PLANNING DISTRICT 4 FUTURE LAND USE MAP AMENDMENT REQUESTS
Preliminary Staff Report

Request number: PD 04-01

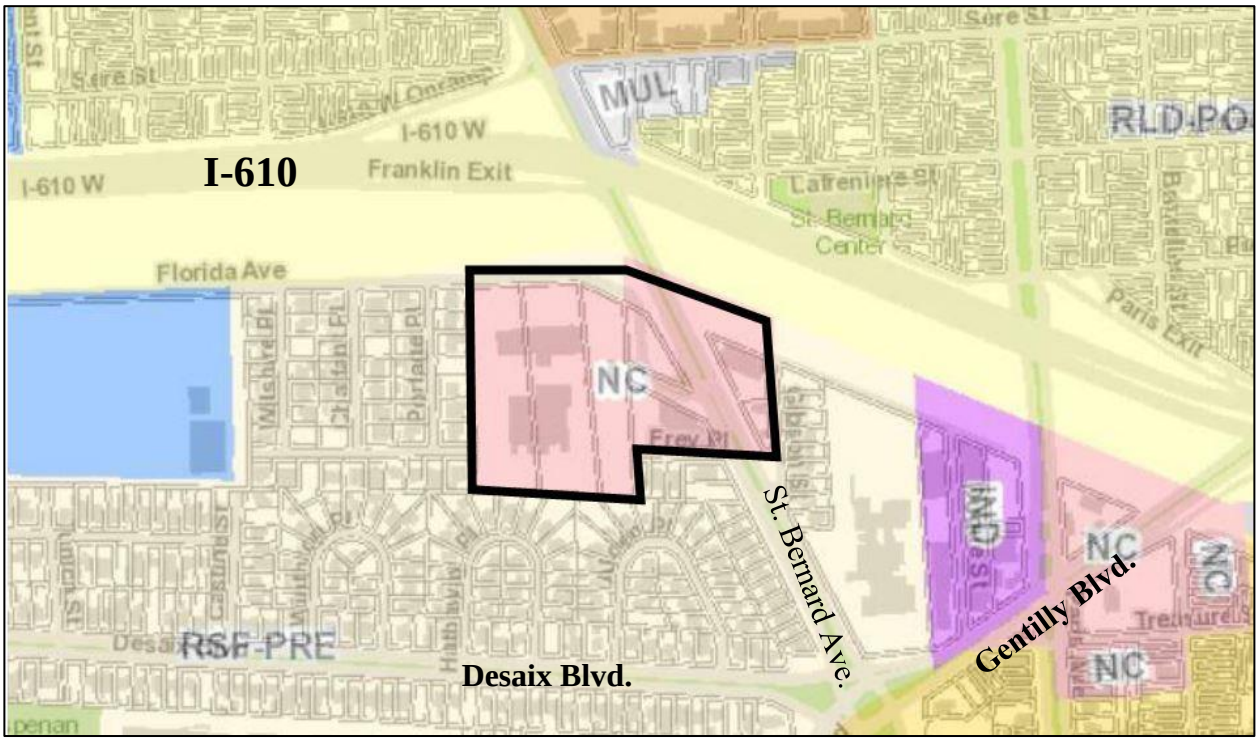
Applicant: City Planning Commission

Council District: D

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

Location: All lots and squares designated NC, bounded by Norfolk Southern RR ROW, Gibson St, the continuation of Frey Pl, and Portage Pl

FLUM Map



Current Zoning: HU-RD1 Two-Family Residential District

Staff Analysis: The request is to change the FLUM from *Neighborhood Commercial to Mixed Use Low Density*. 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.

Surrounding Land Use & Zoning
The subject area straddles the intersection of Florida Ave. and St. Bernard Ave. The predominant use is a large U.S. Postal Service vehicle maintenance facility fronting on Florida Ave. To the east on either side of St. Bernard Ave. are some under-utilized commercial buildings, as shown in the picture below.

Figure 2: Commercial Structure in Petitioned Area

Figure 3: U.S. Postal Service Facility, Florida Ave.

The surrounding areas to the south, east and west are primarily single-family residences, all zoned HU-RS Single-Family Residential District. To the north of the petitioned area in Interstate Highway 610 and the Norfolk Southern RR right-of-way.

Figure 2: Zoning Map

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.

Request number: PD-4-02

Applicant: Councilmember Ramsey

Council District: C

Request: *Change of Future Land Use Map Designation from R-HC Residential Historic Core to MU-HC Mixed Use Historic Core*

Location: The petitioned property is located on Lot C, Square 197, in the Second Municipal District. The municipal address is 1612 St. Phillip Street. The property is located in the Tremé Local Historic District.

FLUM Map:

Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Surface Parking Lot

Purpose: The request would align the MU-HC Mixed Use Historic Core FLUM category, primarily along the North Claiborne corridor, to the underlying HMC-2 Historic Marigny/Tremé/Bywater Commercial District which also covers the corridor.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 5,000 square foot interior lot which is paved over with a mixture of asphalt and concrete and is used an accessory surface parking lot for the Charbonnet

Funeral Home located across the street at the corner of North Claiborne Avenue and St. Phillip Street.

Surrounding Land Use Trends: The subject property is located within the Tremé Local Historic District, the section south of North Claiborne Avenue where the HDLC has full control. As one of the oldest developed neighborhoods in the city, the area exhibits a dense development pattern, characteristic of those areas developed prior to the use of the automobile as a primary means of transportation. The Tremé neighborhood contains predominantly residential land-uses though there are several corner commercial land uses and institutional land uses intermixed within the neighborhood. Commercial land uses are primarily concentrated along the bordering neighborhood thoroughfares including North Claiborne Avenue and Basin Street. The main building of the Charbonnet Funeral Home faces North Claiborne Avenue; however, its view is partially blocked by the St. Phillip Street on-ramp and Esplanade Avenue off-ramp which ascend and descend parallel to North Claiborne Avenue in this area.

Surrounding FLUM Designations: Most of the Tremé neighborhood (south of North Claiborne Avenue) is designated with the R-HC Residential Historic Core FLUM category. However, the parcels along the borders of the neighborhood, marked by Basin Street, North Rampart Street, St. Bernard Avenue, and North Claiborne Avenue, are designated with the MU-HC Mixed Use Historic Core FLUM category. These corridors are wider than the interior local streets and thus carry more traffic from surrounding neighborhoods. The properties along these streets and avenues contain more of a diversity of land uses with a larger share of commercial uses.

The parcel directly adjacent to the subject property on its North Claiborne Avenue side contains the MU-HC FLUM designation, while the parcel adjacent to the subject property's North Robertson Street side contains the R-HC designation. As such, the request would not cause a spot designation; it would extend the MU-HC district further down St. Phillip Street, which is not an unprecedented condition in the neighborhood. There are other instances where the MU-HC district extends down along interior side street properties from the main corridor.

Impacts: The subject property's current zoning classification of HMC-2 Historic Marigny/Tremé/Bywater Commercial District is consistent with both the R-HC and MU-HC FLUM designations per **Appendix A** of the Comprehensive Zoning Ordinance. The staff does not believe the change will result in any substantial impact in terms of the development of the parcel and its impact on adjacent properties. Both FLUM districts call for a mix of uses and emphasize consistency for new development in terms of height, massing, and density with the character of the surrounding historic neighborhood. The change, however, may allow slightly more intensive

commercial uses to be positioned at the site because while the MU-HC calls for "a mixture of residential, neighborhood business, and visitor-oriented businesses," the R-HC specifies only "neighborhood-serving businesses and traditional corner stores where current or former commercial use is verified." The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue. The staff is supportive of creating this consistency along the North Claiborne Avenue corridor.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core.**

Reason for Recommendation:

1. The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue, creating this consistency along the North Claiborne Avenue corridor.
2. The change would extend the MU-HC Mixed Use Historic Core FLUM designation along the St. Phillip Street. It is not uncommon for the MU-HC corridors along the arterial streets in the Historic tree to extend along abutting parcels on intersecting side streets.

Request number: PD-4-03

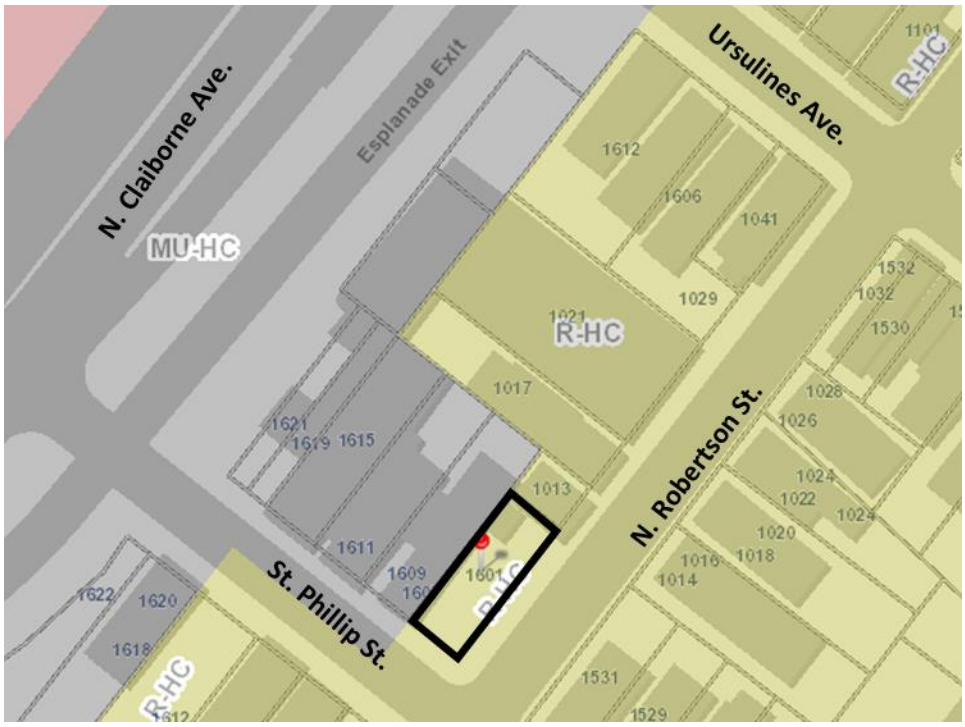
Applicant: Councilmember Brossett

Council District: D

Request: *Change of Future Land Use Map Designation from R-HC Residential Historic Core to MU-HC Mixed Use Historic Core*

Location: The petitioned property is located on Lot A, Square 198, in the Second Municipal District. The municipal address is 1601 St. Phillip Street. The property is located in the Tremé Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Funeral Home

Purpose: The request would align the MU-HC Mixed Use Historic Core FLUM category, primarily along North Claiborne corridor, to the underlying HMC-2 Historic Marigny/Tremé/Bywater Commercial District which also covers the corridor.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 2,635 square foot corner lot which is part of the larger Charbonnet Funeral Home which covers several lots within the subject square. The lot is currently paved with a circle driveway and contains within its boundaries a porch

overhang from the building on the adjacent Lot 2. Historic Sanborn maps indicate that the site was previously developed with a two-family residence.

Surrounding Land Use Trends: The subject property is located within the Tremé Local Historic District, the section south of North Claiborne Avenue where the HDLC has full control. As one of the oldest developed neighborhoods in the city, the area exhibits a dense development pattern, characteristic of those areas developed prior to the use of the automobile as a primary means of transportation. The Tremé neighborhood contains predominantly residential land-uses though there are several corner commercial land uses and institutional land uses intermixed within the neighborhood. Commercial land uses are primarily concentrated along the bordering neighborhood thoroughfares including North Claiborne Avenue and Basin Street. The main building of the Charbonnet Funeral Home faces North Claiborne Avenue; however, its view is partially blocked by the St. Phillip Street on-ramp and Esplanade Avenue off-ramp which ascend and descend parallel to North Claiborne Avenue in this area.

Surrounding FLUM Designations: Most of the Tremé neighborhood (south of North Claiborne Avenue) is designated with the R-HC Residential Historic Core FLUM category. However, the parcels along the borders of the neighborhood, marked by Basin Street, North Rampart Street, St. Bernard Avenue, and North Claiborne Avenue, are designated with the MU-HC Mixed Use Historic Core FLUM category. These corridors are wider than the interior local streets and thus carry more traffic from surrounding neighborhoods. The properties along these streets and avenues contain more of a diversity of land uses with a larger share of commercial uses.

The parcels adjacent to the subject property on the subject square contains the MU-HC FLUM designation. As such, the request would not cause a spot designation; it would extend the MU-HC district further down St. Phillip Street, which is not an unprecedented condition in the neighborhood. There are other instances where the MU-HC district extends down along interior side street properties from the main corridor.

Impacts: The subject property's current zoning classification of HMC-2 Historic Marigny/Tremé/Bywater Commercial District is consistent with both the R-HC and MU-HC FLUM designations per **Appendix A** of the Comprehensive Zoning Ordinance. The staff does not believe the change will result in any substantial impact in terms of the development of the parcel and its impact on adjacent properties. Both FLUM districts call for a mix of uses and emphasize consistency for new development in terms of height, massing, and density with the character of the surrounding neighborhood. The change, however, will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue. The staff is

supportive of creating this consistency along the North Claiborne Avenue corridor.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core.**

Reason for Recommendation:

1. The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue, creating this consistency along the North Claiborne Avenue corridor.
2. The change would extend the MU-HC Mixed Use Historic Core FLUM designation along the St. Phillip Street. It is not uncommon for the MU-HC corridors along the arterial streets in the Historic tree to extend along abutting parcels on intersecting side streets.

Request number: PD-4-04

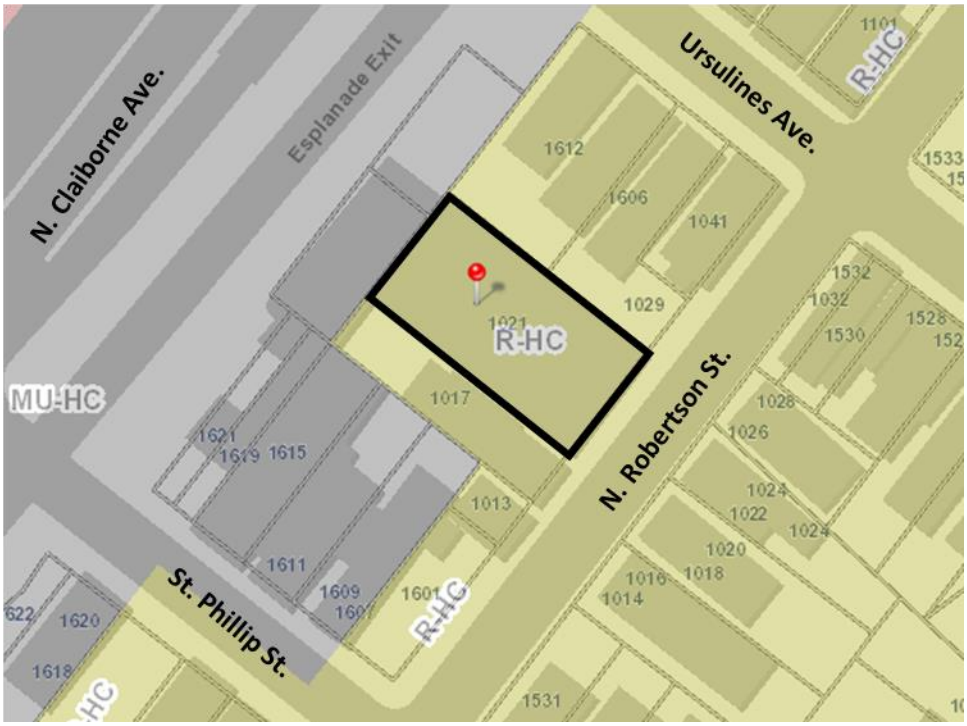
Applicant: Councilmember Brossett

Council District: D

Request: *Change of Future Land Use Map Designation from R-HC Residential Historic Core to MU-HC Mixed Use Historic Core*

Location: The petitioned property is located on Lot 3 and Lot 6, Square 198, in the Second Municipal District. The municipal address is 1021 North Robertson Street. The property is located in the Tremé Local Historic District.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Funeral Home

Purpose: The request would align the MU-HC Mixed Use Historic Core FLUM category, primarily along the North Claiborne corridor, to the underlying HMC-2 Historic Marigny/Tremé/Bywater Commercial District which also covers the corridor.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 8,128 square foot interior parcel consisting of two lots. The site is developed with a large warehouse and is connected to the Charbonnet Funeral Home that

covers several lots within the subject square. Historic Sanborn maps show that the site was once developed with two four-family residences.

Surrounding Land Use Trends: The subject property is located within the Tremé Local Historic District, the section south of North Claiborne Avenue where the HDLC has full control. As one of the oldest developed neighborhoods in the city, the area exhibits a dense development pattern, characteristic of those areas developed prior to the use of the automobile as a primary means of transportation. The Tremé neighborhood contains predominantly residential land-uses though there are several corner commercial land uses and institutional land uses intermixed within the neighborhood. Commercial land uses are primarily concentrated along the bordering neighborhood thoroughfares including North Claiborne Avenue and Basin Street. The main building of the Charbonnet Funeral Home faces North Claiborne Avenue; however, its view is partially blocked by the St. Phillip Street on-ramp and Esplanade Avenue off-ramp which ascend and descend parallel to North Claiborne Avenue in this area.

Surrounding FLUM Designations: Most of the Tremé neighborhood (south of North Claiborne Avenue) is designated with the R-HC Residential Historic Core FLUM category. However, the parcels along the borders of the neighborhood, marked by Basin Street, North Rampart Street, St. Bernard Avenue, and North Claiborne Avenue, are designated with the MU-HC Mixed Use Historic Core FLUM category. These corridors are wider than the interior local streets and thus carry more traffic from surrounding neighborhoods. The properties along these streets and avenues contain more of a diversity of land uses with a larger share of commercial uses.

The parcels directly adjacent to the subject property on its side property lines contain the R-HC designation, though the parcels abutting the rear property line of the subject parcel contain the MU-HC designation.

Impacts: The subject property's current zoning classification of HMC-2 Historic Marigny/Tremé/Bywater Commercial District is consistent with both the R-HC and MU-HC FLUM designations per **Appendix A** of the Comprehensive Zoning Ordinance. The change, however, may allow slightly more intensive commercial uses to be positioned at the site because while the MU-HC calls for "a mixture of residential, neighborhood business, and visitor-oriented businesses," the R-HC specifies only "neighborhood-serving businesses and traditional corner stores where current or former commercial use is verified."

The request would extend the MU-HC District to cover the entirety of the funeral home development. The change is appropriate considering that the existing development on the lot is a historic warehouse with a history of

industrial and commercial use. The FLUM change should not negatively impact neighboring properties;

Recommendation: **Approval** of the FLUM designation change to **Mixed Use Historic Core.**

Reason for Recommendation:

1. The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District, creating this consistency along the corridor.
2. The change is appropriate given the development of the site with a historic warehouse.

Request number: PD-4-05

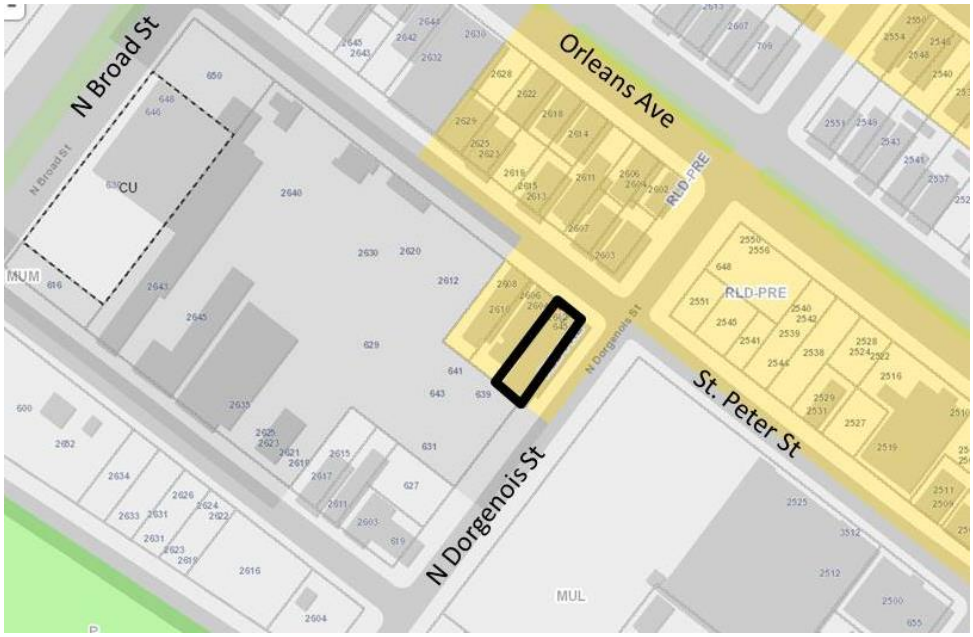
Applicant: Councilmember Brossett

Council District: D

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

Location: The subject property is located on Lot 22, Square 337, in the Second Municipal District. The municipal address is 2600 St. Peter Street. The property is located in the Parkview Local Historic District.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Mixed-Use commercial and multi-family residential.

Purpose: The City Council request was made to change the FLUM to MUL to be consistent with the HU-MU District zoning.

Staff Analysis: *Site Description & Land Use*: The subject property is a small rectangular lot that measures approximately 2,900 square feet at the corner of St. Peter and N. Dorgenois Streets. The subject property is occupied by a building that covers most of the lot. The building contains a commercial space on the ground floor at the corner and what appears to be 6 residential units.[1]

[1] The commercial space appears to be vacant. The property owner applied for a business license for a bar/lounge in 2014 and for a building permit in 2015 to add a kitchen to the bar, neither of which has been approved.

According to Sanborn Maps, the property has been commercial and residential since at least 1909.

Surrounding Land Use Trends: This is a mixed use area. Historically, the area had number of industrial, commercial, and residential uses. The trend in this area is for many of the former industrial site to be redeveloped as commercial and multi-family residential. There are two major developments on the subject square with the new office and warehouse for SBP and the new Broad movie theater. The proposed FLUM designation is in line with the land use history of the subject property and the development trend in the area.

Surrounding FLUM Designations: The subject property is part of a small RLD-PRE Residential Low Density Pre War FLUM district that occupies three lots on the subject square and all or a portion of two adjacent squares. A majority of the subject square, including directly behind the subject property, is an MUM Mixed Use Medium Density FLUM designation. Other portions of the subject square, large parts of the Broad Street corridor, and directly across N. Dorgenois Street from the subject property is a large MUL Mixed Use Low Density FLUM designation. Since the request for change the FLUM designation to MUL is directly across from an existing MUL FLUM designation, this request would not be considered a "spot FLUM."

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUL FLUM designation is consistent with the current and historical use of the property, it is better suited for the existing HU-MU District zoning, and is consistent with the mixed-use development pattern in the vicinity. The proposed FLUM change should have little to no impact on the surrounding land uses.

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

Reason for Recommendation:

1. The proposed MUL Mixed Use Low Density FLUM designation is consistent with the land use and zoning for this site.
2. The proposed FLUM designation is an extension of an existing MUL designation and is in line with the surrounding development pattern.

Request number: PD-4-06

Applicant: Councilmember Cantrell

Council District: B

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

Location: The area includes Lots Z, 16-21, and 56-57 on Square 583, and Lots 18-19 on Square 576, in the First Municipal District. The municipal addresses are 2545-2627 Banks Street. The property is located in the Mid-City Local Historic District.

FLUM Map:

Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Mixed-Use: single- and two-family residential, vacant properties, restaurant, and office.

Purpose: The request came with no stated purpose.

Staff Analysis: *Site Description & Land Use*: The subject area includes 11 lots on the odd-side of Banks Street located between the new VA Hospital and Broad Street. The only two lots with current non-residential uses (restaurant and office) are the two properties located Square 576. On Square 583, three lots are

single- or two-family residential, while the remaining six lots are vacant. Historically, the two Square 576 lots have been non-residential. Only two of the nine lots on Square 583 have any history of non-residential use,[2] and those lots are currently single-family residence and a vacant lot that is currently an illegal parking lot.[3]

Surrounding Land Use Trends: This is a mixed use area. There is a mix of smaller commercial uses on S. Broad Street half a block away. A block away on Tulane Avenue, there are larger, more intense existing and proposed commercial uses. Also a block away is the VA Hospital complex, which nearing completion. Off of these major thoroughfares, there tends to be smaller residential uses, with the occasional small commercial, industrial, or institutional use. Across Banks Street is a mix of residential, office, warehouse, vacant lots, and a restaurant. Directly behind the subject area is a large daycare center and some single- and two-family residential uses.

Surrounding FLUM Designations: The subject property is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of six squares located between S. Broad, Canal, and Banks Street, and the VA Hospital. Directly across Banks Street is an MUM Mixed-Use Medium Density FLUM designation located between Banks Street and Tulane Avenue. Adjacent to the subject property along Broad Street is a MUL Mixed-Use Low Density FLUM designation that is recommended to be changed to MUM Mixed-Use Medium Density. The result of this request would be to create a small MUL Mixed-Use Low Density FLUM designation which only occupies a minor portion of two squares.

Impacts: While the proposed request would allow for mixed-use development in an area without a significant history of non-residential uses, it can be justified in this case. There are a number of vacant lots, which could allow for infill developments at this location. Also, Banks Street is a major street which could handle more intense development. In addition, any more intense development on Square 583 would be buffered from adjacent residential uses in residential zoned areas by the large day care center directly behind the subject area, which will reduce it impacts.

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

[2] According to Sanborn Maps dating back until 1909.
[3] 2601 Banks Street was cited on October 3, 2016 for Zoning Violation 15-09701-ZONG.

Reason for Recommendation:

1. This area is appropriate for the proposed MUL Mixed Use Low Density FLUM designation given its location on a major street, proximity to other mixed-use designations, and being buffered by a large daycare center from nearby residential uses.
2. With a large number of vacant lots, the area is ripe for redevelopment.

Request number: PD-4-07

Applicant: Councilmember Cantrell

Council District: B

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

Location: The area includes all lots (1-3, 5A, 6b, 7-12, 14A, 15-17, 20A1, & 22-33) on Square 607, in the First Municipal District. There are multiple municipal addresses. This site is located in the Mid-City Local Historic District.

FLUM Map:

Current Zoning: HU-MU Neighborhood Mixed Use District & HU-RD2 Two-Family Residential District

Current Land Use: Commercial & Institutional

Purpose: The City Council request came with no stated purpose.

Staff Analysis: *Site Description & Land Use*: The subject site in an entire block, Square 607, that is approximately 4 acres located between Canal, S. Broad, and S. White Streets and Cleveland Avenue. This area is occupied by mostly

commercial uses including offices, a bank, a dentist office, a small grocery store, a nail salon, and a reception hall. There is also an educational facility, off-street parking for the adjacent commercial uses, and vacant property. Historically, there was more small scale development on this block, with a mix of small residential and commercial uses. Since the 1950s, this area has redeveloped with medium scale developments and supporting surface parking.

Surrounding Land Use Trends: The surrounding land uses include mostly commercial development (retail stores, restaurants, a bank, a pharmacy, etc.) along Canal and Broad Streets, and residential uses (mostly single- and two-family with some small multi-family) across S. White and Cleveland Streets from the subject property. Historically on the subject square, there were small structures. Those were demolished to build the larger, medium sized structures that now occupy the square. In the adjacent area, there has been significant redevelopment along Canal and Broad Streets and adjacent to the new VA Hospital.

Surrounding FLUM Designations: The subject property is part of a large MUL Mixed Use Low Density and an RLD-PRE Residential Low Density Pre-War FLUM designations. The MUL Designation is all of the subject and nearby properties fronting Canal and Broad Streets, while the RLD-PRE designation is for the interior of the neighborhood on the properties that front the side streets. Portions of the subject area and adjacent properties are the subject of another amendment request that is recommended to change the FLUM designation to MUM, so this request would be in line with that recommendation.

Impacts: This request is appropriate given that this block since it is at the intersection of two of the highest frequency transit lines in the City. Most of the block is commercial, including some relatively intense office uses. Even though a portion of the site currently has a residential FLUM designation, those properties are either vacant or used as parking for the adjacent commercial properties. Therefore, the request is consistent with the current land use and development pattern. This block is ripe for higher density development given its development pattern and being adjacent to existing higher density areas. The proposed MUM designation description requires appropriate transitions to lower-density residential areas, which should mitigate the impacts on the residential area across the street from the subject area. For these reasons, the staff supports the requested amendment.

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

Reason for Recommendation:

1. The request is consistent with other recommended amendments that would expand MUM Mixed Use Medium Density FLUM designations on Canal and Broad Streets.
2. The request is consistent with the existing land use and development pattern.
3. The proposed MUM FLUM designation is appropriate for this location at a major street intersection that includes two high frequency transit corridors.

Request number: PD-4-08

Applicant: Councilmember Cantrell

Council District: B

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

Location: The area includes all lots designated RLD-PRE on Squares 217, 245, 246, and 275, in the Second Municipal District, bounded by Canal, N. Galvez, Iberville, and S. Derbigny Streets. There are multiple municipal addresses. The property is located in the Mid-City Local Historic District.

FLUM Map:

Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Residential and Industrial

Purpose: The City Council request came with no stated purpose.

Staff Analysis: *Site Description & Land Use*: The subject area includes the half block portion of the square located between Canal and Iberville Streets that is in a RLD-PRE FLUM designation. A portion of this area closest to Canal Street is recommended in PD-04-39 to be changed from RLD-PRE to MUM Mixed Use Medium Density. The portion in PD-04-39 is predominantly industrial and commercial (see PD-04-39 for a more detailed description).

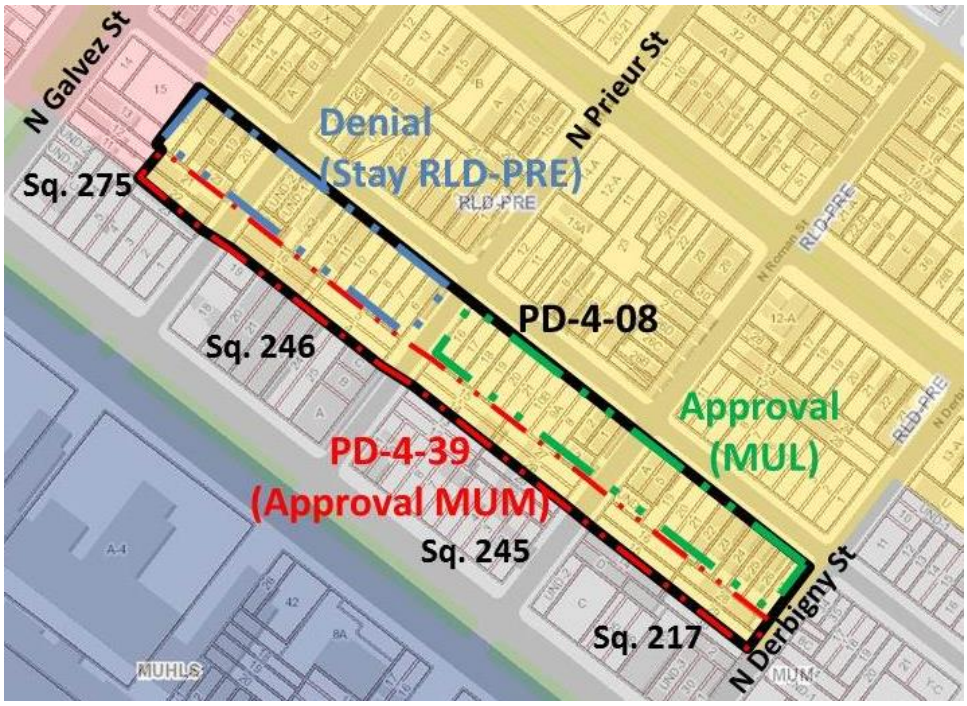
The remaining portion is much more residential in nature (single-, two-, and small multi-family) with some industrial uses (warehouse, auto storage, and parking). For the properties that front Iberville Street, the squares closer to N. Claiborne Avenue (Squares 217 and 245) are much more industrial, while the squares closer to N. Galvez Street (Squares 246 and 275) are mostly residential.

Surrounding Land Use Trends: This is a mixed use area. Higher intensity commercial and industrial uses have been traditionally been located on Canal Street. Under the prior zoning ordinance, the entire area was part of an C-1A Commercial District, which encouraged commercial and industrial uses to encroach from Canal Street to Iberville Street. This pattern is more pronounced in the portion directly behind Canal Street fronting properties (PD-04-39) and in the blocks closest to N. Claiborne Avenue (Square 217 and 245). This portion of Canal Street has been underutilized, but with the new LSU and VA hospitals opening up across Canal Street, new investment is coming to this area and properties are starting to redevelop.

Surrounding FLUM Designations: The subject area is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of 16 squares located between Canal, N. Galvez, and St. Louis Streets and N. Claiborne Avenue. The adjacent properties fronting Canal Street are located in a MUM Mixed Use Medium Density FLUM designation, and FLUM Amendment PD-04-39 recommends changing a portion of the subject area to MUM. This request would create a smaller MUL Mixed Use Low Density FLUM designation. Across Canal Street is an MUHLS Mixed Use Health/Life Sciences Neighborhood.

Impacts: The staff recommends approval of FLUM Amendment PD-04-39, which would change a portion of the requested area to MUM. Therefore, the staff recommends denial of that portion in this request, to change to MUL. The remaining area is made up of mostly the lots that face Iberville. On Squares 246 and 275, there is only one instance of industrial encroachment is this area and the vast majority of the lots are single- or two-family residential. Therefore, the staff recommends denial of this portion of the request. On Squares 217 and 245, there are still some single- and two-family residences, but a majority of this remaining area is non-residential uses. Therefore, the staff recommends approval of this portion of the request. In summary, the staff recommends the FLUM designation that more closely represents the development pattern for each portion of this request.

Recommendation: **Modified Approval** of the FLUM Designation Change: **Denial** of the portion requested under PD-04-39;[4] **Denial** of the portion between N. Galvez and N. Prieur Streets in Squares 246 and 275; and **Approval** to **MUL Mixed Use Low Density** for the portion not part of PD-04-39 between N. Prieur and N. Derbigny Streets on Squares 217 and 245.



Reason for Recommendation:

1. The proposed MUL Mixed Use Low Density FLUM designation is consistent with the land use for a portion of this area and is inconsistent with another portion of this site.
2. A portion of the area is proposed to be changed to MUM Mixed Use Medium Density FLUM designation in FLUM Amendment PD-04-39.

[4] PD-04-39 recommends approval of this area to become MUM Mixed Use Medium Density

Request number: PD-4-09

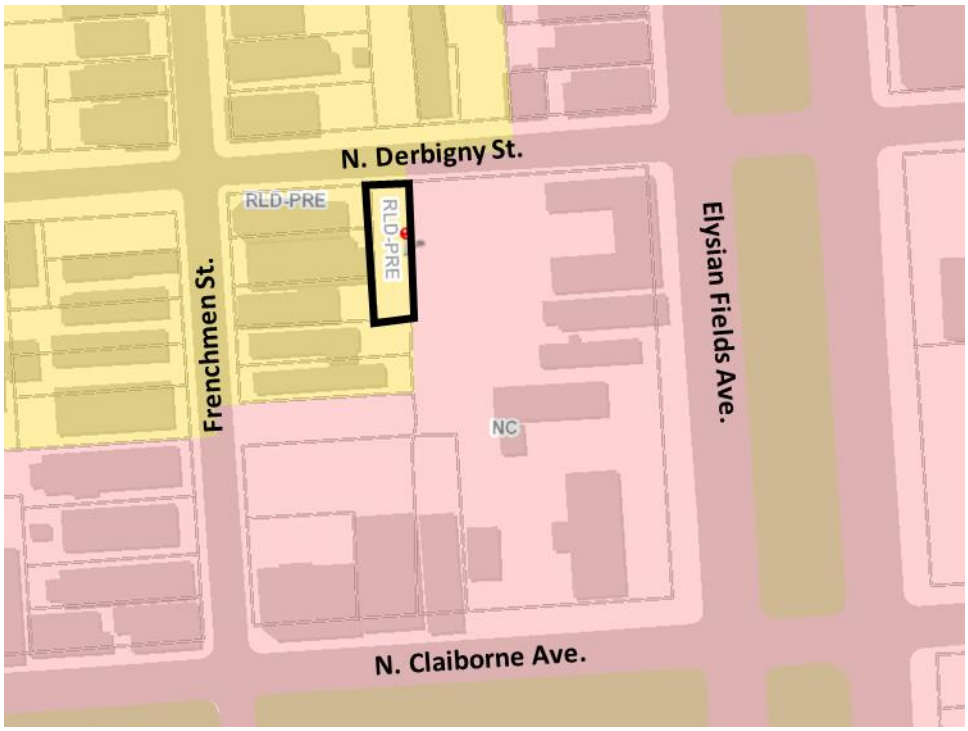
Applicant: Councilmember Brossett

Council District: D

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

Location: The petitioned property includes a portion of Lot CVS on Square 748 in the Third Municipal District. The municipal address is 1600 Elysian Fields Avenue.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Accessory Parking Lot of Pharmacy

Purpose: The purpose of the request is to change the FLUM designation of a portion of a single lot of record which has two separate designations.

Staff Analysis: *Site Description & Land Use*: The subject property is the site of a recently developed CVS Pharmacy at the corner of North Claiborne and Elysian Fields Avenue. The property includes a large double frontage lot, Lot CVS, which measures approximately 1.2 acres. Most of Lot CVS is designated with the NC Neighborhood Commercial FLUM category; however this section of the lot, currently designated NC, is part of another map

amendment request to change the base FLUM designation to MUM Mixed Use Medium Density.[5] The portion of Lot CVS, which is the subject of this request, includes a 27' by 92'-5" section at the side of the building closest to the Frenchmen Street side property line. This section is developed with part of the accessory parking lot and a dumpster zone for the pharmacy.

Surrounding Land Use Trends: The subject property is zoned HU-B1 Historic Urban Neighborhood Business District. The HU-B1 District spans the North Claiborne Avenue corridor upriver toward Canal Street. It also covers the part of the squares on Elysian Fields Avenue on its downriver side between North Derbingy and North Prieur Streets. The HU-B1 District also covers a small corner parcel at the corner of N. Derbingy and Frenchmen Streets. Across Elysian Fields, downriver from the subject property is a gas station, a laundromat/restaurant, and an automotive retail store. This node is zoned C-1 General Commercial District. Most of parcels facing the interior local streets are zoned HU-RD2 Historic Urban Residential District.

Surrounding FLUM Designations: Most of the area north of North Claiborne Avenue is designated with the RLD-PRE Residential Low Density Pre-War category, while the properties with frontage along North Claiborne Avenue have the NC Neighborhood Commercial Designation. The properties across Elysian Fields, at the North Claiborne Avenue intersection, are also designated with the NC Neighborhood Commercial FLUM category; however, the City Planning Commission staff has submitted a request to amend the NC districts designation to Mixed-Use Medium Density or Mixed Use Low Density in order to promote more mixed-use development within these commercial corridors.

Impacts: The purpose of changing the FLUM designation from RLD-PRE Residential Low Density Pre-War category to Neighborhood Commercial is to resolve a situation in which one development site has two FLUM designations. However, if this amendment is approved as requested, along with the other map amendment request for the other portion of the lot, then the split-lot condition will remain the same. Therefore, the staff recommends amending the FLUM designation of the site to that proposed by PD-04-27 – to MUM Mixed Use Medium Density. Doing so would promote consistency and should not negatively impact other properties.

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

[5] See PD-4-27. The reasoning for this proposed change is to encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the North Claiborne Avenue corridor.

Reason for Recommendation:

1. The MUM Mixed Use Medium Density designation is consistent with the proposed designation of the rest of the subject lot.
2. The request resolves a split-lot condition.

Request number: PD-4-10

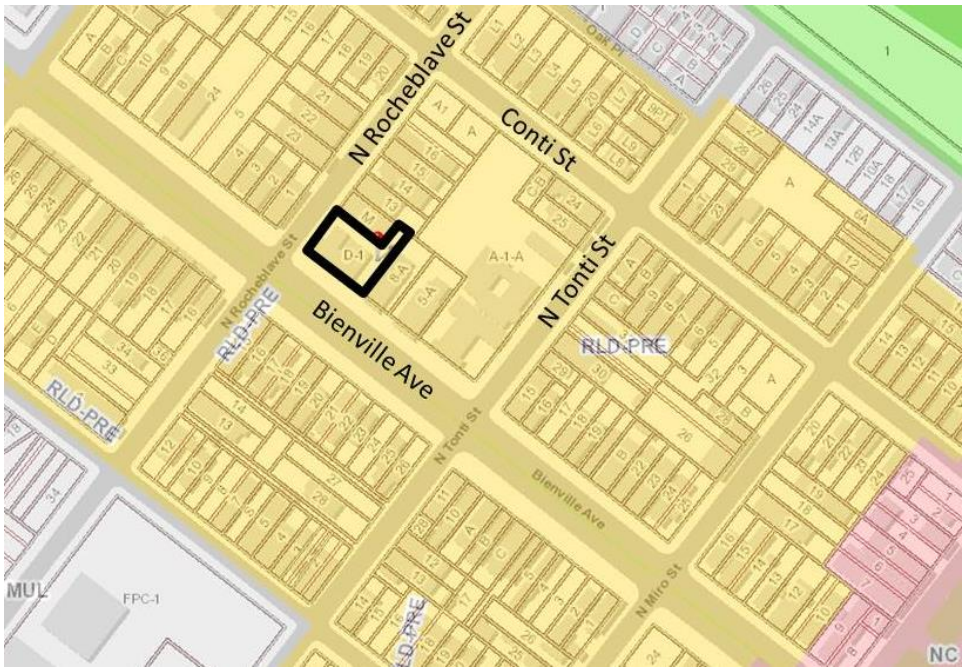
Applicant: Councilmember Cantrell

Council District: B

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

Location: The subject property is Lot D-1, on Square 583, in the Second Municipal District. The municipal address is 2429 Bienville Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Multi-family residential (5 units)

Purpose: The proposed FLUM designation would be consistent with a previously approved zoning docket.

Staff Analysis: *Site Description & Land Use*: The subject property is an "L" shaped lot that measures approximately 7,600 square feet at the corner of Bienville and N. Rocheblave Streets. The subject property is occupied by a multi-family residential structure with 5 units. The structure was renovated in 2014, but it dates back until at least 1909 according to Sanborn Maps.

Surrounding Land Use Trends: This portion of Mid-City is predominately single- and two-family residential. There is a mix of other uses throughout the neighborhood with some small multi-family dwellings, commercial, and institutional uses. Along the major corridors (Canal, Broad, and Galvez Street) there are more high intensity commercial uses.

Surrounding FLUM Designations: The subject property is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies much of the area between Canal, Broad, Galvez, and St. Louis Streets. There is a NC Neighborhood Commercial FLUM designation on Galvez Street and a MUL Mixed Use Low Density along the other three streets. There is no RMD-PRE Residential Medium Density Pre War FLUM district in the vicinity of the site, and the requested FLUM amendment would result in a "spot FLUM."

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change, but does not think that this change is necessary. There are provisions in the existing RLD-PRE FLUM description that allows the preservation of existing multi-family dwellings. There are also proposed text changes to the RLD-PRE FLUM designation that would allow new, small multi-family in this designation. In addition, the result would result in a spot FLUM. For these reasons the staff does not support the FLUM Amendment.

Recommendation: **Denial** of the FLUM Designation Change to RMD-PRE Residential Medium Density Pre War and to keep the current **RLD-PRE Residential Low Density Pre War** FLUM designation**.**

Reason for Recommendation:

1. The FLUM change is not necessary as the current and proposed description of the RLD-PRE designation allows for multi-family residential at this site.
2. The proposed FLUM change would result in a "spot FLUM."

Request number: PD-4-11

Applicant: Councilmember Brossett

Council District: D

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

Location: The petitioned property includes Lot 24 on Square 909 in the Third Municipal District. The municipal address is 1921 North Prieur Street.

FLUM Map:

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

Current Land Use: Multi-Family Residence

Purpose: The purpose of the request is to change the FLUM designation of a single lot currently, developed with a 3-plex, to a category which allows for multi-family development.

Staff Analysis: *Site Description & Land Use*: The subject property is an approximately 3,600 square foot lot developed with a single-story three-unit multi-family residence. The site is located in the Seventh Ward neighborhood and abuts the right-of-way where the I-10 overpass is built. The property is currently zoned HU-RD2 Historic Urban Two-Family Residential District.

Surrounding Land Use Trends: The subject property is located in a large HU-RD2 Historic Urban Two-Family Residential District which covers most of the Seventh Ward neighborhood east of St. Bernard Avenue. The property is surrounded by two vacant lots. The area is and has historically been developed with residential land uses including a mix of single and double single story shotgun and bungalow residences. There a few corner commercial and institutional uses scattered within the residential area. The property is located a few blocks away from St. Bernard Avenue; the properties with frontage along this arterial thoroughfare are zoned HU-B1 Historic Urban Neighborhood Business District. The area developed in the late 19th and early 20th centuries and therefore demonstrates a generally dense development pattern. Several squares of residential development were demolished to carve out a right-of-way for the construction of the Interstate 10 overpass, which is located within feet of the subject property. The overpass broke up the former grid pattern and created a divide between the two sides of the neighborhood.

Surrounding FLUM Designations: Most of the area is designated with the RLD-PRE Residential Low Density Pre-War category, while the properties with frontage along St. Bernard Avenue have the NC Neighborhood Commercial Designation.

Impacts: The purpose of changing the FLUM designation from RLD-PRE Residential Low Density Pre-War category to the RMD-PRE Residential Medium Density Pre War is to allow the maintenance of a multi-family residence at this site, as is currently developed. In the RLD-PRE category, new development is generally limited to single or two-family dwellings, though the preservation of existing multi-family buildings is supported. In the RMD-PRE both single- and two-family residences as well as townhomes and small multifamily structures are all encouraged. The staff understands the rationale for the request, but does not support a spot FLUM designation in this particular neighborhood. The RMD-PRE districts primarily span larger sections of land generally along major traffic corridors where there are clusters adjacent multi-family dwellings; some examples include a portion of Broadway Street near Tulane University, the downriver end of St. Charles Avenue between Louisiana and Jackson Avenue, the site of the Harmony Oaks residential development along Lasalle Street and Louisiana Avenue, and the site of the Columbia Parc residential development off St. Bernard Avenue near City Park. The staff believes the main objective of the request will be satisfied through another proposed text amendment which proposes to amend the RDL-PRE category to encourage small-scale multi-family development.

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

Reason for Recommendation:

1. The request would cause a spot designation.
2. The intent behind the request may be achieved through another text amendment which may add small-scale multi-family development as a promoted land use within the current Residential Low Density Prewar category.

Request number: PD-4-12

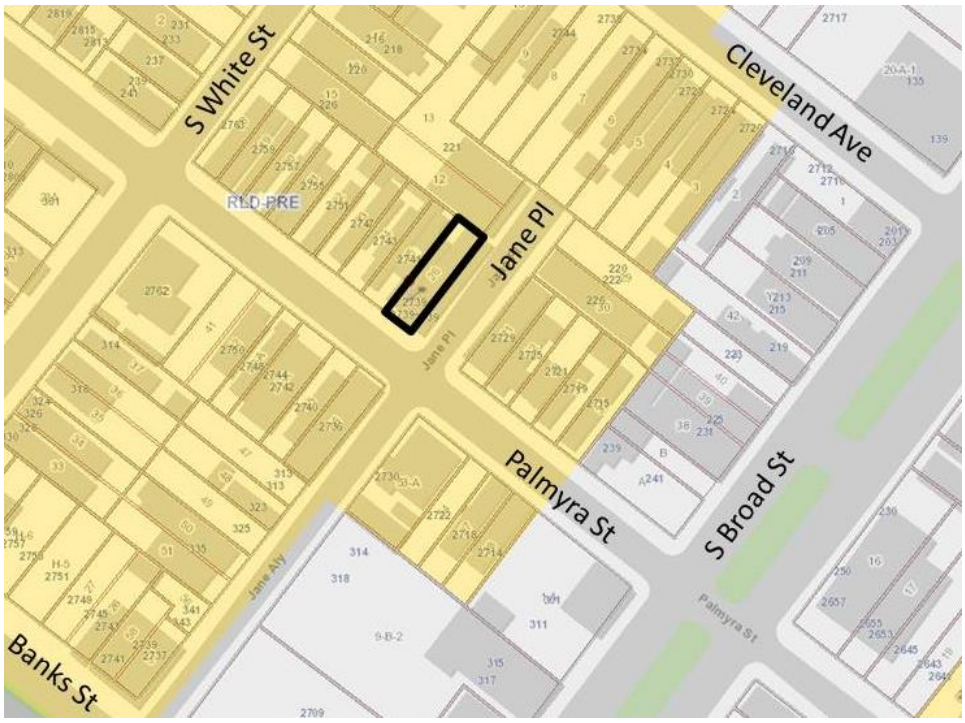
Applicant: Councilmember Cantrell

Council District: B

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

Location: The area includes Lot 26 or 11 or B, on Square 606, in the First Municipal District. The municipal address is 2739 Palmyra Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Multi-family residential (4 units)

Purpose: The proposed FLUM designation would be consistent with a previously approved zoning docket.

Staff Analysis: *Site Description & Land Use*: The subject property is a rectangular lot that measures approximately 2,500 square feet at the corner of Palmyra Street and Jane Place. The subject property is occupied by a multi-family residential structure with 4 units. The structure was recently renovated and opened about a year ago. The structure was originally a furniture store, but it converted to multi-family in the 1920s according to Sanborn Maps.

Surrounding Land Use Trends: This portion of Mid-City is mostly residential but it is mixed-use. The area predominately single- and two-family residential, but there are some small multi-family, commercial, and industrial/warehouse uses in the vicinity. The property is located one block from S. Broad Street, which is a major commercial corridor.

Surrounding FLUM Designations: The subject property is on the edge of a large RLD-PRE Residential Low Density Pre War FLUM district that occupies much of the area between Canal and Broad Streets and Tulane and Carrollton Avenue. Half a block away on Broad Street is an MUL Mixed Use Low Density FLUM designation. There are other mixed-use FLUM designation (MUL, MUM, and MUH) in the vicinity along the major street corridors. There is no RMD-PRE Residential Medium Density Pre War FLUM district in the vicinity of the site, and the requested FLUM amendment would result in a "spot FLUM."

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change, but does not think that this change is necessary. There are provisions in the existing RLD-PRE FLUM description that allows the preservation of existing multi-family dwellings. There are also proposed text changes to the RLD-PRE FLUM designation that would allow new, small multi-family in this designation. In addition, the result would result in a spot FLUM. For these reasons the staff does not support the FLUM Amendment.

Recommendation: **Denial** of the FLUM Designation Change to RMD-PRE Residential Medium Density Pre War and to keep the current **RLD-PRE Residential Low Density Pre War** FLUM designation**.**

Reason for Recommendation:

1. The FLUM change is not necessary as the current and proposed description of the RLD-PRE designation allows for multi-family residential at this site.
2. The proposed FLUM change would result in a "spot FLUM."

Request Numbers: PD-04-13

Applicant: Councilmember Ramsey

Council District: C

Requests: *Change Future Land Use Map Designation from R-HC Residential Historic Core* to *MU-HC Mixed Use Historic Core*

Location: The property is located on Lot 4-A, Square 112, in the Second Municipal District. The municipal address is 1131 St. Philip Street. The petitioned site is located in the Treme' Local Historic District.

FLUM Maps:

Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Hotel/Motel

Purpose: The request would align the MU-HC Mixed Use Historic Core FLUM category, primarily along the North Rampart Street corridor, to the underlying HMC-2 Historic Marigny/Tremé/Bywater Commercial District which also covers the corridor.

Staff Analysis: *Site Description & Land Use*: The petitioned site is located near the corner of Henriette Delille Street and St. Philip Street in the Treme Neighborhood. The lot, Lot 4-A, is a double frontage lot that measures approximately

16,966 square feet in area. The lot is developed with a hotel/motel complex consisting of five historic creole cottages, a parking lot, courtyard, gazebo, office, and manager suite.

Surrounding Land Use Trends: The subject property is located within the Tremé Local Historic District, the section south of North Claiborne Avenue where the HDLC has full control. As one of the oldest developed neighborhoods in the city, the area exhibits a dense development pattern, characteristic of those areas developed prior to the use of the automobile as a primary means of transportation. The Tremé neighborhood contains predominantly residential land-uses though there are several corner commercial land uses and institutional land uses intermixed within the neighborhood. There is a barber shop one block away from the subject site at the corner of Henriette Delille Street and Ursulines Avenue. Commercial land uses, however, are primarily concentrated along the bordering neighborhood thoroughfares including North Rampart Street, North Claiborne Avenue, and Basin Street. There are several bed and breakfasts and small hotels with frontage on North Rampart Street near the subject site. The subject site is also located directly across the street from the Louis Armstrong Park.

Surrounding FLUM Designations: Most of the Tremé neighborhood (south of North Claiborne Avenue) is designated with the R-HC Residential Historic Core FLUM category. However, the parcels along the borders of the neighborhood, marked by Basin Street, North Rampart Street, St. Bernard Avenue, and North Claiborne Avenue, are designated with the MU-HC Mixed Use Historic Core FLUM category. These corridors are wider than the interior local streets and thus carry more traffic from surrounding neighborhoods. The properties along these streets and avenues contain more of a diversity of land uses with a larger share of commercial uses.

The parcel directly adjacent to the subject property on its North Rampart Street side contains the MU-HC FLUM designation and is developed with a warehouse for parking, while the parcels adjacent to the subject property's Henriette Delille Street and Ursulines Avenue sides contain the R-HC designation. One of these lots is vacant and the other is developed with a two-family residence. The request would not cause a spot designation; it would extend the MU-HC district further down St. Phillip Street, which is not an unprecedented condition in the neighborhood. There are other instances where the MU-HC district extends down along interior side street properties from the main corridor.

Impacts: The subject property's current zoning classification of HMC-2 Historic Marigny/Tremé/Bywater Commercial District is consistent with both the R-HC and MU-HC FLUM designations per **Appendix A** of the Comprehensive Zoning Ordinance. The staff does not believe the change will result in any substantial impact in terms of the development of the

parcel and its impact on adjacent properties. Both FLUM districts call for a mix of uses and emphasize consistency for new development in terms of height, massing, and density with the character of the surrounding historic neighborhood. The change, however, may allow slightly more intensive commercial uses to be positioned at the site because while the MU-HC calls for "a mixture of residential, neighborhood business, and visitor-oriented businesses," the R-HC specifies only "neighborhood-serving businesses and traditional corner stores where current or former commercial use is verified." The change will allow the MU-HC district along North Rampart Street to align with the HMC-2 District which also extends along this section of North Rampart Street. The staff is supportive of creating this consistency along the North Rampart Street corridor.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core**

Reason for Recommendation:

1. The change will allow the MU-HC district along North Rampart Street to align with the HMC-2 District which also extends along this section of North Rampart Street, creating this consistency along the North Rampart Street corridor.

Request number: PD-4-14

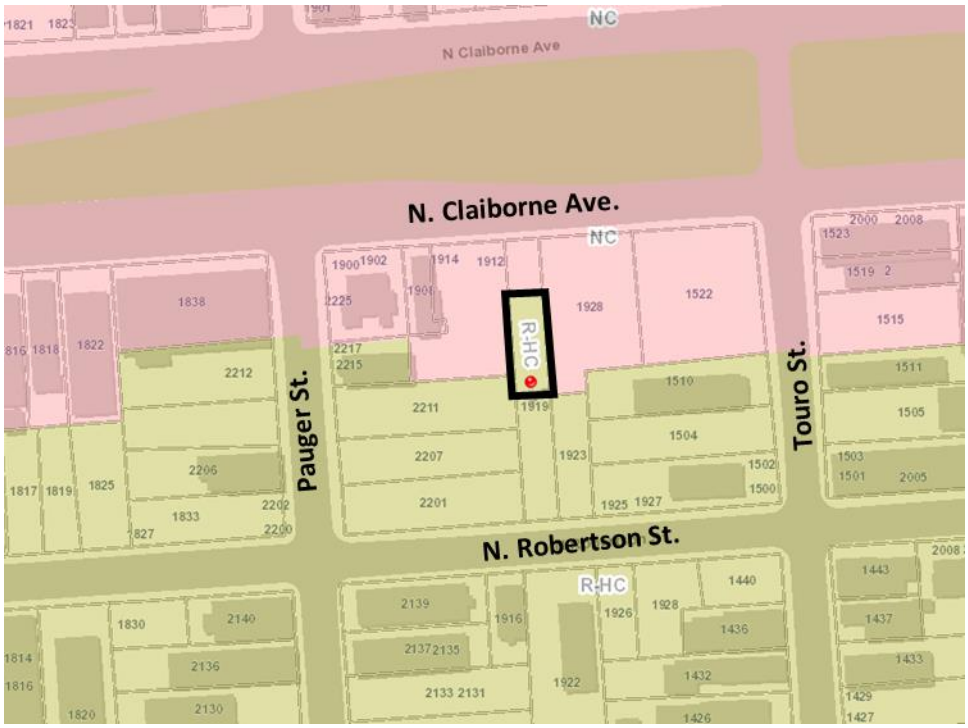
Applicant: Councilmember Ramsey

Council District: C

Request: *Change of Future Land Use Map Designation from R-HC Residential Historic Core to MU-HC Mixed Use Historic Core*

Location: The petitioned property includes a portion of Lot 15 on Square 637 in the Third Municipal District. The municipal address is 1919 North Robertson Street.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Vacant Lot

Purpose: The request, in combination with another proposed map amendment, would align the MU-HC Mixed Use Historic Core FLUM category, along the North Claiborne Avenue corridor, to the underlying HMC-2 Historic Marigny/Tremé/Bywater Commercial District which also covers the corridor.

Staff Analysis: *Site Description & Land Use*: The subject site is the rear portion of Lot 15, which is a 26' by 159' lot. Lot 15 is in common ownership with Lot 241-B, which measures 27' by 32' and fronts upon North Claiborne Avenue.

Both of these lots are currently vacant. The front part of Lot 15 is zoned HMR-2 Historic Marigny/Tremé/Bywater Residential District while the rear portion is zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District. The rear portion, exclusively, is the subject of this request.

Surrounding Land Use Trends: The properties with frontage upon North Claiborne Avenue in this area zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District and are developed with a mix of uses including commercial and residential uses. The staff noted some single-family and two-family residences, as well as some commercial and institutional uses, including a Family Dollar retail store, a barber shop, a strip of retail outlets, a funeral home, and a church. There are also several vacant parcels and a few vacant former commercial buildings. The properties along North Claiborne Avenue have a larger share of commercial uses than do the interior streets. The properties with frontage along North Robertson Street are zoned HMR-2 Historic Marigny/Tremé/Bywater Residential District and consist of primarily single-family and two-family residential land uses.

Surrounding FLUM Designations: Most of the area south of North Claiborne Avenue is designated with the R-HC Residential Historic Core FLUM category, while the properties with frontage along North Claiborne Avenue have the NC Neighborhood Commercial Designation. However, these properties are part of another map amendment request to change to MU-HC Mixed Use Historic Core. Other major corridors in the neighborhood such as North Rampart Street and St. Bernard Avenue are designated with the MU-HC Mixed Use Historic Core FLUM category. The riverside of North Claiborne Avenue between St. Bernard Avenue and Basin Street also contains the MU-HC designation.

Impacts: The subject property's current zoning classification of HMC-2 Historic Marigny/Tremé/Bywater Commercial District is consistent with both the R-HC and MU-HC FLUM designations per **Appendix A** of the Comprehensive Zoning Ordinance. The staff does not believe the change will result in any substantial impact in terms of the development of the parcel and its impact on adjacent properties. Both FLUM districts call for a mix of uses and emphasize consistency for new development in terms of height, massing, and density with the character of the surrounding historic neighborhood. The change, however, may allow slightly more intensive commercial uses to be positioned at the site. The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue. The staff is supportive of creating this consistency along the North Claiborne Avenue corridor. If Lot 241-B and Lot 15 are ever resubdivided to create more

typical lot sizes, then the reclassification would prevent an instance of a split-designated lot.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core.**

Reason for Recommendation:

1. The change will allow the MU-HC district along North Claiborne Avenue to align with the HMC-2 District which also extends along this section of North Claiborne Avenue, creating this consistency along the North Claiborne Avenue corridor.

Request Number: PD 04-15

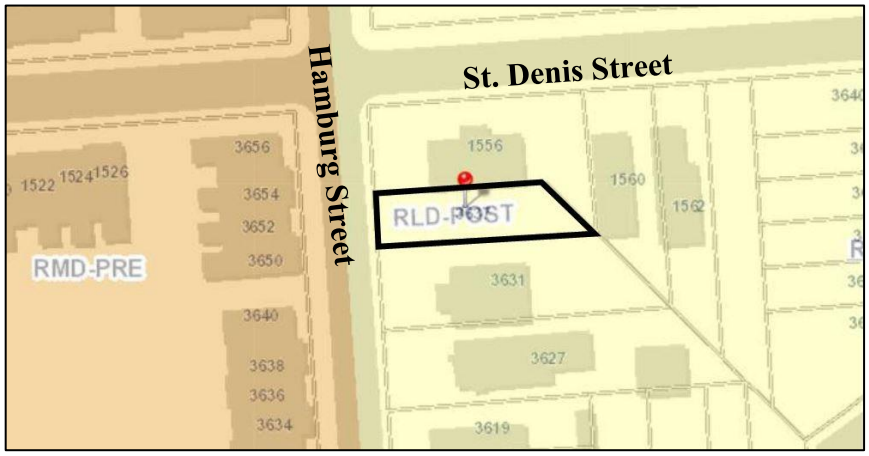
Applicant: Councilmember Brossett

Council District: D

Location: Lot 14 Square 248, Bounded by Hamburg, St Denis, Paris, and Sere; Addresses are 3635 and 3637 Hamburg Street

Request: Change the FLUM designation from *Residential Low Density Post-War* to *Neighborhood Commercial*

FLUM Designation: The existing designation for the petitioned property is Residential Low Density Post-War (RLD-POST).



Zoning The petitioned property is currently zoned *Suburban Business District, S-B1*. Most of the surrounding areas are *zoned S-RD Two-Family Residential District*, which is generally consistent with the uses in this area. Across Hamburg Street (to the west) is an area zoned *HU-RM2 Multi-Family Residential District* (the Columbia Parc development)

Figure 2: Zoning Map

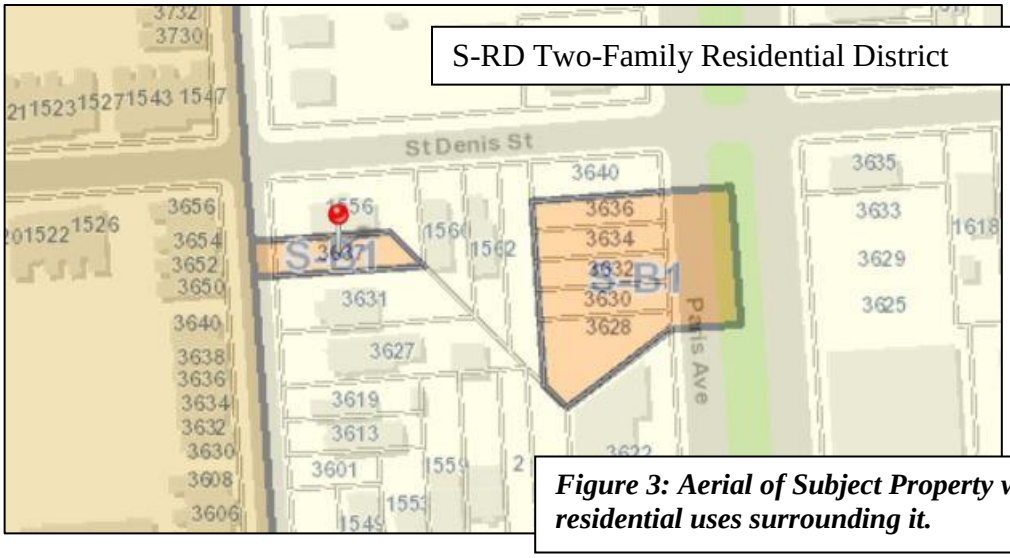
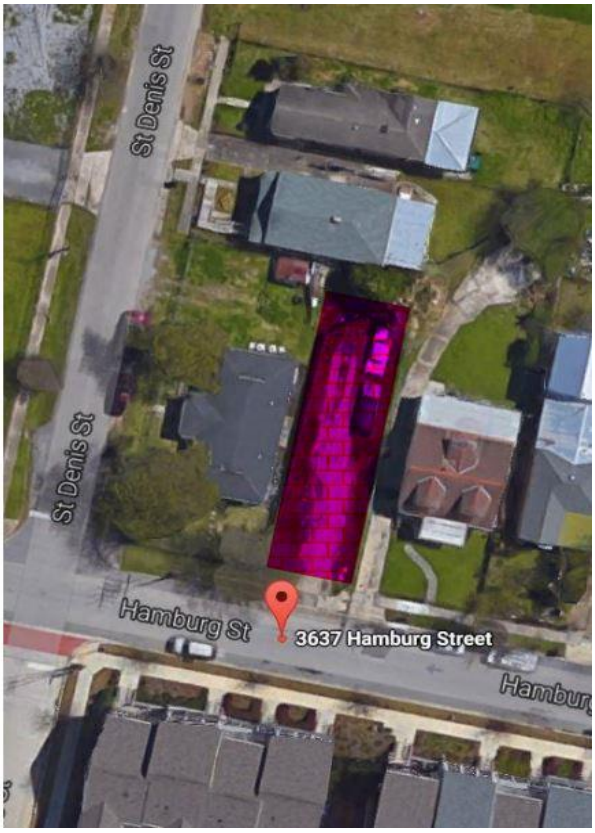


Figure 3: Aerial of Subject Property with residential uses surrounding it.



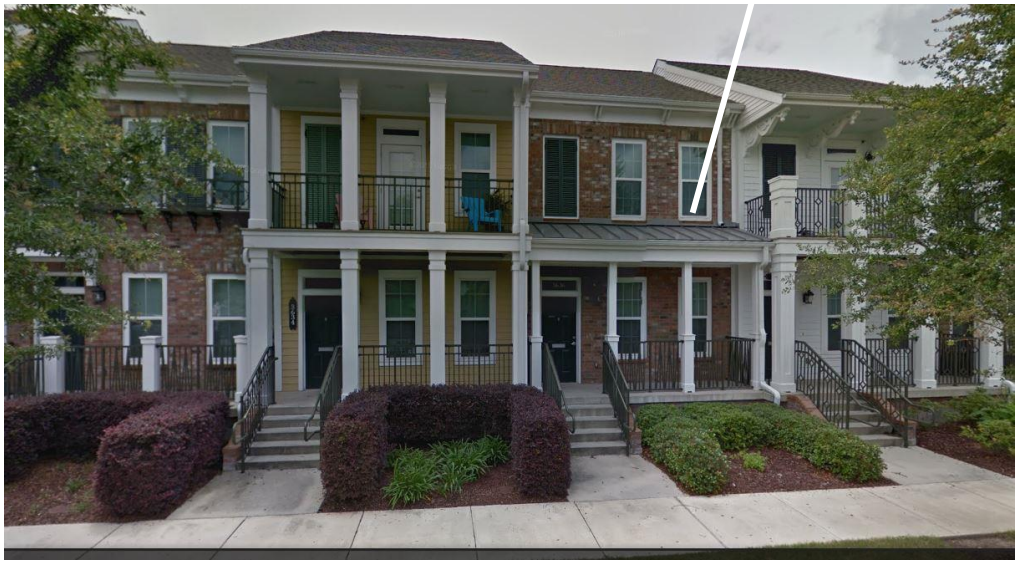
Current Land Use: The site is currently vacant. Previously, it appears to have previously been developed with residential uses.

Purpose: The purpose of the request appears to be to make the FLUM designation consistent with the existing zoning, which is *Suburban Business (S-B1).*

Staff Analysis: *Site Description & Land Use:* The request is to bring the FLUM designation and the existing zoning designation of the property into compliance. The site is currently vacant and is located one parcel from the corner of Hamburg Street and St. Denis Street with residences on either side, as shown in Figure 3.

Surrounding Land Use Trends: The area has been almost exclusively residential in nature. The immediate area has been making a comeback in recent years after a slow recovery from the devastation of Hurricane Katrina in 2005. The old St. Bernard Housing development, across Hamburg Street from the subject property, has been demolished and redeveloped as Columbia Parc, an attractive residential community consisting primarily of townhouses and two-family residences.

Figure 4: Columbia Parc, across Hamburg Street from Subject Property



Surrounding FLUM Designations: The squares around the property in question are all designated as *RLD-POST*, except for the area to the west, the site of the Columbia Parc development, which has a *Residential Pre-War Medium Density (RMD-PRE)* FLUM designation.

Impacts: Since the subject property is already zoned S-B1 Suburban Commercial, a change in the FLUM designation would have little impact on this particular piece of property.

Recommendation: The staff supports **APPROVAL** of this FLUM request from *Residential Low Density Post-War* to *Neighborhood Commercial.*

Request Number: PD 04-16

Applicant: Councilmember Brossett

Council District: D

Location: Lots A, B, C, D, E Square 2481 Bounded by Paris, St Denis, Hamburg, Sere; addresses are 3628 thru 3636 Paris Ave.

FLUM Designation: Existing FLUM is RLD-Post

Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant

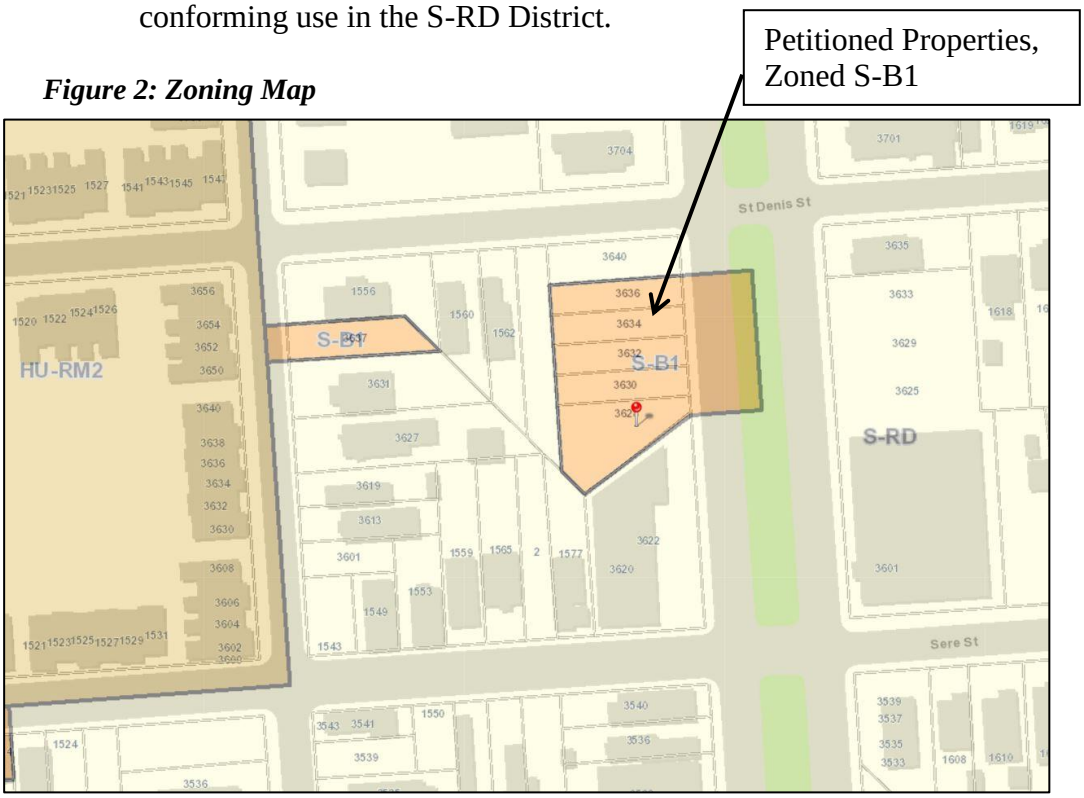
Request: Change the FLUM designation from *Residential Low Density Post-War* to *Neighborhood Commercial*

Purpose: The applicant stated the request would allow for increased density, retail uses, and create a walkable, mixed-use environment.

Staff Analysis: The request is a proposal to change the FLUM designation on the designated five (5) lots from the existing *Residential Low Density Post-War (RLD-POST)* to *Neighborhood Commercial (NC).*

Site Description & Land Use: The petitioned properties front on Paris Avenue. The petitioned properties consist of five (5) separate lots with 5 separate addresses, all under common ownership. Four of these lots each measure 25' X 105' and the fifth one is an irregularly shaped lot are currently vacant and have been for many years. Adjacent and abutting the subject property is an existing tire repair shop and retailer, a non-conforming use in the S-RD District.

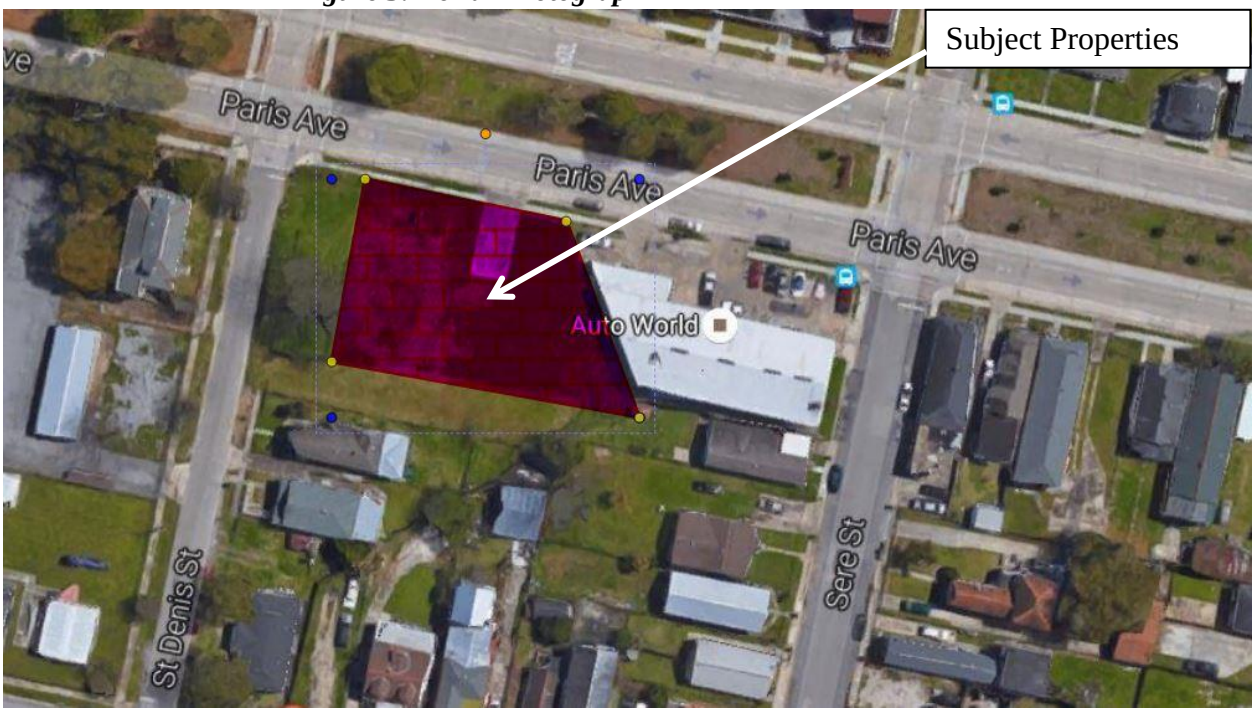
Figure 2: Zoning Map



Zoning The petitioned properties are currently zoned *Suburban Business District, S-B1*. Most of the surrounding areas are zoned *S-RD Two-Family Residential District,* which is generally consistent with the uses in this area. To the west, beginning at Hamburg Street, is an area zoned *HU-RM2 Multi-Family Residential District* (the Columbia Parc development).

Next to the subject property to the south, fronting also on Paris Ave., is an existing non-conforming tire repair and tire retail shop. This is located in the *S-RD Two-Family Residential District.*

Figure 3: Aerial Photograph



Surrounding Land Use Trends: The area has historically been residential in nature, even prior to Hurricane Katrina. The recovery of this area after Katrina has increased in recent years but still very much residential in nature, with the exception of the automotive and tire repair business adjacent to the subject property.

Surrounding FLUM Designations: The squares around the property in question are all designated as *RLD-POST*, except for an area to the west, the site of the Columbia Parc development, which has a *Residential Pre-War Medium Density (RMD-PRE)* FLUM designation.

The request is to bring the FLUM designation and the existing zoning designation of the property into compliance. The subject property fronts on Paris Ave., a very busy thoroughfare. Existing, though non-conforming, commercial uses exist immediately adjacent to the subject property, including the previously mentioned tire business.

Recommendation: The staff recommends **APPROVAL** of this FLUM request from *Residential Low Density Post-War* to *Neighborhood Commercial*.

Reason for Recommendation:

1. The subject property fronts on Paris Ave., a busy thoroughfare that can accommodate commercial traffic.
2. The site is already zoned *Suburban Business District, S-B1*.
3. There is a precedent for commercial uses on this block fronting on Paris Ave. – the tire store to the south of the subject property.

Request number: PD-4-17

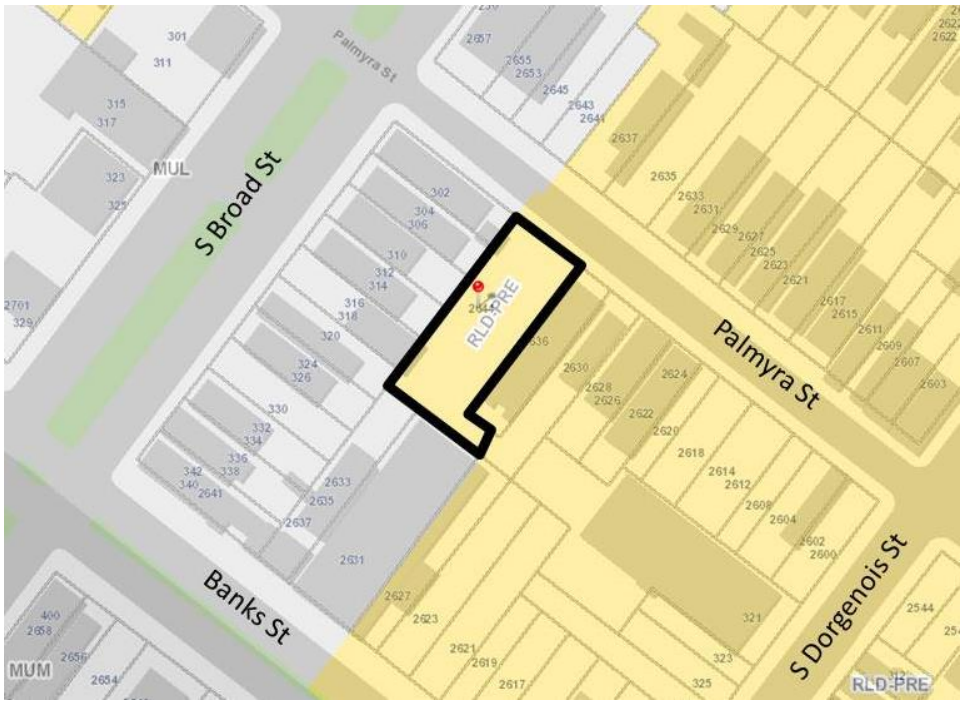
Applicant: City Planning Commission

Council District: B

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

Location: The subject property is Lot M and an undesignated lot, on Square 583, in the First Municipal District. The municipal address is 2644 Palmyra Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Vacant/Parking Lot

Purpose: The City Planning Commission proposes to match the FLUM designation with the established development pattern.

Staff Analysis: *Site Description & Land Use*: The subject property is an "L" shaped lot that measures approximately 10,000 square feet located on Palmyra Street located near the intersection with S. Broad Street. The subject property is vacant and appears to be used as parking for nearby businesses on Broad Street, possibly informally. According to Sanborn Maps, the property was a single-family dwelling in 1909. Starting in 1940 through 1951, the dwelling remained and the ice company to the rear used the back of the

subject property for storage/accessory uses and the side for vehicular access. By 1994, the dwelling was demolished and the subject property was used for sign manufacturing, truck painting, and truck parking.

Surrounding Land Use Trends: This is a mixed use area. There is a mix of smaller commercial uses (a grocery store, retail stores, and restaurants) on S. Broad Street adjacent to the subject property. On the other side of the subject property is a two-family dwelling, with other residential properties, some vacant, beyond that. Directly behind the subject property is a vacant property/concrete slab where the former ice company (and later Dixie Brewery) used to be. A couple blocks away on Tulane Avenue, there are larger, more intense existing and proposed commercial uses. Also a couple blocks away is the VA Hospital complex, which is nearing completion. Off of these major thoroughfares, there tends to be smaller residential uses, with the occasional small commercial, industrial, or institutional use.

Surrounding FLUM Designations: The subject property is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of six squares located between S. Broad, Canal, and Banks Street, and the VA Hospital. Adjacent to the subject property along Broad Street is a MUL Mixed-Use Low Density FLUM designation that is recommended to be changed to MUM Mixed-Use Medium Density. The result of this request would be to include the subject property in the recommended MUM Mixed-Use Medium Density FLUM designation proposed for the Broad Street corridor.

Impacts: The staff does not anticipate any negative impacts association with this FLUM change. The subject property has a long history of non-residential use. Most of the surrounding properties have MUL and are proposed to be MUM FLUM designations. The proposed MUM designation is appropriate for this location which is located directly behind properties that front Broad Street. For these reasons, the staff supports the proposed FLUM amendment.

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

Reason for Recommendation:

1. The proposed MUM Mixed Use Medium Density FLUM designation is consistent with the land use history for this property.
2. The proposed MUM designation is appropriate given the property's location adjacent to Broad Street and directly adjacent to a proposed MUM district.

Request number: PD-4-18

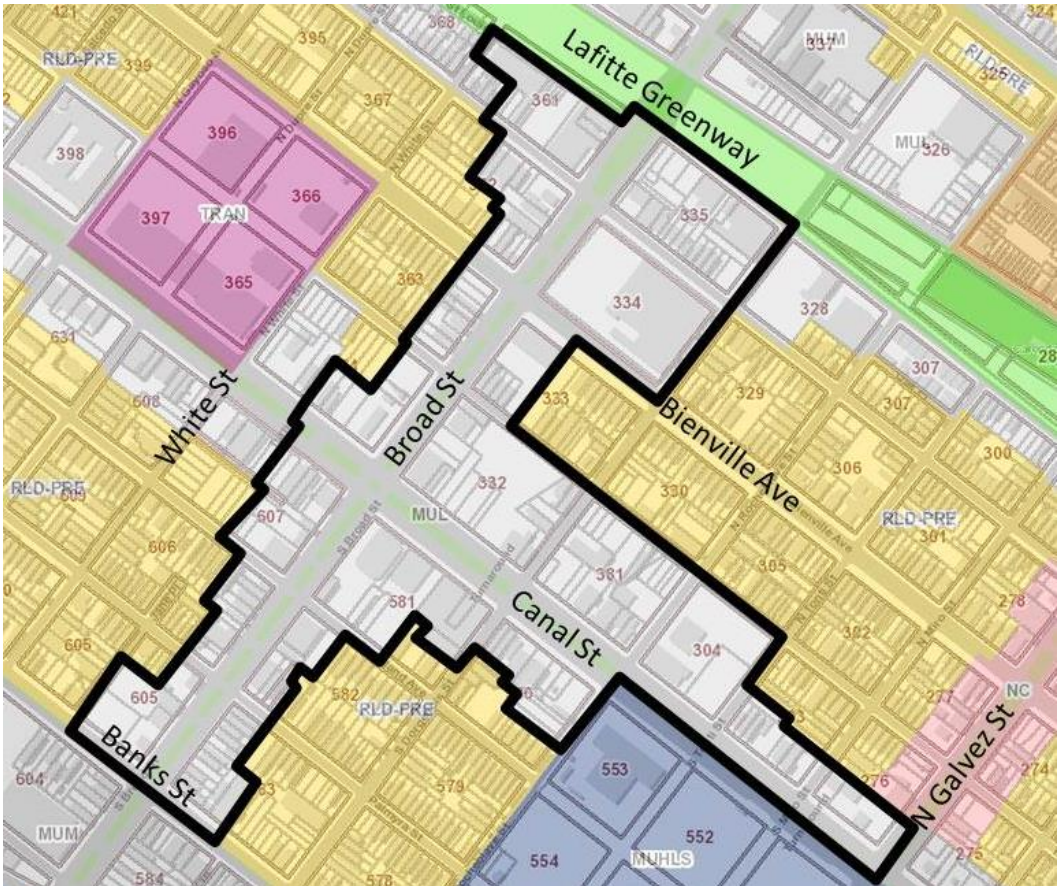
Applicant: City Planning Commission

Council District: B

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

Location: The area includes all lots currently designated MUL in Squares 276, 303, 304, 381, 580, 332, 581, 582, 583, 605, 606, 363, 333, 334, 362, 335, and lots A, 16, 1 thru 7, 33, 26, 27, 28, pt. 9, and two undesignated lots in Square 361, Lots S, T, 16 thru 23, B, C, and 13 in Square 364, Lots 8 thru 12, 14-A, 15 thru 17, 20-A-1, 22, and 23 in Square 607, bounded by S. Galvez, Banks, N. White, and Saint Louis Streets. The area is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Mixed-Use: commercial, industrial, institutional, and residential.

Purpose: The City Planning Commission would match the FLUM designation with the established development pattern.

Staff Analysis: *Site Description & Land Use*: The subject area occupies all or a portion of 19 blocks along the Broad and Canal Street corridors in Mid-City. The subject area is mixed-use, with predominantly commercial uses (retail establishments, offices, restaurants, personal service establishments, grocery stores, financial institutions, coffee shops, gas stations, etc). In addition, there are some light industrial uses (warehouses, auto repair facilities, etc.), an institutional use (Sheriff's facility), and residential uses (single-, two-, and multi-family), and a few vacant properties.

Surrounding Land Use Trends: The surrounding area is predominantly commercial and mixed-use on Canal and Broad Streets outside of the subject area and on the other major corridors (i.e. Tulane Avenue) in Mid-City. In the interior of the neighborhood is mostly lower density residential with some other lower-scale land uses interspersed throughout. The VA Hospital is adjacent to this area, which has help to generate higher intensity development in the subject area and on the adjacent corridors.

Surrounding FLUM Designations: The subject property is part of a large MUL Mixed Use Low Density FLUM designation that occupies the subject portions of the Canal Street and Broad Street corridors as well as in the lakeside direction of Canal Street and the northerly direction of Broad Street. There are MUM Mixed Use Medium Density FLUM designations in the CBD direction of Canal Street and the southerly direction of Broad Street. The subject request would extend these districts. Directly adjacent to the subject area towards the interior of the neighborhood are RLD-PRE Residential Low Density Pre-War. Other FLUM designations in the vicinity include NC Neighborhood Commercial, MUHLS Mixed Use Health/Life-Sciences, P Parkland and Open Space, MUH Mixed Use High Density, INS Institutional, and TRAN Transportation.

Impacts: The request would extend existing MUM Districts along Canal and Broad Streets. This request is appropriate given that this area is along and includes the intersection of two of the highest frequency transit lines in the City. In addition this area is ripe for higher density development adjacent to existing higher density areas and the new VA Hospital. The proposed MUM designation description requires appropriate transitions to lower-density residential areas, which should mitigate the impacts on the residential area directly adjacent to the subject area. For these reasons, the staff supports the requested amendment.

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

Reason for Recommendation:

1. The request will extend existing MUM Mixed Use Medium Density FLUM designations on Canal and Broad Streets.
2. The proposed MUM FLUM designation is appropriate for this location at the intersection of two major transit corridors and adjacent to the new VA Hospital.

Request numbers: PD-4-19 & PD-4-47

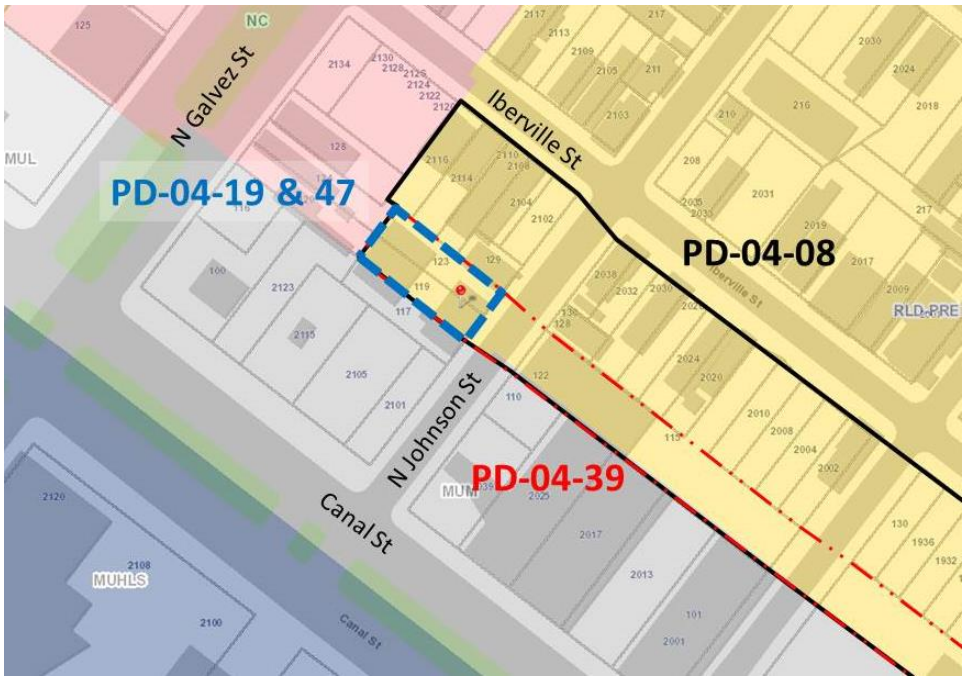
Applicant: City Planning Commission & BEWAJOBE Corporation

Council District: B

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

Location: The subject property is Lots 21 and 22, on Square 275, in the Second Municipal District. The municipal addresses are 119-123 N. Johnson Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant. The subject properties, and adjacent properties under common ownership, were most recently used as temporary construction offices.

Purpose: The City Planning Commission proposes to match the FLUM designation with the established development pattern. The property owner wants a consistent FLUM designation and zoning for their entire property.

Staff Analysis: *Site Description & Land Use*: The subject property is comprised of two interior lots on N. Johnson Street between Canal and Iberville Streets totaling 7,280 square feet in area. The subject site is two lots out of a six lot property that front Canal Street and are under common ownership. The subject lots are occupied by two trailers that no longer appear to be in use

but were most recently used as construction offices for the adjacent hospital site construction. According to Sanborn Maps, the site was a used auto sales and parking lot in 1994. In 1951, 119 N. Johnson was a two-family dwelling and 123 N. Johnson was a store and a dwelling unit. In 1940, both lots were two-family dwellings.

Surrounding Land Use Trends: This is a mixed use area. There has typically been more intense commercial uses along Canal Street. Under the prior zoning ordinance, the entire block from Canal to Iberville Streets between Claiborne Avenue and Galvez Street was part of an C-1A Commercial District, which encouraged commercial (office, retail, gas stations, auto rental, etc.) and industrial uses (manufacturing, warehouse, auto repair, etc.) to encroach from Canal Street to Iberville Street including on the subject properties. This portion of Canal Street has been underutilized, but with the new LSU and VA hospitals opening up across Canal Street, new investment is coming to this area and properties are starting to redevelop.

Surrounding FLUM Designations: The subject property is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of 16 squares located between Canal, N. Galvez, and St. Louis Streets and N. Claiborne Avenue. On the subject square, the properties fronting Canal are in a MUM Mixed Use Medium Density FLUM, the properties adjacent to N. Galvez are in a NC Neighborhood Commercial FLUM,[6] and the remaining lots are in a RLD-PRE FLUM designation.[7] Across Canal Street is an MUHLS Mixed Use Health/Life Sciences Neighborhood. The proposed MUM FLUM designation is consistent with other adjacent properties including the other lots of the development site that are under common ownership.

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUM FLUM designation is consistent with the current use of the property, is consistent with existing and proposed adjacent FLUM designations, and would allow for redevelopment of the entire site in a manner that is consistent for Canal Street. For these reasons, the staff supports the FLUM Amendment.

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

[6] These properties are recommended to become MUM Mixed Use Medium Density in FLUM Amendment PD-04-36.

[7] These properties are recommended to become MUL Mixed Use Low Density in FLUM Amendment PD-04-08.

Reason for Recommendation:

1. The proposed MUM Mixed Use Medium Density FLUM designation is consistent with the current land use for this site.
2. The proposed FLUM designation is adjacent to a MUM designation and would allow for development that is consistent for Canal Street.

Request number: PD-4-20

Applicant: Mayor's Office

Council District: D

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

Location: The petitioned property is located on Lot A, Square 1182, Third Municipal District. The municipal address is 2205 Saint Bernard Avenue, and is bounded by Saint Bernard Avenue, North Tonti and North Miro Streets, and George N. Conner Drive. This parcel is also included in PD-04-28, which is a FLUM request submitted by the City Planning Commission.

FLUM Map:

Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Vacant

Purpose: The subject site is owned by the Housing Authority of New Orleans. The Mayor's Office's request to change the FLUM designation to RLD-PRE appears to be to allow for future residential development on this vacant site.

Staff Analysis: *Site Description & Land Use*: The subject site is a corner lot located at the intersection of Saint Bernard Avenue and North Miro Street. The site has been vacant for at least a couple of decades, as evidenced by historic Sanborn maps.

Surrounding Land Use Trends: The subject property and the majority of the Saint Bernard Avenue corridor in the surrounding area is zoned HU-B1 Historic Urban Neighborhood Business District. The avenue contains a mix of land uses including restaurants, churches, a barber shop, offices, as well as varying residential uses including a mix of single-, two-, and multi-family residential land uses. There are several irregularly shaped squares near the avenue which also contain a mix of residential and commercial uses.

Surrounding FLUM Designations: Most of the interior areas of the Treme and Seventh Ward neighborhoods are designated with the RLD-PRE Residential Low Density Pre-War category. The squares adjacent to Saint Bernard Avenue are also designated with the NC Neighborhood Commercial FLUM category, though this area is part of another FLUM amendment request to change to MUL Mixed-Use Low Density (PD04-28)

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Residential Low Density Pre-War would allow the site to be developed for residential use, but would also limit the development potential of this site when evaluated in relation to the City Planning Commission FLUM amendment proposal (PD-04-28). A change to MUL Mixed-Use Low Density would allow the area to be developed with residential and/or commercial use. Encouraging a mix of land uses along this corridor could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. A change to a mixed-use FLUM designation would also be consistent with other major transportation corridors in these neighborhoods who have similar designations which include MU-HC and MUL. The proposed modified amendment would encourage development that could also make active transportation choices more comfortable and desirable if they are more convenient and safe. This change will allow additional multi-family residential opportunities and could increase availability of affordable housing options.

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

Reason for Recommendation:

1. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the St. Bernard Avenue corridor.
2. The proposed amendment is consistent with other arterial corridors in the Treme and Seventh Ward neighborhoods which have similar mixed use FLUM designations.

Request Number: PD 04-21

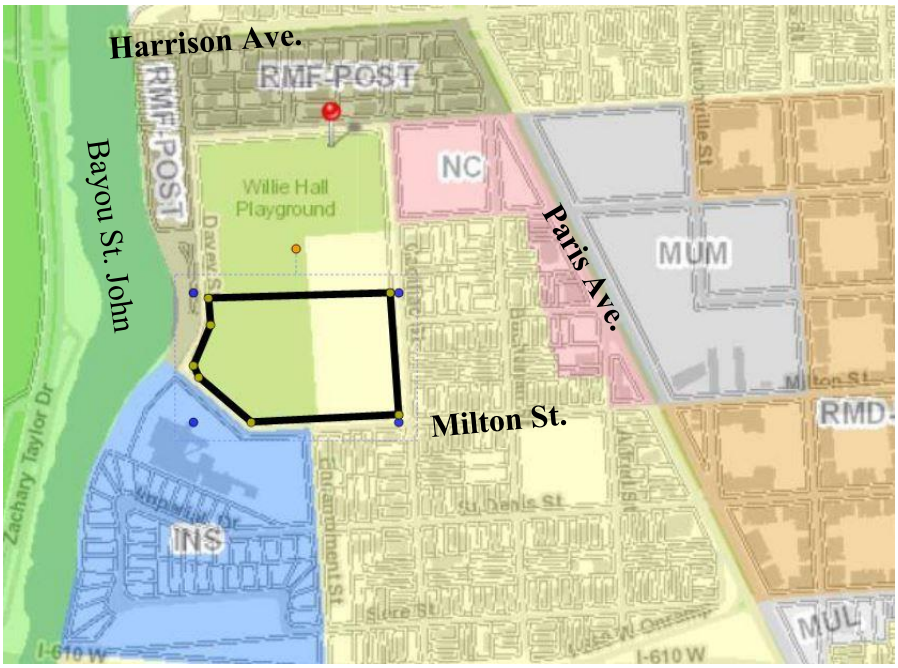
Applicant: Mayor's Office

Council District: D

Location: 1200 Senate Street; Willie Hall Playground, portion of site

Request: Change the FLUM designation from *Residential Low Density Post-War* (RLD-POST) to *Parkland/Open Space (P).*

FLUM Map



Current Zoning S-RD Two-Family Residential District

Current Land Use Purpose: The applicant stated the request would "accommodate plans for infrastructure and open space projects as part of the Gentilly Resilience District efforts."

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 17-acre (732,916 sf) site housing the recently constructed new location for John McDonogh Senior High School.

Surrounding Land Use Trends: The area around the petitioned site is in transition, going from primarily residential uses to more public and

institutional uses. Besides John McDonogh Senior High School the area to the south of Milton Street is the Orleans Parish Juvenile Justice Center.

Figure 2: Aerial Photograph

Surrounding FLUM Designations: The site is located in a *Residential Low Density Post-War (RLD-POST)* designation but there are several other FLUM designations nearby, as can be seen on the current FLUM map of the subject property on page 1 of this report. These FLUM categories include:

- Mixed Use- Medium Density (MUM)
- Neighborhood Commercial (NC)
- Residential Post-War Multifamily (RMF-Post)
- Institutional (INS)

Impacts: The proposal is to change the FLUM designation to PARKLAND AND OPEN SPACE. The request will have a positive impact on the area. The proposed FLUM designation complies with the current and historic use of the property.

Recommendation: **Approval** of the FLUM Designation Change to **Parkland/Open Space.**

Reason for Recommendation:

1. The subject site is a publically owned and is currently being used as a park and playground.
2. The surrounding area has a primarily residential and institutional development pattern and the current use of the property as a park & playground is a community asset.
3. The requested change is part of an overall strategy for the City's Gentilly Resilience District efforts.

Request Number: PD 04-22

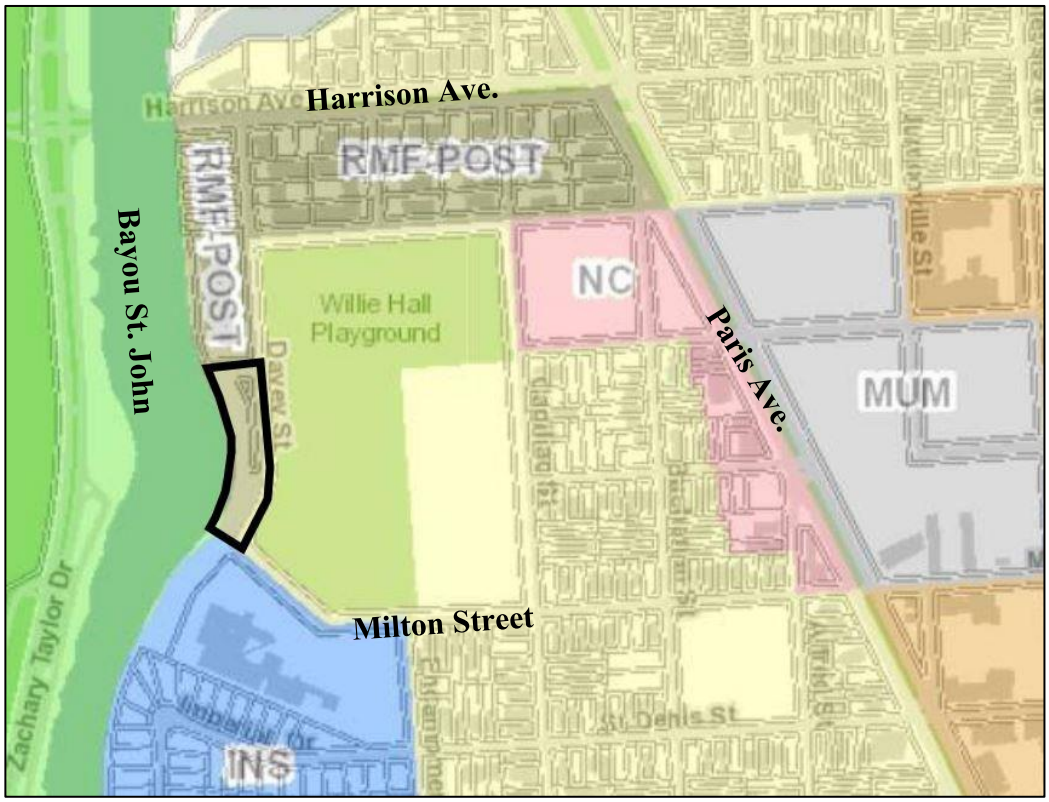
Applicant: Mayor's Office

Council District: D

Location: Bayou St. John Shoreline at Milton Street

Request: Change the FLUM designation from *Residential Post-War Multifamily* to *Parkland/Open Space*

FLUM Map:



Current Zoning S-RM1 Multi-Family Residential District

Current Land Use Open space

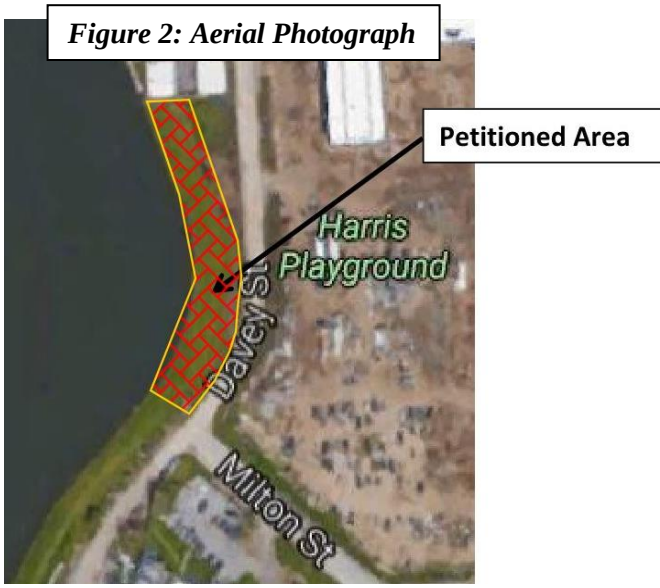
Purpose: The applicant stated "the bayou's shoreline future land use should reflect public or leased uses, such as a promenade, kayak rental, or other maritime-oriented public space."

Staff Analysis: *Site Description & Land Use*: The subject site is the eastern shoreline of Bayou St. John, from Milton Street north to the development at 4000 Davey

Street. It is publically owned and currently serves as an open space / park area along Bayou St. John.

Surrounding Land Use Trends: The area around the petitioned site is in transition, going from primarily residential uses to more public and institutional and recreational uses. Adjacent to this site is the new McDonogh Senior High School and the Orleans Parish Juvenile Justice Center.

Figure 2: Aerial Photograph



Surrounding FLUM Designations: The site is located in a *Residential Post-War Multifamily (RMF-POST)* designation but there are several other FLUM designations nearby, as can be seen on the current FLUM map of the subject property on page 1 of this report. These FLUM categories include:

- Mixed Use- Medium Density (MUM)
- Neighborhood Commercial (NC)
- Residential Low Density Post-War (RLD-Post)
- Institutional (INS)

Impacts: The proposal is to change the FLUM designation to *PARKLAND AND OPEN SPACE*. The proposed FLUM designation complies with the current and historic use of the property. There is little chance of development of the land as a multifamily use, as the current FLUM suggests. The proposed Parkland and Open Space (P) designation is more appropriate and could encourage active and passive recreational uses along Bayou St. John. It is likely that the current zoning of *Multi-Family Residential District (S-RM1)* will be changed to something more appropriate in the future.

Recommendation: **Approval** of the FLUM Designation Change to **Parkland/Open Space.**

Reason for Recommendation:

1. The subject site is a publically owned and is currently being used as a park and open space.
2. The surrounding area has a primarily residential and instituional development pattern and the current use of the property as a park open space is a community asset.
3. The requested change is part of an overall strategy for the City's Gentilly Resilience District efforts.

Request Number: PD 04-23

Applicant: Mayor's Office

Council District: D

Location: 1200 and 1300 Blocks of Milton Street, from Bayou St. John to St. Bernard Ave.

Request: Change the FLUM designations for properties on Milton Street, from Bayou St. John to St. Bernard Ave., from *Residential Low Density Post-War (RLD-POST)* to a new FLUM Category *Mixed Use*.

FLUM Map:

Current Zoning S-RD Two-Family Residential District

Current Land Use Single and two-family residential with many vacant lots.

Purpose: Change the FLUM designations for properties on Milton Street, from Bayou St. John to St. Bernard Ave., from Residential Low Density Post-War (RLD-POST) to a new FLUM Category Mixed Use.

Staff Analysis: *Site Description & Land Use*: The subject site is the Milton Street corridor from Bayou St. John to St. Bernard Ave. The area is still recovering from the devastation of Hurricane Katrina with numerous vacant lots and abandoned homes. A number of homes have been repaired, renovated and rebuilt. These residences are mostly single family residences but there are several two-family residences as well and numerous vacant lots.

Figure 2: Aerial Photograph of Milton Street Corridor

Surrounding Land Use Trends: The area around the petitioned site is in transition, going from primarily residential uses to more public and institutional/recreational uses. To the north and west is the newly constructed McDonogh Senior High School. To the south and west is the Orleans Parish Juvenile Justice Center. This request complements two other FLUM requests – PD 04-21 and PD 04-22.

Though there is little to no land use trends toward commercial uses, the area is in need of a boost. As a corridor to Bayou St. John and with the potential for active recreational uses along the shore, this FLUM change could provide a redevelopment incentive in an area where it is needed.

Surrounding FLUM Designations: The site is located in a *Residential Low Density Post-War (RLD-POST)* designation but there are several other FLUM designations nearby, as can be seen on the current FLUM map of the subject property. These FLUM categories include:

- Mixed Use- Medium Density (MUM)
- Neighborhood Commercial (NC)
- Residential Low Density Post-War (RLD-Post)
- Institutional (INS)

Impacts: The proposal is to change the FLUM designation to a proposed new designation – *Mixed Use*. The request could significantly impact the area. The proposed FLUM designation seeks to increase commercial and other uses in an otherwise residential neighborhood, but one that is in need of a stimulus of some kind.

The current zoning for this corridor is *S-RD Two-Family Residential District*, which is intended for use in newer areas of the City to facilitate the creation and maintenance of a more compact development type, where there may be a mix of housing types, including two-family and townhouse dwellings. It is likely that this current zoning designation would also need to be changed in order to facilitate the implementation of the proposed Mixed Use FLUM designation.

Recommendation: **MODIFIED APPROVAL** of the FLUM Designation Change to **the Mixed Use Low Density Category.**

Reason for Recommendation:

1. The subject area could benefit from some additional redevelopment opportunities.
2. The Milton St. corridor leads to Bayou St. John, an area this City feels is ripe for active recreational redevelopment in this particular area. This would complement the request in PD 04-22.

Request number: PD-4-24

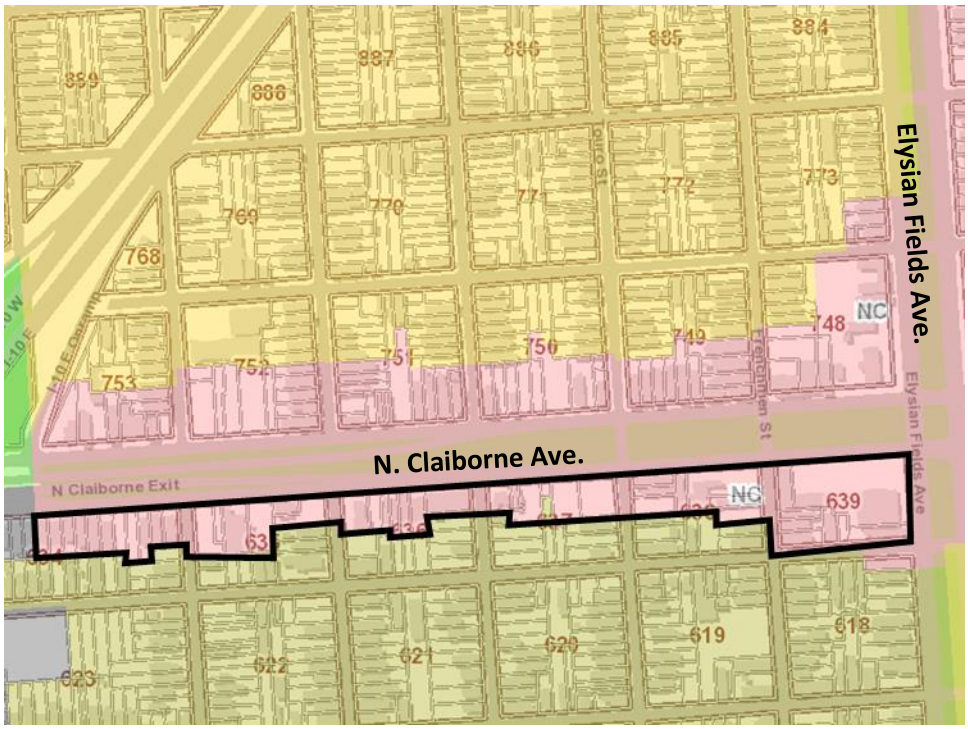
Applicant: City Planning Commission

Council District: C

Request: *Change of Future Land Use Map Designation from NC Neighborhood Commercial to MU-HC Mixed Use Historic Core*

Location: The petitioned properties include multiple lots currently designated NC Neighborhood Commercial on Squares 634, 635, 636, 637, 638, and 639 in the Third Municipal District. There are multiple municipal addresses.

FLUM Map:



Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Multiple

Purpose: In older parts of the city, City Planning staff has proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations. 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 site includes multiple properties with frontage along or near to North Claiborne Avenue at its riverside between St. Bernard Avenue and Elysian Fields Avenue. The properties span six different municipal squares in the South Seventh Ward neighborhood. This section of North Claiborne Avenue contains large traffic volumes, especially at the intersection with Elysian Fields Avenue. There is also an I-10 overpass off-ramp which lets off in this section of North Claiborne Avenue.

Surrounding Land Use Trends: The subject properties are all zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District and are developed with a mix of uses including commercial and residential uses. The staff noted some single-family and two-family residences, as well as some commercial and institutional uses, including a Family Dollar retail store, a barber shop, a strip of retail outlets, a funeral home, and a church. There are also several vacant parcels and a few vacant former commercial buildings. The properties along North Claiborne Avenue have a larger share of commercial uses than do the interior streets. The properties abutting the subject properties at the rear, with frontage along North Robertson Street are zoned HMR-2 Historic Marigny/Tremé/Bywater Residential District and consist of primarily single-family and two-family residential land uses.

Surrounding FLUM Designations: Most of the area south of North Claiborne Avenue is designated with the R-HC Residential Historic Core FLUM category, while the properties with frontage along North Claiborne Avenue have the NC Neighborhood Commercial Designation. Other major corridors in the neighborhood such as North Rampart Street and St. Bernard Avenue are designated with the MU-HC Mixed Use Historic Core FLUM category. The riverside of North Claiborne Avenue between St. Bernard Avenue and Basin Street also contains the MU-HC designation.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Historic Core would allow the area to be developed with residential and/or commercial use. Encouraging a mix of land uses along this corridor could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. This development pattern could also make active transportation choices more comfortable and desirable if they are more convenient and safe. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit, and could increase affordable housing options. Finally, the change is also consistent with the other North Claiborne Avenue-facing properties on the upriver side of St. Bernard Avenue.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core**

Reason for Recommendation:

1. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the corridor.
2. More mixed use development along this corridor would encourage and enhance pedestrian and transit activity.

Request Number: PD 04-25

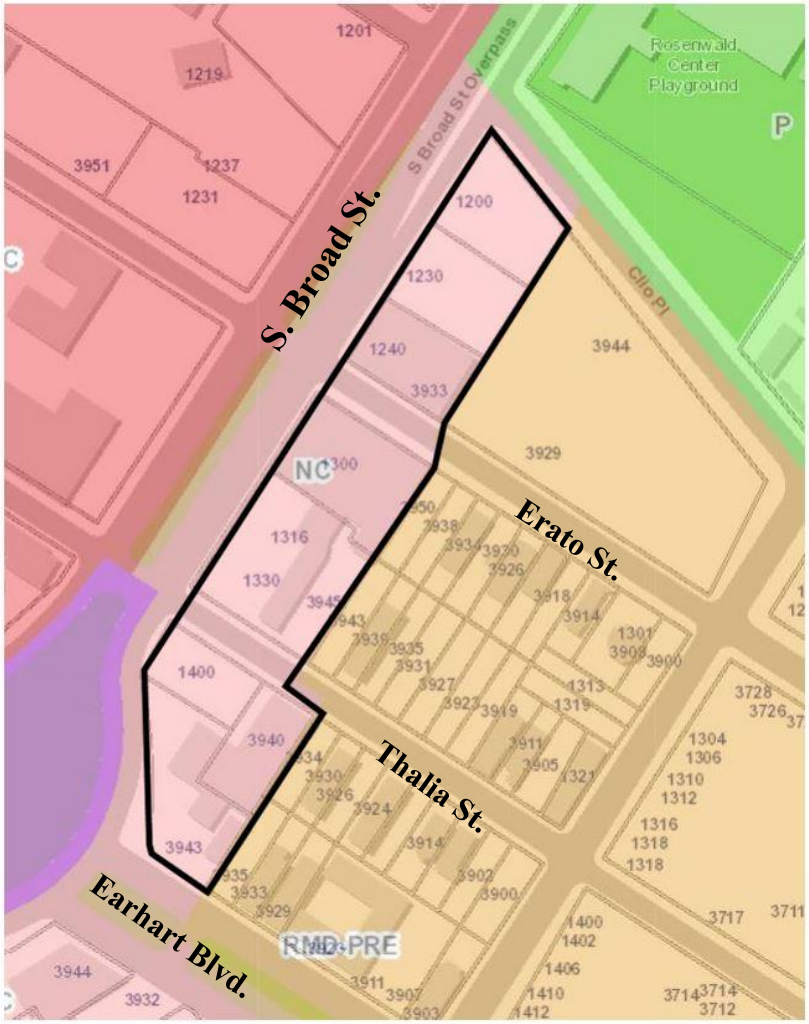
Applicant: City Planning Commission

Council District: B

Location: Multiple Addresses - All lots designated NC on squares bounded by S. Broad Ave, Clio Pl, S. Dorgenois St., and Martin Luther King Jr. Blvd.

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Medium Density (MUM).*

FLUM Map:



Current Zoning C-1 General Commercial District

Current Land Use Commercial, retail, residential

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*: The S. Broad St. corridor between Clio Place and Martin Luther King Blvd. has historically been commercial (retail, office, light industrial) with some residential along the corridor but also immediately adjacent to the corridor. Current uses are retail and several vacant buildings and vacant lots. The commercial uses are in keeping with the current C-1 Commercial zoning District.

Some of the existing structures in the corridor are conducive to mixed use with Commercial on the ground floor and residential on the upper floors. This is the targeted mix of uses in the proposed *Mixed Use Medium Density (MUM)* FLUM category. The staff believes the *MUM* category would encourage redevelopment of these abandoned structures and properties.

Figures 2 - 4: Pictures of existing structures in the Subject Area

Surrounding Land Use Trends:

There has been significant redevelopment of commercial properties on the opposite side of S. Broad St. from the petitioned corridor properties. These redevelopment buildings now house a bakery and several innovative business operations.

Surrounding FLUM Designations: There are a number of nearby FLUM designations, including: *RMD-PRE – Residential Pre-War Medium Density; P – Park and Open Space; IND – Industrial; GC – General Commercial*

Impacts: The staff believes the request will significantly benefit the area. 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.

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.

Request number: PD-4-26

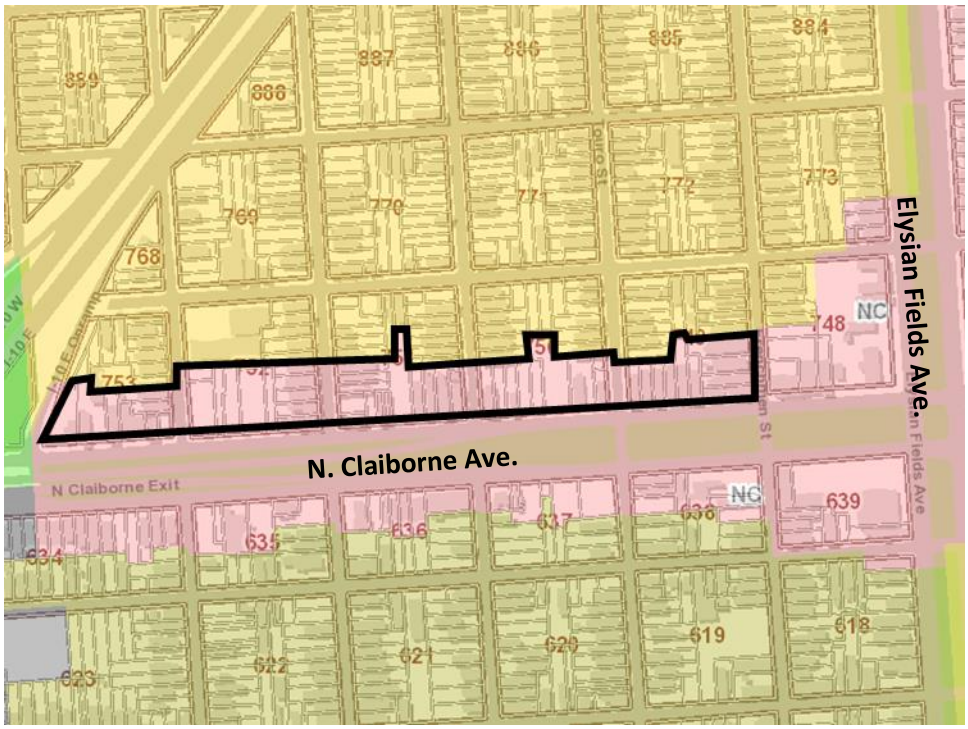
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties include multiple lots currently designated NC Neighborhood Commercial on Squares 749, 750, 751, 752, and 753 in the Third Municipal District. There are multiple municipal addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Multiple

Purpose: In older parts of the city, City Planning staff has 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 site includes multiple properties with frontage along or near to North Claiborne Avenue at its lakeside between Allen Street (or the I-10 E onramp) and Elysian Fields Avenue. The properties span five different municipal squares in the Seventh Ward neighborhood. This section of North Claiborne Avenue contains large traffic volumes, especially at the intersection with Elysian Fields Avenue. There is also an I-10 overpass onramp at this section of North Claiborne Avenue which induces high traffic volumes at all times of the day, especially during rush hours.

Surrounding Land Use Trends: The subject properties are all zoned HU-B1 Historic Urban Neighborhood Business District and are developed with a mix of uses including commercial and residential uses. The staff noted some single- and two-story single-family and two-family historic residences, as well as some commercial uses, including a large CVS pharmacy, two cocktail lounges, and a tire shop. A few of the parcels remain vacant. The area was developed in the late 19th and early 20th century, prior to the rise of the automobile as the dominant means of transportation. It was common for residential uses to be closely interspersed with commercial, agricultural, and industrial uses as walking was the primary mode of transportation. This history is evident with in the current land use makeup of the neighborhood. This section of North Claiborne Avenue, in particular, was one of the most prosperous African American business districts in the city; however, business activity along this corridor experienced a significant decline in the late 20th century with the construction of the I-10 overpass.

Surrounding FLUM Designations: Most of the area north of North Claiborne Avenue is designated with the RLD-PRE Residential Low Density Pre-War category, while the properties with frontage along North Claiborne Avenue have the NC Neighborhood Commercial Designation. Near the I-10 E onramp at St. Bernard Avenue is the Hunter's Field Playground which has the P Parkland and Open Space FLUM designation.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Low Density would allow the area to be developed with residential and/or commercial use. Encouraging a mix of land uses along this corridor could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. This development pattern could also make active transportation choices more comfortable and desirable if they are more convenient and safer. This change will allow residential opportunities at appropriate locations along the corridor, and could increase availability of affordable housing options.

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

Reason for Recommendation:

1. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the corridor.
2. More mixed-use development along this corridor would encourage and enhance pedestrian and transit activity, as well as increase the supply of affordable housing options.

Request number: PD-4-27

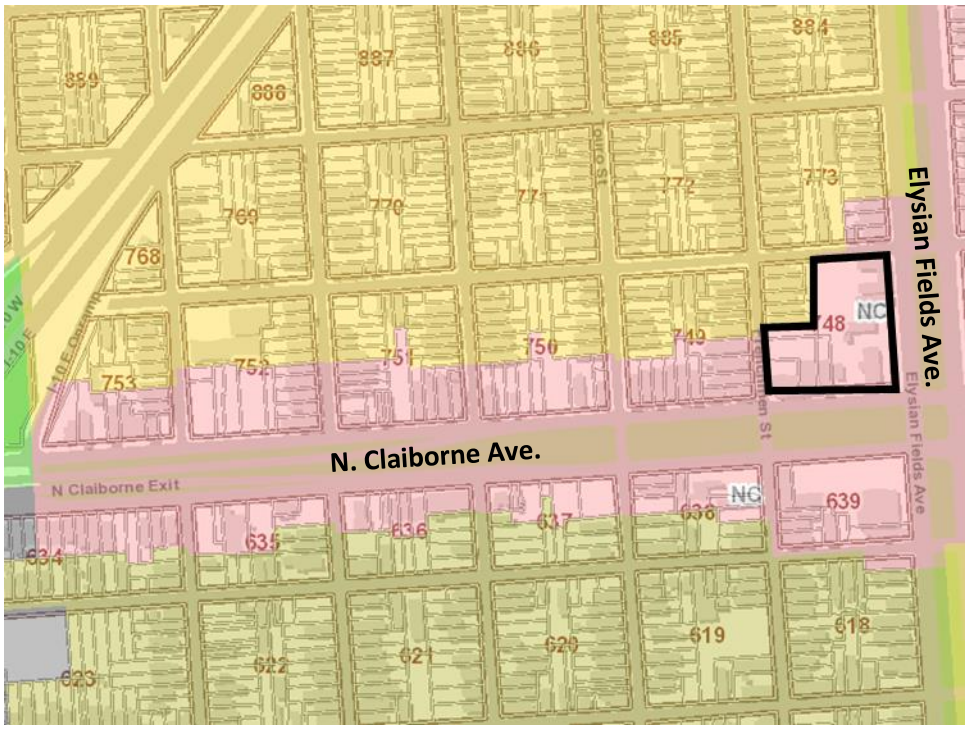
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties include six lots currently designated NC Neighborhood Commercial on Square 748 in the Third Municipal District. There are multiple municipal addresses.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Multiple

Purpose: In older parts of the city, City Planning staff has 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 site includes six lots with frontage along or near to North Claiborne Avenue at its lakeside between Frenchmen Street and Elysian Fields Avenue. One lot is developed with a large CVS pharmacy and a large accessory parking lot. The CVS lot, which spans the width of the square along Elysian Fields Avenue, was created by a recent subdivision combining several lots into one. Three other lots with frontage on North Claiborne Avenue are developed each with a vacant double shotgun residence, a florist shop, and a cocktail lounge, respectively. One of the lots fronts Frenchmen Street and is developed with a small transmission pole. This section of North Claiborne Avenue contains large traffic volumes, especially at the intersection with Elysian Fields Avenue.

Surrounding Land Use Trends: The subject properties are all zoned HU-B1 Historic Urban Neighborhood Business District. The square is part of a larger HU-B1 District which spans the North Claiborne Avenue corridor upriver toward Canal Street. Across Elysian Fields, downriver from the subject property is a gas station, a laundromat/restaurant, and an automotive retail store. This area is zoned C-1 General Commercial District.

The North Claiborne Avenue corridor displays a varied mix of land uses. The staff noted some single- and two-story single-family and two-family historic residences, as well as some commercial uses. A few of the parcels remain vacant. The area was developed in the late 19th and early 20th century, prior to the rise of the automobile as the dominant means of transportation. It was common for residential uses to be closely interspersed with commercial, agricultural, and industrial uses as walking was the primary mode of transportation. This history is evident with in the current land use makeup of the neighborhood. This section of North Claiborne Avenue, in particular, was one of the most prosperous African American business districts in the city; however, business activity along this corridor experienced a significant decline in the late 20th century with the construction of the I-10 overpass.

Surrounding FLUM Designations: Most of the area north of North Claiborne Avenue is designated with the RLD-PRE Residential Low Density Pre-War category, while the properties with frontage along North Claiborne Avenue have the NC Neighborhood Commercial Designation. The properties across Elysian Fields, at the North Claiborne Avenue intersection, are also designated with the NC Neighborhood Commercial FLUM category; however, the City Planning Commission staff has submitted a request to also amend their FLUM designation to Mixed-Use Medium Density for similar reasons as stated within this request.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Medium Density would allow the area to be developed with residential

and/or commercial use. The change would enable development of structures with ground floor retail and residences on upper floors. Encouraging a mix of land uses along this corridor could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. The incorporation of the "Medium Density" category to this particular square is also appropriate considering its location at a major transportation node. The proposed amendment would encourage development that could also make active transportation choices more comfortable and desirable if they are more convenient and safer. This change will allow additional multi-family residential opportunities and could increase availability of affordable housing options.

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

Reason for Recommendation:

1. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the North Claiborne Avenue corridor.
2. More mixed use development along at this particular node, located at the intersection of Elysian Fields Avenue and North Claiborne Avenue, would encourage and enhance pedestrian and transit activity, as well as increase the supply of affordable housing options.

Request number: PD-4-28

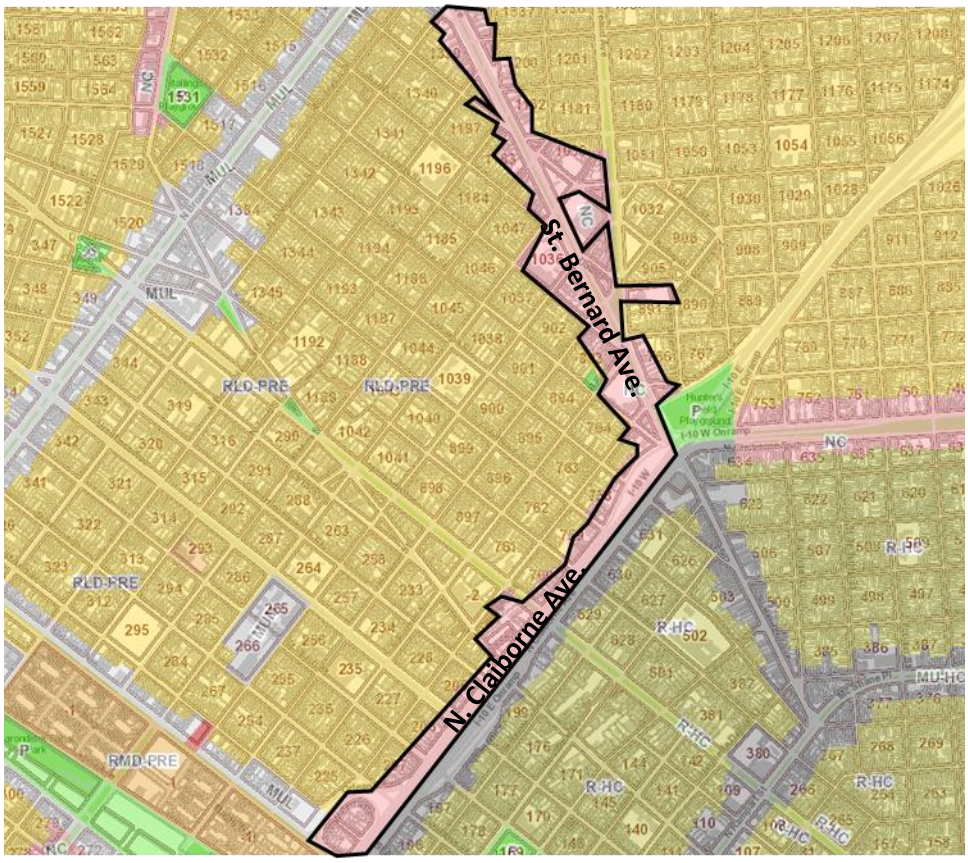
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties include several parcels on squares with frontage along North Claiborne Avenue (from Orleans Avenue to St. Bernard Avenue) and St. Bernard Avenue (from North Dorgenois Street to Claiborne Avenue. The request includes Square 1050 (with frontage on Aubrey Street), Square 1033A (with frontage on D'abadie Street), and Square 891 (with frontage on AP Tureaud Avenue). The request excludes Square 1035 which is part of another FLUM amendment request (PD-4-49).

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Multiple

Purpose: In older parts of the city, City Planning staff has 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 site consists of multiple parcels of varying sizes with frontage or proximity to North Claiborne and St. Bernard Avenues in the Treme and Seventh Ward neighborhoods. These two major streets serve as primary neighborhood arterials. As such, they attract large volumes of traffic and are developed with a wide range of land uses, including residential, commercial, institutional, and some light industrial uses. There are also several vacant parcels and vacant commercial warehouse uses, especially located along North Claiborne Avenue.

Surrounding Land Use Trends: The subject properties are all zoned HU-B1 Historic Urban Neighborhood Business District. The avenues serve as major corridors within the Treme and Seventh Ward neighborhoods. Because they carry a large amount of traffic, they include the largest concentration of commercial land uses within the neighborhood. The avenues serve as borders around local interior streets which contain a larger proportion of residential land uses, including a mix of singles, doubles, and small scale multi-family residential land uses. The is also increased interest in the redevelopment of former institutional uses into multi-family residential or mixed-uses along St. Bernard Avenue.

Parcels vary in size depending on the use of the property, but overall the corridor exhibits a dense development pattern with a predominance of narrow rectangular lots as is characteristic of historic neighborhoods in the city. The area was developed in the late 19th and early 20th century, prior to the rise of the automobile as the dominant means of transportation. It was common for residential uses to be closely interspersed with commercial, agricultural, and industrial uses as walking was the primary mode of transportation. This section of North Claiborne Avenue, in particular, was one of the most prosperous African American business districts in the city; however, business activity along this corridor experienced a significant decline in the late 20th century with the construction of the I-10 overpass.

Surrounding FLUM Designations: Most of the interior areas of the Treme and Seventh Ward neighborhoods are designated with the RLD-PRE Residential Low Density Pre-War category. While the subject area of North Claiborne Avenue is designated with the NC Neighborhood Commercial FLUM category, the opposite side of the avenue, the riverside, is designated

as MU-HC Mixed-Use Historic Core. Most of the properties with frontage along Orleans Avenue and Broad Street, the other major borders of the Treme neighborhood, also have the MUL Mixed-Use Low Density FLUM designation, as is being proposed with this request.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Low Density would allow the area to be developed with residential and/or commercial use. Encouraging a mix of land uses along these corridors could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. The proposed amendment to a mixed-use FLUM designation is also consistent with other major transportation corridors in these neighborhoods who have similar designations which include MU-HC and MUL. The proposed amendment would encourage development that could also make active transportation choices more comfortable and desirable if they are more convenient and safe. This change will allow additional multi-family residential opportunities and could increase availability of affordable housing options.

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

Reason for Recommendation:

3. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the North Claiborne Avenue and St. Bernard Avenue corridors.
4. The proposed amendment is consistent with other arterial corridors in the Treme and Seventh Ward neighborhoods which have similar mixed use FLUM designations.

Request number: PD-4-29

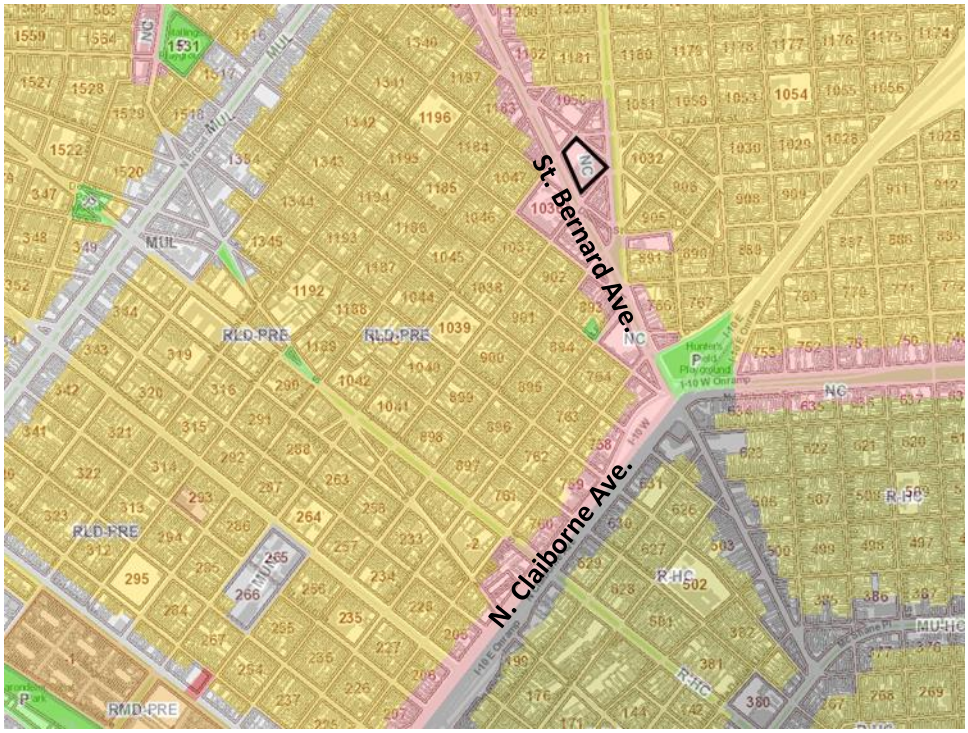
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties include Lot A1 and Lot B1 on Square 1035 in the Third Municipal District. The municipal address is 2001 St. Bernard Avenue.

FLUM Map:



Current Zoning: C-1 General Commercial District

Current Land Use: Retail Store and Dry Cleaning Facility

Purpose: In older parts of the city, City Planning staff has 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 site includes one municipal square which is developed with a large retail box store and accessory parking lot at the intersection of St. Bernard Avenue and North Galvez Street. The box structure contains a cellular phone retail store, a dry cleaning facility, and a Dollar General retail store.

Surrounding Land Use Trends: The subject square is zoned C-1 General Commercial District, but the majority of the St. Bernard Avenue corridor in the surrounding area is zoned HU-B1 Historic Urban Neighborhood Business District. The avenue contains a mix of land uses including restaurants, churches, a barber shop, offices, as well as varying residential uses including a mix of singles, doubles, and small scale multi-family residential land uses. There are several irregularly shaped squares near the avenue which also contain a mix of residential and commercial uses.

Surrounding FLUM Designations: Most of the interior areas of the Treme and Seventh Ward neighborhoods are designated with the RLD-PRE Residential Low Density Pre-War category. The squares adjacent to St. Bernard Avenue are also designated with the NC Neighborhood Commercial FLUM category, though this area is part of another FLUM amendment request to change to MUL Mixed-Use Low Density (PD-04-28).

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Low Density would allow the site to be developed with residential and/or commercial use. Encouraging a mix of land uses in this area could promote walkability and pedestrian safety as residential and commercial land uses are developed side by side. The proposed amendment to a mixed-use FLUM designation is also consistent with other major transportation corridors in these neighborhoods who have similar mixed-use designations.

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

Reason for Recommendation:

1. The proposed amendment would encourage more mixed-use development which is appropriate given the existing and historic land use pattern of the St. Bernard Avenue corridor.

Request number: PD-4-30

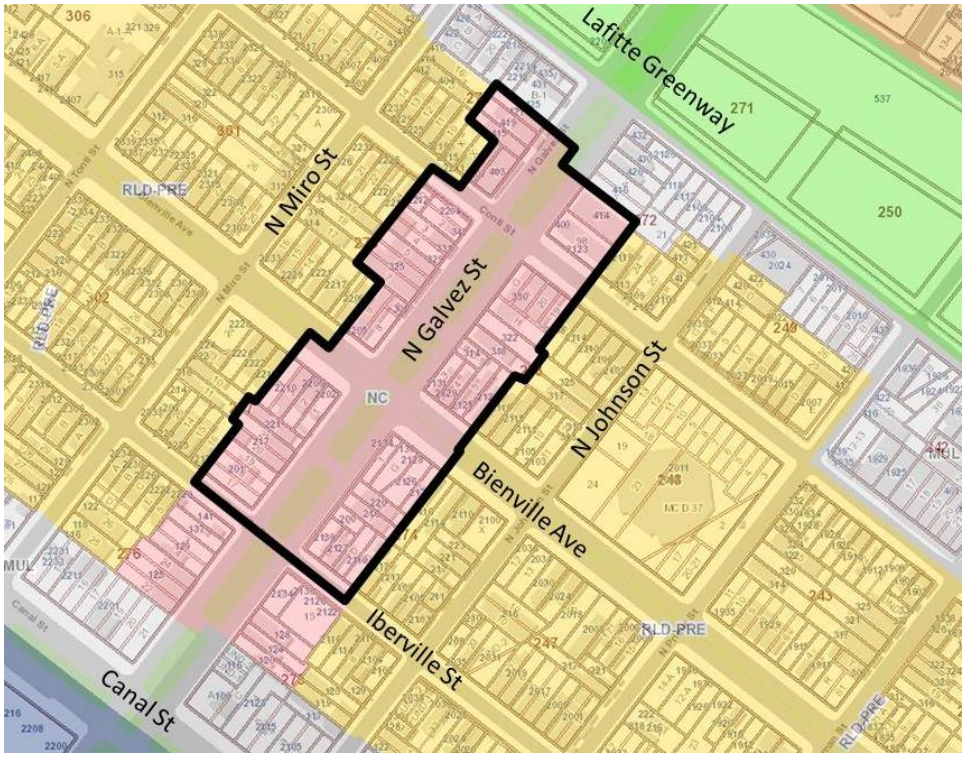
Applicant: City Planning Commission

Council District: B

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

Location: The area includes all lots designated NC on squares with frontage on N. Galvez Street between St. Louis Street and Iberville Street. There are multiple municipal addresses. This area is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-B1 Neighborhood Business District

Current Land Use: Mixed-Use: industrial, commercial, and residential

Purpose: The City Planning Commission proposes to change all NC Neighborhood Commercial FLUM designations in the Pre War designations to a mixed use FLUM designation.

Staff Analysis: *Site Description & Land Use*: The subject area includes portions of six squares currently designated NC Neighborhood Commercial adjacent to N. Galvez Street between Iberville and St. Louis Streets. The subject area is

mixed-use, with a large number of automotive repair facilities, a few warehouses and other light industrial uses, a restaurant, residential (single-, two-, and multi-family), and some vacant lots. The area is currently zoned HU-B1 Neighborhood Business, but this area was LI Light Industrial under the prior Comprehensive Zoning Ordinance which resulted in the large number of light industrial uses.

Surrounding Land Use Trends: The subject site is a predominantly light industrial corridor in a mostly mixed use neighborhood. Mid-City generally has higher intensity commercial use along the major street corridors with less intense, mostly residential and some commercial and industrial uses in the interior of the neighborhood. Some corridors, including the subject corridor and along the adjacent Lafitte Greenway, have historically been industrial. The trend in this area is for many of the former industrial sites to be redeveloped as mixed-use, commercial, or multi-family residential uses. The proposed FLUM designation would allow for the existing industrial uses to remain, allow for some new, minimally impactful, value-add industrial uses to be established, and allow for the redevelopment of some industrial sites for new uses.

Surrounding FLUM Designations: The subject area is most of a small NC Neighborhood Commercial FLUM district along N. Galvez Street between Canal and St. Louis Streets. The staff proposes eliminating the NC designation in historic urban areas and changing those areas to be mixed-use FLUM districts. The proposed MUL Mixed-Use Low Density FLUM designation is appropriate for this corridor and would be consistent the adjacent property on St. Louis Street adjacent to the Lafitte Greenway which are also MUL. The rest of this NC FLUM designation on N. Galvez Street between Canal and Iberville Streets is proposed to be MUM Mixed Use Medium Density (FLUM Amendment PD-04-36), which is consistent with the existing and proposed FLUM designations on Canal Street. Directly behind each side of this NC FLUM corridor is a RLD-PRE Residential Low Density Pre-War FLUM designation.

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUL FLUM designation is consistent with the current mixed-use development pattern of the corridor. In addition, the proposed MUL FLUM district would allow mixed-use zoning districts that allow some minimally impactful industrial uses that are more appropriate for these existing industrial sites. Finally the proposed FLUM would encourage redevelopment that is consistent with development trends in the Mid-City neighborhood. For these reasons, the staff supports this request.

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

Reason for Recommendation:

1. The proposed MUL Mixed Use Low Density FLUM designation is more consistent with the current land use.
2. The proposed FLUM designation would allow for some industrial uses or allow for the redevelopment of these site as seen elsewhere in Mid-City.

Request Number: PD 04-31

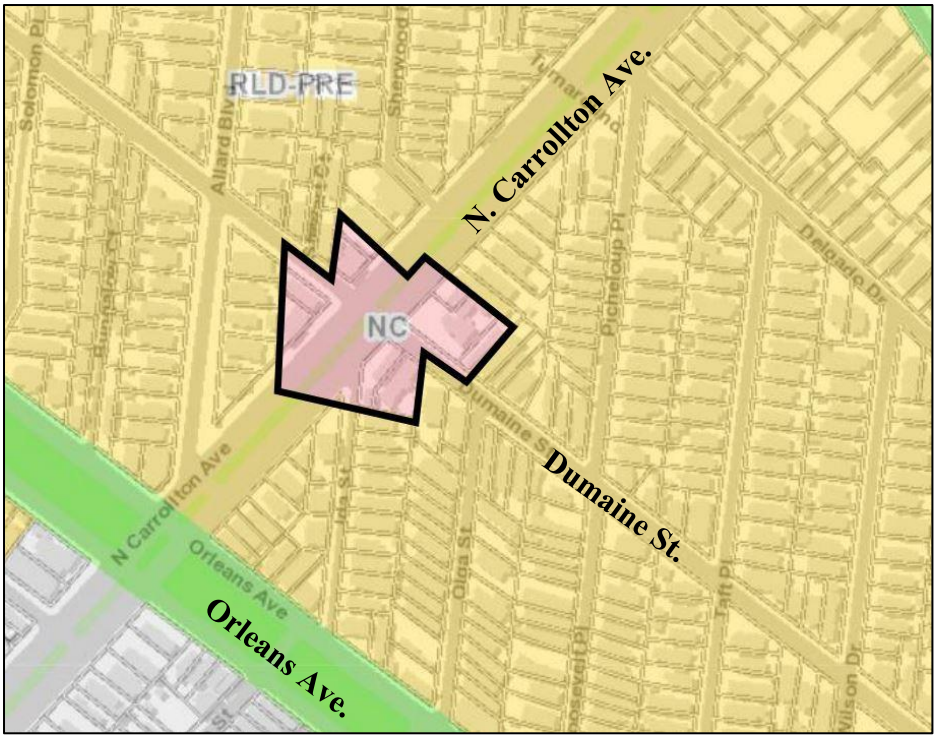
Applicant: City Planning Commission

Council District: A

Location: Multiple Addresses - All lots designated NC on squares B, D, D, and 545 at the intersection of N. Carrollton Ave. and Dumaine St.

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Low Density (MUL).*

FLUM Map:



Current Zoning HU-B1 Neighborhood Business District

Current Land Use Commercial, retail, residential

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*:

The properties in the petitioned area at the intersection of N. Carrollton Ave. and Dumaine Street are all rather small commercial establishments ranging from two restaurants, a sno-ball stand, a bar, and some residential uses on the upper floors of several of these buildings.

Surrounding Land Use Trends: The petitioned properties serve as the commercial nodes in an otherwise residential area. The neighborhood surrounding this intersection is made up almost exclusively of single and two-family residential dwellings that fit the character of the *HU-RD2 Two-Family Residential District* that surrounds the petitioned properties. The purpose of the HU-RD2 District is "…to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings." The homes in this area were built primarily in the late 1800's and early 1900's. The mix of uses permitted and existing in the commercial zoning at this node, along with the proposed FLUM amendment, is appropriate for this area.

Figure 2: Zoning Map

Surrounding FLUM Designations: The petitioned properties are the commercial nodes at the intersection of N. Carrollton Ave. and Dumaine St. Outside of these nodes, the FLUM categories reflect the pre-war development patterns described above – mostly single and two-family residential units in Residential Pre-War Low Density (RLD-PRE) FLUM designated areas. Further south on N. Carrollton Ave., between Orleans Ave. and Canal Blvd., is another MUL designated area with similar development patterns as the petitioned properties in the request.

The staff believes the request will benefit the area. 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.

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.

Request Number: PD 04-32

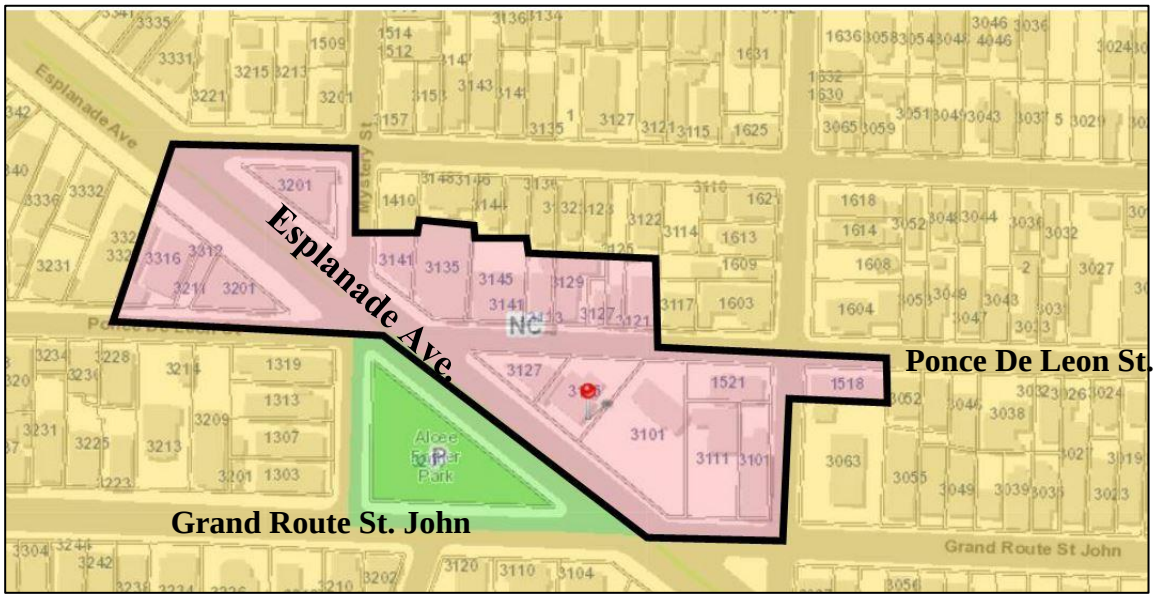
Applicant: City Planning Commission

Council District: A

Location: Multiple Addresses - All lots designated NC on Square 492 bounded by Esplanade Ave, Grand Route St John St, E Moss St, and Moss St

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Low Density (MUL).*

FLUM Map:



Current Zoning: HU-B1 Neighborhood Business District.

Current Land Use: Commercial, retail, residential

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*: The properties in the petitioned area around the intersection of Esplanade Ave. and Grande Route St. John are all rather small commercial establishments ranging from several restaurants, a grocery store, a coffee shop, a bar, and some residential uses on the upper floors of several of these buildings. There are also several single-family dwelling units in the petitioned area.

Surrounding Land Use Trends: The petitioned properties serve as the commercial nodes in an otherwise residential area. The neighborhood surrounding this intersection is made up almost exclusively of single and two-family residential dwellings that fit the character of the *HU-RD2 Two-Family Residential District* that surrounds the petitioned properties. The purpose of the HU-RD2 District is "…to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings." The homes in this area were built primarily in the late 1800's and early 1900's.

Surrounding FLUM Designations: The petitioned properties are the commercial nodes around the intersection of Esplanade Ave. and Grande Route St. John. Outside of these nodes, the FLUM categories reflect the pre-war development patterns described above – mostly single and two-family residential units in Residential Pre-War Low Density (RLD-PRE) FLUM designated areas. Across Esplanade Ave. is a small pocket park – Alcee Fortier Park – with a *Park and Open Space (P)* FLUM designation.

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The staff believes the request will benefit the area. 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.

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

Reason for Recommendation:

1. In these “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.
3. These additional residential opportunities should also help address affordable housing issues.

Request Number: PD 04-33

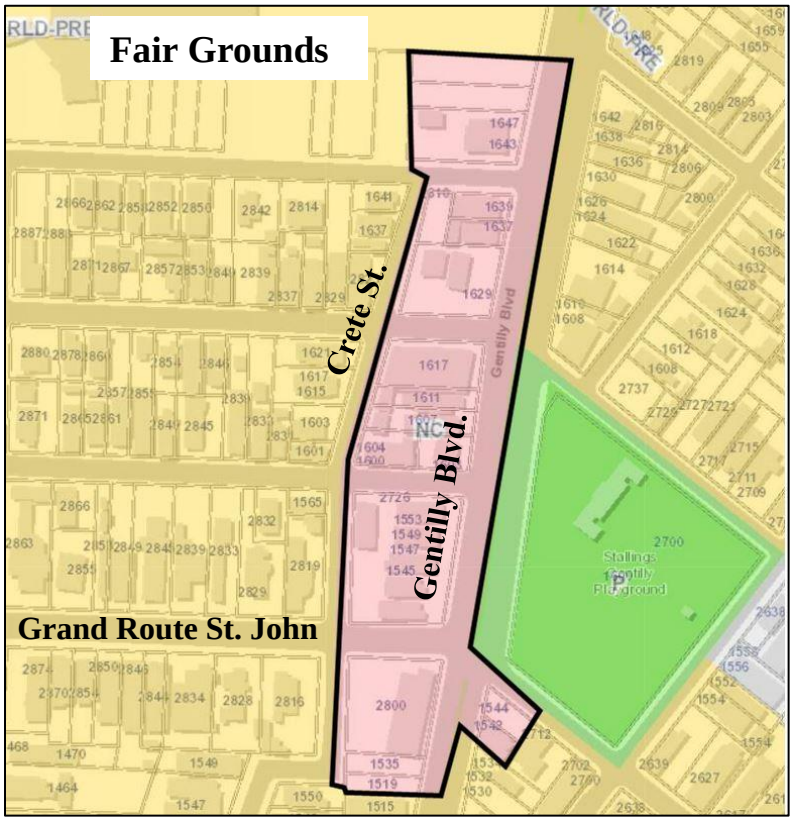
Applicant: City Planning Commission

Council District: A

Location: Multiple Addresses - Squares 1734, 1567, 1566, 1565, lots 14-20 on Square 1529, and lots 6-7 on Square 1530 designated NC located between Crete St and Gentilly Blvd

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Low Density (MUL).*

FLUM Map:



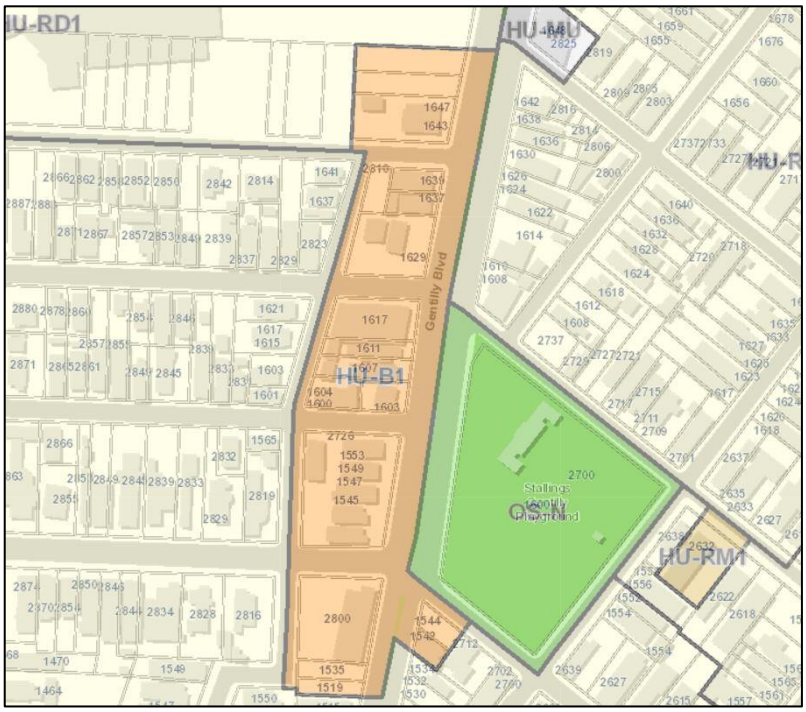
Current Zoning: HU-B1 Neighborhood Business District.

Current Land Use: Commercial, retail, residential

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*: The properties in the petitioned area are on the west side of Gentilly Blvd. from Fortin Street (at the edge of the Fair Grounds Race Track) south to just south of Grand Route St. John and west tp Crete Street. The establishments along this corridor range from retail (auto parts store and a small grocery store), a radio station, and various types and size residential uses. These residential uses include single-family, two-family and multi-family dwelling units.

Figure 2: Zoning Map



Surrounding Land Use Trends: The petitioned properties serve as the commercial nodes in an otherwise residential area. The neighborhood surrounding this intersection is made up almost exclusively of single and two-family residential dwellings that fit the character of the *HU-RD2 Two-Family Residential District* that surrounds the petitioned properties. The purpose of the HU-RD2 District is "…to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings." The homes in this area were built primarily in the late 1800's and early 1900's. Stallings Playground on the east side of Gentilly Blvd. serves as the area's recreational asset.

Surrounding FLUM Designations: The petitioned properties follow the Gentilly Blvd. corridor on its west side. The FLUM categories of the surrounding areas reflect the pre-war development patterns described above – mostly single and two-family residential units in Residential Pre-War Low

Density (RLD-PRE) FLUM designated areas. Across Gentilly Blvd. is Stallings Playground with a *Park and Open Space (P)* FLUM designation.

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The staff believes the request will benefit the area. 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.

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.

Request Number: PD 04-34

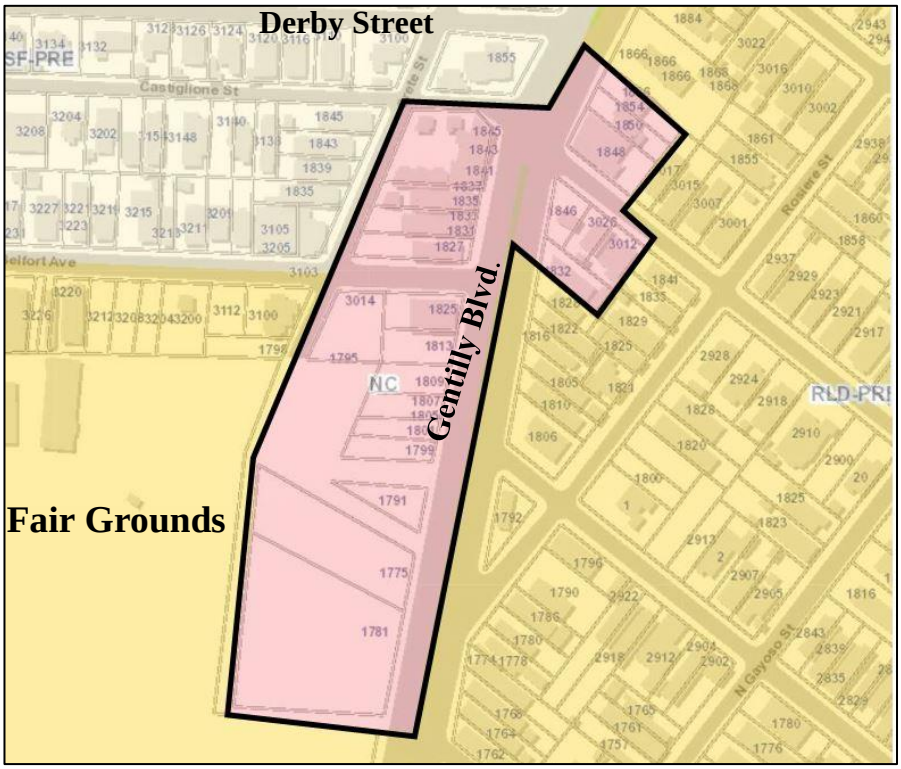
Applicant: City Planning Commission

Council District: A & D

Location: Multiple Addresses - All lots designated NC on squares bounded by the continuation of Derby Pl., Rosiere St, the continuation of Aubry St, and the continuation of Crete St.

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Low Density (MUL).*

FLUM Map:



Current Zoning: HU-B1 Neighborhood Business District.

Current Land Use: Commercial, retail, residential

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*: The properties in the petitioned area are primarily on the west side of Gentilly Blvd. from roughly Derby Place to

Aubry Street and including some properties used for parking and other ancillary uses for the Fair Grounds Race Track and owned by Churchill Downs Louisiana. There is a wide range of uses, including parking lots, corner grocery stores, a bar, and several residences. The residences are single-family and two-family dwellings.

The petitioned properties also include several on the east side of Gentilly Blvd., straddling the intersection of Gentilly Blvd. and Castiglioni Street. The petitioned properties in this area are small commercial uses.

Surrounding Land Use Trends: The petitioned properties serve as the commercial nodes in an otherwise residential area. The neighborhood surrounding this intersection is made up almost exclusively of single and two-family residential dwellings that fit the character of the *HU-RD2 Two-Family Residential District* that surrounds the petitioned properties. The purpose of the HU-RD2 District is "…to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings." The homes in this area were built primarily in the late 1800's and early 1900's.

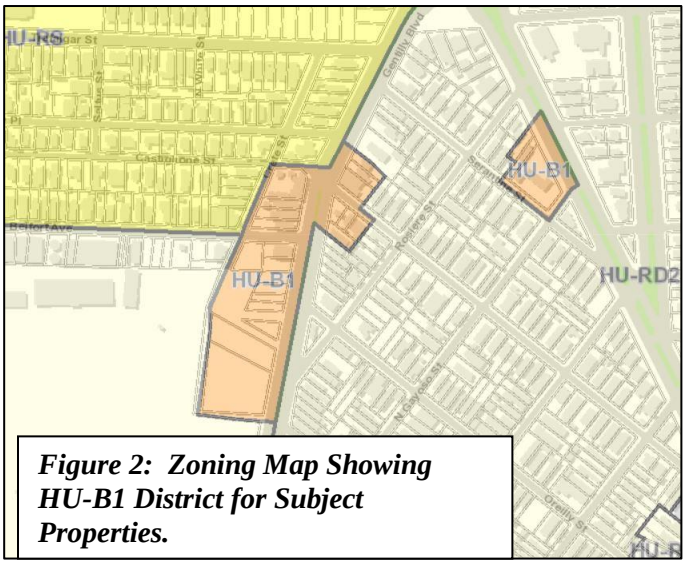


Figure 2: Zoning Map Showing HU-B1 District for Subject Properties.

The land use trends along this corridor are heavily influenced by the Fair Grounds and the traffic impacts generated by the racing events and the annual Jazz and Heritage Festival.

Surrounding FLUM Designations: The petitioned properties follow the Gentilly Blvd. corridor primarily on its west side, but also included are some commercial properties on the east side of Gentilly Blvd. The FLUM categories of the surrounding areas reflect the pre-war development patterns described above – mostly single and two-family residential units in Residential Pre-War Low Density (RLD-PRE) FLUM designated areas.

The staff believes the request will benefit the area. 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.

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.

Request number: PD-4-35

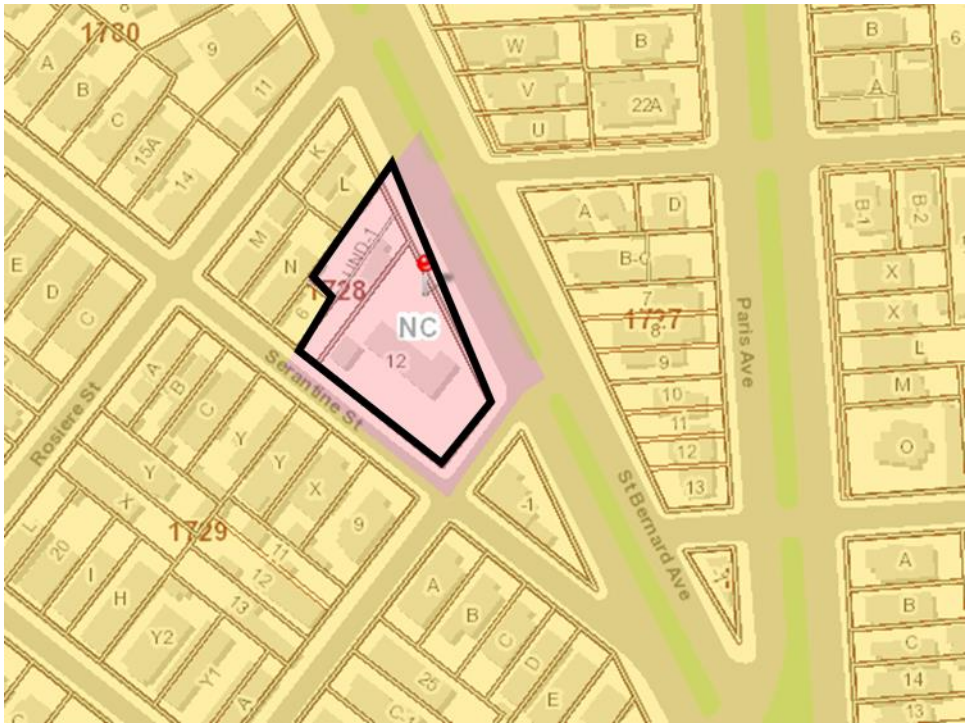
Applicant: City Planning Commission

Council District: D

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

Location: The petitioned properties include Lot 12, Pt Lot 6-7, and an undesignated lot on Square 1728 in the Third Municipal District. The municipal address is 2900 St. Bernard Avenue.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Single-Family Residence and Office

Purpose: In older parts of the city, City Planning staff has 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.

Staff Analysis: *Site Description & Land Use*: The site includes a parcel composed of four lots situated at the corner of an irregularly shaped square in the Fairgrounds

neighborhood. The site is developed with single-family residence, an accessory garage, and a single-story office building which appears to have been originally developed as another single-family residence. Both buildings provide ample front yard areas which are used for landscaping and greenspace.

Surrounding Land Use Trends: The subject parcel is a small HU-B1 District situated along St. Bernard Avenue near its intersection with Gentilly Boulevard. The properties along St. Bernard Avenue, between Broad Street and Gentilly Boulevard are primarily developed with single-family residential uses. Most structures appear to have been built in the early 20th century and are in the Craftsman architectural style. The intersecting streets are also predominantly developed with residential uses including a mix of single-family and two-family residences as well as a few small-scale multi-family uses. There is another smaller HU-B1 District approximately two blocks from the subject site. This district covers the parcels along Gentilly Boulevard near the Fairgrounds Racetrack development.

Surrounding FLUM Designations: Most surrounding parcels are designated as the RLD-PRE Residential Low Density Pre-War category. The other small neighborhood business zoning district along Gentilly Boulevard is also designated as Neighborhood Commercial, though these areas are part of other FLUM amendment requests to change to MUL Mixed-Use Low Density.

Impacts: Changing the FLUM designation from Neighborhood Commercial, which primarily calls for commercial uses, to Mixed-Use Low Density would allow the area to be developed with residential and/or commercial use. In "Pre-War" areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change should not greatly affect the subject property or surrounding properties as it is currently functioning as a residential and office use.

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

Reason for Recommendation:

1. The proposed amendment would allow for a mix of residential and commercial land uses as opposed to primarily commercial land uses. This is more appropriate for "Pre-War" areas where there has historically been less separation of land uses with residential and commercial uses developed along the same corridors.

Request number: PD-4-36

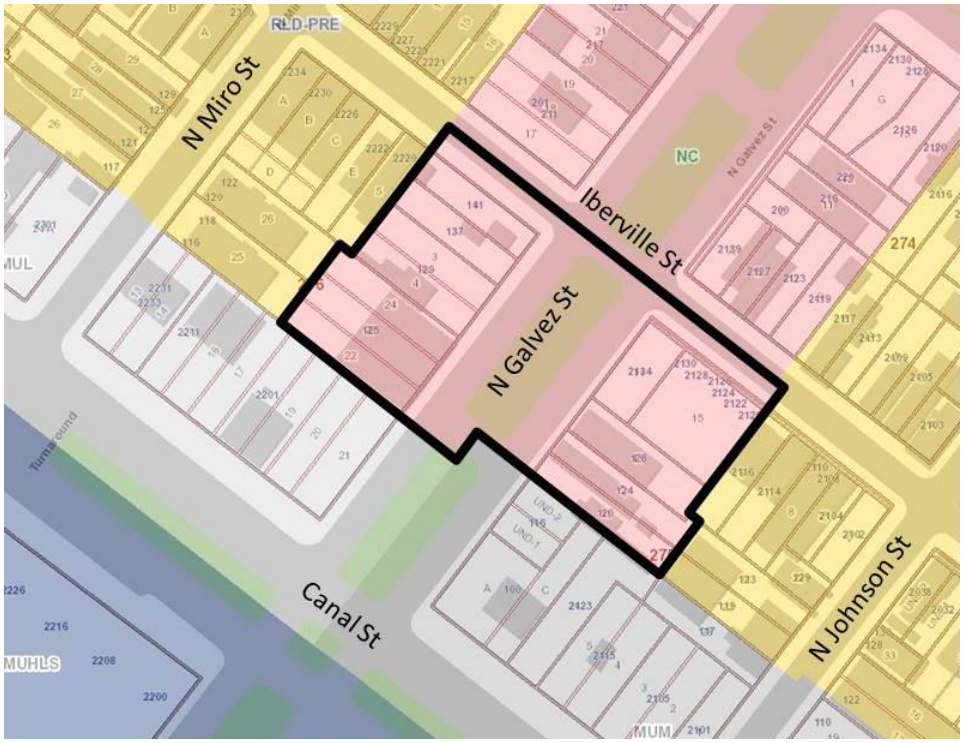
Applicant: City Planning Commission

Council District: B

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

Location: The area includes all lots designated NC on Squares 275 and 276, in the Second Municipal District, bounded by Canal, N. Miro, N. Johnson, and Iberville Streets. There are multiple municipal addresses. This area is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-B1 Neighborhood Business District

Current Land Use: Mixed-Use: industrial, retail, single- and two-family residential, and vacant

Purpose: The City Planning Commission proposes to change all NC Neighborhood Commercial FLUM designations in the Pre War places to a mixed use FLUM designation.

Staff Analysis: *Site Description & Land Use*: The subject area includes 12 lots on two squares located at the end of a small NC Neighborhood Commercial FLUM district on N. Galvez Street between Canal and Iberville Streets. The current

land uses includes a furniture warehouse and an automotive repair/tire shop on one block and a retail store, single-family residence, two-family residence, and a vacant lot on the other square.

Surrounding Land Use Trends: This is a mixed use area in a mostly mixed use neighborhood. Mid-City generally has higher intensity commercial use along the major street corridors with less intense, mostly residential and some commercial and industrial uses in the interior of the neighborhood. Some corridors, including the subject corridor and the adjacent Lafitte Greenway, have historically been industrial. The trend in this area is for many of the former industrial sites to be redeveloped as mixed-use, commercial, or multi-family residential uses. The proposed FLUM designation would allow for the existing industrial uses to remain, allow for some new, minimally impactful, value-add industrial uses to be established, and allow for mixed-use redevelopment of some properties.

Surrounding FLUM Designations: The subject area is part of a small NC Neighborhood Commercial FLUM district along N. Galvez Street between Canal and St. Louis Streets. The staff proposes eliminating the NC designation in urban area and changing those area to be mixed-use FLUM districts. The proposed MUM Mixed-Use Medium Density FLUM designation is consistent with the existing and proposed FLUM along Canal Street (FLUM Amendment PD-04-18). The majority of the NC Neighborhood Commercial FLUM district is proposed to be MUL Mixed Use Low Density which is appropriate for this corridor and consistent the properties on St. Louis Street adjacent to the Lafitte Greenway (FLUM Amendment PD-04-30). Directly behind each side of this NC FLUM corridor is a RLD-PRE Residential Low Density Pre-War FLUM designation.

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUM FLUM designation is consistent with the current mixed-use development pattern of the subject property at an intensity that is consistent with the development and FLUM designation on the rest of the Canal Street corridor. The proposed FLUM would encourage redevelopment that is consistent with development trends in the Mid-City neighborhood. For these reasons, the staff supports this request.

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

Reason for Recommendation:

1. The proposed MUM Mixed Use Medium Density FLUM designation is more consistent with the current land use.
2. The proposed FLUM designation is consistent with the existing and proposed FLUM designations on the rest of the adjacent Canal Street corridor.

Request Number: PD 04-37

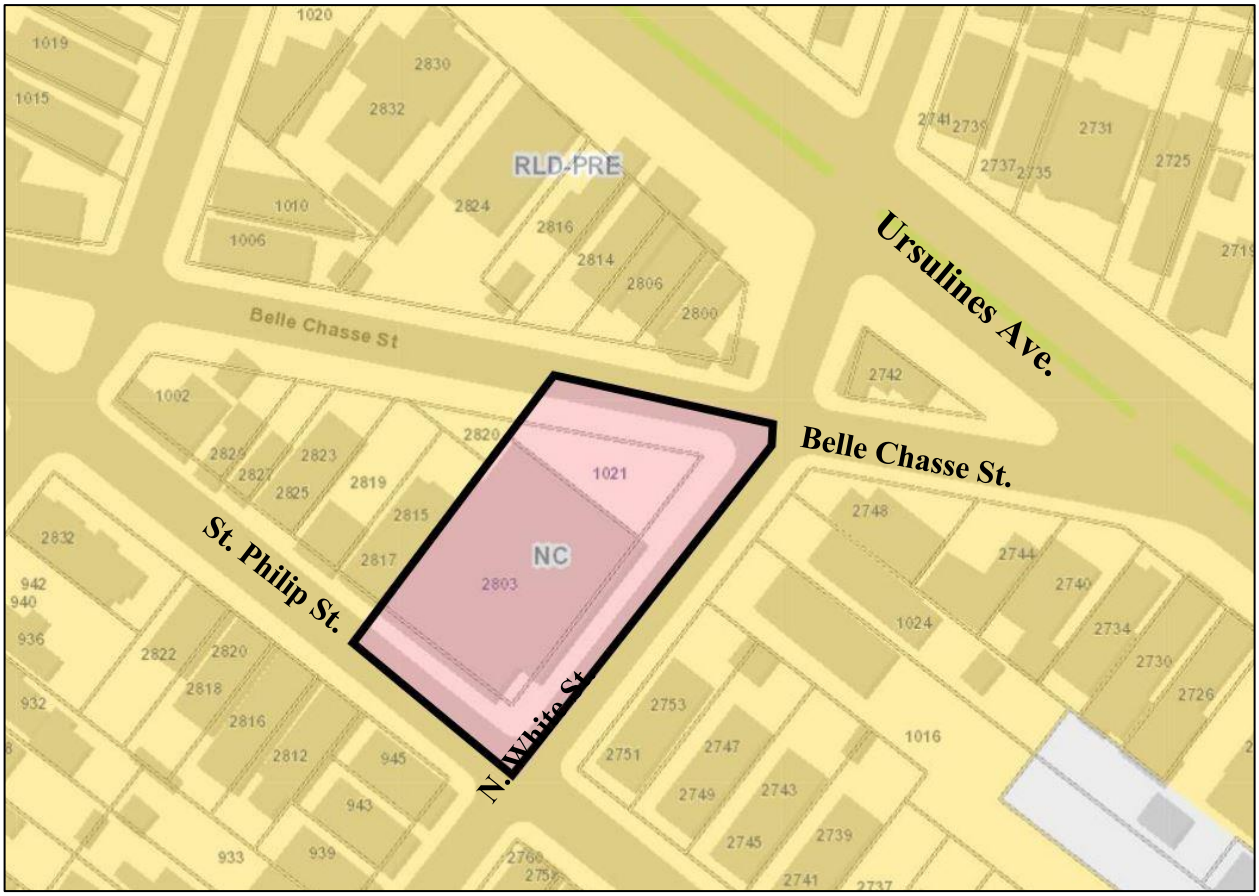
Applicant: City Planning Commission

Council District: A

Location: Multiple Addresses - Lots 6, 7, 8, J, 9 & 10 in square 375 bounded by Belle Chasse, Saint Phillip, N. Dupre, and N. White Streets

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *Mixed Use Low Density (MUL).*

FLUM Map:



Current Zoning: HU-B1 Neighborhood Business District.

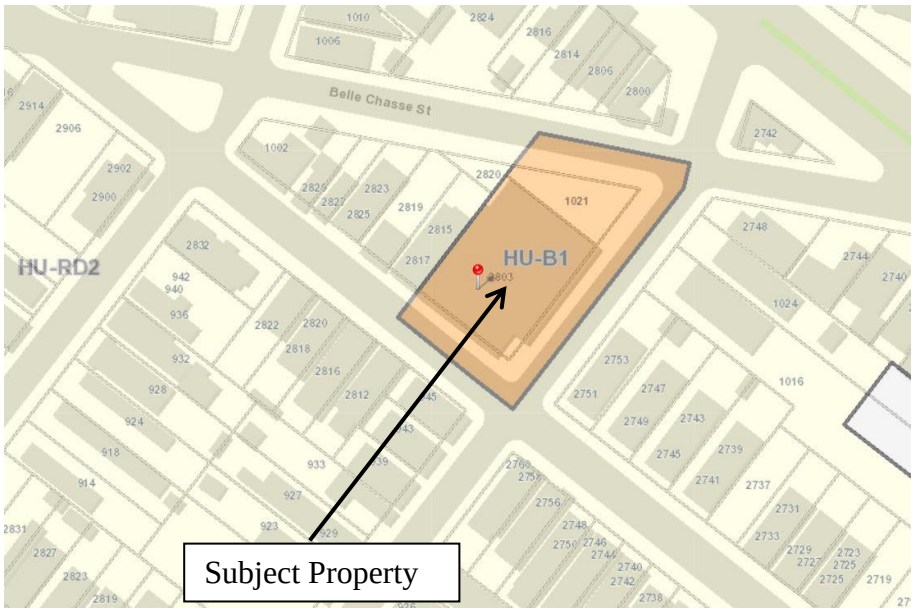
Current Land Use: Commercial

Purpose: To encourage more traditional mixed-uses in areas that once thrived with these uses along or near major corridors and areas with public transit.

Staff Analysis: *Site Description & Land Use*: The properties in the petitioned area comprise one development site. There is currently an existing commercial use, an advertising agency. The site is located one block from Broad Street, one of the busiest commercial corridors and one of the most used public transit routes.

Surrounding Land Use Trends: The petitioned properties are isolated in an otherwise residential area. It is located in a *HU-B1 Neighborhood Business District*. Although it reflects the use of the property, this could possibly be considered a spot zone. The neighborhood surrounding the petitioned site is made up almost exclusively of two-family residential dwellings, with an occasional single-family dwelling. This fits the character of the *HU-RD2 Two-Family Residential District* that surrounds the petitioned properties. The purpose of the HU-RD2 District is "…to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings." The homes in this area were built primarily in the late 1800's and early 1900's.

Figure 2: Zoning Map



Surrounding FLUM Designations: The petitioned site is isolated within a largely residential neighborhood. The FLUM categories of the surrounding area reflects the pre-war development patterns described above – mostly single and two-family residential units in *Residential Pre-War Low Density (RLD-PRE)* FLUM designated areas.

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The staff believes the request will benefit the area. 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.

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

Reason for Recommendation:

1. In these "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.
3. These additional residential opportunities should also help address affordable housing issues.
4. The new FLUM designation would still be compatible with the existing HU-B1 zoning district designation.

Request Number: PD 04-38

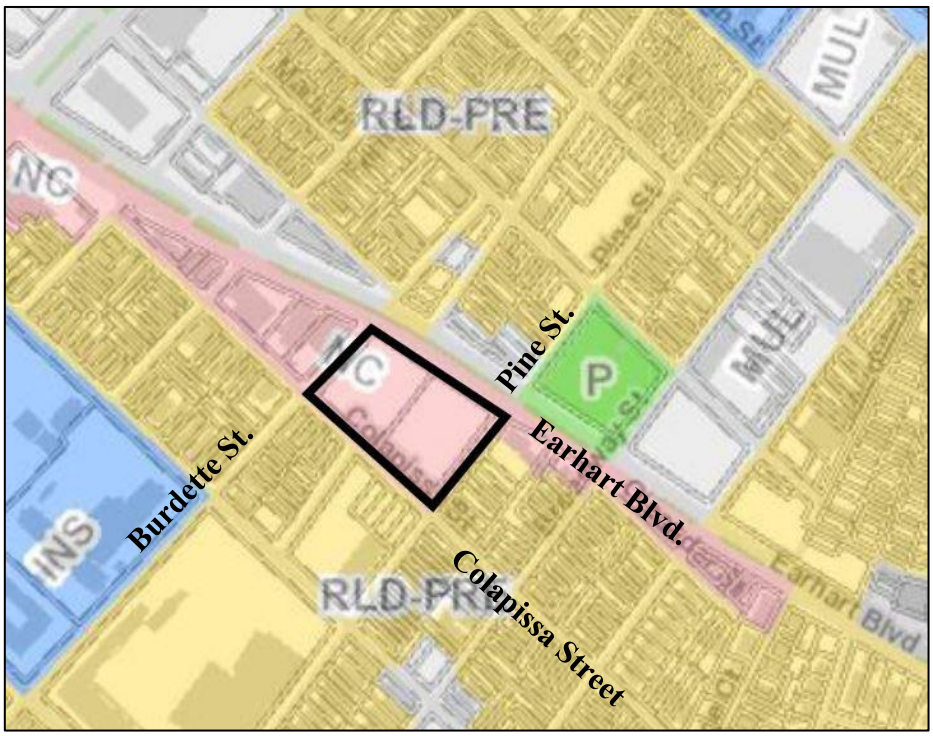
Applicant: City Planning Commission

Council District: B

Location: Multiple Addresses - All lots NC on squares 452 and 461 bounded by Earhart, Burdette, Colapissa, and Pine Streets

Request: Change the FLUM designations from *Neighborhood Commercial (NC)* to *General Commercial (GC).*

FLUM Map:



Current Zoning: C-1 General Commercial District.

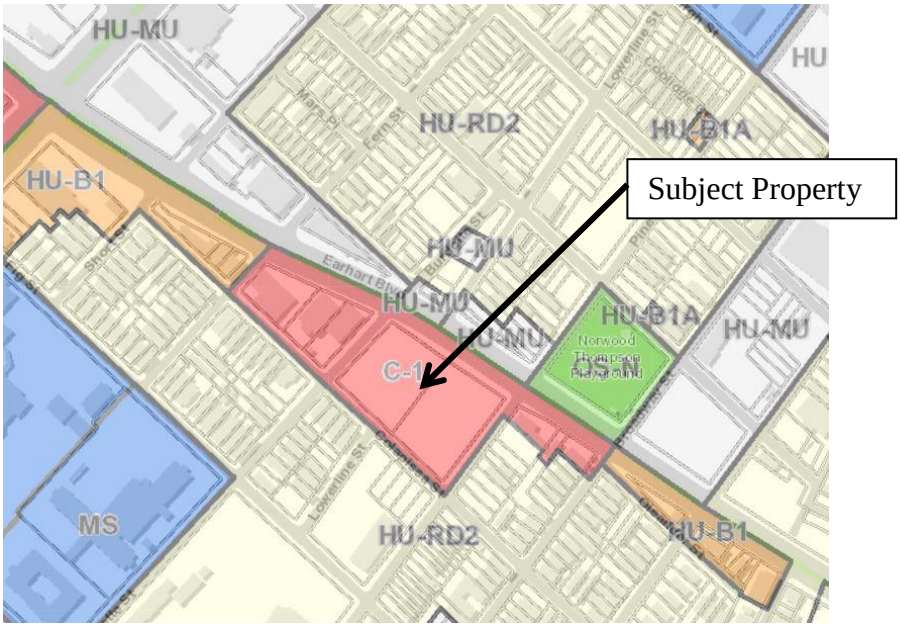
Current Land Use: Commercial

Purpose: To assign the appropriate FLUM designation to a commercial site located on a major thoroughfare.

Staff Analysis: *Site Description & Land Use*: The site is located in a C-1 General Commercial zoning district and is the location of a national chain automobile parts retailer. The business generates quite a bit of vehicular traffic and is appropriate for its location on Earhart Blvd.

Surrounding Land Use Trends: This section of Earhart Blvd. was once lined with light industrial, warehousing and wholesale businesses. In recent years those businesses have evolved into less intense, less industrial businesses but still more intense than a neighborhood business classification would see. Earhart Blvd. is a highly traveled thoroughfare and conducive for businesses seeking high visibility locations.

Figure 2: Zoning Map



Adjacent areas along Earhart are generally commercial in use but tend to be more neighborhood-oriented commercial uses, including a restaurant, a fitness center and similar uses. To the south of the petitioned properties is a largely residential neighborhood consisting primarily of two-family dwelling units with a few single-family dwellings as well. This area is appropriately zoned HU-RD2.

Surrounding FLUM Designations: The areas immediately surrounding the petitioned site have several FLUM designations. These include: Neighborhood Commercial (NC); Residential Low Density-Pre-War (RLD-PRE); and Parkland and Open Space (P) for the playground across Earhart Blvd.

Recommendation: **Approval** of the FLUM Designation Change to ***General Commercial (GC).***

Reason for Recommendation:

1. The site size, location, and current use are more conducive to uses in *General Commercial (GC)* designation rather than those uses in the current *Neighborhood Commercial (NC)* FLUM designation.
2. For environmental reasons, no residential uses should be permitted here and the *General Commercial* FLUM designation will accomplish that goal.

Request number: PD-4-39

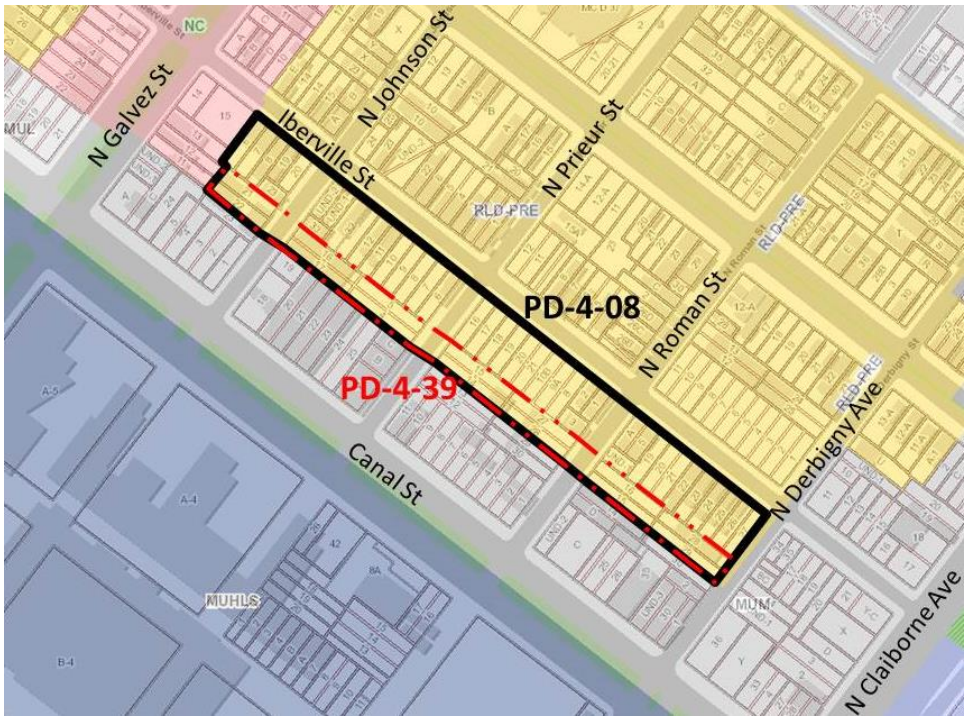
Applicant: City Planning Commission

Council District: B

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

Location: The area includes Lots 15, 16, 28, & 29 on Square 217, Lots 14, 15, 27, & 28 on Square 245, Lots 4, 5, 16, & 17 on Square 246, and Lots 21 and 22 on Square 275, in the Second Municipal District, bounded by Canal, N. Galvez, Iberville, and S. Derbigny Streets. There are multiple municipal addresses. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Mixed-Use: industrial, commercial, and residential.

Purpose: The City Planning Commission proposes to match the FLUM designation with the established development pattern.

Staff Analysis: *Site Description & Land Use*: The subject area is a narrow two lot wide strip of properties on portions of four squares that front the side street and are directly behind properties that abut Canal Street. These properties were often purchased by the adjacent Canal Street property owner to expand the

structure or to provide parking for the Canal Street property. As a result, the land use is typically industrial or commercial in nature. Uses in this area includes construction offices, parking structures, auto rental parking lots, auto repair storage, outdoor storage, and a single-family residence. This area only has one residential property, so the FLUM category is not appropriate give the current land use of this area.

Surrounding Land Use Trends: This is a mixed use area. There have typically been more intense commercial uses along Canal Street. Under the prior zoning ordinance, the entire block from Canal to Iberville Streets between Claiborne Avenue and Galvez Street was part of an C-1A Commercial District, which encouraged commercial (office, retail, gas stations, auto rental, etc.) and industrial uses (manufacturing, warehouse, auto repair, etc.) to encroach from Canal Street to Iberville Street including on the subject properties. This portion of Canal Street has been underutilized, but with the new LSU and VA hospitals opening up across Canal Street, new investment is coming to this area and properties are starting to redevelop.

Surrounding FLUM Designations: The subject area is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of 16 squares located between Canal, N. Galvez, and St. Louis Streets and N. Claiborne Avenue. The adjacent properties fronting Canal Street are located in a MUM Mixed Use Medium Density FLUM designation, so the proposed request would extend that district. The remaining lots on the squares are in a RLD-PRE FLUM designation but are proposed to be MUL Mixed Use Low Density in FLUM Amendment PD-04-08.[8] Across Canal Street is an MUHLS Mixed Use Health/Life Sciences Neighborhood.

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUM FLUM designation is consistent with the current use of this area and is consistent with the mixed-use development pattern and MUM FLUM designation on Canal Street.

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

Reason for Recommendation:

1. The proposed MUM Mixed Use Medium Density FLUM designation is more consistent with the land use in this area.
2. The proposed FLUM designation would expand the existing MUM designation from the abutting Canal Street properties.

[8] A portion of the area is recommended to remain RLD-PRE, and a portion is recommended to change to MUL.

Request number: PD-4-40

Applicant: City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from P Parkland and Open Space to MUL Mixed Use Low Density*

Location: The subject property is located on the entirety of Square 538 in the First Municipal District. The municipal address is 501 S. Bernadotte Street.

FLUM Map:

Current Zoning: HU-MU Neighborhood Mixed-Use District

Current Land Use: Vacant. The site has a history of commercial use.

Purpose: This site is in private ownership, but is designated as P Parkland and Open Space. The City Planning has proposed incorporating the land area into the Future Land Use Map designation of the surrounding area.

Staff Analysis: *Site Description & Land Use*: The site is a small triangular lot bounded by Interstate 10, Baudin Street, and S. Bernadotte Street. The site is only about 2,000 square feet and is currently vacant. Sanborn Maps show that this site was used for commercial purposes from prior to 1940 through at least the mid-1990s.

Surrounding Land Use Trends: The site is located in a mixed use area. It is immediately adjacent to St. Patrick Park and Interstate 10. In the vicinity there are mostly single- and two-family dwellings. In addition, there are

some small multi-family dwellings, small industrial/warehouse and commercial uses in the surrounding area.

Surrounding FLUM Designations: The site was mistakenly put in a P Parkland and Open Space FLUM designation along with the adjacent St. Patrick Park. This is not an appropriate designation given that this site is in private ownership. Across Baudin Street is a large RLP-PRE Residential Low Density Pre-War FLUM designation. A block away is a small MUL Mixed-Use Low Density designation. There are no properties, only right-of-way, between the subject property and this MUL designation, so the MUL designation could be extended between I-10 and Julia Street and not constitute a "spot FLUM."

Impacts: 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 proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right. The proposed MUL Mixed Use Low Density FLUM designation is appropriate given the past commercial use of site, the current HU-MU Neighborhood Mixed-Use District zoning, and the mixed use zoning and development pattern in the vicinity.

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

Reason for Recommendation:

1. The P Parkland and Open Space FLUM designation is not appropriate for this privately owned lot.
2. The proposed MUL Mixed Use Low Density FLUM designation is most appropriate given the site's history of non-residential use and HU-MU Neighborhood Mixed-Use District zoning.

Request Numbers: PD-04-41

Applicant: City Planning Commission

Council District: D

Requests: *Change Future Land Use Map Designation from P Parkland and Open Space* to *RLD-PRE Residential Low Density Pre War*

Location: The petitioned property includes Pt. Lots 15 through 18 on Square 1371 in the Third Municipal District. The municipal address is 2540 Allen Street.

FLUM Maps:

Current Zoning: OS-N Neighborhood Open Space District.

Current Land Use: Vacant Lot

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 proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right. The request would allow existing privately owned land to be designated in the appropriate FLUM category which would allow the owner to develop the property in accordance with surrounding privately-owned properties.

Staff Analysis: *Site Description & Land Use*: The subject property is a vacant rectangular parcel located at the corner of Allen and Law Streets in the Seventh Ward neighborhood. The lot measures 31 feet in width along Allen Street and 110 feet in depth along Law Street. The property is located on the same square as the publicly-owned Hardin Playground. It is the only privately-owned parcel on the square; the rest of the square is owned by the City of New Orleans.

Surrounding Land Use Trends: The surrounding neighborhood consists of primarily residential land-uses, including a mixture of single-family and two-family residences. The neighborhood developed in the early 20th century, and therefore, a majority of the residential building stock includes single-story or raised-basement Craftsmen-style architecture. Residences are built close to front and side yard lines exhibiting a pre-war development pattern. The neighborhood contains some neighborhood commercial land uses such as a neighborhood cocktail lounge and a corner grocery store, and institutional land uses such a few schools and churches.

Surrounding FLUM Designations: Most surrounding parcels are designated as the RLD-PRE Residential Low Density Pre-War category, except for Hardin Playground which is P Parkland and Open Space.

Impacts:
The new FLUM designation is more consistent with other privately-owned parcels in the surrounding area, and will allow the owner similar rights to develop the property in the future. Because the subject property is privately-owned, revising the FLUM designation will also prevent a potential land use conflict between the City and the property owner in the future.

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

Reason for Recommendation:

1. It is not appropriate to designate privately owned property as parkland, which denies the owner of development rights.
2. The *Residential Low Density Pre War* FLUM designation is appropriate and consistent with the surrounding area.

Request Number: PD 04-42

Applicant: City Planning Commission

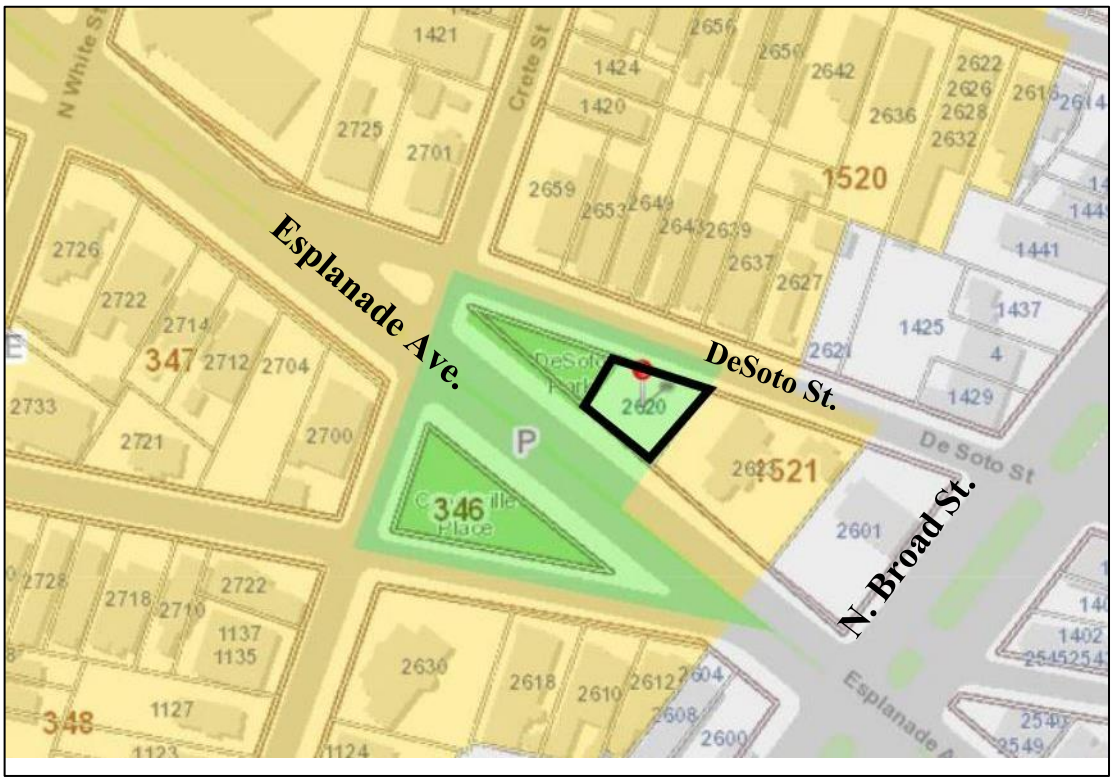
Council District: A

Location: Sq. 1521 Lot 2 C, address is 2620 Desoto St

Request: Change the FLUM designation from *Parkland and Open Space (P)* to *Residential Low Density Pre War (RLD-PRE)*

Purpose: To assign the appropriate FLUM designation to privately owned property.

FLUM Map:



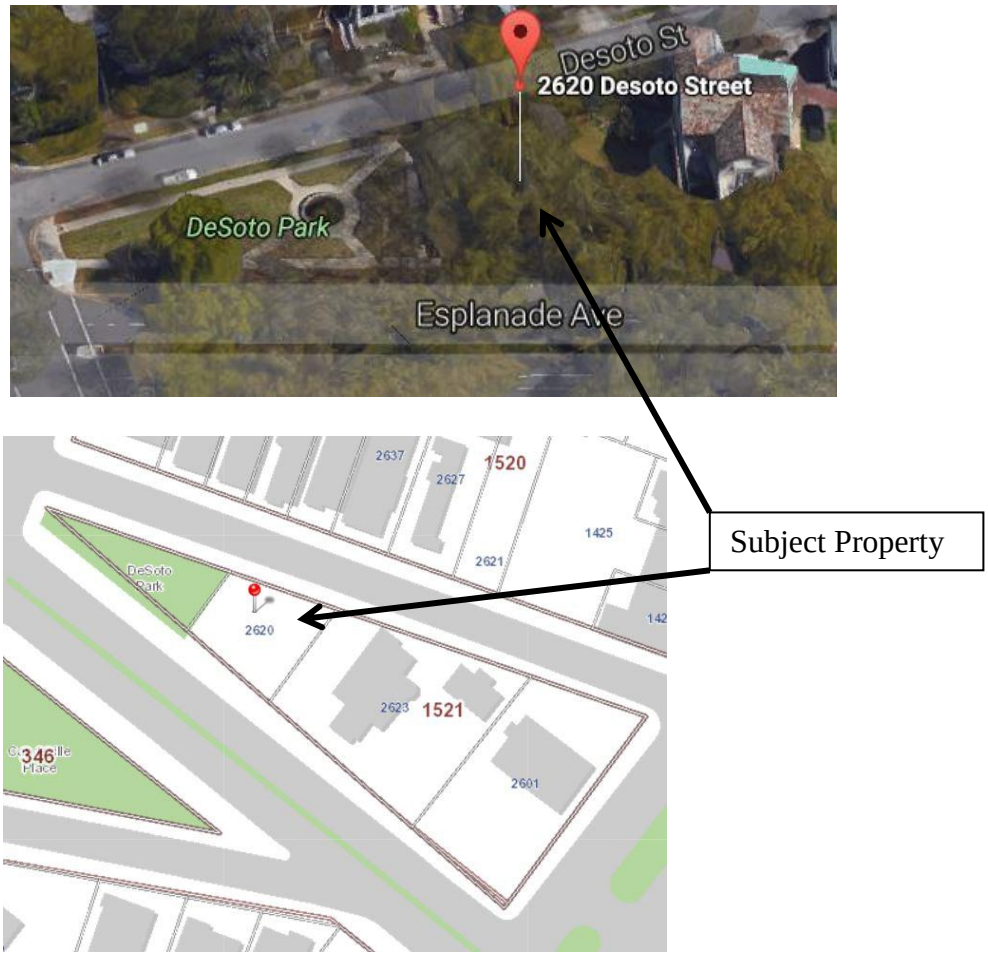
Current Zoning: OS-N Neighborhood Open Space District.

Current Land Use: Open space

Staff Analysis: 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 proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate

privately owned property as parkland, which denies the owner of any development right.

Site Description & Land Use: The site is located in a OS-N Neighborhood Open Space District. It abuts a small wedge-shaped parcel, owned by the City of New Orleans, which is designated "DeSoto Park." Even though the subject property appears to be part of DeSoto Park, it is actually in the same ownership as the residence located on the other side, abutting the subject property at 2623 Esplanade Ave.



Surrounding Land Use Trends: The abutting property to the south is single-family residential and to the north is DeSoto Park. The neighborhood, Faubourg St. John, is a historic and well established residential area. The zoning for this residential area is HU-RD2 Two-Family Residential District.

Across Esplanade Avenue is another similar pocket park, "Capdeville Place". This park, however, is located on property owned by a public entity.

Surrounding FLUM Designations: The areas immediately surrounding the petitioned site are *Residential Pre-War Low Density (RLD-PRE)* and Parkland and Open Space (P), for the playground across Esplanade Ave. and for DeSoto Park, abutting the subject property.

Impact; The new FLUM designation will have positive impacts on the area since the RLD-PRE designation is consistent with the area. Because the subject property is privately owned, revising the FLUM designation to an appropriate category will prevent a potential land use conflict between the City and the property owner in the future.

Recommendation: **Approval** of the FLUM Designation Change from *Parkland and Open Space (P)* to *Residential Low Density Pre War (RLD-PRE).*

Reason for Recommendation:

1. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.
2. The *Residential Low Density Pre War (RLD-PRE)* FLUM designation is appropriate and consistent with the surrounding area.

Request Numbers: PD-04-43

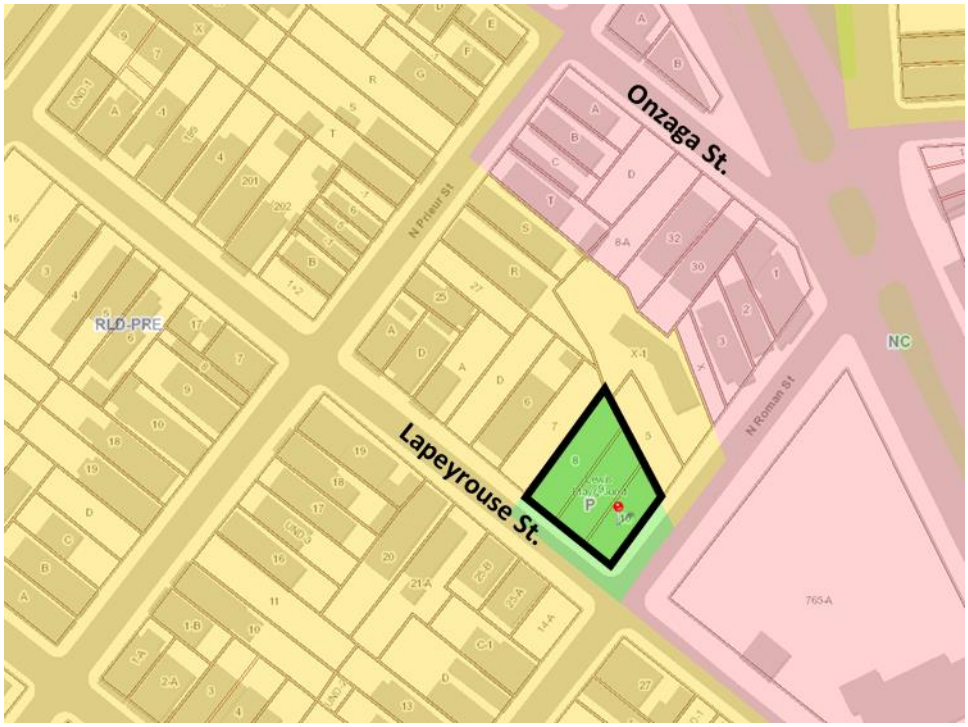
Applicant: City Planning Commission

Council District: D

Requests: *Change Future Land Use Map Designation from P Parkland and Open Space* to *RLD-PRE Residential Low Density Pre War*

Location: The petitioned property includes Lots 8, 9, and 10 on Square 893 in the Third Municipal District. The municipal addresses are 1801, 1807, and 1809 Lapeyrouse Street.

FLUM Maps:



Current Zoning: OS-N Neighborhood Open Space District.

Current Land Use: Playground

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 proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right. The request would allow privately owned land to be designated an appropriate FLUM category and allow the owner to develop the property in accordance with surrounding privately-owned properties.

Staff Analysis: *Site Description & Land Use*: The subject property includes three trapezoidal-shaped lots at the corner of Lapeyrouse and North Roman Streets in the Seventh Ward neighborhood. The properties are privately-owned by a religious organization, and are currently used as a playground.

Surrounding Land Use Trends: The surrounding neighborhood consists of primarily residential land-uses, including a mixture of single-family and two-family residences, and some small-scale multi-family residences. Residences are built close to front and side yard lines exhibiting a pre-war development pattern. The subject property is located a block away from St. Bernard Avenue, a major neighborhood thoroughfare that contains a larger share of commercial and institutional uses such as retail stores, restaurants, and churches.

Surrounding FLUM Designations: Most surrounding parcels along the neighborhood's interior local streets are designated as the RLD-PRE Residential Low Density Pre-War category. The parcels with frontage along St. Bernard Avenue are currently designated with the NC Neighborhood Commercial FLUM category.

Impacts:
The proposed FLUM designation is consistent with other privately-owned parcels in the surrounding area (especially those located along interior minor streets in the Seventh Ward neighborhood), and will allow the owner similar rights to develop the property in the future. Because the subject property is privately-owned, revising the FLUM designation will also prevent a potential land use conflict between the City and the property owner in the future.

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

Reason for Recommendation:

1. It is not appropriate to designate privately owned property as parkland, which denies the owner of other commonly enjoyed development rights.
2. The *Residential Low Density Pre War* FLUM designation is appropriate and consistent with the surrounding area.

Request Number: PD 04-44

Applicant: City Planning Commission

Council District: B

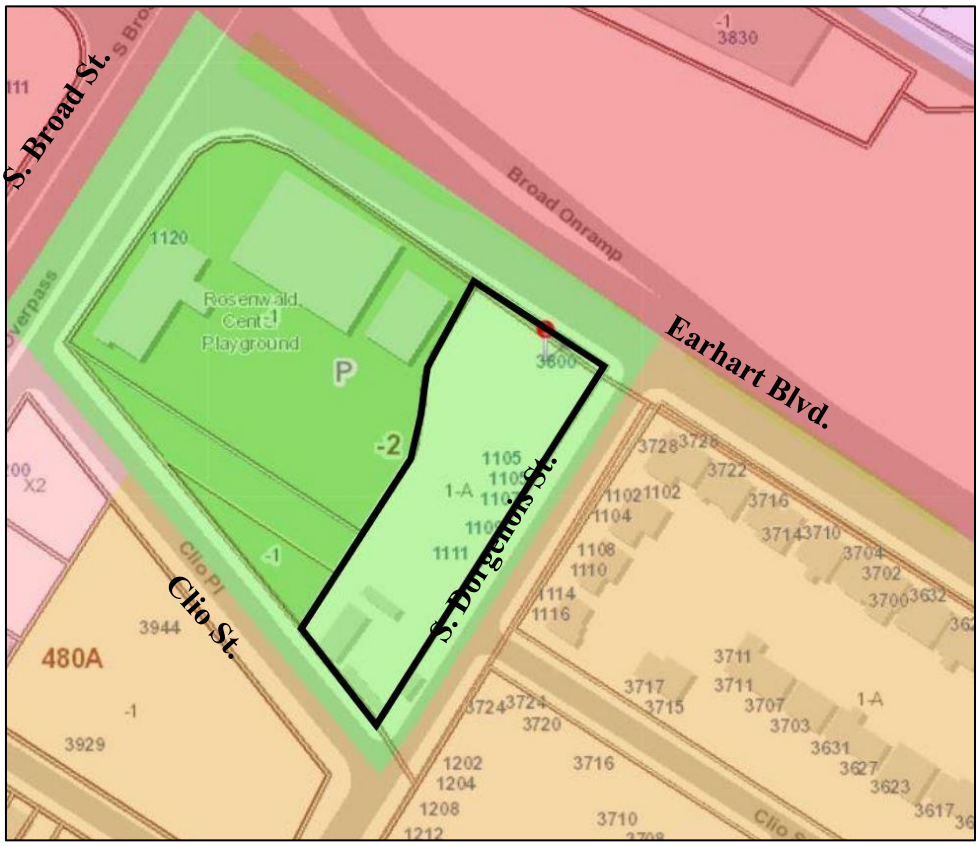
Location: Sq. 592A Lot 1-A, Broad St.bounded by S. Dorgenois Street, Clio Place, S. Broad Street, and Earhart Boulevard

Address: 3800 Earhart Blvd.

Request: Change the FLUM designation from *Parkland and Open Space (P)* to *Residential Medium Density Pre War (RMD-PRE)*

Purpose: To assign the appropriate FLUM designation to privately owned property.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District.

Current Land Use: Residential

Staff Analysis: 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 proposed incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.

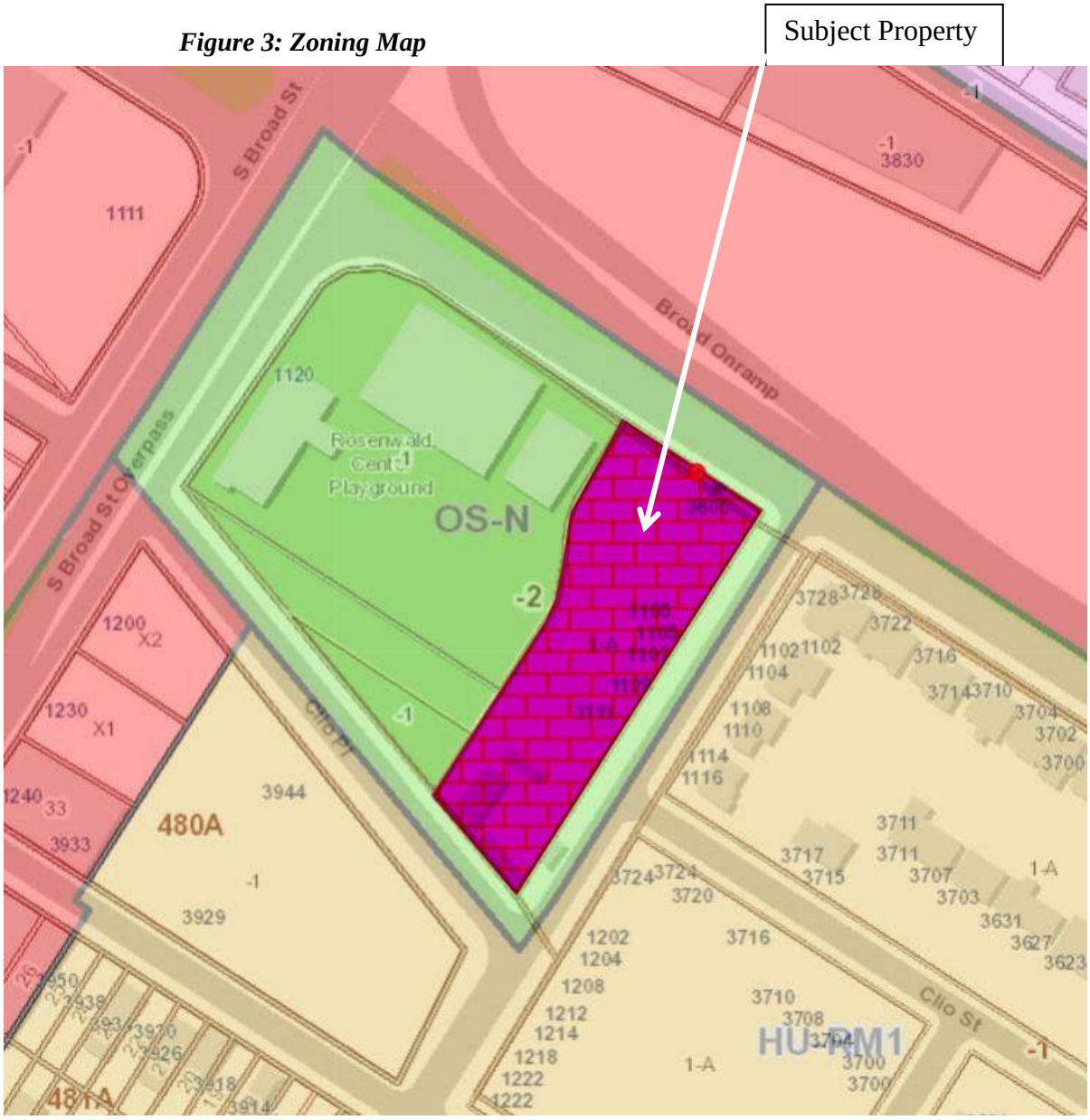
Site Description & Land Use: The site is zoned as an OS-N Neighborhood Open Space District. However, it is owned by the Housing Authority of New Orleans and HANO has begun constructing affordable housing units on the site.

Figure 2: New residential units being constructed on the subject property

Surrounding Land Use Trends: The area is undergoing a transformation. The subject site was once part of the B.W. Cooper Housing Development. Many of the old buildings of this development were demolished after Hurricane Katrina and HANO began developing the site, as with their other sites, with a new model of affordable housing. Figure 2 above, shows an example of the new structures being built on the subject site.

The zoning map of the area, below in Figure 3, shows that except for the Rosenwald playground adjacent to the petitioned properties, the surrounding area is zoned HU-RM1 and is certainly to retain its residential character.

Figure 3: Zoning Map



Surrounding FLUM Designations: Most of the immediate area surrounding the subject property is designated *Residential Medium Density Pre War (RMD-PRE)*. Adjacent Rosenwald Recreation Center is designated as *Parkland and Open Space (P)*. Across S. Broad St. and east across Earhart Blvd. are areas designated as *General Commercial (GC*).

Impact; The new FLUM designation will have positive impacts on the area since the RMD-PRE designation is consistent with the surrounding area and with the current use. The description of the RMD-PRE designation, below, fits the intended and current uses of the property. Because the subject

property is not owned by the City but rather HANO, another public agency, revising the FLUM designation to an appropriate category will prevent a potential land use conflict between the City and the property owner in the future.

Recommendation: **Approval** of the FLUM Designation Change from *Parkland and Open Space (P)* to *Residential Medium Density Pre War (RMD-PRE)*.

Reason for Recommendation:

1. It is not appropriate to designate privately owned property as parkland, which could deny the owner of any development rights.
2. The *Residential Medium Density Pre War (RMD-PRE)* FLUM designation is appropriate and consistent with the surrounding area.

Request Number: PD 04-45

Applicant: Xavier University

Council District: B

Location: Lot 12, Square 697/524, all of Square 720 and 525, Lot 10, Square 585, all lots Square 543, Lot 2, R-2, M, Square 546, Marleyville Square 5A or 5

Addresses: 1064 S. Genois St., 1045 S. Genois St., 4801 Washington Ave., 7338 Washington Ave., 7801 Edinburgh St., 7901 Edinburgh St., 3525 Short St., 3501 Short St., 3518 Broadway St.

Request: Change the FLUM designation from *Mixed Use- Low Density* to *Institutional*

FLUM Map:

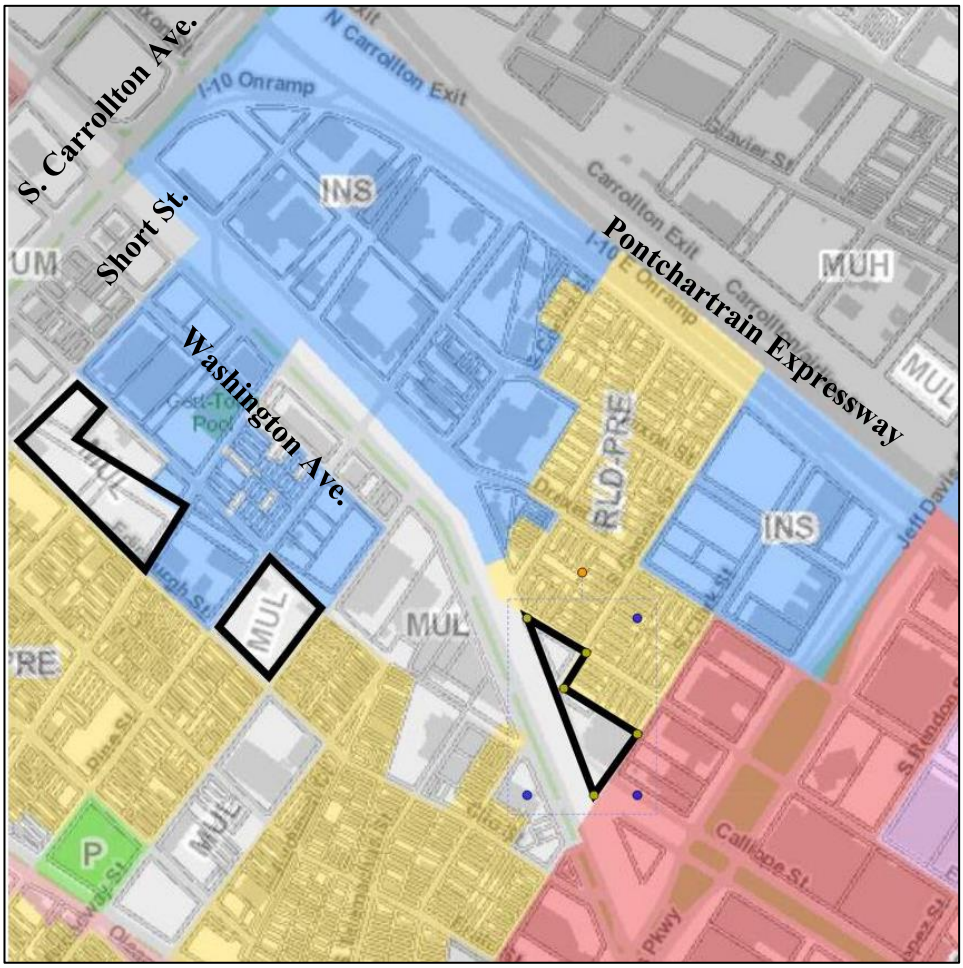
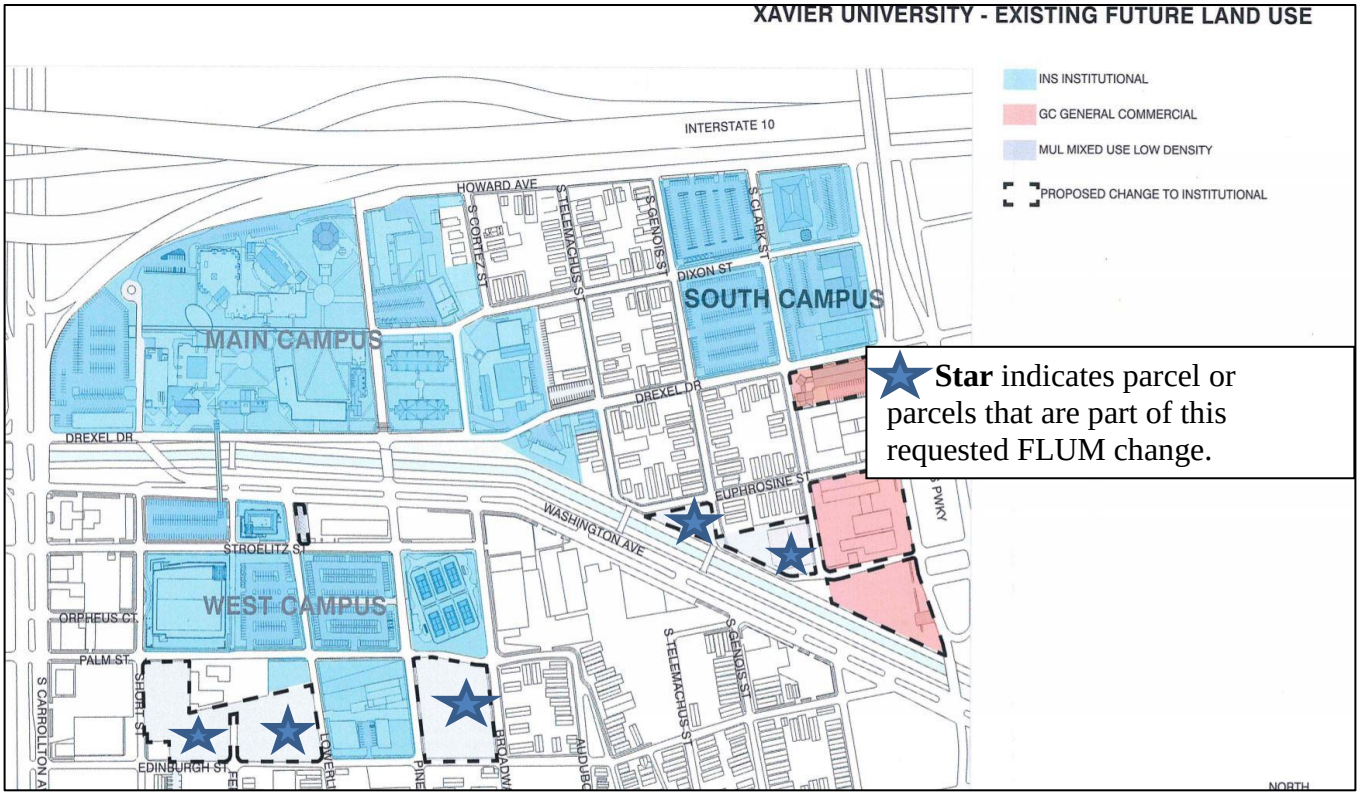


Figure 1: Existing FLUM Designations (Dashed lines indicate the petitioned properties)



Staff Analysis: The request by Xavier University is a proposal to change the FLUM designation on the nine (9) designated lots from the existing *Mixed Use-Low Density* to *Institutional.*

The existing FLUM designation of the petitioned properties is *Mixed Use-Low Density*. The petitioned properties have, for the most part, been acquired by Xavier University since the original FLUM was adopted. Other Xavier properties are shown with the appropriate *Institutional* FLUM designation. The request is to update the FLUM and change the designations of these nine properties to I*nstitutional*.

Existing Conditions: The petitioned properties are listed below. All of these properties currently have a FLUM designation of Mixed Use- Low Density. All are owned by Xavier University and all are adjacent to other property owned by Xavier University:

1. 1064 S. Genois St.
2. 1045 S. Genois St.
3. 4801 Washington Ave.

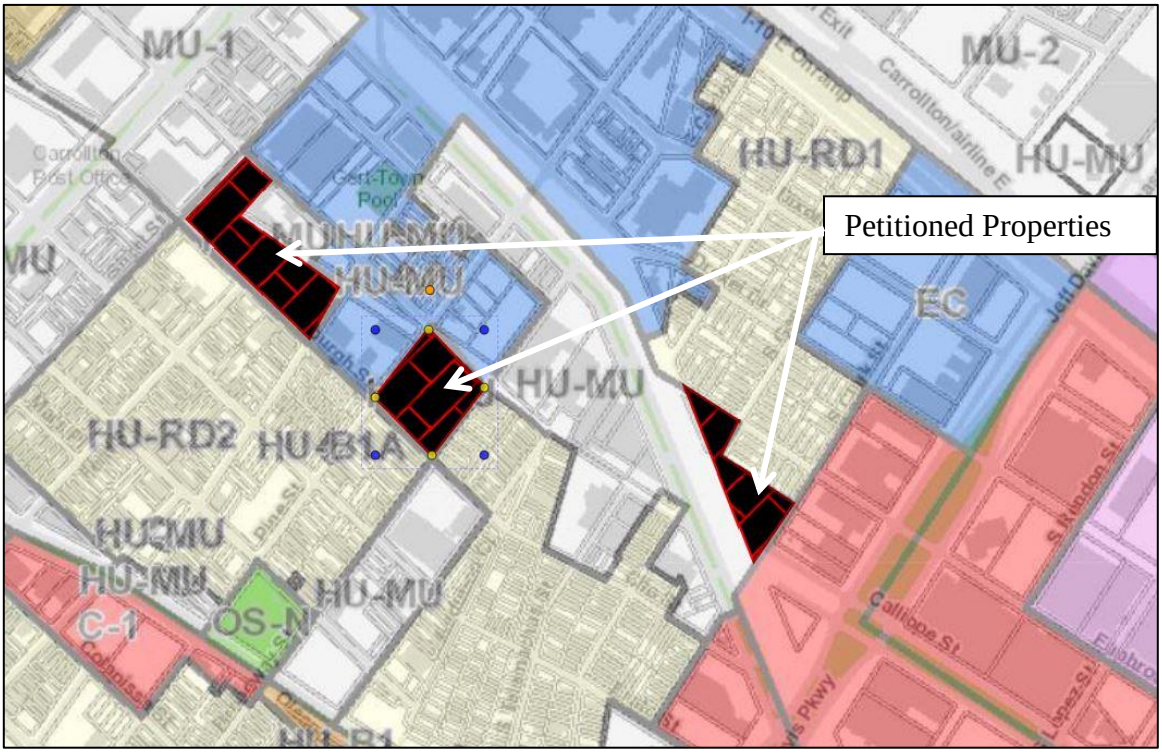
4. 7338 Washington Ave.
5. 7801 Edinburgh St.
6. 7901 Edinburgh St.
7. 3525 Short St.
8. 3501 Short St.
9. 3518 Broadway St.

Zoning

There are several zoning districts around the petitioned properties of this request. All of the petitioned properties are currently zoned HU-MU Neighborhood Mixed-Use District. The main Xavier campus areas to the north are zoned EC – Educational Campus District.

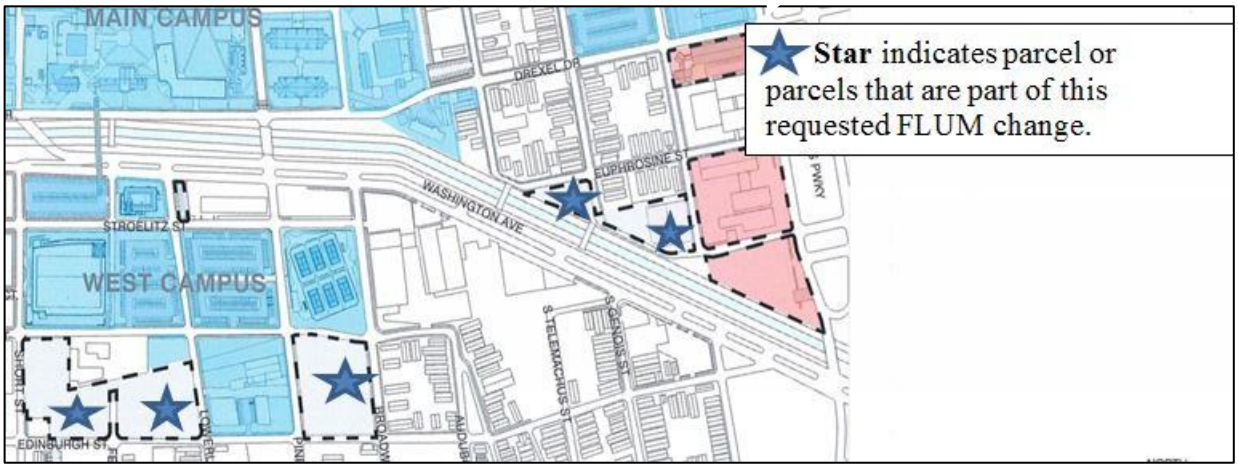
To the south of the petitioned properties is the Gert Town residential neighborhood, known as, zoned HU-RD2 Two-Family Residential District. There is also a residential area adjacent to the Pontchartrain Expressway and lying in between two big sections of Xavier's "Main Campus" and "South Campus" that is zoned HU-RD1 Two-Family Residential District.

Figure 2: Zoning Map



Master Plan /Proposed FLUM
The proposal is to change the FLUM designation for these nine properties to *Institutional*. The description and this designation are well-suited for Xavier University. Additionally, Xavier University recently submitted an Institutional Master Plan, which was approved by the New Orleans City Planning Commission in September 2016. This IMP was consistent with the City's Master Plan, as well as the requirements and standards set forth in Article 15.5 *Institutional Master Plan for EC and MC Districts* of the Comprehensive Zoning Ordinance. These petitioned properties were shown by Xavier in their plan but they are technically not a part of that Institutional Master Plan since only those properties zoned EC can be part of the IMP. These additional properties will presumably be rezoned in the future to EC- Educational Campus District and then should be part of the IMP revisions at that time

Figure 3: Proposed FLUM Areas



Neighborhood Trends
The neighborhood has always been a mixture of uses with commercial and light industrial along S. Jefferson Davis Parkway with existing residential behind these commercial and industrial areas. The industrial areas have evolved into less intensive commercial and institutional uses, especially since the 2005 Hurricane Katrina devastation.

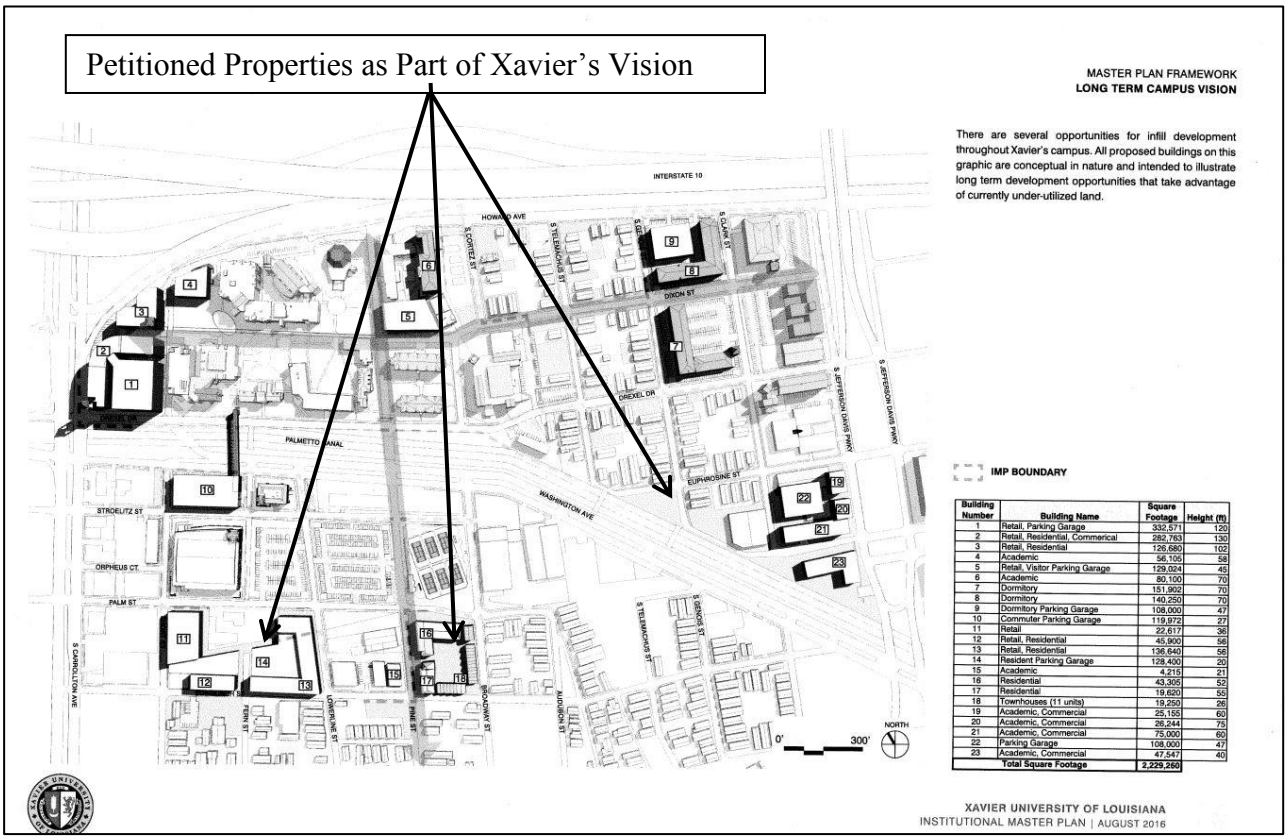
Xavier University has submitted an "Institutional Master Plan" (IMP), as required by the Comprehensive Zoning Ordinance for areas zoned EC- Educational Campus District. That IMP was approved by the New Orleans City Planning Commission in October 2016. The petitioned properties in this FLUM request, though not required to be part of the IMP, were included since they are part of the universities "Long Term Campus Vision." The "Long Term Campus Vision" as depicted on page 15 of the IMP, shows several of the petitioned properties as future "Residential - Retail" and "Residential" buildings,

"Townhouses", "Residential Parking Garage", and "Academic". These plans have been well-known to the City as well. There are several docket cases associated with these properties including:

- ZD060-13, a Conditional Use Request for parking facilities, approved in November 2015 by the New Orleans City Planning Commission and City Council.
- SD067-15 A resubdivision of some of the petitioned properties to implement the parking plans.

The petitioned properties have been included in the stormwater management plan and traffic impact analysis done as part of the IMP.

Figure 4: Xavier IMP. Page 15 "Long Term Campus Vision"



Building Number	Building Name	Square Footage	Height (ft)
1	Retail, Parking Garage	332,571	120
2	Retail, Residential, Commerical	282,763	130
3	Retail, Residential	126,680	102
4	Academic	56,105	58
5	Retail, Visitor Parking Garage	129,024	45
6	Academic	80,100	70
7	Dormitory	151,902	70
8	Dormitory	140,250	70
9	Dormitory Parking Garage	108,000	47
10	Commuter Parking Garage	119,972	27
11	Retail	22,617	36
12	Retail, Residential	45,900	56
13	Retail, Residential	136,640	56
14	Resident Parking Garage	128,400	20
15	Academic	4,215	21
16	Residential	43,305	52
17	Residential	19,620	55
18	Townhouses (11 units)	19,250	26
19	Academic, Commercial	25,155	60
20	Academic, Commercial	26,244	75
21	Academic, Commercial	75,000	60
22	Parking Garage	108,000	47
23	Academic, Commercial	47,547	40
	Total Square Footage	2,229,260	

Impacts

The proposed FLUM changes proposed n this request will not likely have a big impact on the surrounding area. These petitioned properties were primarily commercial and light industrial/warehousing businesses for many years. Because of evolving economics and demographics, the area is less industrial in nature and has become more focused on commercial and office uses as well as institutional, primarily from the expanding Xavier

campus. Xavier has included these properties in its long range planning, including traffic impact analyses and stormwater management plans, so any adverse impacts would be mitigated and addressed at the time of permitting for the future improvements on these properties.

Recommendation: The staff recommends **APPROVAL** of this FLUM request from Xavier University for Lot 12, Square 697/524, all of Square 720 and 525, Lot 10, Square 585, all lots Square 543, Lot 2, R-2, M, Square 546, Marleyville Square 5A or 5; Addresses: 1064 S. Genois St., 1045 S. Genois St., 4801 Washington Ave., 7338 Washington Ave., 7801 Edinburgh St., 7901 Edinburgh St., 3525 Short St., 3501 Short St., 3518 Broadway St. - from *Mixed Use- Low Density* to *Institutional*

Reasons for Recommendation:

1. The request is consistent with the intent and purpose of the *Institutional* designation of the Master Plan and Future Land Use Map.
2. Xavier has already included these properties as part of its internal Master Plan and "Long Term Campus Vision", as shown in the "Institutional Master Plan" submitted to and approved by the New Orleans City Planning Commission.

Request Number: PD 04-46

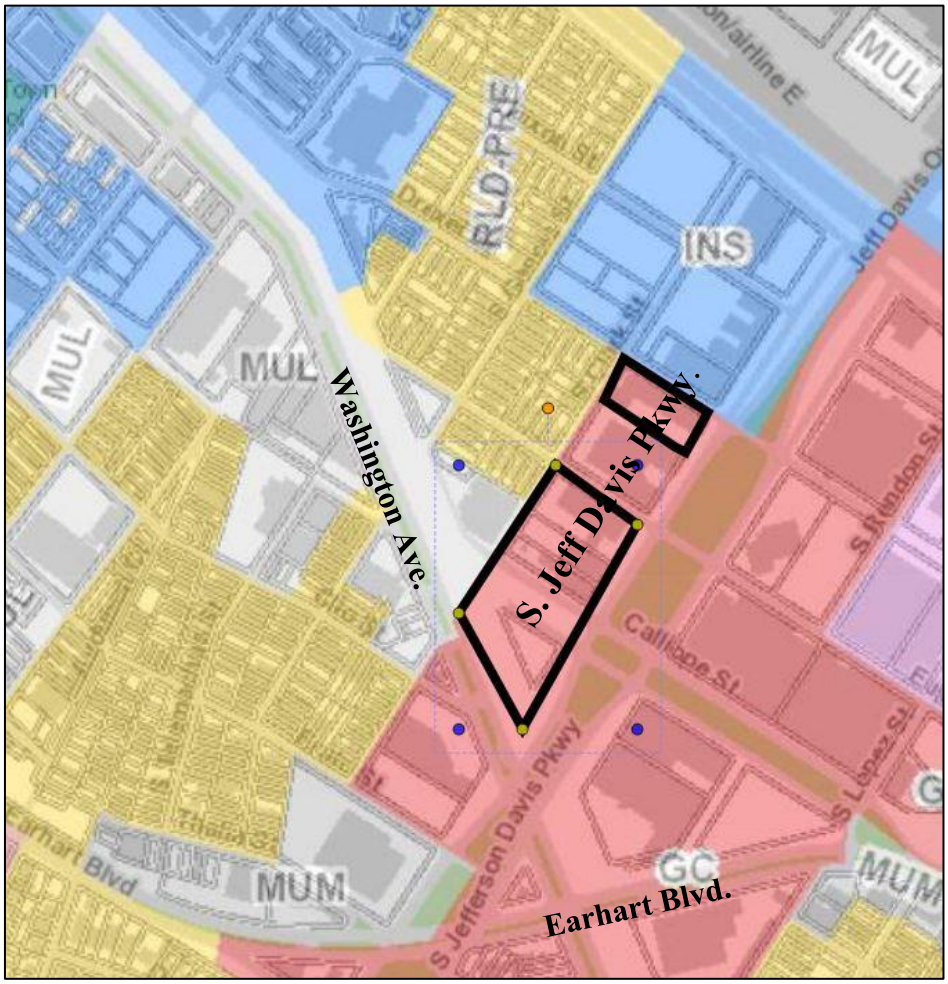
Applicant: Xavier University

Council District: B

Location: Lots A1, C1, D1, Square 696/520 and an undesignated lot on the entirety of Square 521
Addresses: 1001, 1041, 1069, 1071, and 1111 South Jefferson Davis Parkway

Request: Change the FLUM designation from *General Commercial* to *Institutional*

FLUM Map



Staff Analysis: The request by Xavier University is a proposal to change the FLUM designation on the designated lots from the existing *General Commercial* to *Institutional*.

The existing FLUM designation (right) is *General Commercial*. The petitioned properties have been acquired by Xavier University since the original FLUM was adopted. Other Xavier properties are shown with the appropriate *Institutional* FLUM designation. The request is to update the FLUM and change the designations of these five properties to *I - Institutional.*

Existing Conditions

The petitioned properties fronting on South Jefferson Davis Parkway historically have been commercial and light industrial uses. Most of those uses have gone away. The mostly vacant structures that remain at 1041, 1069, and 1071 South Jefferson Davis Parkway reflect those former uses. The petitioned properties abut or are near Xavier's "South Campus".

Zoning

The current zoning designation of the petitioned properties in this request is C-2 Auto-Oriented Commercial District. Much of the area to the east (across Jeff Davis Parkway), is also zoned C-2 or C-3 Heavy Commercial District. Other areas adjacent to the petitioned properties are zoned HU-MU Neighborhood Mixed-Use District, HU-RD2 Two-Family Residential District, and EC Educational Campus District.

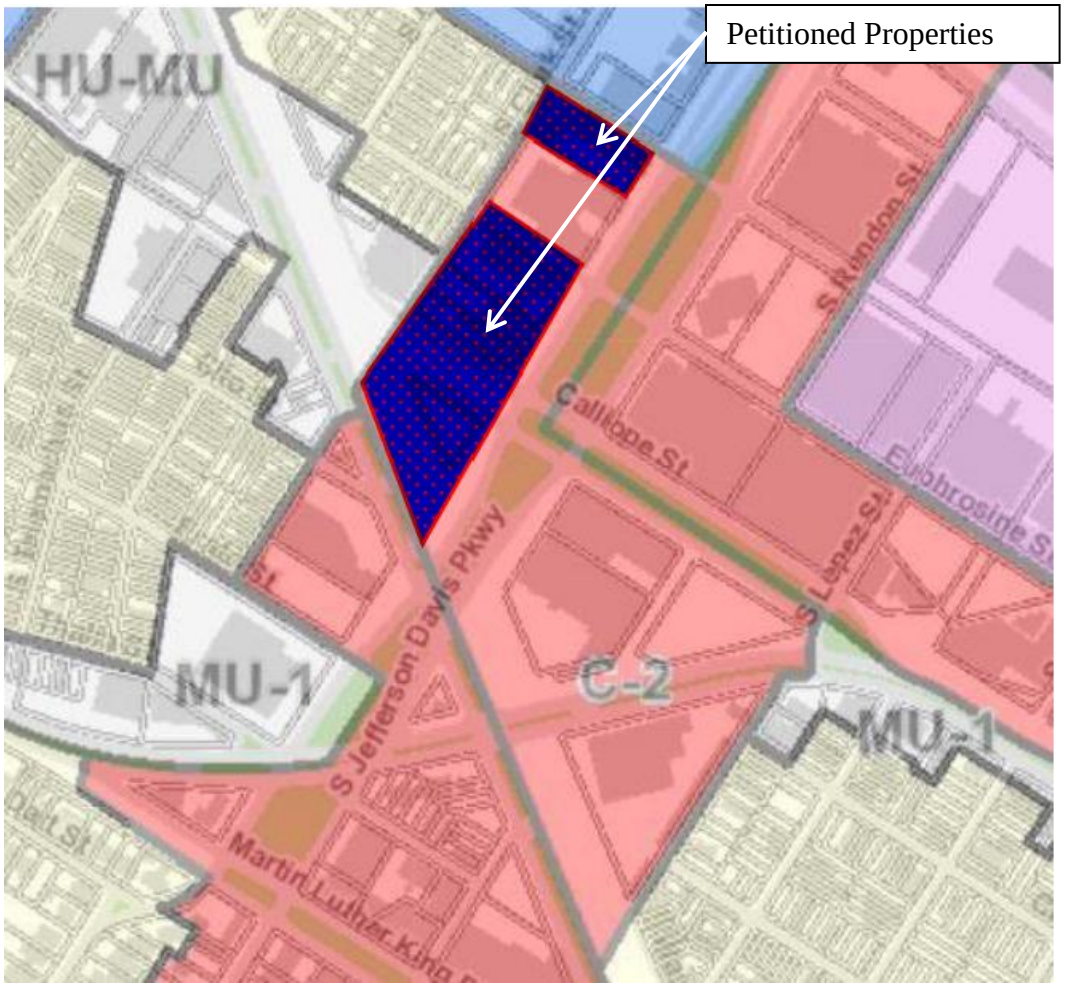


Figure 2: 1069 (left) and 1041 S. Jeff Davis Pkwy – Existing Structures

Figure 3: 1071 S. Jeff Davis Pkway

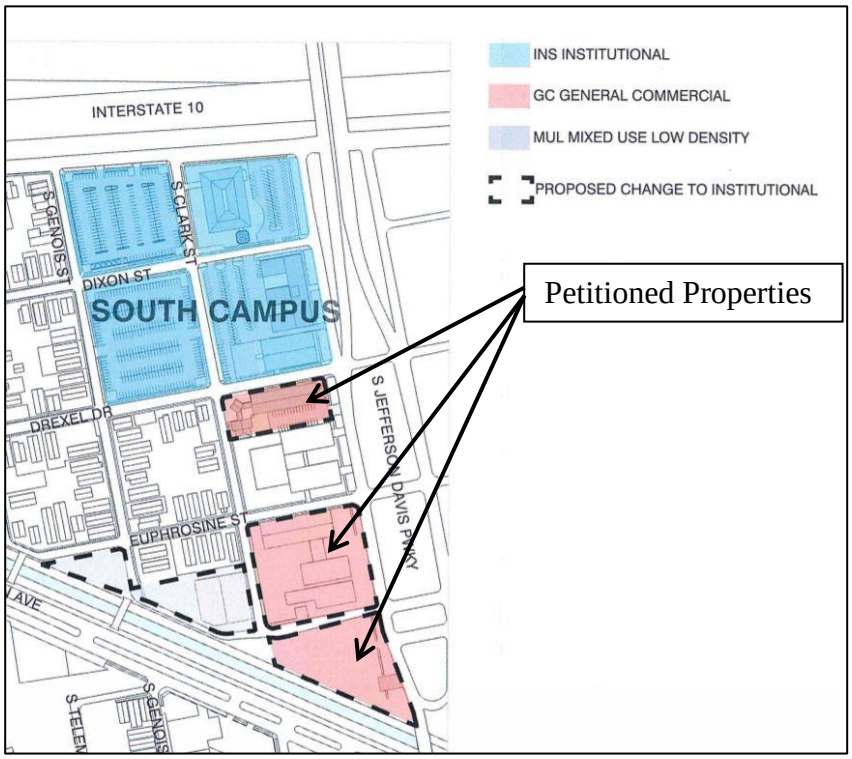
Figure 4: Aerial of lot at 1111 S. Jeff Davis Pkway.

The property at 1001 S. Jeff Davis Parkway, picture below, was purchased by Xavier in 1989, according to Orleans Parish Assessors Office records. It has already been redeveloped for the university's educational purposes.

Figure 5: 1001 S. Jeff Davis Pkwy

Master Plan /Proposed FLUM
The proposal is to change the FLUM designation for these five properties to *Institutional*. The description of this category in the Master Plan and this designation are well-suited for Xavier University. Additionally, Xavier University recently submitted an Institutional Master Plan, which was approved by the New Orleans City Planning Commission in September 2016. This IMP was consistent with the City's Master Plan, as well as the requirements and standards set forth in Article 15.5 *Institutional Master Plan for EC and MC Districts* of the Comprehensive Zoning Ordinance. These petitioned properties were shown by Xavier in their plan, but they are technically not a part of that Institutional Master Plan since only those properties zoned EC can be part of the IMP. These additional properties will presumably be rezoned in the future and then should be part of the IMP revisions at that time

.***Figure 6: Proposed FLUM Areas***



Surrounding FLUM

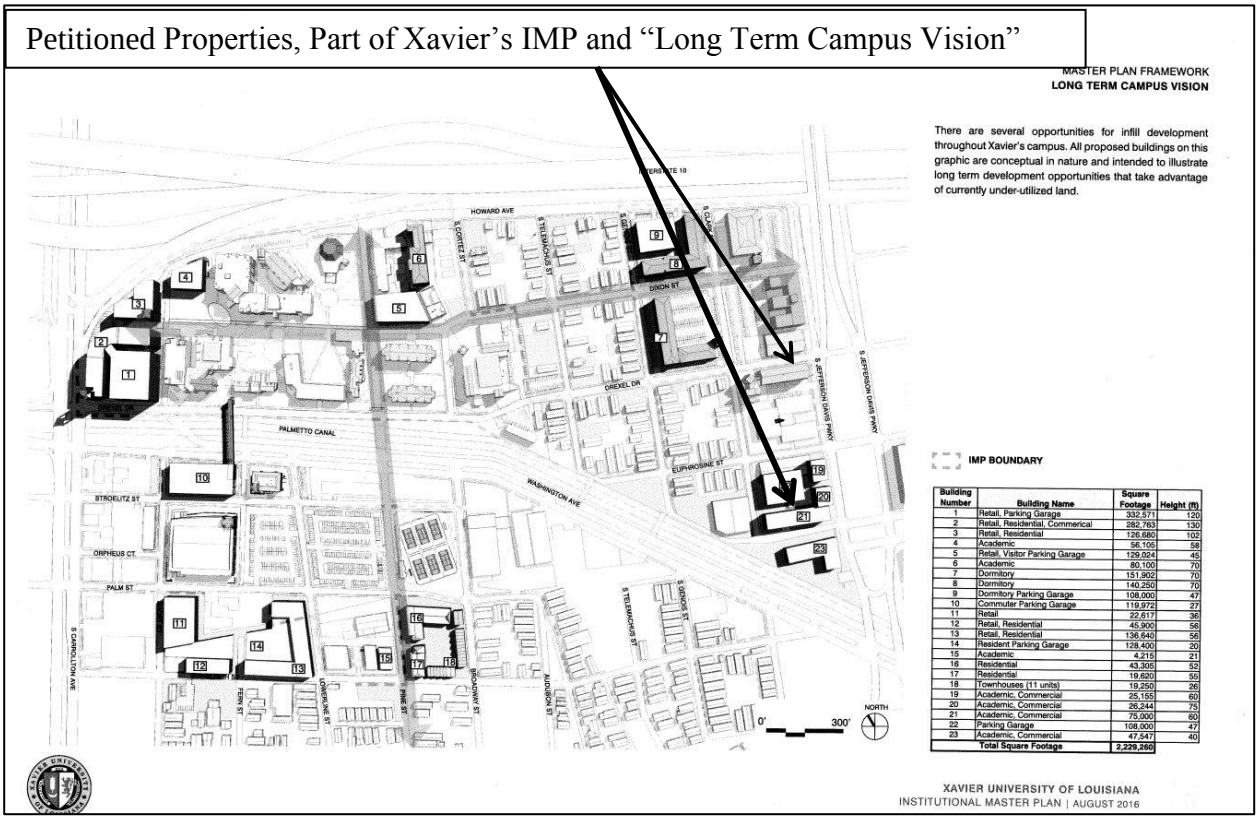
Much of the area adjacent to the petitioned properties and fronting on S. Jefferson Davis Parkway are designated GC – General Commercial on the FLUM. Existing parts of the main Xavier campus have an I – Institutional FLUM designation. The surrounding residential areas have a RLD-PRE Residential Low Density – Pre War designation.

Neighborhood Trends

The neighborhood has always been a mixture of uses with commercial and light industrial along S. Jefferson Davis Parkway with existing residential behind these commercial and industrial areas. The industrial areas have evolved into less intensive commercial and institutional uses, especially since the 2005 Hurricane Katrina devastation.

Xavier University has submitted an "Institutional Master Plan" (IMP), as required by the Comprehensive Zoning Ordinance for areas zoned EC- Educational Campus District. That IMP was approved by the New Orleans City Planning Commission in October 2016. The petitioned properties in this FLUM request, though not required to be part of the IMP, were included since they are part of the universities "Long Term Campus Vision." The "Long Term Campus Vision" as depicted on page 15 of the IMP, shows several of the petitioned properties as future "Academic, Commercial" buildings. The petitioned properties have been included in the stormwater management plan and traffic impact analysis done as part of the IMP.

Figure 4: Xavier IMP. Page 15 "Long Term Campus Vision"



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	Total Square Footage	**2,229,260**	

Impacts

The proposed FLUM changes proposed n this request will not likely have a big impact on the surrounding area. These petitioned properties were primarily commercial and light industrial/warehousing businesses for many years. Because of evolving economics and demographics, the area is less industrial in nature and has become more focused on commercial and office uses as well as institutional, primarily from the expanding Xavier campus. Xavier has included these properties in its long range planning, including traffic impact analyses and stormwater management plans, so any adverse impacts would be mitigated and addressed at the time of permitting for the future improvements on these properties.

Recommendation: The staff recommends **APPROVAL** of this FLUM request from Xavier University for Lots A1, C1, D1, Square 696/520 and an undesignated lot on the entirety of Square 521; Addresses: 1001, 1041, 1069, 1071, 1111 South Jefferson Davis Parkway from the existing *General Commercial* to *Institutional*.

Reasons for Recommendation:

1. The request is consistent with the intent and purpose of the *Institutional* designation of the Master Plan and Future Land Use Map.
2. Xavier has already included these properties as part of its internal Master Plan and "Long Term Campus Vision", as shown in the "Institutional Master Plan" submitted to and approved by the New Orleans City Planning Commission.

Request numbers: PD-4-19 & PD-4-47

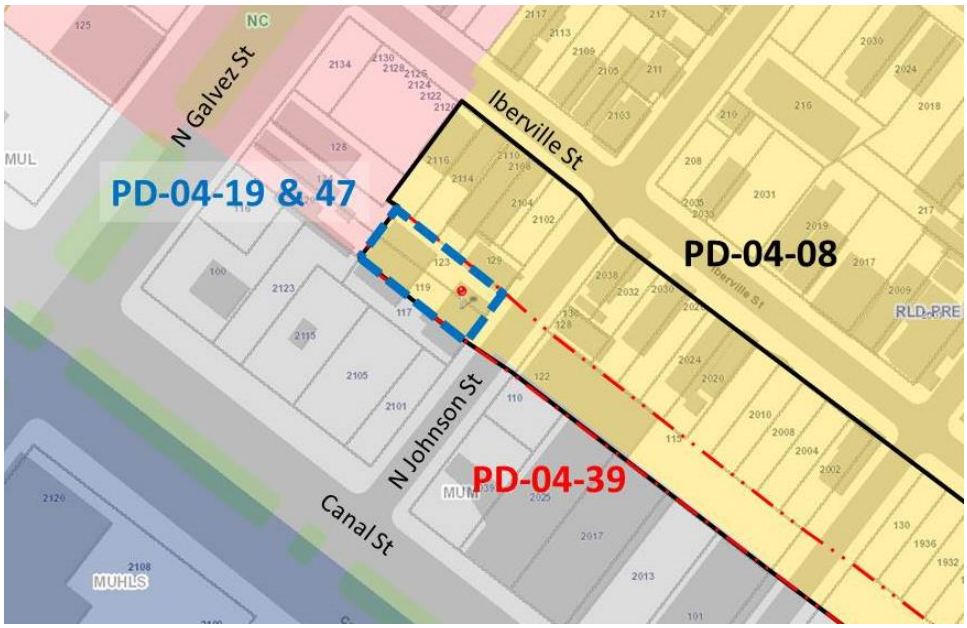
Applicant: City Planning Commission & BEWAJOBE Corporation

Council District: B

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

Location: The subject property is Lots 21 and 22, on Square 275, in the Second Municipal District. The municipal addresses are 119-123 N. Johnson Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant. The subject properties, and adjacent properties under common ownership, were most recently used as temporary construction offices.

Purpose: The City Planning Commission proposes to match the FLUM designation with the established development pattern. The property owner wants a consistent FLUM designation and zoning for their entire property.

Staff Analysis: *Site Description & Land Use*: The subject property is comprised of two interior lots on N. Johnson Street between Canal and Iberville Streets totaling 7,280 square feet in area. The subject site is two lots out of a six lot property that front Canal Street and are under common ownership. The subject lots are occupied by two trailers that no longer appear to be in use but were most recently used as construction offices for the adjacent hospital site construction. According to Sanborn Maps, the site was a used auto sales

and parking lot in 1994. In 1951, 119 N. Johnson was a two-family dwelling and 123 N. Johnson was a store and a dwelling unit. In 1940, both lots were two-family dwellings.

Surrounding Land Use Trends: This is a mixed use area. There has typically been more intense commercial uses along Canal Street. Under the prior zoning ordinance, the entire block from Canal to Iberville Streets between Claiborne Avenue and Galvez Street was part of an C-1A Commercial District, which encouraged commercial (office, retail, gas stations, auto rental, etc.) and industrial uses (manufacturing, warehouse, auto repair, etc.) to encroach from Canal Street to Iberville Street including on the subject properties. This portion of Canal Street has been underutilized, but with the new LSU and VA hospitals opening up across Canal Street, new investment is coming to this area and properties are starting to redevelop.

Surrounding FLUM Designations: The subject property is part of a RLD-PRE Residential Low Density Pre War FLUM district that occupies all or a portion of 16 squares located between Canal, N. Galvez, and St. Louis Streets and N. Claiborne Avenue. On the subject square, the properties fronting Canal are in a MUM Mixed Use Medium Density FLUM, the properties adjacent to N. Galvez are in a NC Neighborhood Commercial FLUM,[9] and the remaining lots are in a RLD-PRE FLUM designation.[10] Across Canal Street is an MUHLS Mixed Use Health/Life Sciences Neighborhood. The proposed MUM FLUM designation is consistent with other adjacent properties including the other lots of the development site that are under common ownership.

Impacts: The staff does not anticipate any negative impacts associated with this FLUM change. The proposed MUM FLUM designation is consistent with the current use of the property, is consistent with existing and proposed adjacent FLUM designations, and would allow for redevelopment of the entire site in a manner that is consistent for Canal Street. For these reasons, the staff supports the FLUM Amendment.

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

Reason for Recommendation:

1. The proposed MUM Mixed Use Medium Density FLUM designation is consistent with the current land use for this site.
2. The proposed FLUM designation is adjacent to a MUM designation and would allow for development that is consistent for Canal Street.

[9] These properties are recommended to become MUM Mixed Use Medium Density in FLUM Amendment PD-04-36.

[10] These properties are recommended to become MUL Mixed Use Low Density in FLUM Amendment PD-04-08.

Request number: PD-4-48

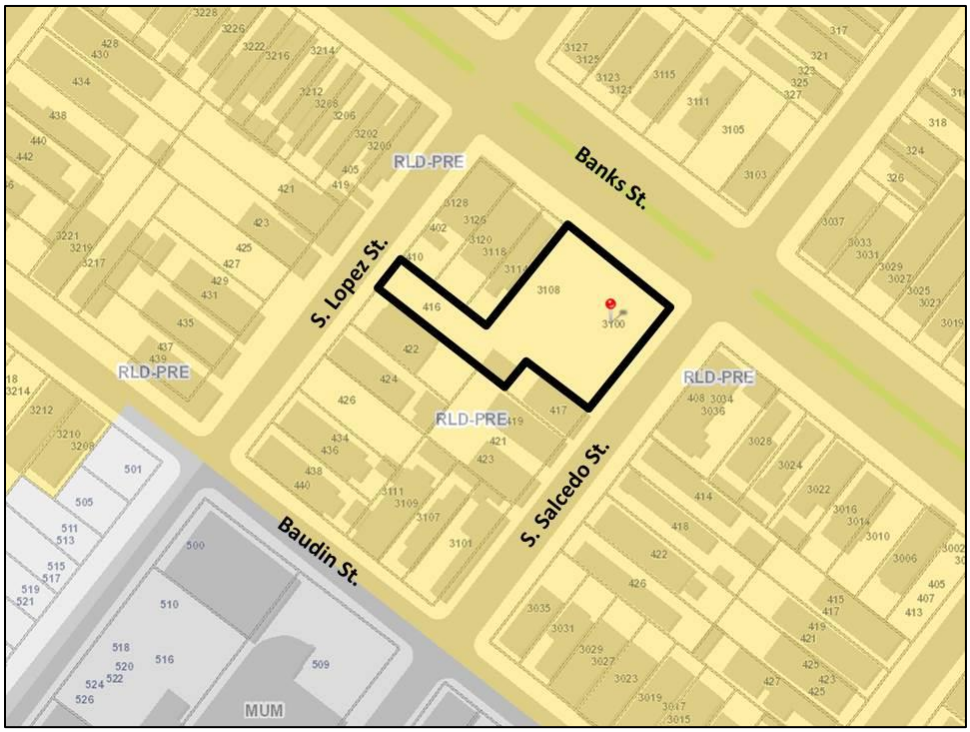
Applicant: NORF 2 GCE Green 3100 Banks St, LLC

Council District: B

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

Location: The petitioned property is located on Lot X-1-F, Square 654, in the First Municipal District. The municipal addresses are 3100-3108 Banks Street and 416 South Lopez Street. The property is located in the Mid-City Local Historic District.

FLUM Map:



Current Zoning: HU-RD2 Two-Family Residential District

Current Land Use: Vacant. Historic land uses includes commercial, industrial, and institutional uses

Purpose: The applicant stated the request would allow for increased density, retail uses, and create a walkable, mixed-use environment.

Staff Analysis: *Site Description & Land Use*: The subject site is an approximately 17,000 square foot property located at the corner of Banks and S. Salcedo Streets in the Mid-City neighborhood. The site is currently vacant, but it has

historically been occupied with a machine shop, auto painting facility, storage yard, movie theater, and most recently a church community center.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is variety of different uses including small multi-family, convenience stores, an office, a proposed restaurant, and a couple of small warehouses. The existing and historic land use pattern in this portion of Mid-City is mixed-use, especially on this and the adjacent blocks. There is a trend in this portion of Mid-City for the development of medium- to large-sized multi-family on larger lots with a history of non-residential uses.

Surrounding FLUM Designations: The site is located in an HU-RD2 Two-Family Residential District, but the applicant has submitted a complete building permit to construct a 17 unit multi-family residential building under the former B-2 zoning for the site. There are properties in the vicinity that are located in HU-B1 and HU-B1A Neighborhood Commercial and HU-MU Neighborhood Mixed-Use Districts. The existing Residential Low Density Pre-War FLUM designation does not account for the mixed-use land use and zoning of the subject site and adjacent properties.

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 street in an established, high-demand neighborhood. Given the surrounding mixed-use development pattern, the impact of a mixed-use FLUM should not be that much greater than similar properties in the vicinity. However, the proposed Mixed-Use Medium Density FLUM designation is generally reserved for major corridors and intense commercial nodes and would not be appropriate for this location, especially adjacent to low density residential uses. Therefore, the staff recommends a Mixed Use Low Density FLUM designation.

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

Reason for Recommendation:

1. The subject site is a larger property with a history of non-residential uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
3. There is a trend of multi-family developments in the vicinity for properties of similar size and history.

Request number: PD-04-49

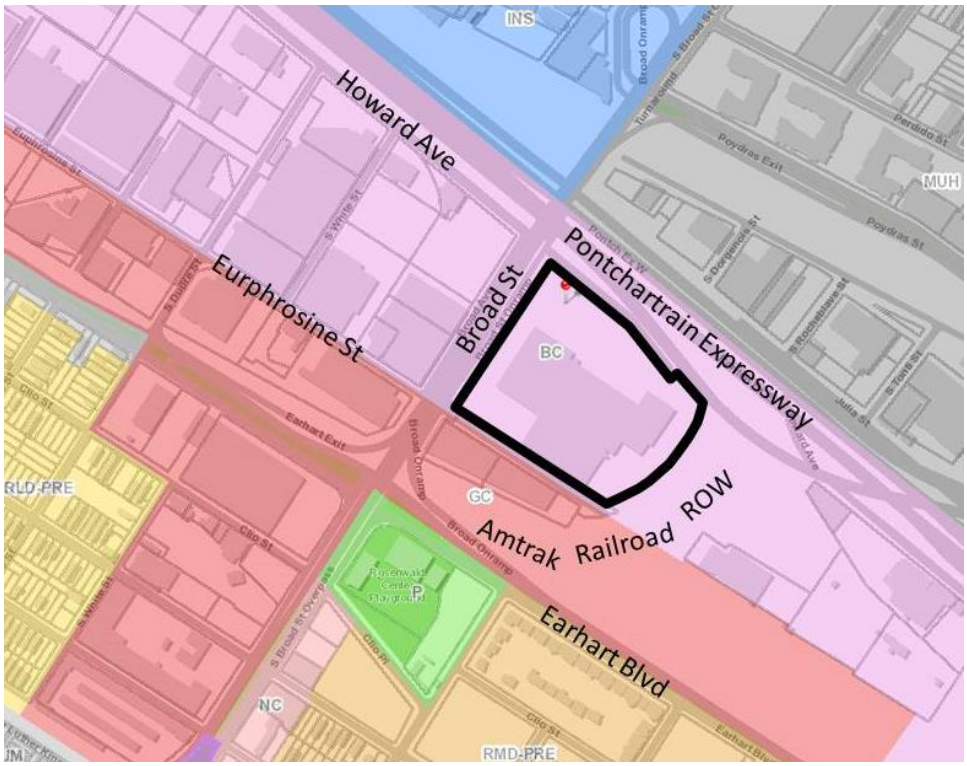
Applicant: 3800 Howard Investors, LLC

Council District: B

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

Location: The petitioned property is located on Square 590, portions of Squares 571, 572, & 589, and portions of closed Palmetto and Dorgenois Streets, in the First Municipal District. The municipal address is 3800 Howard Avenue.

FLUM Map:



Current Zoning: BIP Business-Industrial Park District

Current Land Use: Vacant Commercial & Industrial (The Times – Picayune Building)

Purpose: The applicant stated that they intend to rezoned the property to MU-2 High Intensity Mixed-Use District to allow for a mixed-use redevelopment of the site.

Staff Analysis: *Site Description & Land Use*: The subject property is an approximately 9 acre site occupying an entire block between Howard Avenue/the Pontchartrain Expressway, the Broad Street Overpass, Euphrosine Street, and the Union Passenger Terminal right-of-way. The site is the former

Times – Picayune headquarters, which houses the newspaper's offices and printing press. Being located between Interstate 10, the Broad Street overpass, and railroad tracks, the site is physically isolated and not easily accessible from the street network.

Surrounding Land Use Trends: The area around the subject property includes mostly industrial, warehouse, and office uses. The historic use of the subject property is also office and industrial. There is a mix of long-term and new industrial and commercial uses in the vicinity, including a new 4 story 37,000 square foot office building across Broad Street at 3900 Howard Avenue. High density mixed-use developments, especially those with residential, would not be compatible with industrial, commercial, and transportation uses.

Surrounding FLUM Designations: The site is located in an BIP Business-Industrial Park District, but the applicant has submitted a request to change the zoning to an MU-2 High Intensity Mixed-Use District. The subject property is at the center of a large BC Business Center FLUM designation that is located between the Pontchartrain Expressway and Euphrosine Street/Earhart Boulevard and is over one mile long extending from S. Claiborne Avenue to S. Rendon Street.[11] Across Euphrosine Street from the subject property is a GC General Commercial FLUM designation that provides a buffer to adjacent RMD-PRE Residential Medium Density Pre-War and P Parkland and Open Space FLUM designations. There is an MUH Mixed Use High Density FLUM designation adjacent to the site, but that is physically separated from the subject property by the Pontchartrain Expressway.

Impacts: The request FLUM change to MUH Mixed Use High Density would be incompatible with the adjacent BC Business Center FLUM designation and adjacent industrial, warehouse, and commercial land use. This request would reduce industrial and commercial land and replace it with a high-density mixed-use (residential) development that would be in direct conflict with the industrial and commercial uses in the immediate vicinity. In addition, this site is physically isolated and would not be appropriate for a high density district. To access the site, one must take narrow, minor, industrial roads or travel half a mile down Howard Avenue from Jefferson Davis Parkway. The goal of the MUH FLUM category is to encourage compact, walkable, and transit-oriented developments. If the applicant wants some flexibility from the current zoning requirements, that is best accomplished through a Planned Development process where all of the specific development proposals could be evaluated and potential impacts mitigated.

[11] This entire BC FLUM designation is also zoned BIP Business-Industrial Park.

Recommendation: **Denial** of the FLUM Designation Change to MUH Mixed Use High Density and keep the current **BC Business Center** FLUM Designation.

Reason for Recommendation:

1. The proposed Mixed Use High Density FLUM designation is incompatible with adjacent FLUM categories and current land uses.
2. The proposed Mixed Use High Density FLUM designation is too intense for a physically isolated site, with limited surrounding infrastructure, and limited accessibility and walkability.
3. The proposal would result in a loss of limited industrial land.
4. The site is separated by a highway and railroad from the adjacent MUH Mixed Use High Density FLUM designation.

Request Numbers: PD-04-50

Applicant: City Planning Commission

Council District: C

Requests: *Change Future Land Use Map Designation from R-HC Residential Historic Core* to *MU-HC Mixed Use Historic Core*

Location: The petitioned property includes a portion of Lot M-1 on Square 386 in the Third Municipal District. The municipal address is 1815 Henriette Delille Street. The property is located within the Marigny Local Historic District.

FLUM Maps:

Current Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Current Land Use: Multi-Family Residence

Purpose: The purpose of the request is to change the FLUM designation of a portion of a single lot of record which has two separate designations.

Staff Analysis: *Site Description & Land Use*: The subject property includes the site of the former McDonogh 16 Elementary School which has been recently converted into a multi-family residence for elderly tenants. The property includes an irregularly shaped lot, Lot M-1, which measures approximately 1.2 acres. Most of Lot M-1 is designated with the MU-HC Mixed Use

Historic Core FLUM category. The portion of Lot M-1, which is the subject of this request, includes a 30' by 128'section behind the main building. This section is developed with a portion of an addition to the multi-family residence and a paved rear loading area.

Surrounding Land Use Trends: The subject property fronts Henriette Delille Street where it terminates or begins from St. Claude Avenue in the Marigny neighborhood. Uses along the avenue are mixed with residential, institutional, and commercial land uses located adjacent to one another. Along Pauger Street, which intersects Henriette Delille Street and St. Claude Avenue, the land uses are primarily residential. Most lots are developed with historic single- and two-family residences that stand one or two stories tall. These structures include historic Creole cottages, traditional shotgun homes, raised bungalows, as well as examples of newer construction. Most residences are built to or near front and side property lines as is a characteristic development pattern of historic neighborhoods.

Surrounding FLUM Designations: Most surrounding parcels with frontage along the major neighborhood thoroughfares such as St. Claude Avenue, St. Bernard Avenue, and McShane Place contain the MU-HC Mixed Use Historic Core FLUM designation. The MU-HC district, in some cases extends along adjacent parcels on intersecting side streets. Most parcels with frontage on interior local streets such as Pauger and Marais Streets contain the R-HC Residential Historic Core FLUM designation

Impacts: The proposed FLUM designation for the portion of the subject lot would resolve a situation in which one development site has two FLUM designations. Doing so, would promote consistency. It should not negatively impact other properties.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed Use Historic Core**

Reason for Recommendation:

1. The MU-HC Mixed Use Historic Core designation is consistent with the rest of the subject lot.
2. The request resolves a split-lot condition.

Request number: PD-04-51

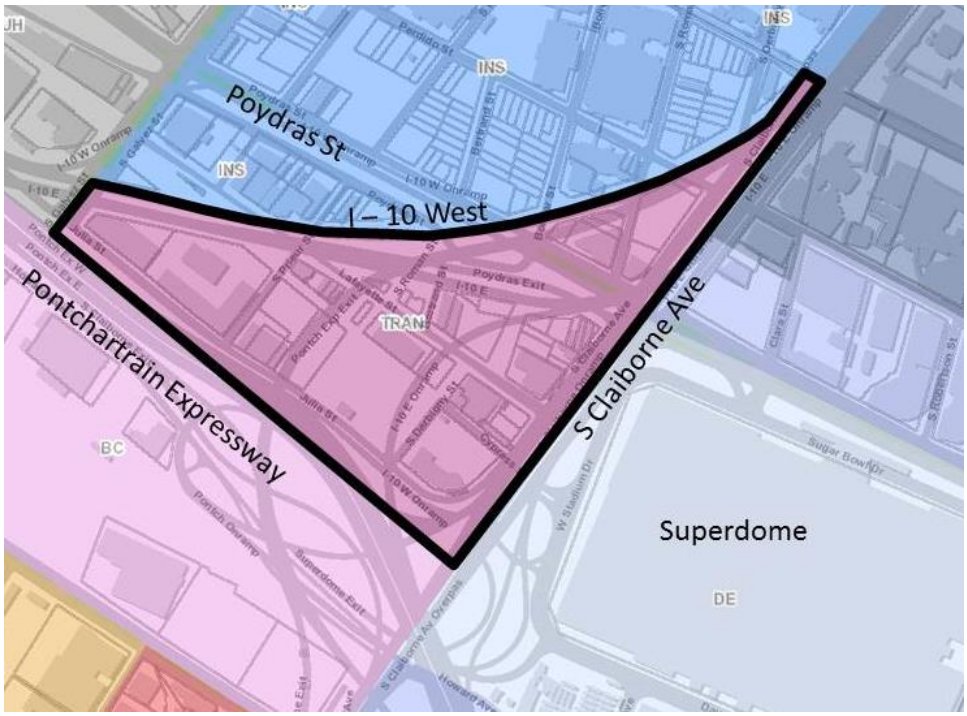
Applicant: City Planning Commission

Council District: B

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

Location: The site includes all properties currently designated TRAN Transportation bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue.

FLUM Map:



Current Zoning: HI Heavy Industrial District

Current Land Use: A mix of industrial, warehouse, office, utilities, off-street parking, and vacant land and structures.

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.

Staff Analysis: *Site Description & Land Use*: The site includes a triangularly shaped area bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue that includes portions of 13 squares. The area includes a mix of

industrial, warehouse, office, utilities, and off-street parking uses and some vacant properties and structures.

Surrounding Land Use Trends: There is a mix of land uses surrounding this area. Across S. Claiborne Avenue are the Superdome and some office buildings in the Central Business District. Across I-10 West is the LSU Medical School Campus. Across the Pontchartrain Expressway there are industrial uses and railroad right-of-way. The subject area, with its industrial uses, is different from the nearby institutional and CBD uses.

Surrounding FLUM Designations: The area is located in an HI Heavy Industrial District. The surrounding FLUM Designations include some CBD specific land use categories (DE Downtown Exposition, DMU Mixed-Use Downtown, and MUHLS Mixed-Use Health/Life Sciences Neighborhood), INS Institutional, and BC Business Center. The surrounding FLUM Designations are not appropriate for the subject area given its Heavy Industrial zoning and land use pattern, and the proposed IND Industrial FLUM designation is a better fit for this site.

Impacts: The staff proposes eliminating the existing TRAN Transportation FLUM designation. The proposed IND Industrial FLUM designation matches the existing development pattern and zoning for the area. The proposed FLUM change should have little to no impact on the surrounding land uses.

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

Reason for Recommendation:

1. The City Planning Commission staff proposes eliminating the existing TRAN Transportation FLUM designation for this area.
2. The proposed IND Industrial FLUM designation is consistent with the land use and zoning for this site.

Request number: PD 04-52

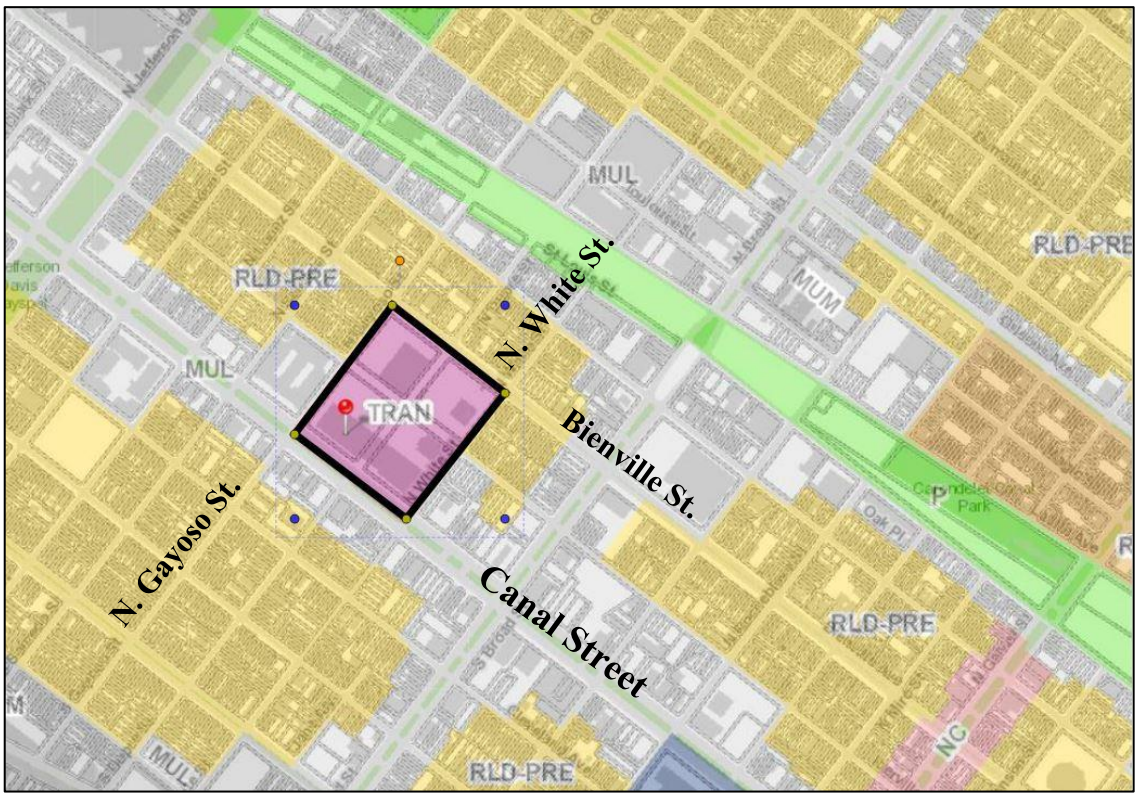
Applicant: City Planning Commission

Council District: B

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

Location: Squares 365, 366, 396, and 397 bounded by Bienville Ave, S White, Canal, and N Gayoso Streets. Municipal address is 2901 Canal Street.

FLUM Map



Current Zoning: LI – Light Industrial District

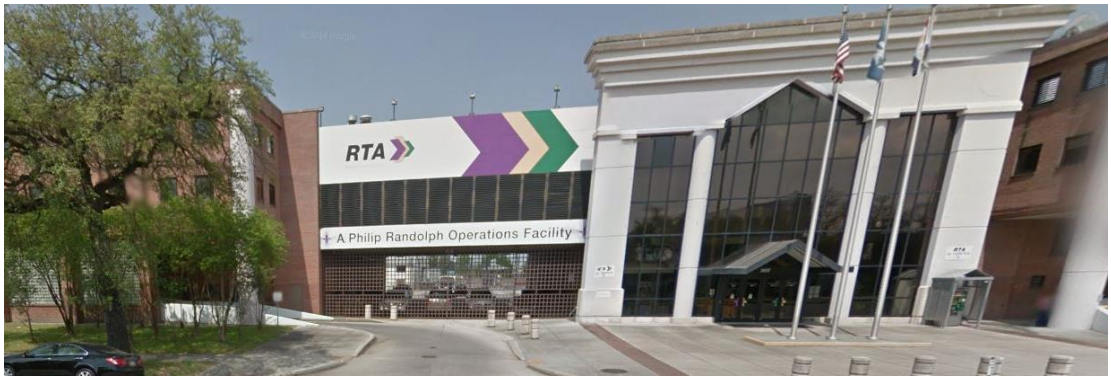
Staff Analysis: The request is to change the FLUM from *Transportation* to *Industrial*. City Planning has proposed the deletion of the "Transportation" Future Land Use category and incorporation of transit and transportation facilities into the range of uses in most other categories. Along with this proposed text amendment, City Planning proposes replacing these areas designated Transportation on the Future Land Use Map with appropriate new FLUM designations.

The site is the Regional Transit Authority, which operates a network of buses, streetcars, ferries, and paratransit vehicles in the greater New Orleans area. This site houses offices and storage and maintenance facilities for the RTA's fleet. This facility has operated at this location for decades. It is an appropriate location because Canal Street has both bus lines and street car lines so accessibility to the maintenance facility by all of the vehicles in the fleet is essential

Surrounding Land Use & Zoning
The subject property is located on Canal Street and is in the Mid-City neighborhood. Mid-City is a pre-war neighborhood that traditionally has had a wide mix of uses. To the north of the RTA facility, immediately across N. Gayoso Street, is Warren Easton Charter High School. Canal Street on both sides is heavily commercial with offices, fast food restaurants, and other businesses. To the north, behind the subject property, is a mostly residential neighborhood, zoned HU-RD2, consisting mostly of shotgun doubles.

Figure 2: Zoning Map – Subject Property Zoned LI

Figure 3: Front of RTA Building, Canal Street



The RTA facility is well screened from outside views and has operated at this location for decades.

City Planning has proposed the deletion of the "Transportation" Future Land Use category and incorporation of transit and transportation into appropriate other designations. The proposal for the subject property is *Industrial*. The current zoning designation of the subject site, LI Light Industrial District, is intended to remain as it is consistent with the zoning appropriate under the Industrial land use designation. This district will not change, as it is intended to "…provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted. Light industrial uses are typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities."

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

Reason for Recommendation:

1. City Planning has proposed the deletion of the "Transportation" Future Land Use category and replacement with appropriate new FLUM designations.
2. The site size, location, and current use are conducive to uses in *Industrial* FLUM designation.