

Master Plan Recommendations

Volume 2, Chapters 5 and 14



SUMMARY – CHAPTER 5



- Existing text is not in line with current housing needs and priorities
- Top issues in existing text are blight reduction and process (most items to be decided after a “Housing Working Group” is established)
- HousingNOLA has provided extensive recommendations to:
 - Clarify process
 - Move from blight reduction to strategic investment based on HousingNOLA typology
 - Add top HousingNOLA 10-Year Strategy and Implementation Plan priorities related to affordability and housing supply
- OUR ASK: Please review document and consider co-sponsoring.

SUMMARY – CHAPTER 14



- Edits needed to some of the land use category descriptions and to the Future Land Use Map
- All mentions of specific units per acre requirements should be removed from land use category descriptions – specific, quantitative density regulations belong in the CZO and are too blunt a tool to effectively regulate at the citywide scale
- “Multi-family development is permitted” should be added to General Commercial category to avoid excluding all housing from some major transit corridors
- Future Land Use Map should be edited to change all “Mixed-Use Low Density” areas within 500 feet of high-frequency transit corridors to “Mixed-Use Medium Density,” which is designated for transit corridors

CHAPTER 14



- OUR ASK #1: Please request units per acre removal from descriptions of Residential Semi-Rural Single Family, Residential Pre-War Single Family, Residential Post-War Single Family, Residential Pre-War Low Density, Residential Post-War Low Density, Residential Pre-War Medium Density, Residential Pre-War Multi-Family, Residential Post-War Multi-Family



44 du/acre



63 du/acre



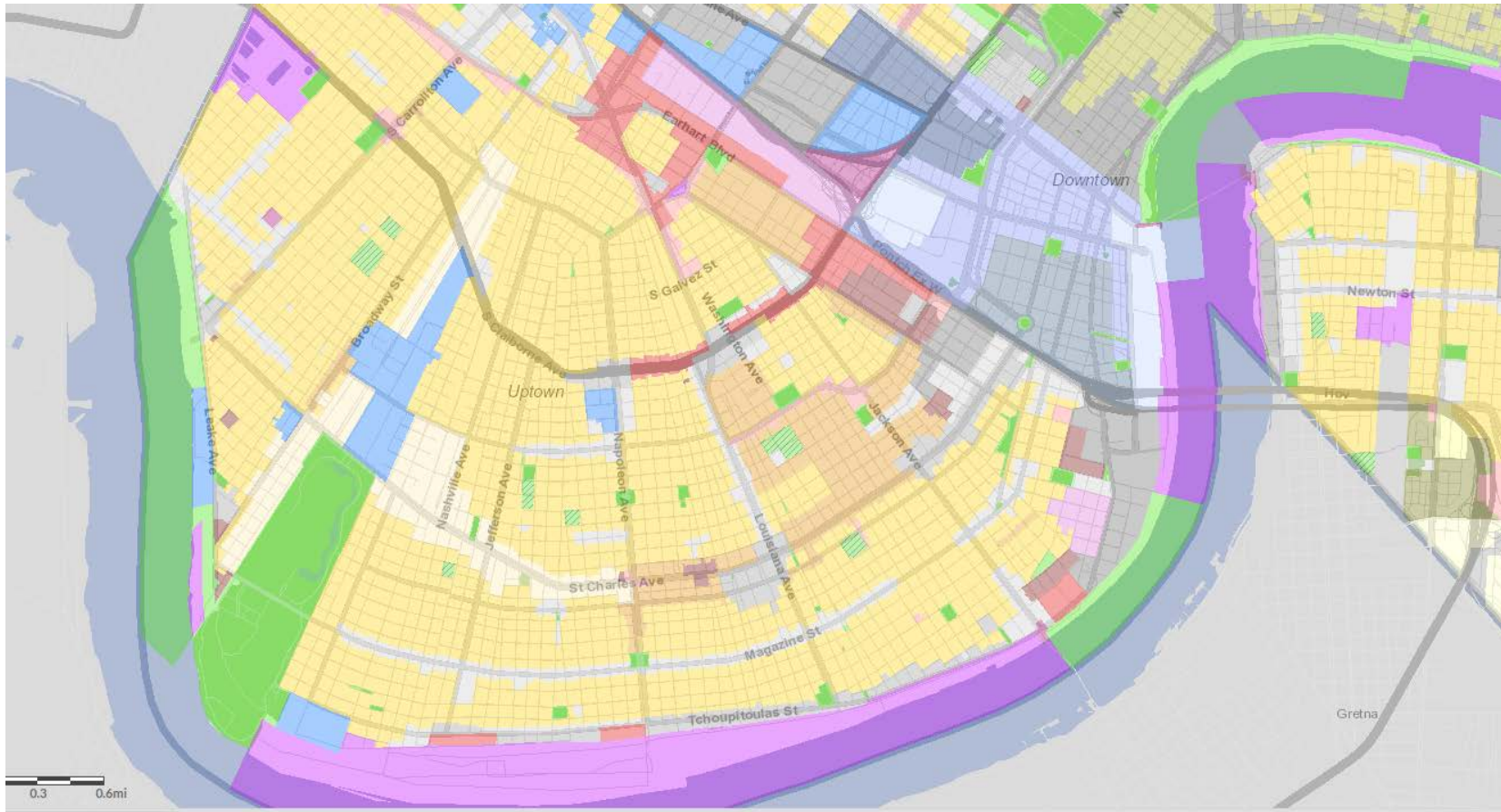
63 du/acre



71 du/acre

CHAPTER 14

- OUR ASK #2: Please add “Multi-family development is permitted” to General Commercial land use category “Range of Uses” section.



What is our interest in creating exclusively auto-oriented commercial on Claiborne or Broad or Earhart?

CHAPTER 14



- OUR ASK #3: Edit the Future Land Use Map to replace “Mixed-Use Low Density” with “Mixed-Use Medium Density” in all contiguous areas that fall within 500 feet of high-frequency transit corridors and within the 30-minute transit commute shed to major job centers. This provides opportunities for transit-oriented development on commercial corridors using the correct category designated for that purpose. Maps follow.

Mixed-Use Medium Density Future Land Use Category

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. **Proximity to transit encouraged.**

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



District A – Map #1

*Areas to Change
MUL to MUM on
Future Land Use
Map*

- High Frequency Transit Corridors
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



District A – Map #2

*Areas to Change
MUL to MUM on
Future Land Use
Map*

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



District B – Map #1

*Areas to Change
MUL to MUM on
Future Land Use
Map*

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



District B – Map #2

Areas to Change
MUL to MUM on
Future Land Use
Map

- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM



District C – Map

Areas to Change MUL to MUM on Future Land Use Map

High Frequency Transit Corridors

Type 1 TOD Priority Areas

Future Land Use - Current Master Plan

Mixed-Use Low Density

Proposed FLUM Change

Change MUL to MUM



District D – Map

Areas to Change MUL to MUM on Future Land Use Map

FINAL SUMMARY



- Chapter 5: Please co-sponsor all or some recommendations from the edited document.
- Chapter 14: Please submit land use category changes (removal of units per acre, change to General Commercial) and map changes to CPC from your office. HousingNOLA / GNOHA is not permitted to request map changes and expense prohibits submission of land use category changes – Council’s input on these items is critical.
- THANK YOU! Contact us with any follow-ups:
 - amorris@gnoha.org
 - alexandra@asakurarobinson.com