

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

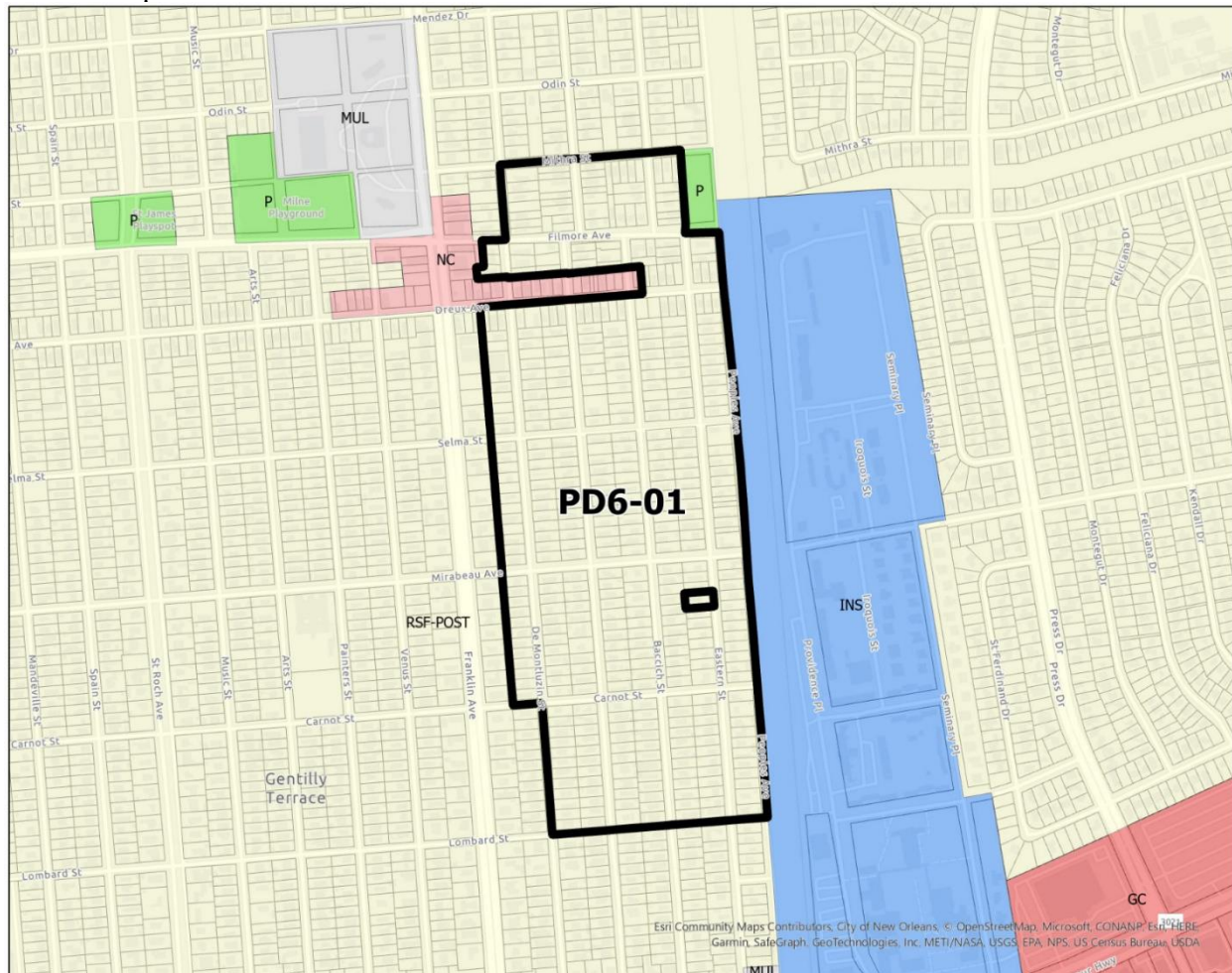
Request number: PD6-01

Applicant: City Planning Commission

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

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District. Area between Peoples Avenue and Franklin Avenue.

FLUM Map:



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

Current Land Use: Occupied residential.

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 10,853.57 feet in perimeter, 3,828,018.95 square foot section of the Gentilly Terrace neighborhood with boundaries from the corner of Lombard Street and Peoples Avenue, up to Mithra Street and over to Franklin Avenue. The site is currently occupied as a residential neighborhood and has historically been occupied as predominately single- and two-family residential with little to no commercial uses.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the area that is currently zoned S-B1 Suburban Business District that hosts a variety of different uses including small multi-family, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is largely residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on uniform rectangular lots with a history of residential uses.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 Suburban Business and EC Educational Campus Districts, with Future Land Use designations as Neighborhood Commercial. The existing Residential Single-Family Post-War FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties.

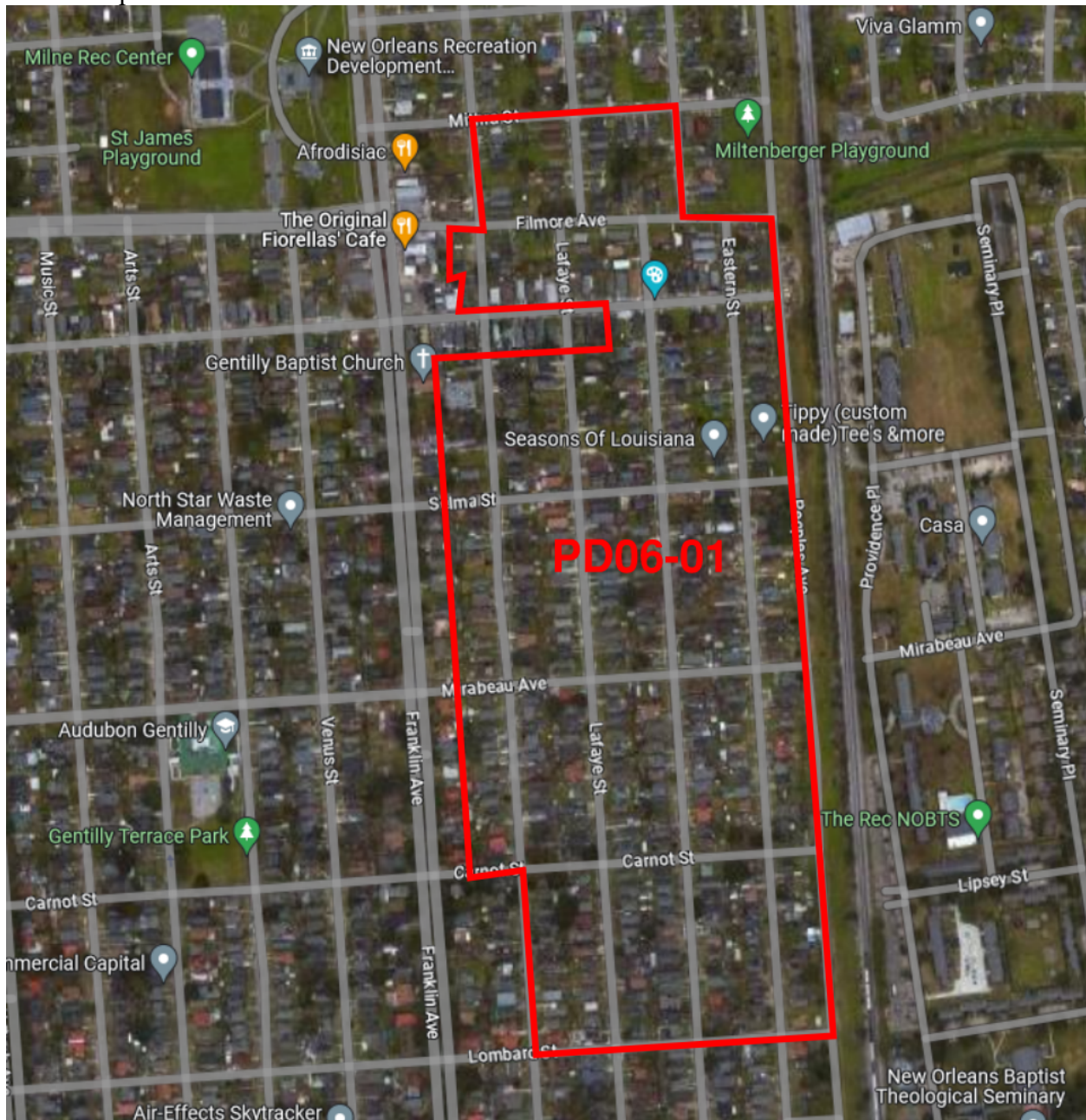
Impacts: The proposed change to Residential Low Density Post-War would allow for new development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors, as well as for businesses, traditional corner stores, and mixed use. The request could result in an increase of two-family and multi-family developments 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. Although the variety of historical commercial uses are limited, the zoning regulations should help mitigate the impacts of any future development of this site. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

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

Reason for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.
2. The surrounding area has nearby commercial development patterns which is supported by non-residential zoning in the immediate vicinity.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from six speakers: one in support of the request, stating the FLUM change is supportive of expanding housing opportunities; five in opposition, citing the change to allow two-family and small multi-family affordable housing would change the neighborhood drastically. Staff reiterated the historical use of two-family zoning in the area, citing a number of spot zoning requests as a reason for the proposal.

There was no discussion among the Commission. Commissioner Steeg made a motion to deny the application as recommended by the staff. Commission Brown seconded the motion, which was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-01** IS HEREBY RECOMMENDED FOR **DENIAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Alexander, Brown, Jordan, Steeg, Stewart

NAYS:

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Reasons for recommendation:

1. There were no comments in support of the request from the residents of the affected neighborhood.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

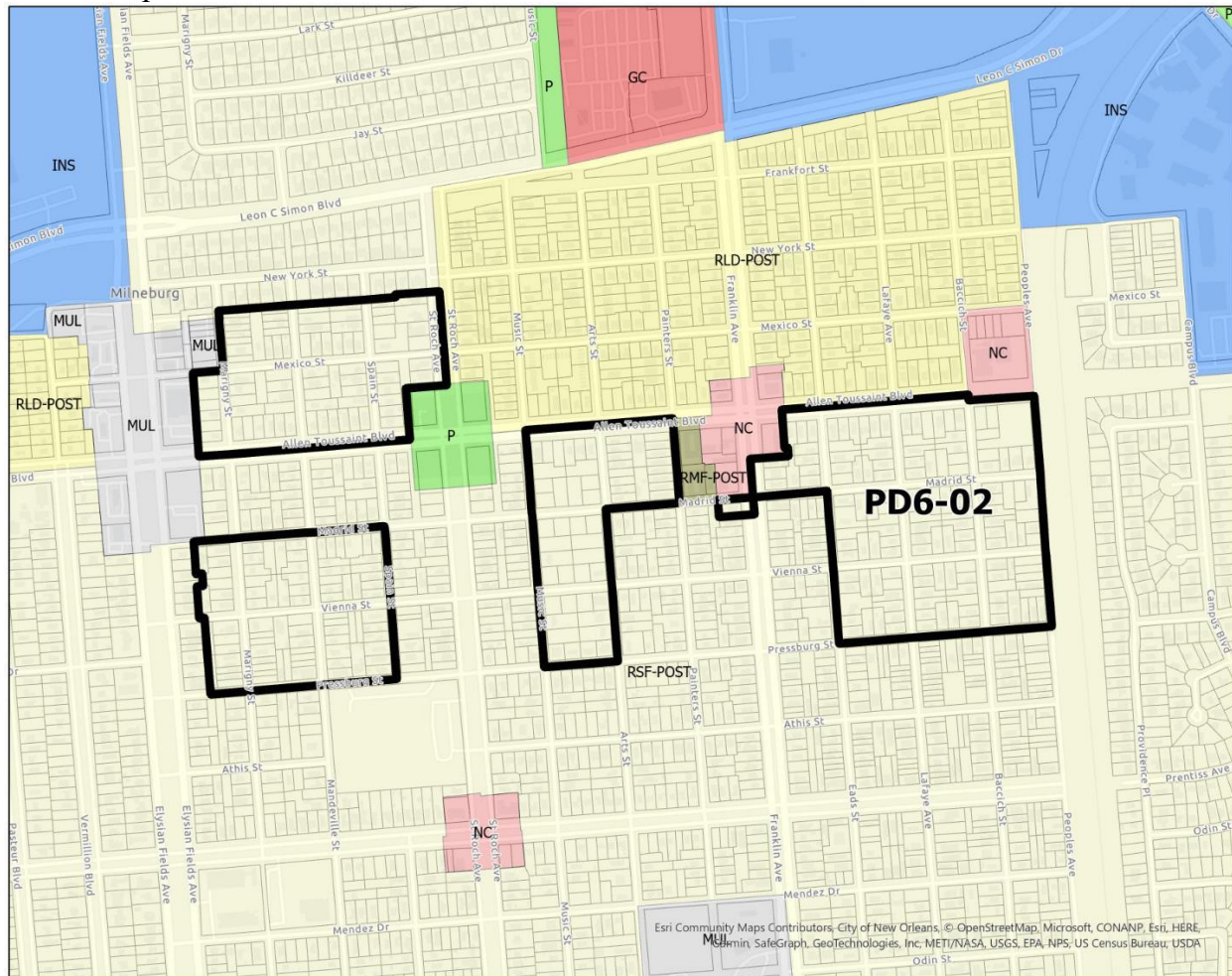
Request number: PD6-02

Applicant: City Planning Commission

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

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District area along Allen Toussaint Boulevard.

FLUM Map:



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

Current Land Use: Occupied residential.

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 a cluster of four (4) nonconsecutive blocks within the Milneburg neighborhood of Gentilly. The summation of the four outlined groups is approximately 17, 869.19 feet in perimeter, 4,029,101.93 square foot section of the Milneburg neighborhood with boundaries from Allen Toussaint Boulevard to Peoples Avenue, down to Prentiss Street, along Pressburg Street, and to the corner of Elysian Fields and Allen Toussaint Boulevard. The site is currently occupied as a residential neighborhood with commercial uses at major intersections and has historically been occupied as predominately single- and two-family residential with little commercial uses.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the area that is currently zoned S-B1 Suburban Business District and S-B2 Suburban Business District that hosts a couple of different uses including small multi-family, carry-out restaurants, drive-thru restaurants, convenience stores, and personal services establishments. There are also a small number of OS-N Open Space Neighborhood parks in the area within the residential squares. The existing and historic land use pattern in this portion of Gentilly is largely residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on uniform rectangular lots with a history of residential uses.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 and S-B2 Suburban Business Districts, as well as a couple of S-RM1 Multi-Family Residential Districts. The existing Residential Single-Family Post-War FLUM designation does not account for the mixed-use land use and zoning of the site and adjacent properties.

Impacts: The proposed change to Residential Low Density Post-War would allow for new development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors, as well as for businesses, traditional corner stores, and mixed use. The request could result in an increase of two-family and multi-family developments 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. Although the variety of historical commercial uses are limited, the zoning regulations should help mitigate the impacts of any

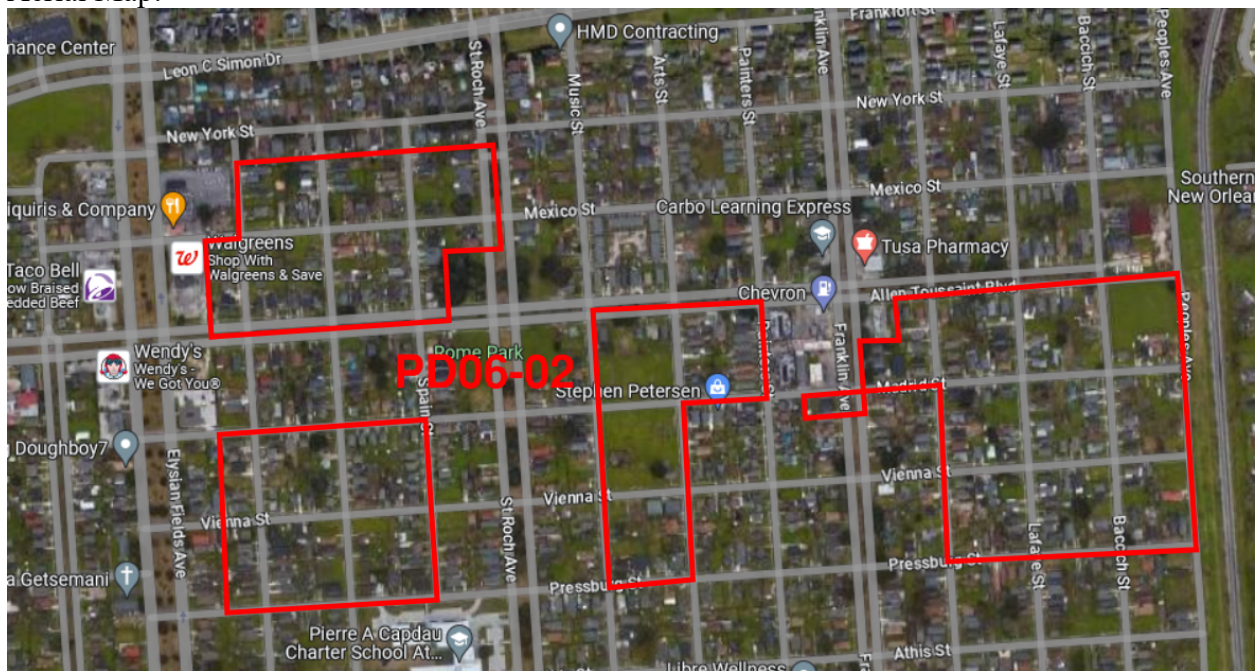
future development of this site. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

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

Reason for Recommendation:

1. The subject site is a large area with a history of two-family residential uses.
2. The surrounding area has nearby commercial development patterns which is supported by non-residential zoning in the immediate vicinity.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from one speaker in support of the request, stating the FLUM change is supportive of expanding housing opportunities. Staff reminds the Commission that the small multi-family housing type is limited to four units.

There was no discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff, however it was withdrawn without a second. Commission Brown made a motion to deny the application, Commissioner Steeg seconded the motion, which did not pass and moves forward with no recommendation.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-02** IS RECOMMENDED FOR **DENIAL**.

YEAS: Alexander, Brown, Steeg, Stewart

NAYS: Jordan

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Motion Fails because it did not obtain a majority of 5 votes out of the 9 member Commission, resulting in a vote without a recommendation.

Request moves forward to City Council without a recommendation from the City Planning Commission.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

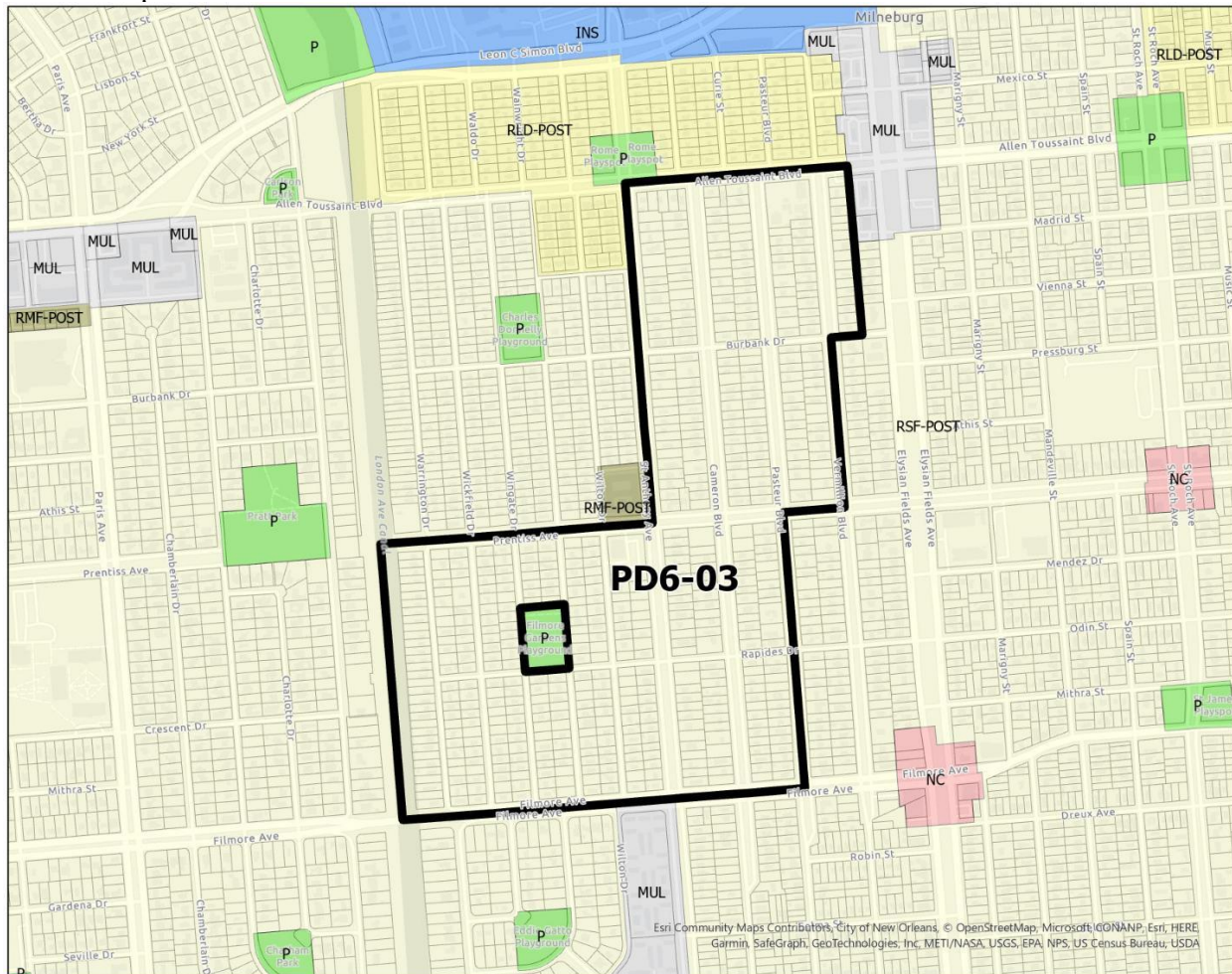
Request number: PD6-03

Applicant: City Planning Commission

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

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District. Area between Mirabeau Avenue and Paris Avenue. Area between Allen Toussaint Boulevard and Filmore Avenue.

FLUM Map:



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

Current Land Use: Occupied residential.

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 12,273.91 feet in perimeter, 5,465,152.54 square foot section of the Saint Anthony neighborhood with boundaries from the corner of Filmore Avenue and the London Avenue Outfall Canal, up to Prentiss Street and over to Saint Anthony Avenue, up to Allen Toussaint Boulevard, over to Vermillion Boulevard and down to Pasteur Boulevard, closing the section at the corner of Filmore Avenue. The site is currently occupied as a residential neighborhood, and it has historically been occupied as a large residential area comprised of majority two-family dwellings.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the area that is currently zoned S-B1 Suburban Business District that hosts a variety of different uses including small multi-family, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is residential, especially on this and the adjacent blocks. There is a trend in this portion of Gentilly for the development of medium- to large-sized single- and two-family on midsized lots with a history of residential uses.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there is a property in the vicinity that is designated S-RM1 Suburban Multi-Family Residential District. The existing Residential Single-Family Post-War FLUM designation does not account for multi-family land use and zoning of the adjacent property.

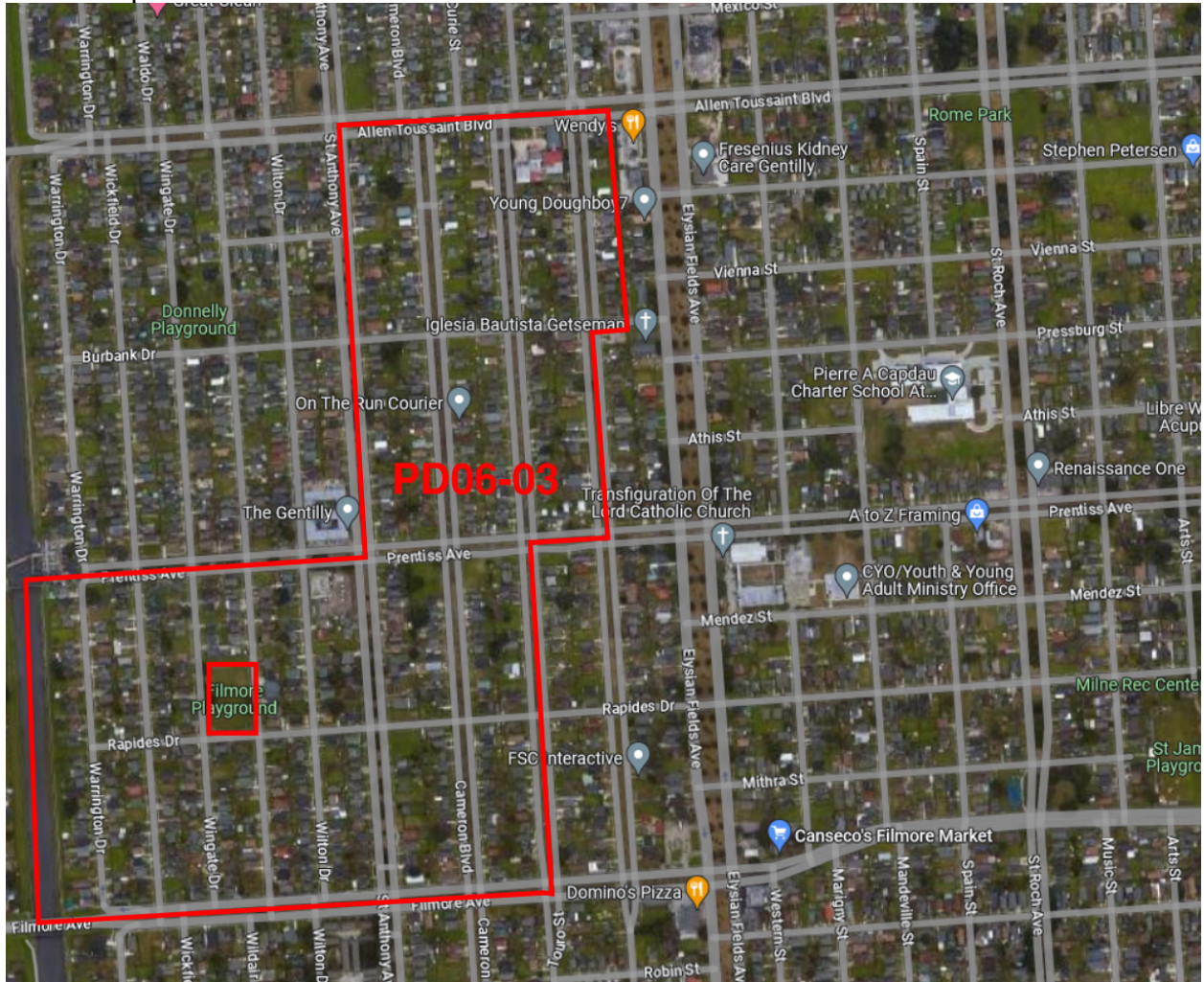
Impacts: The request could result in an increase of single-, two-, and multi-family dwellings. Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Residential Low Density Post-War FLUM designation would be appropriate for this location, especially as it is adjacent to other low density residential uses. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

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

Reason for Recommendation:

1. The subject site is a large residential area with a history of multi-family residential uses.
2. There is a trend of two-family developments in the vicinity for properties of similar size and history.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from one speaker in support of the request, stating the narrative of focusing on danger equating to density is incorrect and impedes the ability to create more housing opportunities for renters.

There was no discussion among the Commission. Commissioner Steeg made a motion to deny the application. Commission Brown seconded the motion, which was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-03** IS HEREBY RECOMMENDED FOR **DENIAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Alexander, Brown, Jordan, Steeg, Stewart

NAYS:

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Reason for Recommendation:

1. There were no residents in the affected area who commented in support of the request.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

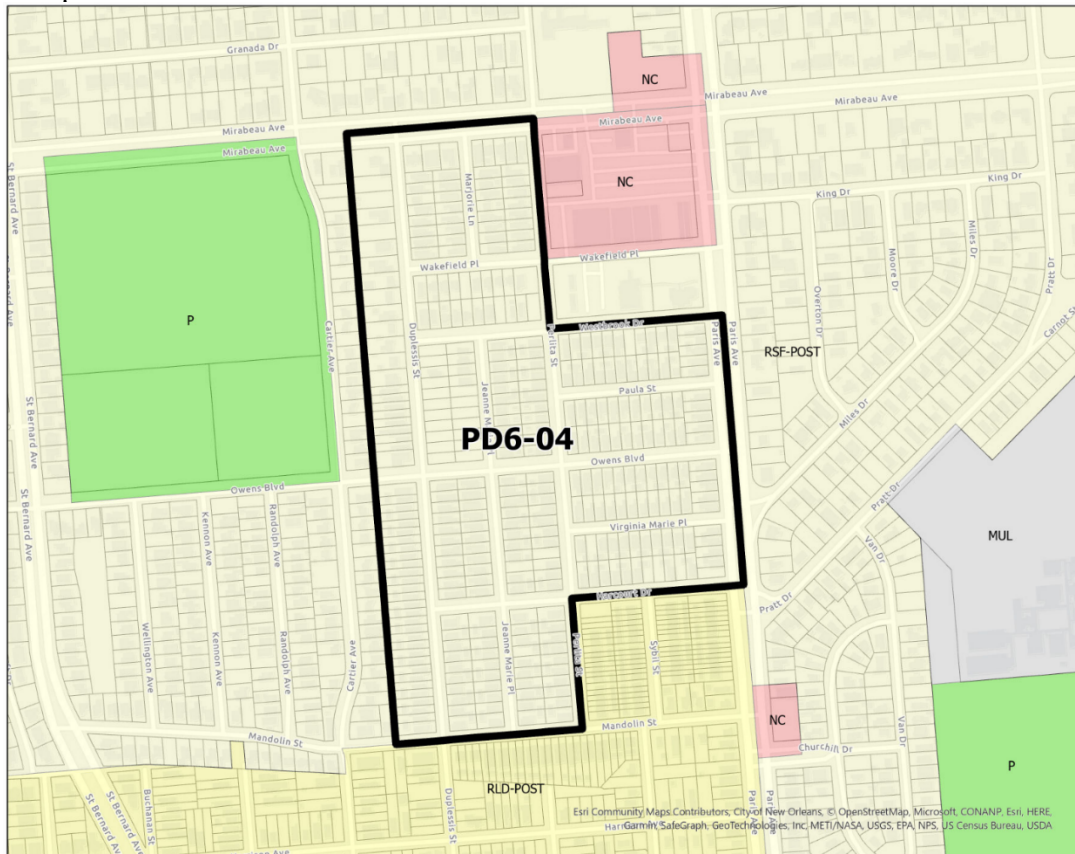
Request number: PD6-04

Applicant: City Planning Commission

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

Location: The petitioned property is located across multiple lots and squares in the Third Municipal District. Area between Mirabeau Avenue and Paris Avenue.

FLUM Map:



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

Current Land Use: Occupied residential.

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 7,223.40 feet in perimeter, 2,215,366.53 square foot section of the Fillmore neighborhood with boundaries from the corner of Cartier Street and Mirabeau Avenue, down to Mandolin Street and over to Perlita Street; back up Harcourt Drive, over to Paris Avenue, to Westbrook Drive and up to Mirabeau Avenue. The site is currently occupied as a residential neighborhood, and it has historically been occupied as a large apartment complex (Parkchester Apartments).

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a portion of the area that is currently zoned S-B1 and S-B2 Suburban Business District that hosts a variety of different uses including retail establishments, specialty and standard restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is more residential in use with small sections of commercial aimed at serving the surrounding residential uses. In addition to the commercial zoning district, there is a large square that is designated as the Mirabeau Water Gardens and Wetlands, however, is zoned S-RS Suburban Single-Family Residential District. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on larger lots with a history of primarily multi-family residential use.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, but there are properties in the vicinity that are located in S-B1 Suburban Business and S-B2 Suburban Business District, with Future Land Use designations as NC Neighborhood Commercial and P Parkland and Open Space. The existing Residential Single-Family Post-War FLUM designation does not account for the multi-family land use and zoning of the site and adjacent properties.

Impacts: The request could result in an increase of single-, two-, and multi-family dwellings. Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Residential Low Density Post-War FLUM designation would be appropriate for this location, especially as it is adjacent to other low density residential uses. Therefore, the staff recommends a Residential Low Density Post-War FLUM designation.

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

Reason for Recommendation:

1. The subject site is a large residential area with a history of multi-family residential uses.
2. There is a trend of multi-family developments in the vicinity for properties of similar size and history.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from one speaker in support of the request, encouraging the CPC staff to dispel the negative rhetoric around renters and multi-family developments.

There was no discussion among the Commission. Commissioner Brown made a motion to deny the application as recommended by the staff. Commission Steeg seconded the motion, which was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PLANNING DISTRICT 6-04 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Alexander, Brown, Jordan, Steeg, Stewart

NAYS:

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Reason for Recommendation:

1. There were no residents in the affected area who commented in support of the request.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

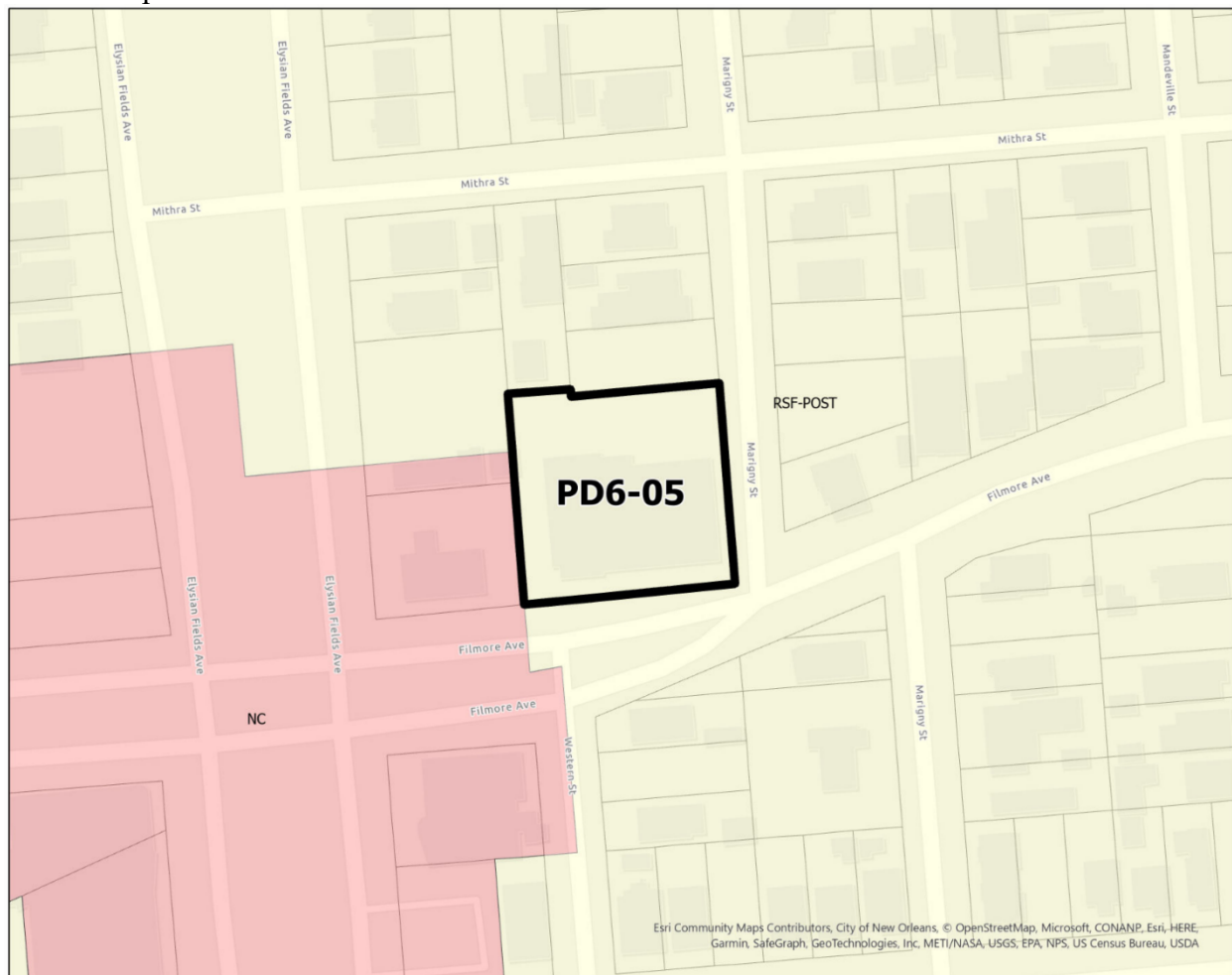
Request number: PD6-05

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Neighborhood Commercial.*

Location: The petitioned property is located at 2221 Filmore Street

FLUM Map:



Current Zoning: S-B2 Suburban Pedestrian-Oriented Corridor Business District

Current Land Use: Grocery Store (Canseco's Filmore Market)

Purpose: The applicant stated the request would align Future Land-Use Map with Current Land-use (commercial structure).

Staff Analysis:

Site Description & Land Use: The subject site is an approximately 684.05 feet in perimeter, 28,525.28 square foot parcel in the Gentilly neighborhood with boundaries from Filmore Avenue, Marigny Street, Mithra Street, and Elysian Fields Avenue. The site is currently occupied as a commercial use, operating as a neighborhood grocery store.

Surrounding Land Use Trends: The area around the subject property is includes mostly single- and two-family residences, but the site is a portion of the area that is currently zoned S-B2 Suburban Business District that hosts a variety of different uses including offices, specialty restaurants, convenience stores, and personal services establishments. The existing and historic land use pattern in this portion of Gentilly is more residential in use with small sections of commercial aimed at serving the surrounding residential uses. There is a trend in this portion of Gentilly for the development of medium- to large-sized single-family on larger lots with a history of primarily multi-family residential use.

Surrounding FLUM Designations: The site is located in an S-B2 Suburban Pedestrian-Oriented Corridor Business District; this property is currently located within the S-B2 Suburban Business District, whereas its neighboring properties zoned S-B2 are Future Land Use designations as NC Neighborhood Commercial. The existing Residential Single-Family Post-War FLUM designation does not account for the commercial use in operation within the S-B2 district.

Impacts: The request could result in maintaining small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas. Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Neighborhood Commercial FLUM designation would be appropriate for this location, especially as it is adjacent to other low density commercial uses. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

Recommendation: **Approval** of the FLUM Designation Change to **Neighborhood Commercial**.

Reason for Recommendation:

1. The subject site is a commercial use with a close proximity to residential uses.
2. The request would align Future Land-Use Map with Current Land Use.

Aerial Map:



City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. The Commission received no public comments.

There was no discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Brown seconded the motion, which was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-05** IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Alexander, Brown, Jordan, Steeg, Stewart

NAYS:

ABSENT: Flick, Lunn, Joshi-Gupta, Witry

Reasons for Recommendation:

1. The subject site is a commercial use with a close proximity to residential uses.
2. The request would align Future Land-Use Map with Current Land Use.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

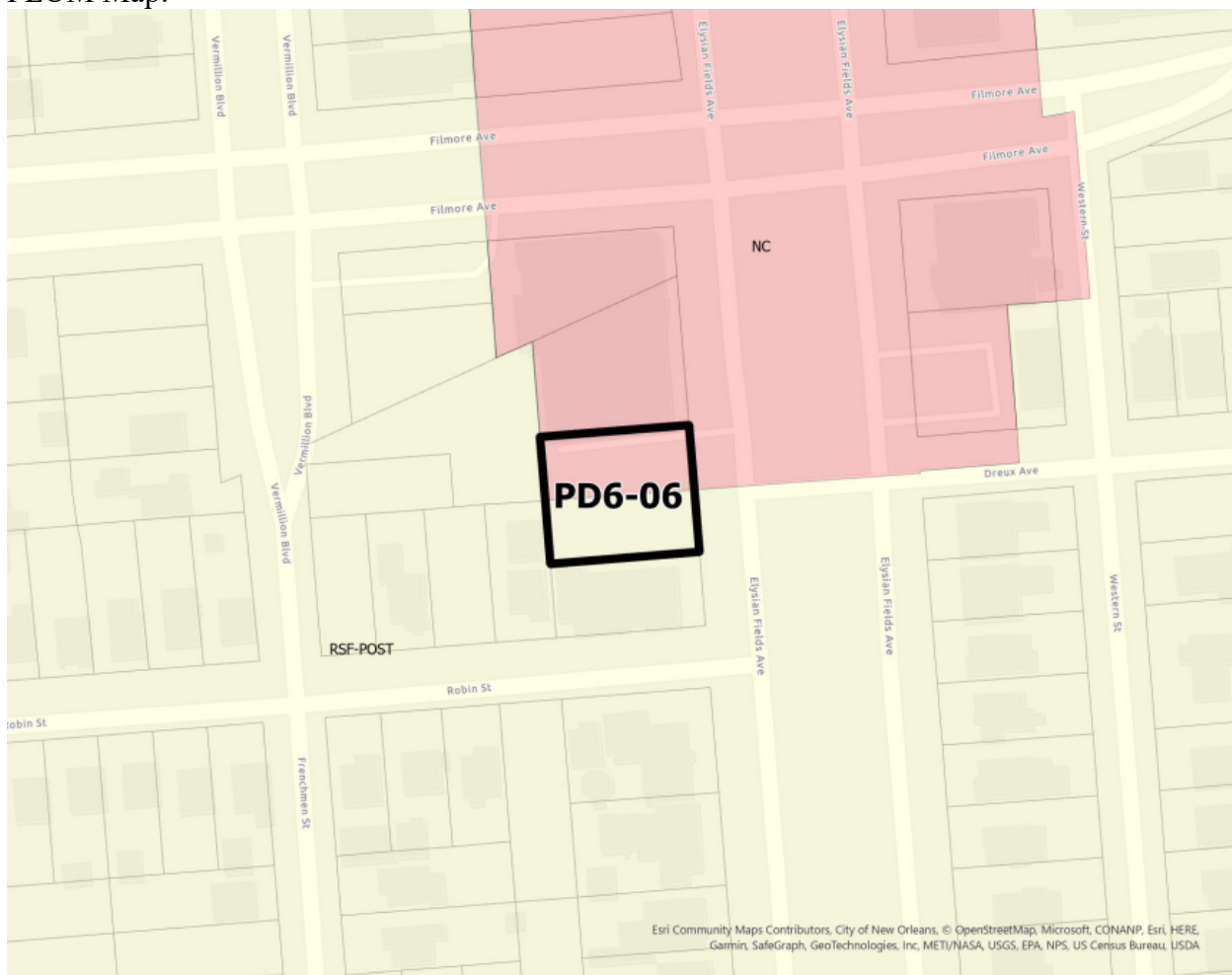
Request number: PD6-06

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Neighborhood Commercial*

Location: The petitioned property is located at 5212 Elysian Fields Avenue in the Third Municipal District within the Saint Anthony Neighborhood.

FLUM Map:



Current Zoning: S-B1 Suburban Business District

Current Land Use: Vacant Commercial Structure

Figure 2. Photo of Site



(Source: Google Maps)

Purpose: The applicant stated the request would align the Future Land-Use Map (FLUM) designation with the current land-use (commercial structure) and bring the designation in line with a former approved zoning change.

Staff Analysis: *Site Description & Land Use:* The subject site measures 50 feet in width and 120 feet in depth. The lot has an area of approximately 6000 square feet in area with frontage along Elysian Field Avenue. The site is developed with a surface parking lot, a vacant commercial structure and a small shed at the rear of the property. The parking lot serves as off-street parking for the adjacent restaurant. The site contains two FLUM designations, Neighborhood Commercial on the northern portion of the site and a Residential Single-Family Post War designation on the southern portion of the site. The Split-FLUM designation is a result of a past subdivision (Subdivision Docket 78-19) that consolidated two lots with different zoning districts and FLUM designations and a two subsequent zoning changes (Zoning Docket 109-17 and Zoning Docket 017-20) to rectify the split-zone condition of the site. Although the zoning change created a uniform zoning district on the parcel, it remained with a split-FLUM condition. This request corrects this issue, creating compatibility between the site's zoning district and its land-use.

Surrounding Land Use Trends: The site is located in a spot-zone S-B1 Suburban Business District—which is intended to provide for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. In addition to the residential developments, the area immediately surrounding the site is largely comprised of neighborhood-serving business with frontage along Elysian Fields. Many of the corner lots contain non-residential structures.

The site is adjacent to a small S-B1 Suburban Business District, which is designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area. Also, adjacent to the site is a large S-RS Single-Family Residential District which is intended for single-family residential neighborhoods developed after World War II where a more uniform lotting pattern is evident with larger, generally uniform setbacks. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be allowed.

Surrounding FLUM Designations: The majority of the properties surrounding the site have a FLUM designation of Residential Single-Family Post-War; however, this request would extend a small Neighborhood Commercial designation, which includes properties fronting along Elysian Fields between Mithra Street and Dreux Avenue, to the subject property. The existing Residential Single-Family Post-War FLUM designation is incongruent with the current zoning district on the southern portion of the site.

In 2020, this part of the site underwent a zoning change (Zoning Docket 017-20) from the S-B2 Suburban Pedestrian-Oriented Corridor Business District to the S-B1 Suburban Neighborhood Business District and consolidated the lots to create one new lot of record (Subdivision Docket 078-19). The zoning change and the consolidation of the lots created a situation where part of the site's FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the portion of the site's FLUM designation from Residential Single-Family Post War to Neighborhood Commercial, which is compatible with the site's current S-B1 Suburban Neighborhood Business District and creates a consistent FLUM designation throughout the subject site.

Impacts: The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2017 and 2020 is now compatible with the FLUM designation. The zoning change was originally intended to permit a restaurant and its parking. The FLUM change could result in maintaining small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Neighborhood Commercial FLUM designation would be appropriate for this location, especially as it is adjacent to another Neighborhood Commercial FLUM designation and rectifies an inconsistency between part of the site's current FLUM

designation and its zoning district. Therefore, the staff recommends approval of a Neighborhood Commercial FLUM designation.

Recommendation: Approval of the FLUM Designation Change to Neighborhood Commercial.

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.

City Planning Commission Meeting (December 5, 2023)

The staff summarized the application and presented its recommendation of approval. There were no speakers in support or opposition of this item. There was no discussion among the Commission. Commissioner Steeg moved to approve the application as recommended by the staff. Commissioner Brown seconded the motion, and it was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-06** IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Alexander, Brown, Jordan, Steeg, Stewart

NAYS:

ABSENT: Flick, Lunn, Joshi-Gupta,

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

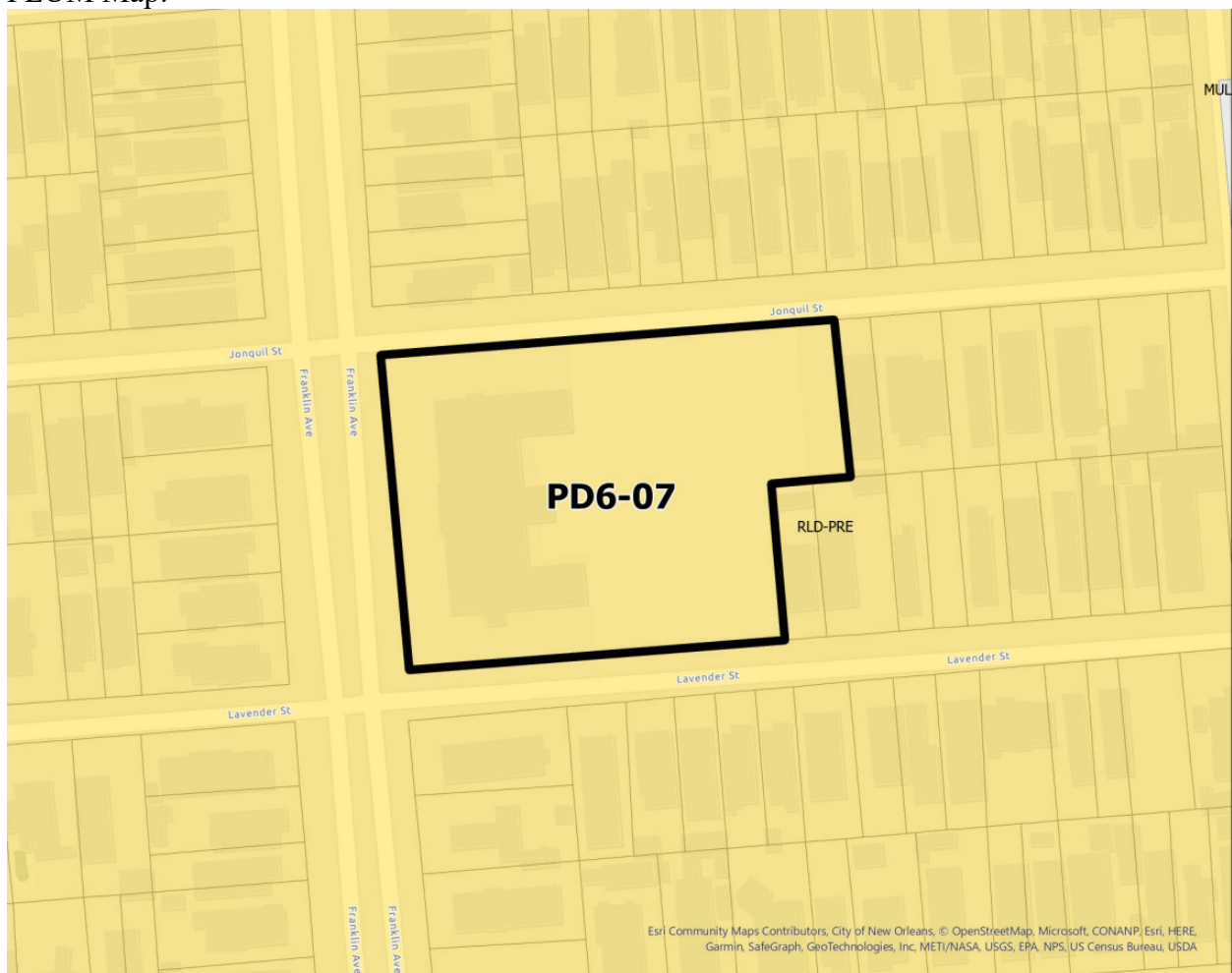
Request number: PD6-07

Applicant: City Planning Commission

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

Location: The petitioned property is located at 3821 Franklin Avenue in the Third Municipal District within the Gentilly Terrace neighborhood.

FLUM Map:



Current Zoning: HU-RM2 Historic Urban Multi-Family Residential District

Current Land Use: Multi-Family Residential

Figure 2. Photo of Site



(Source: Google Maps)

Purpose: The applicant stated the request would align Future Land-Use Map with current land use (multi-family dwelling) and bring the designation in line with an approved zoning change.

Staff Analysis: *Site Description & Land Use:* The subject site fronts on three streets and measures approximately 79,200 square feet in area. The site is currently occupied with a large multi-family residential dwelling.

Surrounding Land Use Trends: The subject site is a spot-zoned as an HU-RM2 District—which allows for moderate density low-rise multi-family development of up to four stories as well as townhouse developments. The surrounding properties are zoned HU-RD1 Historic Urban Two-Family Residential District. The surrounding area is primarily developed with single- and two-family dwellings.

Surrounding FLUM Designations: The majority of the properties surrounding the site have a FLUM designation of Residential Low Density Pre-War. This request would align the designation with an approved zoning change and the current use of the site as the existing FLUM designation is incompatible with both the use of the site and its zoning district.

In 2018, multiple lots were consolidated to create one lot of record under Subdivision Docket 101-17 and the site underwent a zoning change (Zoning Docket 080-18) from an HU-RD1 Historic Urban Two-Family Residential

District to an HU-RM2 Historic Urban Multi-Family Residential District. The zoning change created a condition where the site's FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the site's FLUM designation from Residential Low Density Pre-War to Residential Multi-Family Pre-War, which is compatible with the site's current HU-RM2 Zoning District.

Impacts: The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2018 is now compatible with the FLUM designation. Since the site was previously developed with an educational facility, the purpose of the zoning change was to allow the structure to be converted to a multi-family dwelling. The FLUM change could result in maintaining the existing multi-family dwelling and allow for limited ground-floor neighborhood-serving commercial uses as well as agricultural, stormwater management, and supporting public recreational and community facilities, such as schools and places of worship. The impact of a higher density FLUM at this location would have no further effect on the surrounding properties. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Residential Multi-Family Pre-War FLUM designation would be appropriate for this location since it is currently developed and used as a multi-family dwelling. Therefore, the staff recommends a Residential Multi-Family Pre-War FLUM designation.

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

Reason for Recommendation:

1. This request would align the FLUM designation with an approved zoning change and the current use of the site as the existing FLUM designation is compatible with the site's current zoning district or land-use.

City Planning Commission Meeting (January 9, 2024)

The staff summarized the application and presented its recommendation of approval. There were no speakers in support or opposition of this item. There was no discussion among the Commission. Commissioner Brown moved to approve the application as recommended by the staff. Commissioner Flick seconded the motion, and it was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-07** IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Steeg, Stewart, Witry

NAYS: None

ABSENT: Jordan, Joshi-Gupta, Lunn

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

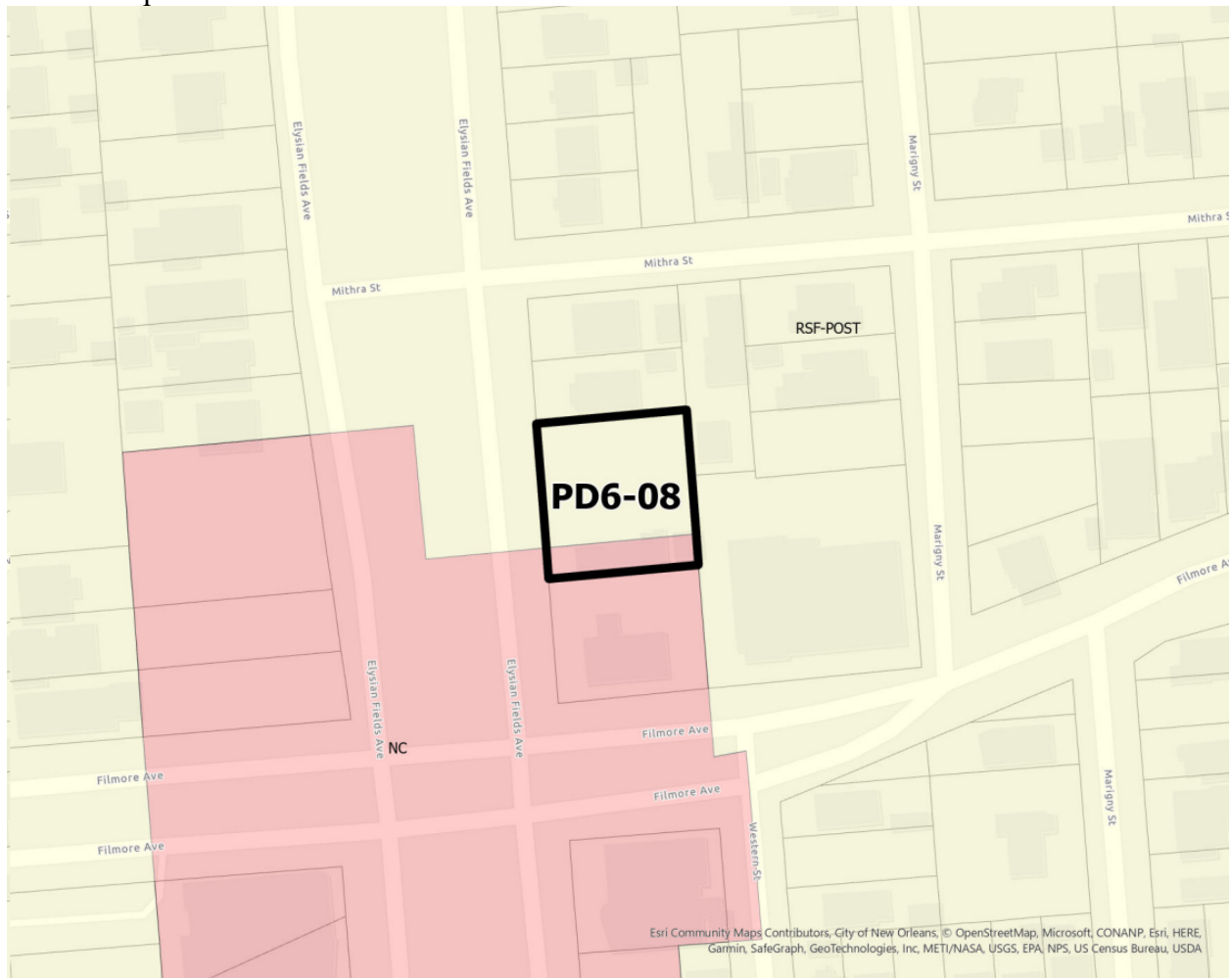
Request number: PD6-08

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Neighborhood Commercial*

Location: The petitioned property is located at 5315 Elysian Fields Avenue in the Third Municipal District within the Milneburg Neighborhood.

FLUM Map:



Current Zoning: S-B2 Suburban Oriented Corridor Business District

Current Land Use: Vacant Commercial Structure



Figure 2. Photo of Site



(Source: Google Maps)

Purpose: The applicant stated the request would align the Future Land-Use Map (FLUM) with the current land-use (vacant commercial structure) and bring the designation in line with an approved zoning change.

Staff Analysis: *Site Description & Land Use:* The subject site measures 123 feet in width, 120 feet in depth, and 14,760 square feet in area with frontage along Elysian Field Avenue. The site is currently occupied with a commercial structure and its parking. In 2019, the site underwent a resubdivision to consolidate four lots of record into one single lot of record. Subsequently, the site applied for and received a zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District. This zoning change created consistent zoning throughout the newly created lot, but the site retained a split-FLUM condition; this request rectifies this situation.

Surrounding Land Use Trends: The area around the subject property is located within an area that is currently zoned S-B2 Suburban Pedestrian-Oriented Corridor Business District. Lots in this area were developed in the

early 20th Century and middle 20th Century and are generally narrow, rectangular and uniformly sized. The majority of surrounding lots contain residential structures with intermittent pockets of suburban neighborhood commercial uses. The S-B2 District consists of clusters of pedestrian-oriented business uses generally located along corridors. The district regulations are designed to encourage compatibility with adjacent or nearby suburban residential uses and maintain the pedestrian-oriented character of the area.

Surrounding FLUM Designations:

The majority of the properties surrounding the site have a FLUM designation of Residential Single-Family Post-War; however, this request would extend a small Neighborhood Commercial designation, which includes properties fronting along Elysian Fields between Mithra Street and Dreux Avenue, to the subject property. The existing Residential Single-Family Post-War FLUM designation is incongruent with the current zoning district on the southern portion of the site. In 2019, this part of the site underwent a zoning change (Zoning Docket 18-19) from the S-RS Suburban Single-Family Residential District to the S-B2 Suburban Oriented Corridor Business District and consolidated the lots to create one new lot of record (Subdivision Docket 60-19). The zoning change and the consolidation of the lots created a situation where part of the site's FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the portion of the site's FLUM designation from Residential Single-Family Post War to Neighborhood Commercial, which is compatible with the site's current S-B2 Zoning District.

Impacts: The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2019 is now compatible with the FLUM designation. The zoning change was originally intended to permit a restaurant and its parking. The FLUM change could result in maintaining small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas. Given the surrounding residential development pattern, the impact of a low density FLUM should not be much greater than similar properties in the vicinity. The zoning regulations should help mitigate the impacts of any future development of this site. The proposed Neighborhood Commercial FLUM designation would be appropriate for this location, especially as it is adjacent to another Neighborhood Commercial FLUM designation and rectifies an inconsistency between part of the site's current FLUM designation and its zoning district. Therefore, the staff recommends a Neighborhood Commercial FLUM designation.

Recommendation: Approval of the FLUM Designation Change to Neighborhood Commercial.

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.

City Planning Commission Meeting (January 9, 2024)

The staff summarized the application and presented its recommendation of approval. There were no speakers in support or opposition of this item. There was no discussion among the Commission. Commissioner Brown moved to approve the application as recommended by the staff. Commissioner Flick seconded the motion, and it was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-08** IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Steeg, Stewart, Witry

NAYS: None

ABSENT: Jordan, Joshi-Gupta, Lunn

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS STAFF REPORT

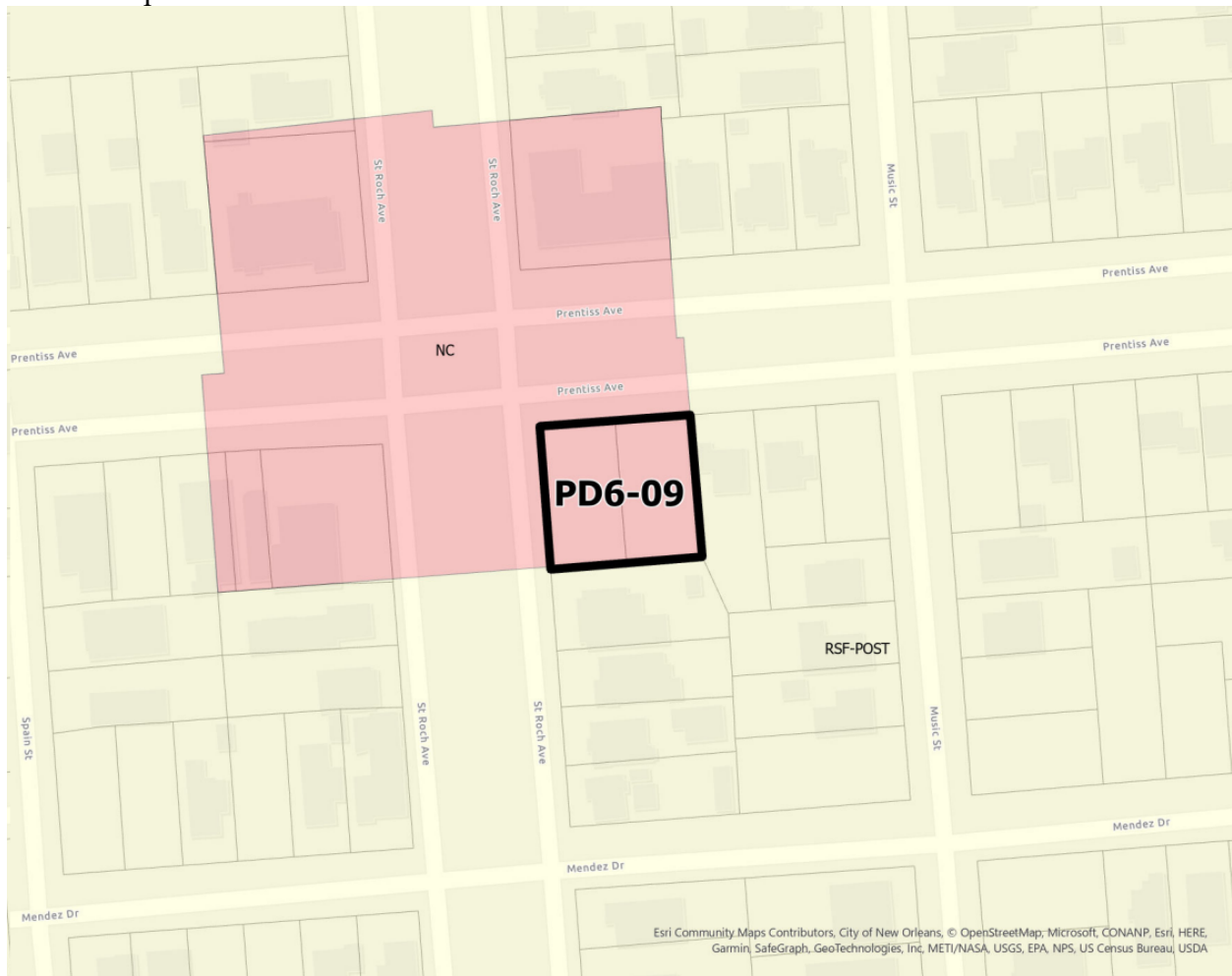
Request number: PD6-09

Applicant: City Planning Commission

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Residential Single-Family Post War*

Location: The petitioned property is located at 2406-2416 Prentiss Avenue/5629 Saint Roch Avenue in the Third Municipal District within the Milneburg Neighborhood.

FLUM Map:



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

Current Land Use: Vacant Lots

Figure 2. Photo of Site



(Source: Google Maps)

Purpose: The applicant stated the request would align the Future Land-Use Map (FLUM) designation with its current and zoning district (S-RS).

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of two (2) lots of record, each with dimensions of 60 feet in width and 120 feet in depth. The entire site measures approximately 14,400 square feet in area. Both lots are currently vacant.

Surrounding Land Use Trends: The subject site is located within a large S-RS District which is intended for single-family residential neighborhoods developed after World War II. The surrounding area consists primarily of residential structures developed in the latter half of the 20th Century. Adjacent to the site is a small S-B1 Suburban Business District which includes properties developed with non-residential structures and is located at the intersection of Saint Roch Avenue and Prentiss Avenue.

Surrounding FLUM Designations:

The site is currently located within the boundaries of the Neighborhood Commercial FLUM designation which includes properties developed at the intersection of Saint Roch Avenue and Printess Avenue. The existing Neighborhood Commercial designation is incongruent with the current zoning district. The incongruity is due to a zoning change that changed the site's zoning district from an S-B1 Suburban Business District to an S-RS Suburban Single-Family Residential District in 2021 (ZD102-21).

This request would integrate the site with the majority of the properties surrounding the site which have a FLUM designation of Residential Single-Family Post-War.

In 2022, this site received zoning change approval (Zoning Docket 102-21) from the S-B1 Suburban Business District to the S-RS Suburban Single-Family Residential District and subdivided the existing lot to create two new lots of record (Subdivision Docket 042-22). The zoning change and subdivision created a situation where the site's FLUM designation and zoning district were no longer compatible with one another. The requested FLUM change retroactively rectifies the inconsistency by changing the site's FLUM designation from Neighborhood Commercial to Residential Single-Family Post-War, which is compatible with the site's current S-RS Single-Family Residential District.

Impacts: The request will have virtually no impact on the site. The FLUM request is retroactive to ensure the zoning change approved in 2022 is now compatible with the FLUM designation. The zoning change was originally intended to permit two single-family residences to be developed on the site.

The FLUM change would allow for single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Therefore, the staff recommends a Residential Single-Family Post-War FLUM designation.

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

Reason for Recommendation:

1. The request would retroactively rectify the inconsistency by changing the site's FLUM designation to a FLUM designation that is compatible with the site's current S-RS Single-Family Residential District.

City Planning Commission Meeting (January 9, 2024)

The staff summarized the application and presented its recommendation of approval. There were no speakers in support or opposition of this item. There was no discussion among the Commission. Commissioner Stewart moved to approve the application as recommended by the staff. Commissioner Flick seconded the motion, and it was unanimously adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT **PLANNING DISTRICT 6-09** IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Flick, Steeg, Stewart, Witry

NAYS: None

ABSENT: Jordan, Joshi-Gupta, Lunn

Reason for Recommendation:

1. The request would retroactively rectify a split-FLUMed lot creating congruity between the site's FLUM designation, zoning district and land-use.