**PLANNING DISTRICT 8 FUTURE LAND USE MAP AMENDMENT REQUESTS**
**Preliminary Staff Report**

**Request Number:** PD-08-01

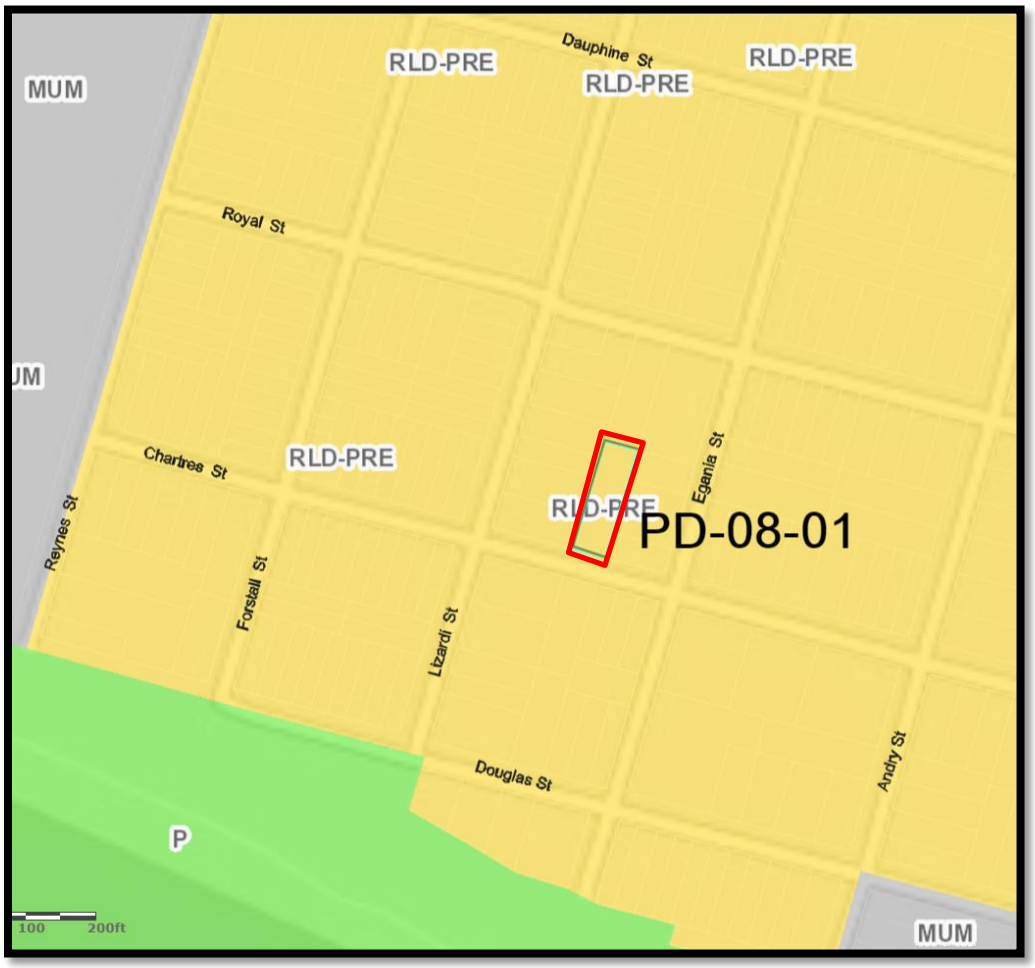
**Applicant:** City Planning Commission

**Council District:** E

**Request:** The request is to change a Future Land Use Map (FLUM) designation from *Residential Low Density Pre-War* to *Mixed-Use Low Density*

**Location:** The petitioned property is located on Lot 5, Square 117, bounded by Chartres, Lizardi, Egania and Royal Streets, in the Third Municipal District. The municipal address is 5227 Chartres St.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use Designations*

*Zoning District Map*

**Current Zoning:** HU-B1 Neighborhood Business District

**Current Land Use:** Institutional Use (Community Center)

**Purpose:** The applicant stated that the request would allow the appropriate FLUM designation that would better fit the current HU-B1 Neighborhood Business District zoning of the site. The HU-B1 Neighborhood Business District zoning designation resulted from ordinance number 026170 MCS as a result of the zoning change application (ZD080-14), in 2014 and a further update in zoning designations with the implementation of the 2015 CZO.

**Staff Analysis:** *Site Description & Land Use*: The petitioned site is located on an interior lot (totaling 7,632 sq. ft. in area) with frontage on Chartres Street between Lizardi and Egania Streets. The Center for Sustainable Engagement and Development educational center which is a single-story structure (totaling 1,184 sq. ft. in area) occupies the site. There is one off-street parking space and a storage shed (250 sq. ft.) on the site.

*Surrounding Land Use Trends*: The petitioned site is located in the Holy Cross Neighborhood within the Lower Ninth Ward. The site is surrounded by a large HU-RD2 Two-Family Residential District. The bounds of this district are the Mississippi River to the South, the Industrial Canal to the west, St. Bernard Parish to the east and N. Claiborne Avenue to the north.

Within a two block radius from the petitioned site there are corner parcels and sites that take up entire blocks that are HU-MU Neighborhood Mixed-Use or HU-B1A Neighborhood Business Districts. Moving further out radially from the petitioned site there are HU-RM1 Multiple-Family Residential, HU-MU Mixed-Use Medium Density, MU-1 Medium Intensity Mixed-Use, LI Light Industrial, and MI Maritime Industrial (fronting along the Mississippi River) Districts.

*Surrounding FLUM Designations*: Within a two block radius the site is completely surrounded by *RLD-Pre Residential Low Density Pre-War* FLUM designation (see Existing Future Land Use designation figure above). Moving further out radially from the petitioned site there are *MUM Mixed-Use Medium Density* and *IND Industrial* FLUM designations in addition to more *RLD-Pre Residential Low Density Pre-War* FLUM designation.

*Impacts*: No immediate increase in impacts are expected beyond that which currently exists based on the current use which is in compliance with both the existing FLUM designation and uses allowed in this zoning district. However, the requested change in the FLUM designation to *Mixed-Use Low Density* would allow for a larger range of zoning districts that may not be appropriate for the mid-block location surrounded by residential uses.

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

**Reason for Recommendation:**

1. The current community center use of the subject site is compatible with the site's HU-B1 District zoning designation.
2. The existing community facility land use of the site is compatible with the accepted uses under the existing *RLD-Pre Residential Low Density Pre-War* FLUM designation.
3. The request would allow for future opportunities to change the zoning district to include uses that may not be appropriate for the surrounding area.

**Request Number:** PD-08-02

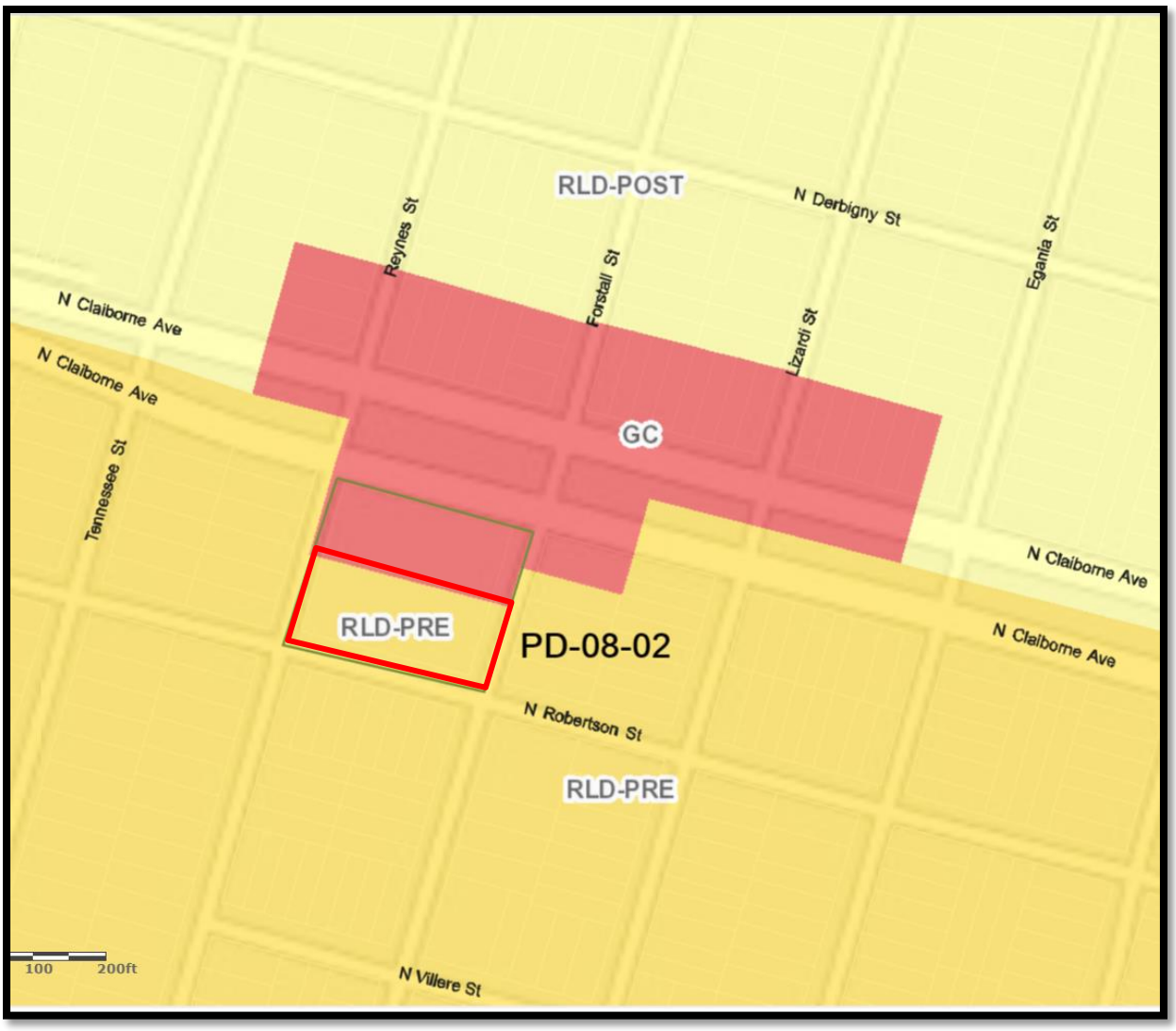
**Applicant:** City Planning Commission

**Council District:** E

**Request:** Change of Future Land Use Map (FLUM) designation from *Residential Low Density Pre-War to General Commercial*.

**Location:** The subject site is located in the rear portion of Lot 1A, Square 676, bounded by N. Claiborne Avenue, Reynes, Forstall and N. Roberson Streets, in the Third Municipal District. The municipal address is 5000 North Claiborne Avenue.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use* Designation

*Zoning District*

**Current Zoning:** C-1 General Commercial District

**Current Land Use:** Commercial (CVS Pharmacy)

**Purpose:** The applicant states the requested FLUM change is to allow the site's zoning and land use to be compatible with the Master Plan. The C-1 General Commercial District zoning designation resulted from ordinance number 026270 MCS from of the zoning change application (ZD114-14), in 2014 with a further update in zoning designations from the implementation of the 2015 CZO.

**Staff Analysis:** *Site Description & Land Use*: The commercial site, located in the south side of N. Claiborne Avenue in the Lower Ninth Ward, encompasses Square 676 entirely. The square contains a newly constructed CVS pharmacy (< 25,000 sq. ft. in area) with a parking lot. Previously the square was developed with commercial (a gas station and convenient

store) on its North Claiborne Avenue side and residential on its North Robertson Street side.

*Surrounding Land Use Trends*: The existing and historic land use pattern around the subject property includes single, two-family and some small multi-family residences, small commercial uses (convenience stores, gas stations and restaurants) and institutional uses (churches and schools).

*Surrounding FLUM Designations*: Square 676, in which the request is located, is split by two (2) FLUM designations: *GC General Commercial* and *RLD-Pre Residential Low Density Pre-War*. The petitioned site is in the *RLD-Pre* FLUM designation portion of the square. The total *GC General Commercial* FLUM designation is approximately 2.5 squares. Moving outward radially from the petition site, the majority of the area to the north of North Claiborne Avenue is designated as *RLD-Post Residential Low Density Post-War* while the majority of the area south of North Claiborne Avenue is designated as *RLD-Pre Residential Low Density Pre-War*.

*Surrounding Zoning Designations*: The site is part of a small C-1 General Commercial District that flanks both sides of North Claiborne Avenue. This small C-1 District is surrounded by a very large S-RD Two-Family Residential District to the north of North Claiborne Avenue and a very large HU-RD2 Two-Family Residential District to the south of North Claiborne Avenue.

*Impacts*: The requested FLUM change will resolve an existing split lot FLUM designation while allowing the existing development to be compatible with the Master Plan. Minimal additional impacts are anticipated from the FLUM change considering the current use of the site.

**Recommendation:** **Approval** of the FLUM designation change to **General Commercial**.

**Reason for Recommendation:**

1. The request is necessary to allow the zoning district to be compatible with the FLUM designation.
2. No nonconformity would be created from this request as the current use of the subject site is compatible with the site's C-1 General Commercial District zoning designation.

**Request Number:** PD-08-03A

**Applicant:** City Planning Commission

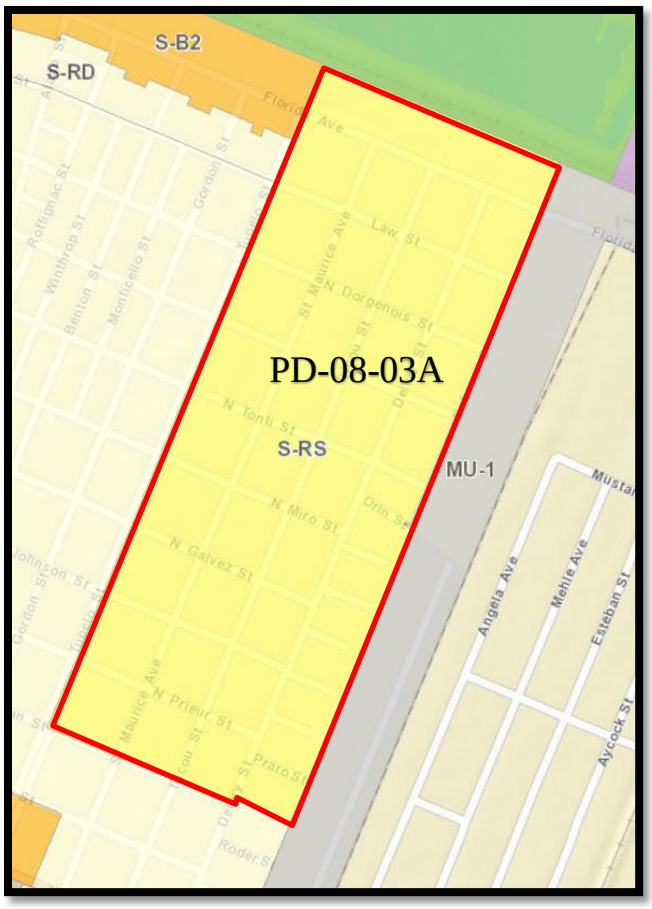
**Council District:** E

**Request:** Change of Future Land Use Map (FLUM) Designation from *Residential Single Family Post-War* to *Residential Single Family Pre-War*.

**Location:** The area in the request is located in the Lower Ninth Ward including all squares and lots bounded by N. Roman Street, Tupelo Street, Florida Avenue, and Jackson Barracks, in the Third Municipal District. There are multiple municipal addresses associated with the request.

**FLUM Designation And Zoning Maps:**

*Existing Future Land Use* Designation




*Zoning District*

**Current Zoning:** S-RS Suburban Single-Family Residential District

**Current Land Use:** The current land use found throughout the area is a mix of single and two-family residences, vacant lots and institutional uses (churches and community centers) on lots/parcels that vary in widths and depths.

**Purpose:** The applicant proposes the Future Land Use Map (FLUM) change to allow better compatibility between the lot development pattern of the area and its FLUM designation.

**Staff Analysis:** *Site Description & Land Use*: The area, located in the Lower Ninth Ward, encompass approximately 38 squares. The squares were historically divided with lot sizes varying in both lengths and widths. Generally these lots sizes are narrower than similarly situated lots whose FLUM designation is *Residential Single Family Post-War* found in the City of New Orleans.

*Surrounding Land Use Trends*: The existing and historic land use patterns around the subject area include single and two-family residences, some institutional uses (churches and schools) and medium intensity mix uses associated with Jackson Barracks (which completely borders the petitioned site to the east).

*Surrounding FLUM Designations*: The area is surrounded by *RLD-Post Residential Low Density Post-War, RLD-Pre Residential Low Density Pre-War, INS Institutional, NA Natural Areas* and *MUL Mixed-Use Low Density* FLUM designations.

*Surrounding Zoning Designations*: The area is surrounded by an S-B2 Pedestrian-Oriented Corridor Business District, S-RD Suburban Two-Family Residential District, S-B1 Suburban Business District, MU-1 Medium Intensity Mixed-Use District and NA Natural Areas District.

*Impacts*: The proposed FLUM designation would allow for a zoning district that is more compatible with the lot size development pattern of the area. Minimal impacts to the immediate area and little impact to the surrounding area is expected because these lots sizes already exist and are part of the fabric of the neighborhood.

**Recommendation:** **Approval** of the FLUM designation change to **Residential Single Family Pre-War**.

**Reason for Recommendation:**

1. The request allows a more compatible FLUM designation for the area considering the existing lot size development pattern.

**Request Number:** PD-08-03B

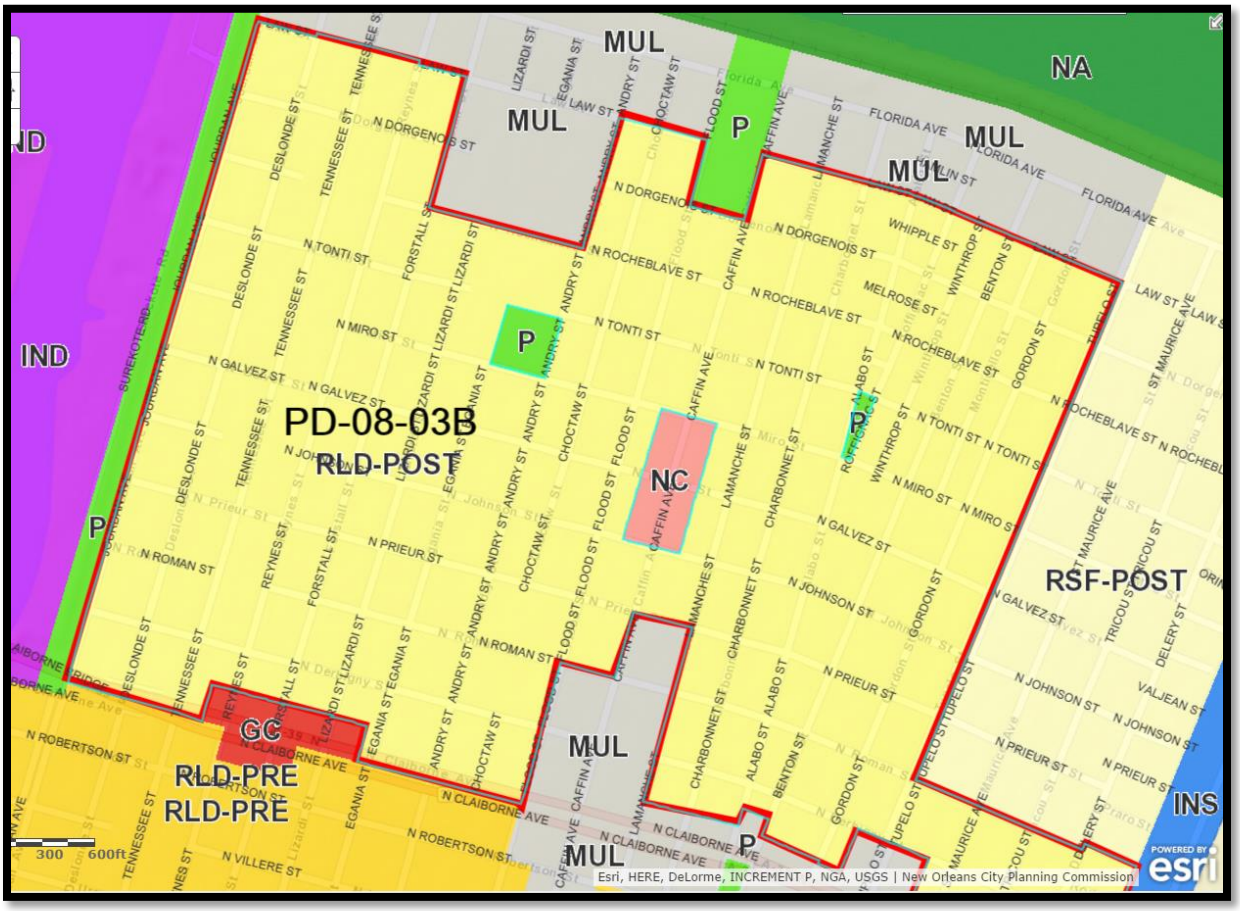
**Applicant:** City Planning Commission

**Council District:** E

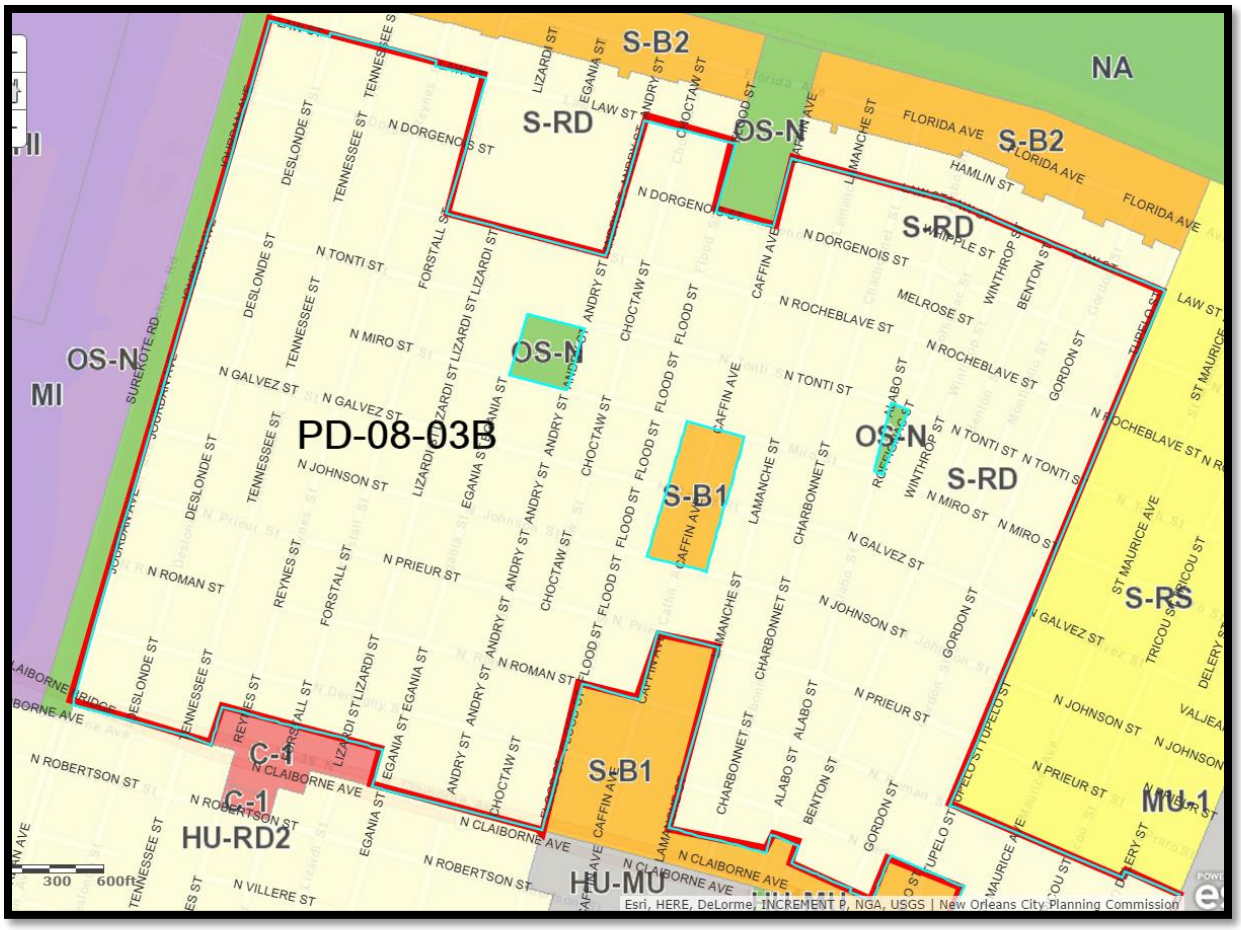
**Request:** Change of Future Land Use Map (FLUM) Designation from *Residential Low Density Post-War* to *Residential Low Density Pre-War*

**Location:** The request is for the area located in the Lower Ninth Ward including all squares and lots generally bounded by North Claiborne Avenue, Jourdan Avenue, Florida Avenue, Tupelo Street, North Roman Street and Jackson Barracks, in the Third Municipal District. There are multiple municipal addresses associated with the request.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use* Designation




*Zoning District*

**Current Zoning:** *S-RD Suburban Two-Family Residential District*

**Current Land Use:** The current land use found throughout the area is a mix of single and two-family residences and institutional uses (churches and community centers) on lots/parcels that vary in widths and depths.

**Purpose:** The applicant proposes the Future Land Use Map (FLUM) change to allow better compatibility between the lot development pattern of the area and its FLUM designation.

**Staff Analysis:** *Site Description & Land Use*: The area, located in the Lower Ninth Ward, encompass approximately half of Planning District 8. The squares were historically divided with lot sizes varying in both lengths and widths. Generally these lots sizes are narrower than similarly situated lots whose FLUM designation is *Residential Low-Density Post-War* found in the City of New Orleans.

*Surrounding Land Use Trends*: The existing and historic land use pattern around the subject property includes single, two-family residences and

small parks with some institutional uses (churches and schools). Most of the commercial and mixed uses are located on major streets.

*Surrounding FLUM Designations*: The area is surrounded by *Residential Low Density Pre-War, P Parkland* and *Open Space, IND Industrial, NA Natural Areas,* and *MUL Mixes-Use Low Density* FLUM designations.

*Surrounding Zoning Designations*: The area is surrounded by an *S-B2 Pedestrian-Oriented Corridor Business District, S-RD Suburban Two-Family Residential District, S-B1 Suburban Business District, S-RS Suburban Single-Family Residential District, MU-1 Medium Intensity Mixed-Use District, OS-N Neighborhood Open Space Districts* and *NA Natural Areas District.*

*Impacts*: The proposed FLUM designation would allow for a zoning district more compatible with the lot size development pattern of the area. Minimal impacts to the immediate area and little impact to the surrounding area is expected because these lots sizes already exist and are part of the fabric of the neighborhood.

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

**Reason for Recommendation:**

1. The request allows a more compatible FLUM designation for the area considering the existing lot size development pattern.

**Request Number:** PD-08-04

**Applicant:** City Planning Commission

**Council District:** E

**Request:** Change the Future Land Use Map (FLUM) designation from *Neighborhood Commercial to Mixed Use Low Density*

**Location:** The request is for all lots, in the Lower Ninth Ward, designated NC Neighborhood Commercial, on Squares 981, 982, 1102, and 1103, bounded by N. Miro Street, Lamanche Street, North Johnson Street and Flood Street, in the Third Municipal District. There are multiple municipal addresses associated with the request.

**FLUM Designation and Zoning Maps:**

*Existing Future Land Use* Designation

*Zoning District*

**Current Zoning:** S-B1 Suburban Business District

**Current Land Use:** The current land uses are Vacant, Commercial and Institutional (churches).

**Purpose:** The requested designation would allow additional development flexibility at an appropriate location with a history of mix use.

**Staff Analysis:** *Site Description & Land Use*: The area, located in the Lower Ninth Ward, encompasses approximately 2 squares (1/2 of Squares 981, 982, 1102, and 1103 along Caffin Avenue). The lots flank a two-lane two way street that is separated by a median which is approximately 50' wide. There are two existing churches on lots; however, most of the other lots are either vacant or have vacant buildings.

*Surrounding Land Use Trends*: The existing and historic land use pattern around the subject property includes single, two-family residences with some institutional uses (churches and schools). The area flanks both sides of a major corridor and is one block form a much larger MUL Mixed-Use Low Density FLUM designation, which follows Caffin and North Claiborne Avenues.

*Surrounding FLUM Designations*: The area is surrounded by *RLD-Post Residential Low Density Post-War*, *P Parkland* and *Open Space*, and MUL Mixes-Use Low Density FLUM designations.

*Surrounding Zoning Designations*: The area is surrounded by an S-RD Suburban Two-Family Residential, S-B1 Suburban Business, HU-MU Historic Urban Neighborhood Mixed-Use, and OS-N Neighborhood Open Space Districts.

*Impacts*: Historically "*Pre-War*" areas along corridors have been developed with less separation of land uses (residential and commercial) when compared to non-*Pre-War* areas in other parts of the city. The area fits this "*Pre-War*' development pattern. Therefore, minimal impacts are expect because the existing development pattern is expected to absorb additional uses associated with this change. In addition this change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and corridors with public transit. These additional residential opportunities should increase housing density while helping to address affordable housing issues.

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

**Reason for Recommendation:**

1. It is more appropriate to allow *Mixed Use* in *Pre-War* areas considering the area's historical development pattern.
2. The FLUM designation would allow for a mixed use development pattern at an appropriate location along a major corridor with public transportation.

**Request Numbers:** PD-08-05

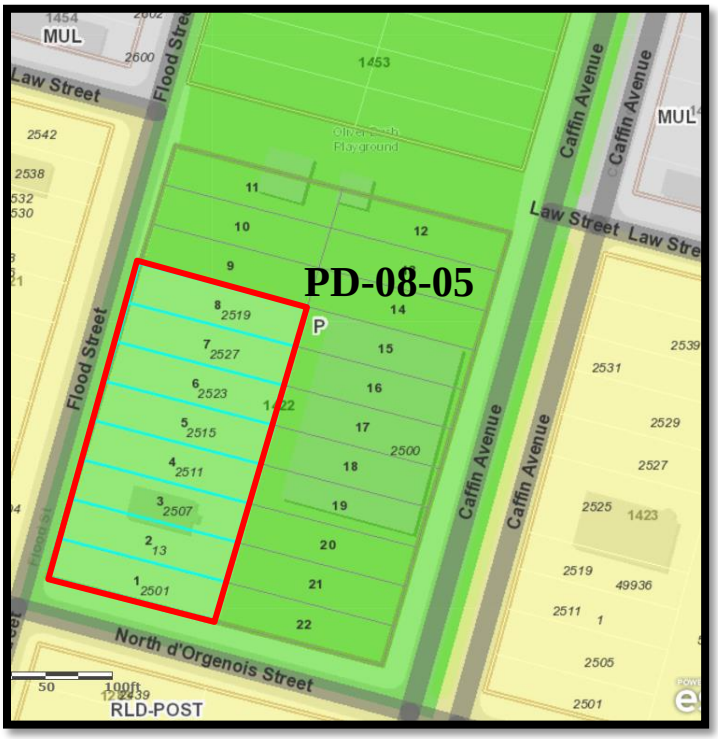
**Council District:** E

**Applicant:** City Planning Commission

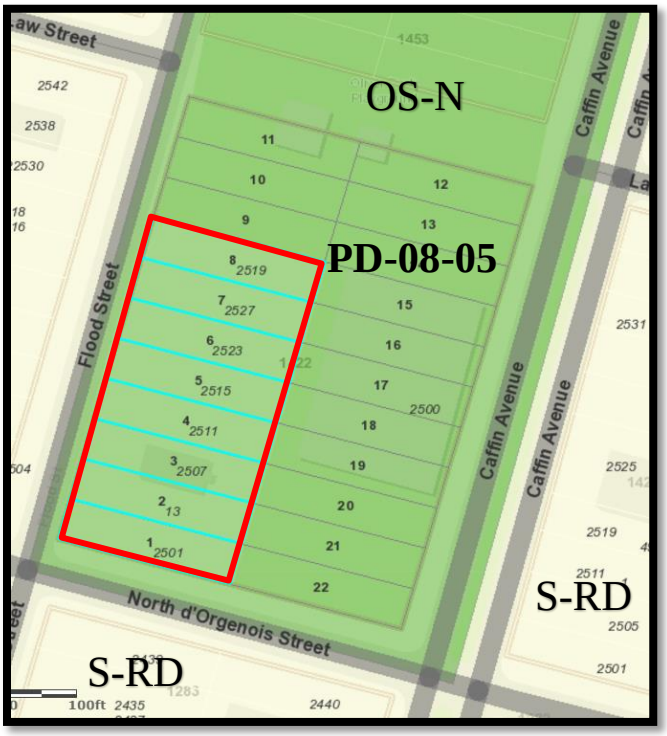
**Requests:** Change of Future Land Use Map (FLUM) designation from *Parkland* and *Open Space* to *Residential Low Density Pre-War*

**Location:** The petitioned property is located on Lots 1, 2, 3, 4, 5, 6, 7, and 8, Square 1422, bounded by Flood Street, Caffin Avenue, N. Dorgenois Street, and Florida Avenue, in the Third Municipal District. The municipal addresses are 2501 - 2519 Flood St.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** vacant land.

**Purpose:** The request (**PD-08-05)** would allow existing privately owned land to be designated in the appropriate FLUM category. City Planning found that a number of sites are designated as "parkland and open space" despite being privately owned, or in some cases being owned by the New Orleans

Redevelopment Authority or the Road Home, which lots are intended for sale to the public and have historically been under private ownership. In cases like these, City Planning proposed incorporating the land area into the FLUM designation of the surrounding area. It is not appropriate to designate such property as parkland, which denies the owner of any development right.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. All sites in request **PD-08-05** are currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-05** include single- and two-family residences, small commercial businesses and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with the request (**PD-08-05)** are adjacent to *Mixed-Use Low Density* and *Residential Low Density Post-War* both of which would be compatible with the proposed Change of the FLUM designation *to Residential Low Density Pre War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-05** are located adjacent to the *S-RD Two-Family Residential District*.

*Impacts*: The proposed designation would allow the redevelopment of the sites as low density residential, which would have no negative impacts on the area.

**Recommendation:** **PD-08-05 - Approval** of the FLUM Designation Change to **Residential Low Density Pre-War**

**Reason for Recommendation:**

1. The subject sites have historically been developed as residential uses.

**Request Numbers:** PD-08-06

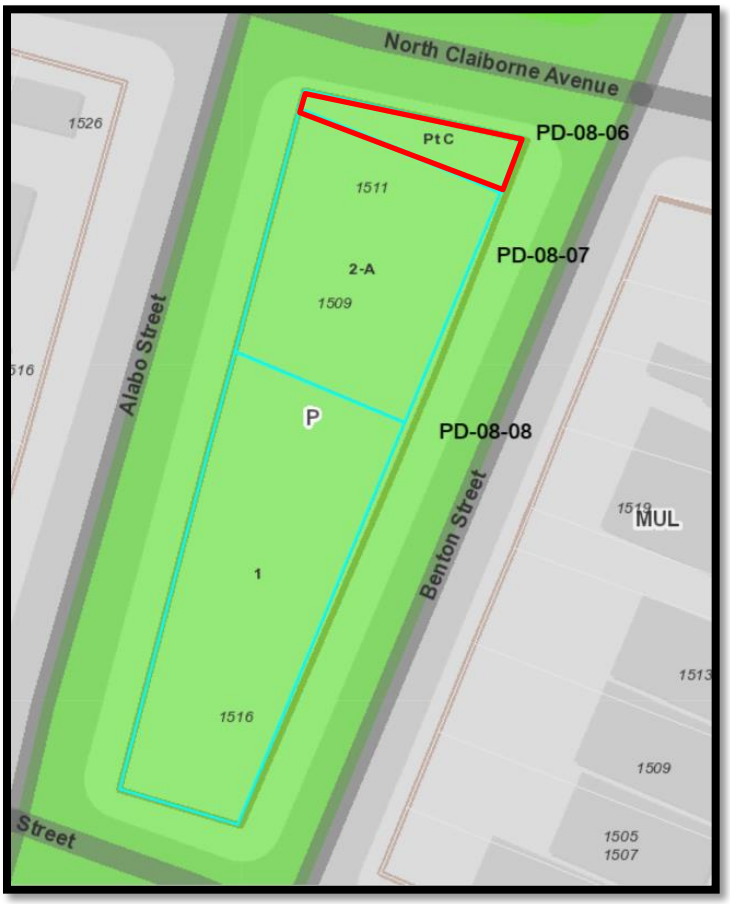
**Applicant:** City Planning Commission

**Council District:** E

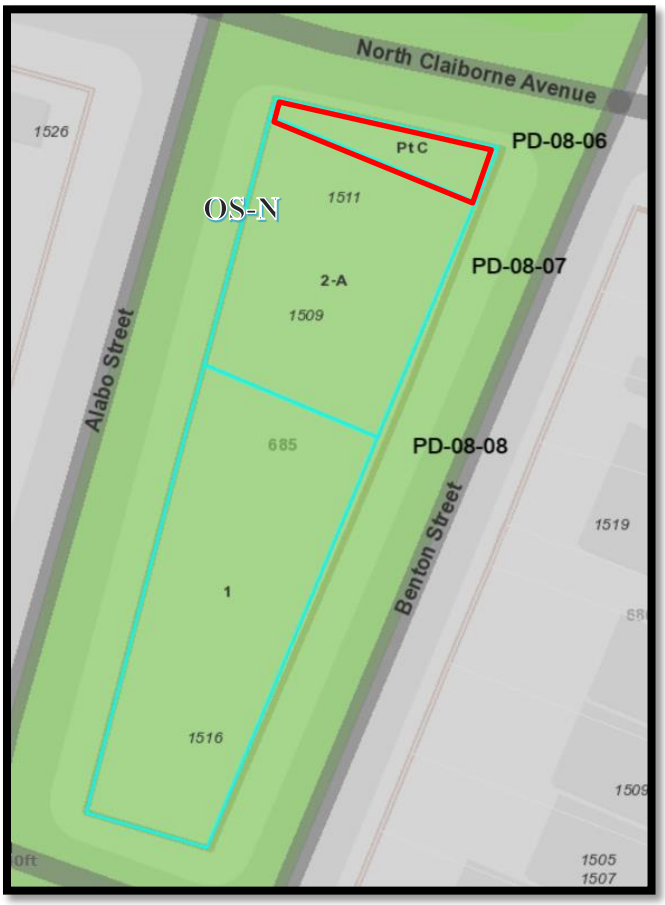
**Requests:** Change of Future Land Use Map (FLUM) designation from *Parkland and Open Space* to *Mixed-Use Low Density*

**Location:** The petitioned property is located on Square 685, PT Lot C, in the Third Municipal District. The municipal address is 46999 Benton St.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Existing Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** Vacant land.

**Purpose:** The request (**PD-08-06**) would allow existing privately owned land to be designated in the appropriate FLUM category. 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.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. The site is currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-06** include single- and two-family residences, small commercial businesses, recreational and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with request **PD-08-06** are adjacent to *Mixed-Use Low Density*, *Residential Low Density Post-War, Parkland and Open Space,* and *Residential Low Density Pre-War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-06** are located adjacent to the *HU-MU Neighborhood Mixed-Use, HU-RD2 Two-Family Residential, OSN Neighborhood Open Space,* and *S-B1 Suburban Business Districts*.

*Impacts*: The site would be part of a mixed use corridor along N. Claiborne Avenue and the impacts to the immediate and surrounding areas of the proposed FLUM changes should be minimal. The request could provide desirable housing and commercial development.

**Recommendation:** **PD-08-06** - **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**

**Reason for Recommendation:**

1. The subject site is privately owned property with a Master Plan designation that is not compatible with private property uses.

**Request Numbers:** PD-08-07

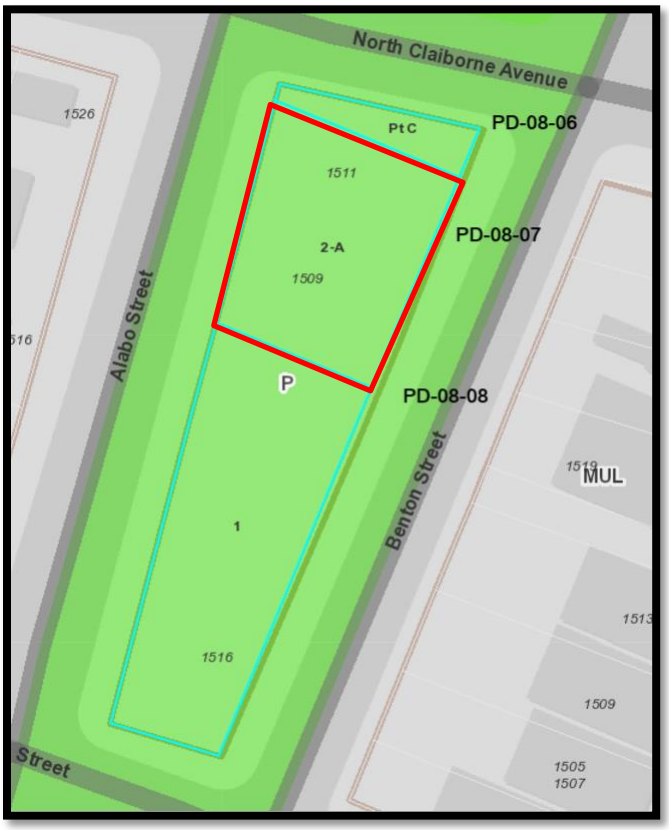
**Applicant:** City Planning Commission

**Council District:** E

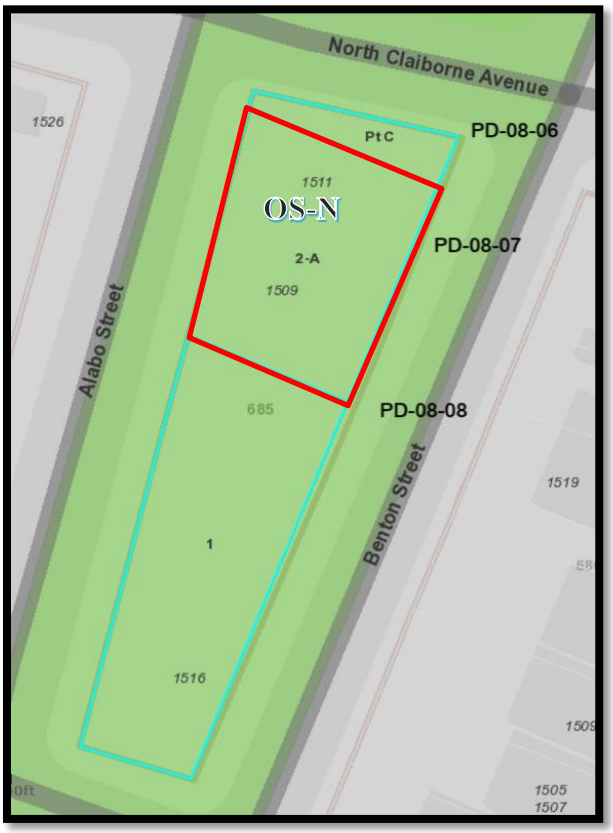
**Requests:** Change of Future Land Use Map Designation from *Parkland and Open Space* to *Mixed Use Low Density*

**Location:** The petitioned property is located on Square 685 Lot 2-A, in the Third Municipal District. The municipal address is 1511 Alabo St.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Existing Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** Vacant land.

**Purpose:** The request (**PD-08-07**) would allow existing privately owned land to be designated in the appropriate FLUM category. 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.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. The site is currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-07** include single- and two-family residences, small commercial businesses, recreational and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with request **PD-08-07** are adjacent to *Mixed-Use Low Density*, *Residential Low Density Post-War*, *Parkland and Open Space*, and *Residential Low Density Pre-War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-07** are located adjacent to the *HU-MU Neighborhood Mixed-Use*, *HU-RD2 Two-Family Residential*, *OSN Neighborhood Open Space*, and *S-B1 Suburban Business Districts*.

*Impacts*: The site would be part of a mixed use corridor along N. Claiborne Avenue and the impacts to the immediate and surrounding areas of the proposed FLUM changes should be minimal. The request could provide desirable housing and commercial development.

**Recommendation:** **PD-08-07** - **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**

**Reason for Recommendation:**

1. The subject site is privately owned property with a Master Plan designation that is not compatible with private property uses.

**Request Numbers:** PD-08-08

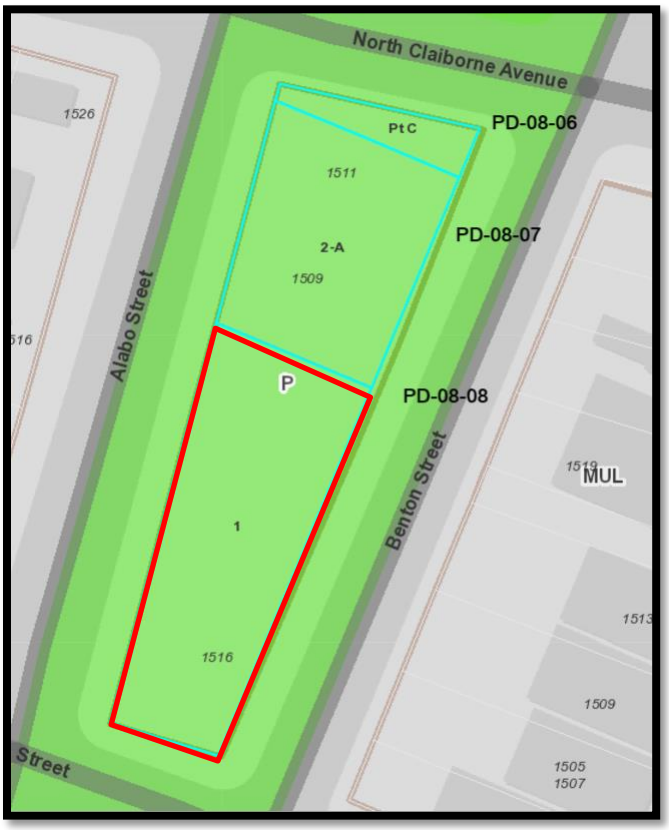
**Applicant:** City Planning Commission

**Council District:** E

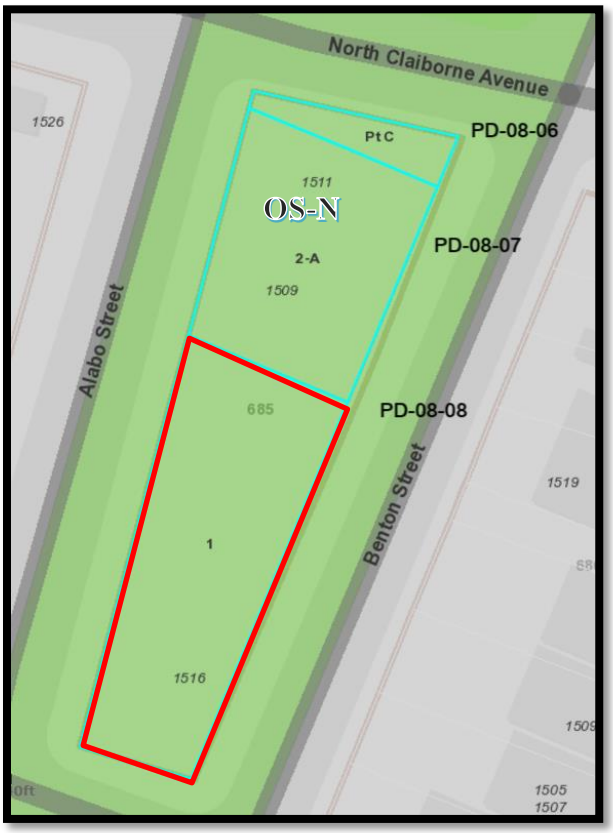
**Requests:** Change of Future Land Use Map Designation from *Parkland and Open Space* to *Mixed Use Low Density*

**Location:** The petitioned property is located on SQ 685 LOT 2-A, in the Third Municipal District. The municipal address is 1516 Benton St.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Existing Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** Vacant land.

**Purpose:** The request (**PD-08-08**) would allow existing privately owned land to be designated in the appropriate FLUM category. 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.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. The site is currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-08** include single- and two-family residences, small commercial businesses, recreational and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with request **PD-08-08** are adjacent to *Mixed-Use Low Density*, *Residential Low Density Post-War*, *Parkland and Open Space*, and *Residential Low Density Pre-War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-08** are located adjacent to the *HU-MU Neighborhood Mixed-Use*, *HU-RD2 Two-Family Residential*, *OSN Neighborhood Open Space*, and *S-B1 Suburban Business Districts*.

*Impacts*: The site would be part of a mixed use corridor along N. Claiborne Avenue and the impacts to the immediate and surrounding areas of the proposed FLUM changes should be minimal. The request could provide desirable housing and commercial development.

**Recommendation:** **PD-08-08** - **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**

**Reason for Recommendation:**

1. The subject site is privately owned property with a Master Plan designation that is not compatible with private property uses.

**Request Numbers:** PD-08-09

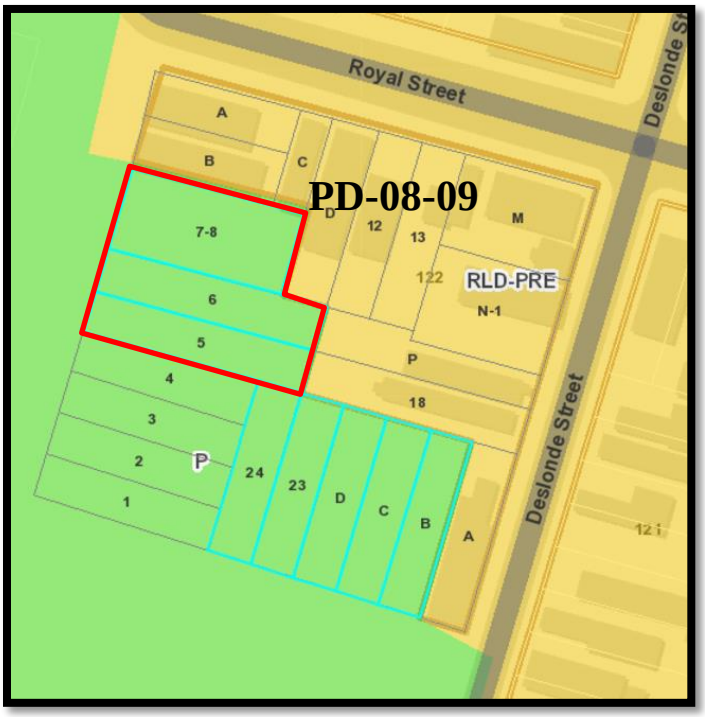
**Applicant:** City Planning Commission

**Council District:** E

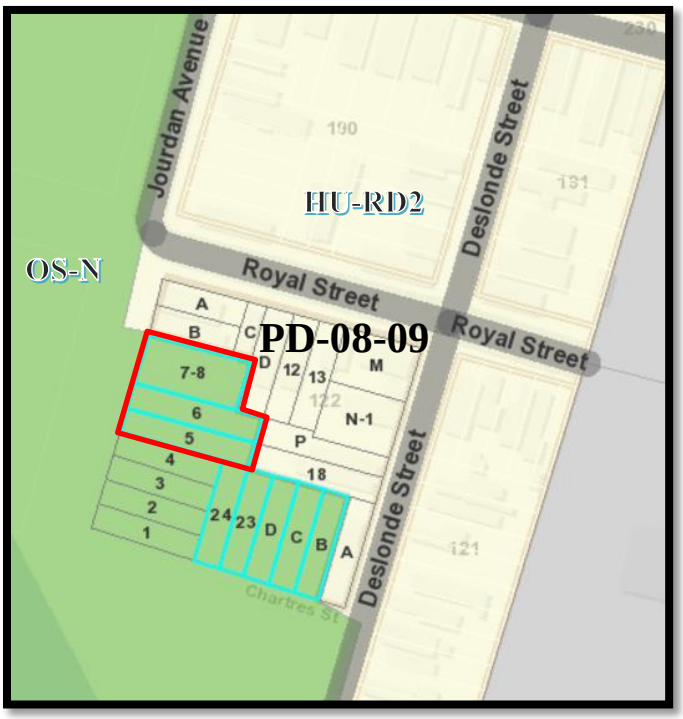
**Requests:** Change of Future Land Use Map Designation from *Parkland and Open Space* to *Residential Low Density Pre-War*

**Location:** The petitioned property is located on Square 122 Lot 7, PT 8, Lot 5, Lot 6, bounded by the extension of Chartres Street, Deslonde Street, Royal Street, and the extension of Jourdan Avenue, in the Third Municipal District.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Existing Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** Vacant land.

**Purpose:** The request (**PD-08-09**) would allow existing privately owned land to be designated in the appropriate FLUM category. 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.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. All sites in request **PD-08-09** are currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-09** include single- and two-family residences, small commercial businesses and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with request **PD-08-09** are adjacent to *Mixed-Use Low Density*, *Residential Low Density Pre-War and Mixed-Use Medium Density*, all of which would be compatible with the proposed change of the FLUM designation to *Residential Low Density Pre-War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-09** are located adjacent to the *HU-MU Neighborhood Mixed-Use*, *HU-RD2 Two-Family Residential* and *MU-1 Medium Intensity Mixed-Use Districts*.

*Impacts*: The proposed change would allow for low density residential development on privately owned property. There should be no negative impacts to the area.

**Recommendation:** **PD-08-09** - **Approval** of the FLUM designation change to **Residential Low Density Pre-War**

**Recommendation:**

1. The subject site is privately owned property with a Master Plan designation that is not compatible with private property uses.

**Request Numbers:** **PD-08-10**

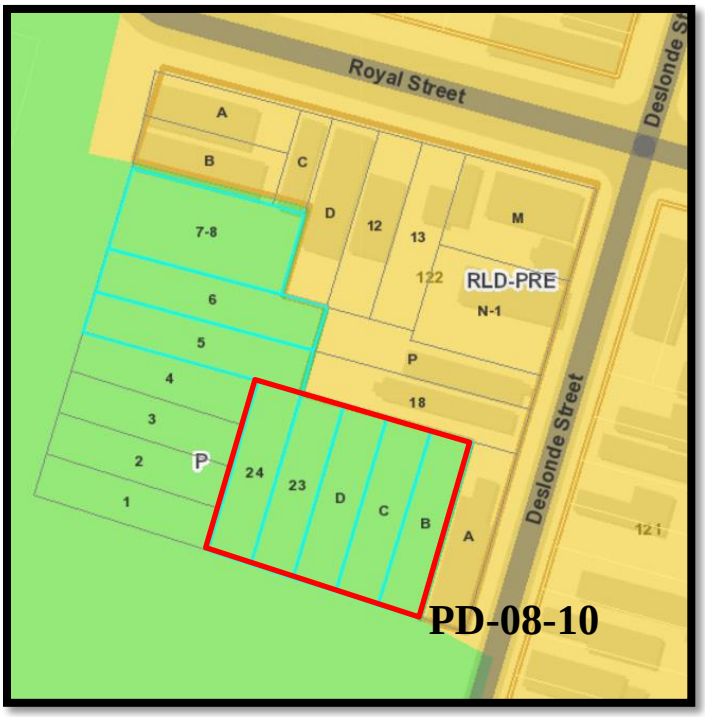
**Applicant:** City Planning Commission

**Council District:** E

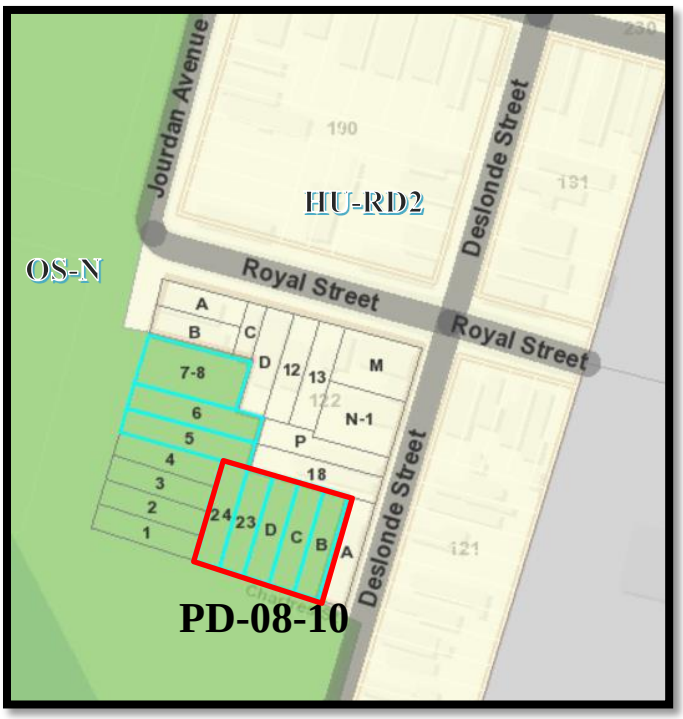
**Requests:** Change of Future Land Use Map Designation from *Parkland and open space* to *Residential Low Density Pre-War*

**Location:** The petitioned property is located on Square 122, Lots B, C, D, 23, 24 50X120, bounded by the extension of Chartres Street, Deslonde Street, Royal Street, and the extension of Jourdan Avenue, in the Third Municipal District. No municipal address is assigned.

**FLUM Designation and Zoning Maps:**




*Existing Future Land Use*




*Existing Zoning District*

**Current Zoning:** Neighborhood Open Space District.

**Current Land Use:** Vacant land.

**Purpose:** The request (**PD-08-10**) would allow existing privately owned land to be designated in the appropriate FLUM category. 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.

**Staff Analysis:** *Site Description & Land Use*: See location section for property description. All sites in the request (**PD-08-10)** are currently vacant.

*Surrounding Land Use Trends*: The land uses around the subject sites in request **PD-08-10** include single- and two-family residences, small commercial businesses and some vacant lands.

*Surrounding FLUM Designations*: The sites associated with request **PD-08-10** are adjacent to *Mixed-Use Low Density*, *Residential Low Density Pre-War and Mixed-Use Medium Density*, all of which would be compatible with the proposed change of the FLUM designation to *Residential Low Density Pre-War*.

*Surrounding Zoning Designations:* The sites associated with request **PD-08-10** are located adjacent to the *HU-MU Neighborhood Mixed-Use, HU-RD2 Two-Family Residential,* and *MU-1 Medium Intensity Mixed-Use Districts*.

*Impacts*: The proposed change would allow for low density residential development on privately owned property. There should be no negative impacts to the area.

**Recommendation:** **PD-08-10** - **Approval** of the FLUM designation change to **Residential Low Density Pre-War.**

**Recommendation:**

1. The subject site is privately owned property with a Master Plan designation that is not compatible with private property uses.