



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner PC Date Received 7-13-16
 Amount Received n/a Planning District Text



City Planning Commission



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REQUEST FOR CHANGE IN TEXT OF MASTER PLAN REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume _____ Chapter(s) _____ Page No(s) _____ Title(s) _____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

See attachment

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate applicaton is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____



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MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) Suzannah Bursey SOUL (Sustaining Our Urban Landscape)

Address 2706 Castiglione St.

City New Orleans State La Zip 70119

Phone 504 616 6888 Email address sbursey@caulnola.org

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____



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MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

X Applicant Signature *Shirley* Date 7-13-16

Applicant Signature _____ Date _____

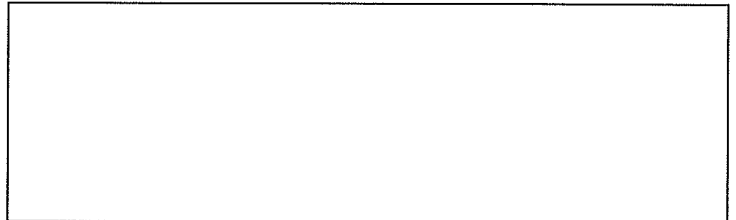
(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this _____ day of _____ 20 ____ .

My Commission Expires _____



Recommendations submitted by SOUL (Sustaining Our Urban Landscape) on 7/13/2016.
 Contact: Susannah Burley, 504 616 6888, sburley@soulnoia.org

Existing Language

Existing Language

Proposed Language

Vol 2, Ch 7

Green Infrastructure

Narrative Recommendations:

By green infrastructure, we refer not only to public parks and open space, but to a system and scale of landscape features that retain and infiltrate stormwater. Because these features mitigate flood risk, slow/halt subsidence, and save energy, amongst many other benefits, they should be incorporated into public and private development. The Master Plan should include measurable green infrastructure goals, including goals for the retrofitting of existing development.

As trees play a vital role in green infrastructure and are the most affordable form of green infrastructure to implement, the language around protecting valuable trees and creating funding mechanisms to plant new trees should be enhanced. The term "heritage trees" should be introduced throughout the document to indicate valuable (usually native water loving trees) trees with a caliper of 24" or more.

In addition, the city can implement public green infrastructure projects more successfully if departmental functions are explained and responsibilities delineated.

page 76	Goal 2: Restoration and expansion of the city's urban forest to reach 50 per- cent tree canopy by 2030	Strategy: 2.A: Promote tree planting on both public and private property.	<p>Change 2A to: Promote tree preservation and tree planting on both public and private properties.</p> <p>Add: 2A.10: Create a no net loss of tree canopy strategy for public and private property.</p> <p>Add: 2A.11: Establish criteria for "Heritage Trees" to inform future development.</p>
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Vol 2, Ch 12

Resilience

Narrative Recommendations:

Overall the implementation strategy for "resilience" in Volume 2, Chapter 12 of the Master Plan is disproportionately focused on disaster readiness. While that remains an important aim, current strategies do not reflect the City's "Resilient New Orleans" Strategy, which includes over forty-one actions in three broad areas: environment, city services, and social and economic equity. Given the cross-cutting nature of that strategy, Chapter 12 should be significantly expanded to reflect the city's intervening resilience aims, along with other policy goals included in the Urban Water Plan. Further, as feasible, the land use plans and principles of Chapter 14 should be amended to advance or otherwise not hinder pursuit of recommended goals and actions within a revamped Chapter 12.

page 12.12	1. Holistic community standards of resilience from hurricanes and other hazards	<p>1.D. Develop a Storm water Management Plan that will provide technical expertise, identify best management practices, and establish minimum requirements to control the adverse effects of storm water runoff for all new development and capital improvements.</p>	<p>Add 1D.12: Reduce localized flooding by protecting existing heritage trees and incentivizing the protection of heritage trees through a no net loss tree canopy strategy.</p>
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page 14:8

Add New Goal: Expand the character of the city's tree canopy to include all neighborhoods.

Add New Strategy to Accompany this Goal: Protect existing heritage trees on private and public properties through a no net loss of tree canopy strategy.

General Comments

Chapter 7: Green Infrastructure

By green infrastructure, we refer not only to public parks and open space, but to a system and scale of landscape features that retain and infiltrate stormwater. Because these features mitigate flood risk, slow/halt subsidence, and save energy, amongst many other benefits, they should be incorporated into public and private development. The Master Plan should include measurable green infrastructure goals, including goals for the retrofitting of existing development.

As trees play a vital role in green infrastructure and are the most affordable form of green infrastructure to implement, the language around protecting valuable trees and creating funding mechanisms to plant new trees should be enhanced. The term “heritage trees” should be introduced throughout the document to indicate valuable (usually native water loving trees) trees with a caliper of 24” or more.

In addition, the city can implement public green infrastructure projects more successfully if departmental functions are explained and responsibilities delineated.

Recommendations include:

- Be more explicit about the green infrastructure goals and objectives to allow the city to benchmark progress between Master Plan revisions. Include Sewerage and Water Board projects in these goals.
- Expand amendments to the building code that promote green infrastructure and tree plantings in both commercial and residential buildings.
- Expand the use of green infrastructure projects to address blight, including through the creation of public green infrastructure lots and rights-of-way to both remediate these sites and incentivize adjacent investment.
- Delineate departmental functions when it comes to green infrastructure – the Sewerage and Water Board, Department of Public Works, and Parks and Parkways all perform different functions related to green infrastructure.
- Include funding mechanisms in the green infrastructure goals and objectives.
- Add an appendix for greening rights of way, parks, etc.

Chapter 7: Green Infrastructure

Volume 2, Chapter 7 focuses on “green infrastructure,” which is defined as “New Orleans’ system of parks, open spaces, and recreation resources;” along with “the network of parks, tree-lined streets, bike trails and pedestrian paths, river and stream corridors, waterfronts, and urban wilds of the city.” While this section details goals and recommended actions for assuring these assets improve recreation access and other quality of life aims, this chapter does not address the value of the city’s green infrastructure to reduce stormwater related flooding, runoff pollution, or subsidence. SOUL’s overarching recommendation is that the principles of the City’s Urban Water Plan and other water management related policy aims be incorporated into the goals and recommended actions of this chapter.

As such, the following more specific amendments are recommended:

- 1) Related to the current goal of expanding “the city’s urban forest to reach 50% tree canopy by 2030,” SOUL recommends the strategy of “establishing criteria for ‘Heritage Trees’ to inform future development.”
- 2) Related to the current goal of expanding “the city’s urban forest to reach 50% tree canopy by 2030,” the recommended strategies to “promote tree planting on both public and private property” and to “restore and plant new trees in parks and neutral grounds” should emphasize the use of native tree species and other applicable stormwater best management practices to assure that the City’s tree canopy is helping reduce stormwater related risks.
- 3) Related to the current goal of expanding “the city’s urban forest to reach 50% tree canopy by 2030,” add the strategies of “no net loss of tree canopy on public land” and “no net loss of tree canopy on private land.”
- 4) The recommended strategies to “promote tree planting on both public and private property” and to “restore and plant new trees in parks and neutral grounds” should emphasize the use of native tree species and other applicable stormwater best management practices to assure that the City’s tree canopy is helping reduce stormwater related risks.
- 5) Related to the current goal to “promote tree planting on both public and private property,” the present recommended actions including using a “tree canopy GIS layer” analyzed with “appropriate tree-cover software to track values” should be amended to recommend a more measurable (perhaps linear) target is needed to track progress.

- 6) Related to the current recommended strategy to “establish storm water management planting practices in public green spaces,” the Master Plan presently recommends to “replace most lawn areas in neutral grounds and street swales with shrubs and ground cover.” SOUL recommends that this “recommended action” be amended to more specifically require development of a comprehensive design and investment plan by the Departments of Public Works and Parks & Parkways that details stormwater best management practices and specific project commitments. This should be achieved within two years of amending the Master Plan accordingly.
- 7) In order to realize the goals of expanding “the city’s urban forest to reach 50% tree canopy by 2030” and to “plant new trees in parks and neutral grounds,” SOUL recommends creating a funding mechanism of a compensatory mitigation program.
- 8) Related to the strategy to “Promote tree preservation and planting on private property,” SOUL recommends instead, “Promoting tree preservation and planting on private property by recommending a no net loss policy for tree canopy.
- 9) Related to the current goal of “no net loss of park land,” this goal should be amended to further specify that any hard-scaping of green space (e.g. through parking lot expansions) should be offset by acquiring or otherwise creating new public green space.
- 10) Related to the goal of “more public access to waterfronts,” including to “enhance park land along Lake Pontchartrain, including Lincoln Beach,” SOUL suggests new recommended actions that leverage a broader array of local governmental entities, programs, and funding sources. Proposed “D-CDBG” resources are no longer available and potential development plans that were being considered at the time the Master Plan was first enacted are not necessarily still feasible.

Chapter 12: Resilience

Overall, at present, the implementation strategy for “resilience” in Volume 2, Chapter 12 of the Master Plan is disproportionately focused on disaster readiness. While that remains an important aim, current strategies do not reflect the City’s “Resilient New Orleans” Strategy, which includes over forty-one actions in three broad areas: environment, city services, and social and economic equity. Given the cross-cutting nature of that strategy, Chapter 12 should be significantly expanded to reflect the city’s intervening resilience aims, along with other policy goals included in the Urban Water Plan. Further, as feasible, the land use plans and principles

of Chapter 14 should be amended to advance or otherwise not hinder pursuit of recommended goals and actions within a revamped Chapter 12.

Within this broader framework for recommended revisions, SOUL recommends the following more specific amendments:

- 1) Under current Policy 1.A, which aims to “create an effective community process and collaboration with the Army Corps of Engineers, regional stakeholders, and the state to have a dialogue about storm probabilities, risk, protection levels, and hazard mitigation options to reach a community consensus on resilience standards,” residual risk behind levees should be addressed.
- 2) Under current Policy 1.D, which aims to “Develop a stormwater management plan that will provide technical expertise, identify best management practices, and establish minimum requirements to control the adverse effects of stormwater runoff for all new development and capital improvements,” add 1.D.12, “Reduce localized flooding by protecting existing heritage trees and incentivizing the protection of heritage trees through a no net loss tree canopy strategy.”
- 3) Under current Policy 2.D, which aims to “secure additional funding to assist property owners with costs of flood and storm proofing,” assistance to small businesses should be included.
- 4) Amend the current goal of achieving “a resilient city working toward a future in which evacuation would rarely be necessary” to explicitly state that evacuation will always be necessary for hurricanes of a certain magnitude.
- 5) An additional policy recommendation should be added for the establishment of clear guidance for elevating historic structures based upon best practices for both risk reduction and historic preservation.
- 6) References to the Office of Coastal and Environmental Affairs should be updated and new references should be made to the Greater New Orleans Urban Water Plan and State Coastal Master Plan.

Chapter 13: Environmental Quality

SOUL recommends the following amendments:

- 1) Determine whether the previously recommended “Climate Change Policy Advisory Group” was established, remains active, or can still be established with specific, measurable action-oriented tasks to be performed. Similarly, revisit whether a “citywide Climate Action Plan” was established or, if not, could still be developed with with specific, measurable action-oriented tasks to be performed.
- 2) Related to the goal to achieve “a built environment that illustrates best practices in sustainable building and design,” the City has not achieved either of the recommended strategies for fulfilling that goal, including to “establish voluntary and mandatory green building standards” or to “require all municipal facilities to adopt sustainable building practices.” Current recommended actions for achieving these aims remain viable tactics. More specific deadlines, accountability measures, and outcomes should be established to better assure implementation.
- 3) Related to the goal to achieve “a built environment that illustrates best practices in sustainable building and design,” any land use related mandates or incentives should include inclusion of stormwater best management practices among other priority sustainable building aims.
- 4) Related to the goal that there be “ample opportunities for all residents to participate in and benefit from urban agriculture and community gardening,” existing land use plans in Chapter 14, along with the CZO, should be modified to allow blighted and/or vacant property not anticipated to be developed as structures, to be repurposed to serve as urban agriculture, community gardens, or water retention park space either through public or private investment and control.
- 5) Related to the goal to “expand renewable energy technology development, production and use, the number of energy-efficient buildings, services and use of everyday sustainable energy practices,” water efficiency should be referenced alongside energy efficiency and curbing the carbon footprint of water treatment, leakage, and drainage.
- 6) SOUL suggests adding a new goal of “Enhancement of the urban forest to mitigate subsidence, localized flooding, air, soil and water pollution.” The strategy attached to this goal should read, “Ensure the protection of existing heritage trees through a no net loss tree canopy policy, and ensure that future development complies with a no net loss tree canopy strategy.

Chapter 14: Land Use Plan

Given that Volume 2, Chapter 14 of the Master Plan is the only section with “the force of law” it is essential that its land use plans and principles do not hinder and, even better, enable the advancement of the City’s resilience aims. As such, as practicable, Chapter 14 content should incorporate by reference or otherwise embed land use and development practices that are articulated with more detail in the other chapters of Volume 2 of the Master Plan.

In general, SOUL recommends that Chapter 14 plans and principles be amended or expanded to assure conformity with the following priority policy aims:

- 1) Enable the incorporation of risk reduction practices (e.g. property elevations, water retention) within historic properties and districts.
- 2) Reconcile inconsistencies between Chapter 14’s Future Land Use Map and other plans with proposed water management projects detailed in the City’s Urban Water Plan.
- 3) Identify public rights of way and other public space within Chapter 14’s Future Land Use map and other plans in which water management practices and installations should be emphasized.
- 4) Identify citywide overlay zones within Chapter 14’s Future Land Use map and other plans, inclusive of public and private property zoned areas, in which water management and flood risk reduction practices and installations should be emphasized.
- 5) Create an additional goal which seeks to “Expand the character of the city’s tree canopy to include all neighborhoods. The strategy attached to this goal should “Protect existing heritage trees on private property through a no net loss of tree canopy strategy.”