Master Plan Amendment Process & Update – Executive Summary

What is the Master Plan and what is the amendment process?

* It is a policy guide for New Orleans future growth. As such it doe NOT regulate the use of land. The Comprehensive Zoning Ordinance (CZO) regulates land use. The Future Land Use Map (FLUM) and the Land Use Element of the Master Plan are utilized for consistency in zoning changes.
* The city charter requires updates to the Master Plan every five years.
* The City Planning Commission (CPC) initiated the update process in late 2016 with public meetings held in each planning district.
* Two public hearings (attended by the GDA’s planning consultant) were held by the CPC: (1) January 24, 2017 and (2) February 7, 2017 in which recommendations were forwarded to the New Orleans City Council.
* The City Council has not held a public hearing on the amendments to date but must act no later than July 27, 2017.
* The GDA has written letters to the CPC and City Council stating positions on the various amendments.

What specific amendments to the Master Plan affect the Garden District neighborhood?

* Of the 200+ FLUM applications submitted to the CPC, 12 applications have implications for change to the Garden District neighborhood as noted in the table below, that also indicates the CPC recommendation and the GDA’s position.
* Over 100+ text amendment applications were submitted to the CPC. The GDA has **opposed** three specific text amendments as follows:

1. Request No. 14-22Section A - The Land Use Plan and the “Force of Law”: The CPC proposed amendment would give the Executive Director or his designee authority to make final decisions on minor map amendments and final decisions on interpretations of the FLUM.
2. Request No. 14-17, Section C - Future Land Use Categories: The proposed amendment submitted by at-large councilmembers and the administration was recommended for approval by the CPC. It would remove the density limitations for all residential land use categories. The density limitations provide an overall goal for the development character of neighborhoods and thus should remain in the Master Plan.
3. Request No. 14-15 and 14-16, Section C - Future Land Use Categories, Residential Pre-War Low Density (RLD-PRE): The proposed amendment (submitted by CM Cantrell) would allow small multi-family residential uses and re-use of commercial sites. The CPC recommended approval of the amendment.

* The GDA has **supported** the following text amendment:

1. Request No. 14-17, Section C - Future Land Use Categories, MUL (Mixed-Use Low Density) and MUM (Mixed-Use Medium Density): The proposed amendment submitted by the administration would merge two of the mixed-use land use categories. The CPC recommended denial.