

## RESOLUTION NO. R-24-1

ENONAC: 20 February 2024

**BY:** Commissioner Jourdain

**SECONDED BY:** Commissioner McWilliams

**WHEREAS** the Legislature of Louisiana adopted Act 394 during the Regular Session of 2009; and

**WHEREAS** Act 394 (R.S. 33:9100) created the Eastern New Orleans Neighborhood Advisory Commission,

**WHEREAS**, Section 1 of Act 1236 created the EAST NEW ORLEANS NEIGHBORHOOD ADVISORY COMMISSION, hereinafter referred to as the “ENONAC”. The boundaries of ENONAC are the Industrial Canal to the west, the Intracoastal Canal to the south, the St. Tammany Parish Line to the east, and Lake Pontchartrain to the north.

**WHEREAS**, Act 394 mandates that ENONAC may advise the New Orleans City Council, the Mayor and all agencies under the purview of the aforementioned offices, and all independent agencies, boards, and commissions of the government of the City of New Orleans and State of Louisiana, with respect to all proposed matters including, but not limited to, decision regarding neighborhood planning, housing density, economic development, traffic, parking, recreation, street improvements, alcohol licenses and permits, zoning, police protection, sanitation and trash collection, social service programs, education, health, safety, and budget which affect the ENONAC area.

**WHEREAS**, By-Laws of the Commission stipulate that ENONAC may present its views to any agency and may initiate its own proposals which promote the general welfare of the overall development of the Areas of Emphasis or Areas of Interest.

**WHEREAS**, In response to the longstanding adverse impacts identified by the Eastern New Orleans residents, business owners, and stakeholders resulting from the mass, scale, and design of large multiple-family residential developments, in addition to encouraging quality construction of multifamily dwellings in Eastern New Orleans, Encouraging quality construction of multifamily dwellings in Eastern New Orleans, City of New Orleans ENONAC aided development design standards for innovative, cutting edge policy multifamily complexes which resulted in the RM-2E Multiple-Family Residential Interim Zoning District (IZD), subsequently into the EASTERN NEW ORLEANS RENAISSANCE CORRIDOR USE RESTRICTION OVERLAY DISTRICT (ENORC) and ratified in the 2010 adoption of the City of New Orleans Comprehensive Zoning Ordinance (CZO) making multifamily developments a conditional use within Commercial Zoning Districts.

**WHEREAS** in 2019 the City of New Orleans adopted Mandatory Inclusionary Zoning Sub-Districts. Where New Orleans was excluded from, with purpose.

**Section I.** New Orleans East has yet to recover from Hurricane Katrina to become a thriving and sustainable community. Eighteen (18) years later, New Orleans East remains underserved in health and human service required to sustain a community the size of New Orleans East, such as, healthcare, healthy food options, employment opportunities, retail, public transportation, police coverage, public safety, district schools, parks, recreation, and various human social services according to the current population of over 83,000 per the 2020 US Decennial Census.

**Section II.** In the early 1980's, New Orleans East began to experience a bust in the region's oil and gas sector, which resulted in vacancies and abandonment at many of the area's garden-style apartment

complexes. Some believe that because there was an urgent financial need for the new apartment owners to fill those vacancies as quickly as possible, there needed to be more effort made to attract market renters along with subsidized tenants to maintain a proper balance. This approach eventually resulted in the area becoming oversaturated with subsidized multifamily housing that was managed poorly and a concentration of poverty, which is in direct conflict with the Fair Housing policy. This may, in turn, have caused the loss of some retail activity, the discouragement of high-quality new residential developments stifled home purchases, and an increase in crime victimizing both residents of multifamily complexes and nearby single-family homeowners. It is the desire of the Eastern New Orleans community not to experience this negative impact on our area again. Therefore, we would like to ensure that there is an appropriate balance of affordable multifamily and single-family residential housing within Eastern New Orleans and the entire City of New Orleans and that weight be given to all neighborhoods relative to their housing needs.

**Section III.** Perpetuating the problem is exiling low-income families to additional multifamily housing in an already underserved community without opportunities for securing employment in their domiciled areas, without adequate access to all-inclusive public health care services and affordable healthy food purchasing options, and without access to adequate public transportation amenities and comprehensive education system services.

**Section IV.** The 'warehousing' families in high-density complexes or targeted geographic areas that are routinely branded with poor construction, low amenities, deficient architecture, as well as a lack of security, green space, and recreational facilities further segregate and disenfranchise minority and low-income families. Minority and low to moderate-income families deserve better.

**Section V.** Proven globally and locally, these types of developments without supportive opportunities, services, and infrastructure ultimately lead to the expansion of concentrated poverty zones that propagate underperforming schools, higher crime rates as well as subpar unhealthy living situations.

**WHEREAS** the redevelopment of Lincoln Beach is currently in a Master Planning Process, and therefore, ENONAC requests that the City of New Orleans defer consideration of any land use modifications or amendments to the Lincoln Beach site and the properties surrounding the Lincoln Beach sites on its flood-protected side, until such time as the Lincoln Beach Redevelopment Master Planning process, which will include a determination and recommendations for the best use of the land with consideration of public input and feedback, is completed, vetted and approved.

**WHEREAS** the Board of Commissioners of the ENONAC met on February 20, 2024, where a quorum was present and adopted Resolution No. 2024-1, which resolution requests the New Orleans City Planning Commission and City Council deny Future Land Use Map (FLUM) Amendments to Mixed Use Low-Density, Mixed-Use Medium Density and Mixed-Use High Density that would allow for multifamily zoning districts that would permit dense multifamily residential development.

**WHEREAS**, ENONAC has OBJECTION to the following FLUM amendment requests and the City Planning Commission Staff recommendations of APPROVALS and MODIFIED APPROVALS:

**Request number:** PD-9-01

**Applicant:** City Planning Commission

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

**Location:** The amendment proposal area includes Lots A, B, and C and is bound by Dwyer

Road, Westlake Drive, Seagull Lane, and the Interstate 10 service road.

Current Zoning: S-RS Suburban Single-Family Residential

Current Land Use: This site is vacant sans a body of water called West Lake.

Purpose: The City Planning Commission requests that this parcel's FLUM designation change from Residential Single-Family Post-War to MUL Mixed-Use Low Density to encourage mixed uses and higher densities.

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

Reason for Recommendation:

1. A Mixed-Use Low Density FLUM designation could potentially introduce a diverse mix of uses and housing types to the area, increasing the City's housing stock and decreasing the neighborhood's reliance on automobiles for necessary amenities.

**Request number:** **PD-9-07**

Applicant: Mayor's Office

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

Location: The petitioned property is located on Lot -1, Square -1, in the Third Municipal District, bounded by Dwyer Road, the Dwyer Canal, Mayo Road and Farwood Dr. The municipal address is 7201 Dwyer Road. The property is located in New Orleans East.

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

Land Use: Vacant & Undeveloped

Purpose: The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near a high frequency transit corridor, that is slated for redevelopment.

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

Reasons for Recommendation:

1. The request would encourage the development of vacant and undeveloped land.
2. The modified FLUM change is compatible with commercial and residential uses that would support the current residential development pattern of mostly single-family residences and townhomes in the area.
3. The modified FLUM change would be less impactful to the quality of life of residents in the surrounding area.

**Request number: PD-9-09**

Applicant: Mayor's Office

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

Location: The petitioned property is located across several parcels. The first group of properties are located within two undesignated Squares in addition to Square -1, Lots 3B-8A-2, 3B-8A1, and 3B-8B in the Third Municipal District, bounded by the Farrar Canal, Lake Forest Blvd., Read Blvd and the I-10 Service Road S. The second group of properties are bounded by Lake Forest Blvd. Bundy Rd., I-10 Service Road S. and the Citrus Canal. The property is located in New Orleans East.

Current Zoning: C-1 General Commercial District, C-2 Auto-Oriented Commercial District and a MU-1 Medium Intensity Mixed-Use District

Current Land Use: Commercial, Residential and Vacant

Purpose: The applicant stated the request would enable increased density and mixed- use development along this primarily commercial thoroughfare.

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

Reasons for Recommendation:

1. The request would enable increased density and mixed-use development along this primary commercial thoroughfare.
2. The request would support the development of much-needed housing in the area.

**Request number: PD-9-11**

Applicant: Mayor's Office

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

Location: The petitioned property is located across Squares 1, 2, 3, 4, 6, -1 and 3JJ, in the Third Municipal District, bounded by Mayo Road, Lake Forest Blvd. the I-10 Service Road S. and the Lawrence Canal. The property is in New Orleans East.

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

Current Land Use: Multifamily, townhomes and undeveloped

**Purpose:** The applicant stated the request would promote the development of an undeveloped, overgrown space, that is near to a high frequency transit corridor, that is slated for redevelopment.

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

Reasons for Recommendation:

1. The request would revitalize this section of the Lake Forest Blvd. corridor.
2. The request would create consistency between the historic use of the site and the site's FLUM and zoning designations.

**Request number:** **PD-9-12**

**Applicant:** Mayor's Office

**Request:** *Change of Future Land Use Map Designation from General Commercial & Residential Multifamily Post War to Mixed-Use High Density.*

**Location:** The petitioned property is located on Square -1, in the Third Municipal District, bounded by the Lawrence Canal, Cindy Place, I-10 Service Road S. and Lake Forest Boulevard. The property is in New Orleans East.

**Current Zoning:** C-3 Heavy Commercial District and S-RM2 Suburban Multifamily Residential District

**Current Land Use:** Residential, Institutional, Commercial and Undeveloped

**Purpose:** The applicant stated the request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.

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

Reasons for Recommendation:

1. The request would allow a range of zoning designations to support future redevelopment goals and community needs along this major multi-modal corridor.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

**Request number:** **PD-9-13**

**Applicant:** Mayor's Office

**Request:** *Change of Future Land Use Map Designation from General Commercial to Mixed-Use High Density.*

**Location:** The petitioned property is located on Square -1, and Square A in the Third Municipal District, bounded by Bundy Road, Lake Forest Boulevard, the I-10 Service Road North and Wright Road. The property is in the Read Boulevard East Neighborhood in New Orleans East.

**Current Zoning:** C-3 Heavy Commercial District and C-2 Auto-Oriented Commercial District.

**Current Land Use:** Commercial, Institutional and Undeveloped

**Purpose:** The applicant stated the request would support the redevelopment of this area as a burgeoning economic development district and opportunity site. Though the request was withdrawn, staff believes this request will aid the revitalization of this area.

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

**Reasons for Recommendation:**

1. The request would support the redevelopment of this area as a burgeoning economic development district and opportunity site.
2. The request would support the development of needed housing in the area.

**Request number:** **PD-9-14**

**Applicant:** Mayor's Office

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

**Location:** The petitioned site is located on Lots M-3, 1, 2, 3, 4, 5, 6, and 7, Squares - 1 and 10, in the Third Municipal District. The municipal addresses are 13860-13990 Hayne Blvd and 8020-8024 Vincent Road. The site is located in the proposed Lincoln Beach corridor.

**Current Zoning:** S-MU Suburban Neighborhood Mixed-Use District

**Current Land Use:** One 6-unit multifamily residence, one retail goods establishment, and vacant lots. Historic land uses include commercial and residential uses.

**Purpose:** The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

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

**Reason for Recommendation:**

1. The subject area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

2. The requested FLUM change would create consistency between the site's zoning district and its Future Land Use Map designation.

**Request number:** PD-9-15

**Applicant:** Mayor's Office

**Request:** *Change of Future Land Use Map Designation from Residential Low Density Post War to Mixed Use Low Density (WITHDRAWN)*

**Location:** The petitioned properties are located on Lots 1-28, Lots 1-32, and Lot F-2, Squares -1, 2, and 3, in the Third Municipal District. The municipal addresses are 13901-14073 Wales Street, 7801-7911 Shamrock Drive, 13900-14070 Linden Street, and 13901-14101 Curran Road. The properties are located in the proposed Lincoln Beach corridor.

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

**Current Land Use:** Two-family residencies, vacant lots, and one church. Historic land uses include residential uses.

**Purpose:** The applicant stated the request would accommodate and support increased 'visitorship' to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard. The request has been withdrawn at the request of the applicant.

**Recommendation:** **Modified Approval** of the FLUM Designation Change to **Mixed Use Low Density** for only Lot F-2; the remaining portion of the petitioned site should retain its current Residential Low Density Post War FLUM designation.

**Reasons for Recommendation:**

1. The subject site is partially comprised of two-family residential dwellings where the Mixed Use Low Density FLUM is inconsistent with historic and current development patterns. Similarly, staff find there is little opportunity to change the uses of the developed portion of the site, which has a use and FLUM designation that correspond with one another. Therefore, the existing Residential Low Density Post War FLUM should remain on the portion of the subject site comprised of two-family residential dwellings. However, the large vacant parcel, Lot F-2, would greatly benefit from the Mixed Use Low Density FLUM as it could accommodate more intense residential and retail, ground floor commercial uses that would be similarly situated to the adjacent uses in the GPD General Planned Development and S-MU Suburban Neighborhood Mixed-Use District.
2. The surrounding area has a proposed mixed-use development pattern that could be supported by non-residential zoning in the immediate vicinity.

**Request number:** PD-9-16

Applicant: Office of the Mayor

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

Location: The petitioned property is located on Lots A and 1-20, Square 0, in the Third Municipal District. The municipal addresses are 14500-14516 Hayne Boulevard and 7900-8016 Buffalo Road. The properties are located in the proposed Lincoln Beach corridor.

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

Current Land Use: Residential Care Facility, single-family residences, and vacant lots.

Purpose: The applicant stated the request would accommodate and support increased ‘visitorship’ to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

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

Reason for Recommendation:

1. The surrounding area is mostly vacant and can support non-residential zoning and mixed-use development while supporting the redevelopment of Lincoln Beach.

**Request number:** **PD-9-17**

Applicant: Mayor’s Office

Request: *Change of Future Land Use Map Designation from Planned Development Area to Mixed Use Medium Density*

Location: The petitioned properties are located on Lot 9 and Lot -1, Square 0, in the Third Municipal District. The municipal addresses are 14000-14250 Hayne Blvd. The properties are located in the proposed Lincoln Beach corridor.

Current Zoning: GPD General Planned Development District Current  
Land Use: Vacant. No historic land uses.

Purpose: The applicant stated the request would accommodate and support increased ‘visitorship’ to Lincoln Beach and encourage additional investment to blighted and underutilized lots along Hayne Boulevard.

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

Reason for Recommendation:

1. The FLUM change to the Mixed-Use Medium Density designation creates a path



forward for a subsequent zoning change to a zoning district that permits residential and mixed-use development supporting the redevelopment of Lincoln Beach.

**Request number:** PD-9-18

**Applicant:** Mayor's Office

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

**Location:** The petitioned properties are located on Lots L-1, L-2, 3A-7, 3A-6-1B, 3A- 6-1C, 3A61A-2A, 3A61A-2B, 3D-2-AA1, 3D-2-BB1, 3D-2-BB2, 3D-1-B1A, 3D-2-BB2, 3D-1-B1A, 3D-1-B1B, 3D-1-C-1, 3D1A1, 3R4A1, 3R4B2A2, 3R4B2A1, 3R4B1, 3R-2, 4B-1A-1, WG1, 4A652A-1, 4A-6B-1A, 4A6A, and 5-R-G, Squares 0, -9, -1, and B, in the Third Municipal District. The municipal addresses are 6-5999 Bullard Avenue, 11297-40922 Lake Forest Boulevard, 12401 Levy Drive, and 11110 Lake Forest Boulevard. The properties are located in New Orleans' East along the Bullard Avenue and Lake Forest corridors.

**Current Zoning:** C-1 General Commercial District, C-2 Auto-Oriented Commercial District, and S-B2 Suburban Pedestrian-Oriented Corridor Business District

**Current Land Use:** Shopping centers, reception facilities, fast food restaurants, a gas station, small box variety store, financial institution, medical clinic, school, and vacant lots.

**Purpose:** The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

**Recommendation:** **Modified Approval** of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**. Staff recommends **Approval** of the portion of the request with the General Commercial FLUM designation.

**Reasons for Recommendation:**

1. The subject site with the General Commercial FLUM designation contains larger parcels with a history of vacant and non-residential uses. The FLUM change to the Mixed-Use Medium Density FLUM designation would allow additional residential development and mixed-use development.
2. The surrounding area has a suburban residential development pattern supported by non-residential zoning in the immediate vicinity.
3. The portion of the request to change the FLUM designation of Lot 5-R-G from Neighborhood Commercial to Mixed-Use Medium Density should be denied because the request does not consider the entirety of the lot; thus, the change would not rectify the split-FLUM condition of the site. Additionally, the FLUM change is not required to fulfill the goals of this request as an active school exists on the site that received a conditional use in 2013.

**Request number: PD-9-19**

**Applicant:** Office of the Mayor

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

**Location:** The petitioned properties are located on Lot A, B, C, W-1, W-2-A, W-2-B, -1, 4A5C1A, 4A5D, 4A-6A-1A, 4A-6A-1B, 4A-6B, 4A5D, 4A-6C, 4A-6D, 4A-8A, 4B, 5A4-1A, 5A41B, 5A4-2, 5A4-3, 5A4-4, 5A3, 6C1A, 6D1, 6D3A, 6D3B, 6D4A, 6D4B, 6E1A, 6E2A, and 6E1B, Squares -1, in the Third Municipal District. The municipal addresses are 5725- 7700 Lake Forest Boulevard, 8258-8700 Lake Forest Boulevard, 5200-5630 Crowder Boulevard, 7701 Dwyer Road, 8325-8721 Dwyer Road and 5601 Mayo Road. The properties are located in New Orleans' East along the Crowder Boulevard and Lake Forest commercial corridors.

**Current Zoning:** C-1 General Commercial District and S-B2 Suburban Pedestrian-Oriented Corridor Business District

**Current Land Use:** Personal service establishments, places of worship, childcare centers, a gas station, strip center development, financial institution, small box variety store and vacant lots. Historic land uses include commercial and institutional uses.

**Purpose:** The applicant stated the request would enable increased density and mixed- use development along a commercial thoroughfare.

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

**Reason for Recommendation:**

1. The subject site contains larger parcels with a history of non-residential uses. The FLUM change would support a future zoning change to permit greater residential and commercial development on the subject sites.

**Request number: PD-9-20**

**Applicant:** Office of the Mayor

**Request:** *Change of Future Land Use Map Designation from General Commercial to Mixed Use High Density*

**Location:** The petitioned properties are located on Lots A4A1, A-4A2, A4B, -2, A4E, A4D, D1, C-2, X, and Y, Square -1, in the Third Municipal District. The municipal addresses are 5401- 5621 Read Boulevard and 10101- 10201 Dwyer Road. The properties are located in New Orleans' East along the Read Boulevard commercial corridor.

Current Zoning: C-2 Auto-Oriented Commercial District

Current Land Use: Medical offices, parking lots, a drive through restaurant, place of worship, fire station and police station. Historic land uses include commercial uses, institutional uses.

Purpose: The applicant stated the request would support the redevelopment of the area as a burgeoning economic development district and opportunity site.

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

Reasons for Recommendation:

1. The subject site contains larger parcels with a history of non-residential uses.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.
3. The surrounding area is developed with walkable, transit-oriented (or transit-ready) systems in the vicinity.
4. The MUH FLUM designation is compatible with the existing zoning district on the subject site but provides the opportunity to change the zoning to a district that is geared towards mixed-use and higher density residential developments.

**Request number:** **PD-9-21**

Applicant: Mayor's Office

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

Location: The petitioned areas border the Pines Village and Plum Orchard neighborhoods of New Orleans East. Pines Village is generally bounded by Downman Road, Morrison Road, and the Interstate 10 (I-10) highway exchange where the southern border extends to Chef Menteur Highway, crossing over the south and north sides of the street. Plum Orchard, like Pines Village, borders the other side of the I-10 Interstate exchange at Chef Menteur Highway and Ray Avenue and extends a few parcels past Crowder Boulevard.

Current Zoning: C-1 General Commercial District, C-3 Heavy Commercial District, S-B1 Suburban Business District, and SB-2 Pedestrian-Oriented Business District

Current Land Use: Properties along Downman Road contain a mix of neighborhood commercial retail stores, a place of worship, and a gas station. The areas along Chef Menteur Highway consist of warehouses, construction sites, motels, hotels, RV parks, small box retail, car dealerships, car washes, and gas stations. Restaurants, places of worship, and apartment buildings are also along the corridor.

Purpose: The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

**Recommendation:**    **Modified Approval** of the FLUM Designation Change from Neighborhood Commercial to **Mixed-Use Medium Density** to the portion of the request with the Neighborhood Commercial FLUM designation east of Interstate 10 (I-10).

Reasons for Recommendation:

1. The recommendation allows for more diverse set of zoning districts in the future that are more permissive for residential development and encourage economic development opportunities.
2. The proposed MUM designation complements the surrounding suburban FLUM designations by expanding the types of neighborhood-scale commercial districts.
3. The MUM designation supports multifamily residential uses, which provides opportunities for affordable housing development.
4. The Neighborhood Commercial FLUM designation comprises the entirety of Downman Road. As a commercial corridor, the existing FLUM designation is most appropriate.
5. More information is needed regarding the potential impacts of removing large swatches of General Commercial designations. Therefore, staff recommend no change until further study.

**Request number:**    **PD9-22**

Applicant:            Mayor's Office

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

Location:                There are three identified areas as part of this petition that are located within the Read Boulevard West neighborhood of New Orleans East. The first area is along Chef Menteur Highway and Read Boulevard and encapsulates a strip mall, a few select parcels with retail stores, and two abandoned parcels directly east and west of Read Boulevard.

The second area is further East along Chef Menteur Highway between Good Drive and Nottingham Drive. This area encapsulates only parcels on the north side of Chef Menteur Highway and includes an active strip mall with multiple small retail businesses, and small apartment complex, a gas station, and church.

The third location is at the northwest corner of Chef Menteur Highway and Bullard Avenue. There is currently a small apartment complex on the site, but most of the land is vacant.

Zoning:                  SB-2 Pedestrian-Oriented Business District, C-1 General Commercial District, and BIP Business-Industrial Park.

**Current Land Use:** Properties along Chef Menteur Highway in these areas are a mix of warehouses, small and large strip malls with fast food restaurants, grocery stores, and general retail like salons and discount markets. There are a few gas stations, religious entities, apartment buildings, and vacant parcels along the corridor as well.

**Purpose:** The applicant stated the request would enable increased density and mixed-use development along a primary commercial thoroughfare.

**Recommendation:** **Modified Approval** of the FLUM Designation Change to **MUM Mixed Use Medium Density** for NC Neighborhood Commercial FLUM Designations. The part of the request to change the GC General Commercial FLUM designation area to MUM Mixed Use Medium Density is recommended for **denial**.

**Reasons for Recommendation:**

1. The recommendation allows for more diverse set of zoning districts in the future that encourage economic development opportunities and multi- family developments.
2. The MUM designation change compliments the surrounding suburban FLUM designations by expanding the types of neighborhood-scale commercial districts.
3. The MUM designation supports multifamily residential uses, which provides opportunities for affordable housing development.
4. The GC General Commercial portion of this request is surrounded by industrial uses/zoning and is already used for heavy commercial uses and wouldn't be appropriate for residential uses.

**Request number:** **PD09-24**

**Applicant:** Council District E

**Request:** *This request is to change the Future Land Use Map (FLUM) designation from Residential Single-Family Post War FLUM designation to a Mixed- Use Medium Density FLUM designation.*

**Location:** The petitioned property is located on Lots 96, 98 and 100, Square -1, in the Third Municipal District. The municipal address is 5400 Read Blvd. The property is in New Orleans East.

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

**Current Land Use:** Vacant.

**Purpose:** The applicant stated the request would enable increased density and mixed-use development along a primarily commercial thoroughfare.

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

Reason for Recommendation:

1. The surrounding area has a mix of residential and commercial development, which is supported by a mix of residential and non-residential zoning in the immediate vicinity.
2. The FLUM change would allow for a future zoning change to effectuate the goals of this request, greater residential and non-residential uses.

**Request number:**    **PD09-25**

Applicant:              Council District E

Request:                *This request is to change the Future Land Use Map (FLUM) designation from a Neighborhood Commercial FLUM designation to a Mixed-Use Low Density FLUM designation.*

Location:              The petitioned property is located on Lots 2, 29A and two unidentified lots, Square -1, in the Third Municipal District. The municipal address is 17600 Paris Road. The property is in New Orleans East.

Current Zoning:        S-B1 Suburban Business District

Current Land Use:     Vacant

Purpose:                 The applicant stated the request would encourage mixed-use development adjacent to Lincoln Beach.

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

Reasons for Recommendation:

1. The vacant site has potential for a mixed-use development that can support the Lincoln Beach redevelopment.

**WHEREAS**, ENONAC has OBJECTION to the following FLUM amendment requests and the City Planning Commission Staff recommendations of Modified Approval of the FLUM Designation change to Neighborhood Commercial. ENONAC believes this neighborhood use extends too far into a residential neighborhood and would like to encourage the City to engage further with the neighborhood that the Land use Change would most impact. Secondly, ENONAC requests that Land Use Amendment requests related to Lincoln Beach are not made until the completion of the Lincoln Beach Redevelopment Master Plan.

**Request number:**    **PD-9-05**

Applicant:              City Planning Commission

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

**Location:** The petitioned property is located on Lot PT-1, Square -1, in the Third Municipal District, bounded by Hayne Boulevard, Wales Street, Vincent Road and Lawrence Street. The municipal address is 13860 Hayne Blvd.

**Current Zoning:** S-MU Suburban Neighborhood Mixed-Use District Current

**Land Use:** Undeveloped

**Purpose:** The applicant stated the request would allow for commercial development along the Lincoln Beach corridor and correct a split Future Land Use Map (FLUM) designation. The subject is currently has two FLUM designations, the Neighborhood Commercial and the Residential Single-Family Post War designations. The requested amendment would rectify the split-FLUM situation and create a consistent FLUM designation for the entirety of the site.

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

**Reasons for Recommendation:**

1. The recommendation will support commercial development along the historic Lincoln Beach corridor.
2. This recommendation will correct a split FLUM designation.

**WHEREAS**, ENONAC has **OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **Modified Approval** of the FLUM Designation change to Residential **Post-War Multifamily**, ENONAC

**Request number:** **PD-9-10**

**Applicant:** Mayor's Office

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

**Location:** The petitioned property is located on Lots 1-23, 4R1B2 and 4R1B1, Square -1, in the Third Municipal District, bounded by Dwyer Road, the Dwyer Canal, Mayo Road and Farwood Dr. The municipal addresses are 5500- 5661 Clements Dr. and 5620-5643 Mayo Road. The properties are located in New Orleans East.

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

**Current Land Use:** Residential and Vacant

**Purpose:** The applicant stated the request could support future redevelopment opportunities on vacant parcels and to facilitate rehabilitation of existing non-conforming residential uses. This portion of Mayo Road is slated to be serviced by a high frequency transit service line.

**Recommendation:**    **Modified Approval** of the FLUM Designation change to **Residential Post-War Multifamily**

Reasons for Recommendation:

1. The FLUM change would facilitate a future zoning change to a zoning district that permits multifamily residential development, creating congruity between the historical land-use and the site's zoning and FLUM designation.

**WHEREAS**, ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **Modified Approval**:

**Request number:**    **PD-9-03**

Applicant:                City Planning Commission

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

Location:                 The amendment proposal area is bound by Dwyer Road, Bullard Ave, Chef Menteur Highway, and Paris Road/Interstate 510.

Recommendation:       Modified Approval of the FLUM Designation Change to Residential Single Family Post-War. The staff recommends changing the FLUM designation of the portion of the site zoned S-RS to Residential Single-Family Post-War and keeping the remaining subject area as Business Center.

**WHEREAS**, ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **Approval**:

**Request number:**    **PD-9-04**

Applicant:                City Planning Commission and Mayor's office

Request:                    *Change of Future Land Use Map Designation from Planned Development Area to Industrial.*

Location:                 The petitioned property is in the Regional Business Park Center.  
The property is bounded by Chef Menteur Hwy., Almonaster Ave., Read Blvd. and Michoud Blvd.

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

Reasons for Recommendation:

1. The request may help revitalize the I-510 corridor and provide development opportunities for the Port of New Orleans.
2. The request could provide opportunities for commercial uses, and industrial uses.
3. There is a trend of industrial developments in the vicinity.



**Request number: PD-9-06**

Applicant: City Planning Commission

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

Location: The petitioned property is located on Lot 3-A, Square 3, in the Third Municipal District, bounded by Chef Menteur Hwy, America St., Brutus St. and Wilson St. The municipal address is 6809 Brutus St. The property is located in New Orleans East.

Current Zoning: C-1 General Commercial District Current

Land Use: Institutional use

Purpose: This request is from the City Planning Commission to align the Future Land-Use Map with the current institutional land-use and C-1 General Commercial zoning of the site. The petitioned site underwent a zoning change in 2020 (ZD094-20) to change its zoning from S-RD Suburban Two-Family Residential District to C-1 General Commercial District. The request was approved due to its historic zoning and land-use, despite not being compatible with the site's FLUM designation. This request would retroactively rectify the inconsistency the zoning change created.

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

Reasons for Recommendation:

1. The request would align the Future Land-Use Map with the current institutional land-use and C-1 General Commercial zoning of the site.
2. The surrounding area has a mixed-use development pattern which is supported by non-residential zoning in the immediate vicinity.

**WHEREAS**, ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **Modified Approval**:

**Request number: PD9-23**

Applicant: Council District E

Request: *The request is to change the FLUM designation from RLD-POST Residential Post-War Low Density to MUL Mixed-Use Low Density.*

Current Zoning: S-RD Suburban Two-Family Residential

Current Land Use: The parcels on the petitioned site are all abandoned town homes that are part of the Haydel Heights Subdivision. Historically these parcels have been zoned residential two-family.

**Purpose:** The applicant stated the request would enable the redevelopment of a 112-unit multifamily development on the site and enable increased residential density and mixed-use development.

**Recommendation:** **Modified Approval** of the FLUM change from Residential Post-War Low Density to **Residential Post-War Multifamily**.

**WHEREAS**, ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **DENIAL**:

**Request number:** **PD09-02**

**Applicant:** City Planning Commission

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

**Location:** The proposal area is bound by the Interstate 10 corridor, Chef Menteur Highway, Francis Drive, Majestic Oaks Drive, and Ransom Street.

**Current Zoning:** S-RD Suburban Two-Family Residential Current Land Use: These lots are currently vacant.

**Purpose:** The City Planning Commission requests that this parcel's FLUM designation be changed to General Commercial to align the property with the zoning of the adjacent property.

**Recommendation:** **Denial** of the FLUM Designation Change to **General Commercial**

**Request number:** **PD-9-18**

**Applicant:** Mayor's Office

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

**Recommendation (Part 2):** Staff recommends **Denial** of the FLUM change from Neighborhood Commercial to **Mixed-Use Medium Density** for Lot 5-R-G located at the intersection of Wright Road and Lake Forest Boulevard, which should keep its current FLUM Designation, **Neighborhood Commercial** and **Residential Single-Family Post-War**.

**Request number:** **PD9-21**

**Applicant:** Mayor's Office

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

**Recommendation (Part 2):** Staff recommends **Denial** of the FLUM Designation Change from Neighborhood Commercial to **Mixed-Use Medium Density** for the portion of the request with the Neighborhood Commercial FLUM designation west of Interstate 10 (I-10).

Staff recommends **Denial** of the FLUM Designation Change from General Commercial to **Mixed-Use Medium Density**.

**Request number:** PD9-22

**Applicant:** Mayor's Office

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

**Recommendation (Part 2):** The part of the request to change the GC General Commercial FLUM designation area to MUM Mixed Use Medium Density is recommended for **denial**.

**BE IT RESOLVED BY THE EASTERN NEW ORLEANS NEIGHBORHOOD ADVISORY COMMISSION OF THE CITY OF NEW ORLEANS** that:

It is the desire of over 49,440 residents that currently reside in the Twenty-Five (25) registered neighborhood and homeowner associations of ENONAC that the City of New Orleans City Planning Commission and City Council NOT approve any Mixed Use Land Use Amendments that will accommodate for “multifamily zoning districts” within the defined boundaries of New Orleans until the New Orleans East area is furnished with adequate healthcare, healthy food options, employment opportunities, retail, public transportation, police coverage, district schools, parks, recreation, public safety, various human social services required to sustain the existing population. Providing a quality of life for all residents, renters, and homeowners.

**RESOLVED FURTHER** that ENONAC has **OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **APPROVALS and MODIFIED APPROVALS: Request Numbers** PD-9-01, PD-9-05, PD-9-07, PD-9-09, PD-9-10, PD-9-11, PD-9-12, PD-9-13, PD-9-14, PD-9-15, PD-9-16, PD-9-17, PD-9-18, PD-9-19, PD-9-20, PD-9-21, PD-9-22 PD-9-24, and PD-9-25.

**RESOLVED FURTHER** that ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations: **Request Numbers** PD-9-03, PD-9-04, PD-9-06, and PD-9-23

**RESOLVED FURTHER**, that ENONAC has **NO OBJECTION** to the following FLUM amendment requests and the City Planning Commission Staff recommendations of **DENIAL: Request Numbers** PD-9-02 PD-9-18 (Part 2), PD-9-21 (Part 2) and PD-9-22 (Part 2),

**THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:**

**YEAS: Leon, Weaver, Henry, Busby, Celestand, Landrum, Jourdain, Hebert, Anderson, Williams, Kirkland, Jefferson, Blouin, Legaux, Kingvalsky, Jackson, McWilliams, and Sanders**

**NAYS: 0**

**AND THE ENONAC RESOLUTION NO. R-24-1 WAS ADOPTED.**