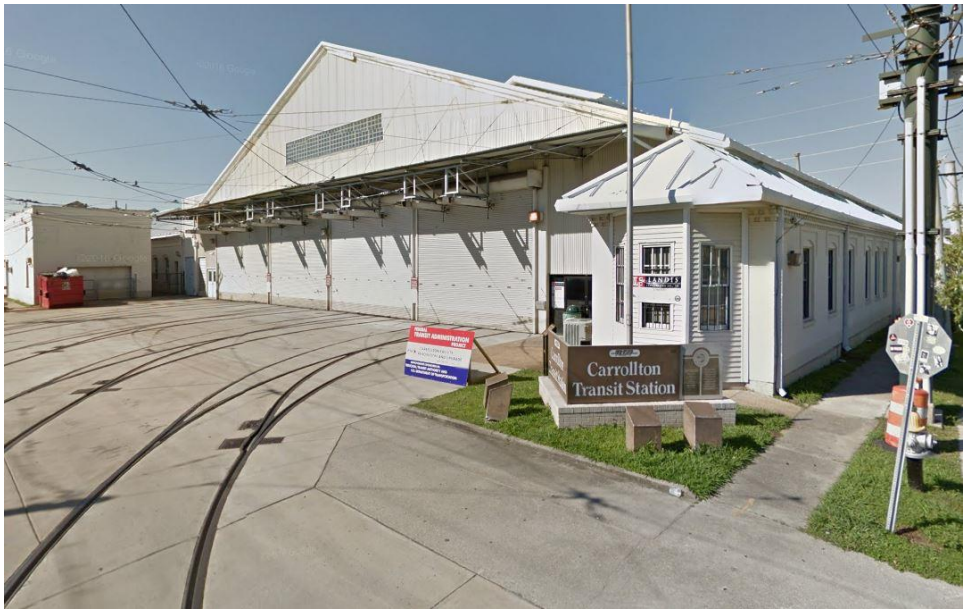
Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: The subject property is currently and has historically been developed with the Carrollton Transit Station, where streetcars are stored, repaired, and maintained.

Purpose: City Planning has proposed the deletion of the "Transportation" Future Land Use category and incorporation of transit and transportation facilities into the range of use in most other categories. Along with this proposed text amendment, City Planning proposes incorporating these areas designated Transportation on the Future Land Use Map into the adjacent designations.

Staff Analysis: *Site Description & Land Use*: The subject site comprises all of Square 180 bounded by Dante, Willow, Dublin, and Jeanette Streets, in the Carrollton neighborhood. The 97,565 square foot property is developed with the Carrollton Transit Station, which is used by the Regional Transit Authority for the storage, repair, and maintenance of streetcars.

Figure 19: Subject Property:



Surrounding Land Use Trends: The area surrounding the subject property includes a mixture of commercial and residential uses. Nonresidential properties in the area are mostly located along South Carrollton Avenue, Oak Street, and Leonidas Street, although there are several examples of historic corner commercial structures. Nonresidential uses in the area include small-scale restaurants, bars, personal service establishments, retail goods establishments, financial institutions, among other uses. The surrounding residential area is composed of a mix of single- and two-family residences, with several examples of multi-family and historic corner commercial structures.

Surrounding FLUM Designations: The subject site is located in a TRAN Transportation future land use designation that covers the entirety of the subject square. A MUL Mixed-Use Low Density is located directly across Willow and Dublin Streets from the petitioned site that covers the properties with frontage on South Carrollton Avenue between Jeanette Street and Zimple Street, properties with frontage along Oak Street in between South Carrollton Avenue and Eagle Street, properties with frontage on Leonidas Street in between Oak Street and Spruce Street, and several properties with frontage on Leake Avenue. A large RLD-PRE Residential Low Density Pre-War designation, located across Jeanette and Dante Streets from the subject property, covers most of the Carrollton/Riverbend and Hollygrove neighborhoods.

Impacts: The request would create consistency with the petitioned site's future land use designation and those of surrounding properties. It would also create consistency with the current zoning of the subject property, which is HU-B1 Historic Urban Neighborhood Business District. If the use of the property by the Regional Transit Authority is ever abandoned, the property could be redeveloped in a mixed-use with a mixed-use development that could provide increased housing densities, small scale retail, and provide for a walkable environment in an established, high-demand neighborhood. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site.

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

Reason for Recommendation:

1. The request would create consistency with the petitioned site's future land use designation and those of surrounding properties.
2. The request would be consistent with the current zoning of the property, which is HU-B1 Historic Urban Neighborhood Business District.
3. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.