

City Planning Commission
Staff Report
Monday, April 20, 2026

Zoning Docket 041-26

Prepared by: Mitchell S. Kogan

Date: 04/07/2026

Deadline for CPC action: 06/13/2026

CC Deadline: 60 days from receipt

City Council District: C – Freddie King III

Applicant: City Council Motion M-26-72

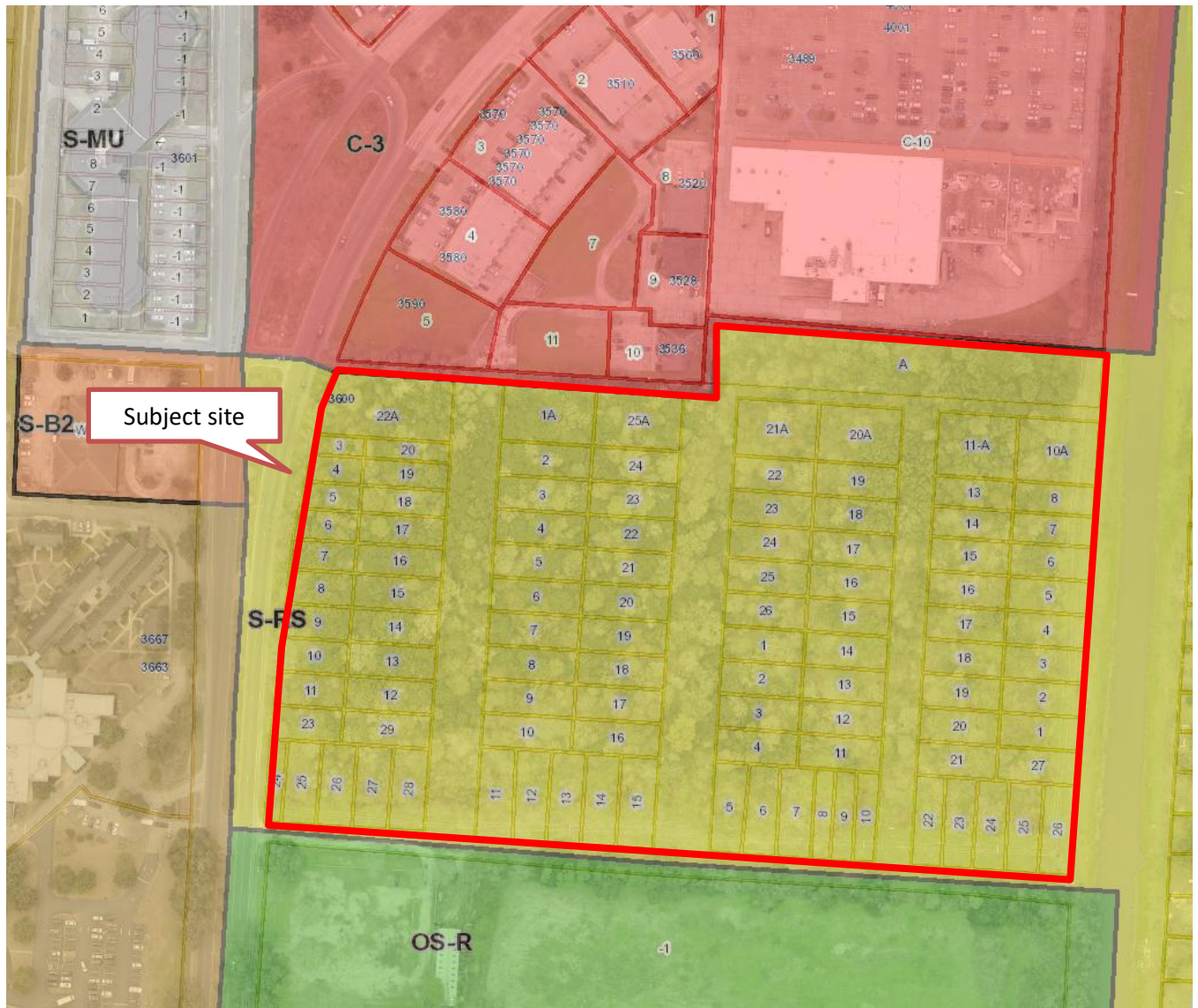
Request: Zoning change from S-RS Single-Family Residential District to any zoning designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District

Property Description: All lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course

Description

The subject site consists of lots under multiple ownership that were originally part of a paper subdivision and include City-owned rights-of-way. The site, currently zoned S-RS Suburban Single-Family Residential District, has never been developed, likely due to its location within a primarily commercial corridor and its limited access, with frontage only along Behrman Place and no access from the eastern portion of the property due to the canal.

Figure 1: Zoning Map



Source: PropertyViewer

The subject property is currently undeveloped, with squares within the subject site containing lots that primarily measure 50' x 120', or 6,000 sqft total. However, there are lots that vary in sizes that are smaller or larger than the standard 50' x 120', mostly on the southern portion of the subdivision as well as those that bend to the road curvature to the west. In addition, the City Council motion also speaks to multiple unopened City rights-of-way that are subject to the potential zoning change.

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

Zoning: 1929 – Single-Family Residential
 1953 – A – Single-Family Residential
 1970 – RS-1 Single-Family Residential District and C-1 General Commercial District
 Current – S-RS Suburban Single Family Residential

Land Use: 1929 to Present – Undeveloped

Purpose of the rezoning

Within the vicinity of the subject site (bounded by General De Gaulle, Behrman Place, and Holiday Drive), the area has gradually transitioned from primarily residential classifications into a commercial corridor that includes a variety of zoning designations. These include a Rouses Market to the north (zoned C-3 Commercial), Brechtel Memorial Park to the south (zoned OS-R Regional Open Space), the Park Timbers Subdivision to the east (zoned S-RS Suburban Family Residential District), and a range of zoning classifications to the west. This mix of zoning reflects the area's shift away from a consistent residential character toward a more varied development pattern.

Due to the lack of consistent or static zoning in the area, the City Council amended the Future Land Use Map in 2025 (PD12-07) to allow for the subject site to change its FLUM classification from RSF-POST Residential Single-Family Post War to NC Neighborhood Commercial in order to attract potential developers of adapting the site as a new mixed-use environment to coincide with the surrounding area. As a result of this change, the site's current zoning of S-RS Single-Family Residential is no longer compatible with its designated future land use. Motion M-26-72 gives CPC Staff the directive to consider adopting a zoning designation consistent with this new Neighborhood Commercial FLUM classification, including S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District as appropriate zoning designations as possibilities. However staff has determined that the S-MU Suburban Neighborhood Mixed-Use District would be the most flexible and appropriate classification due to the ability to encourage mixed use rather than restrict the site to be purely residential or commercial. The overall intent is to rezone the site, revoke the City rights-of-way and incorporate them into the property, and ultimately unify the parcels under single ownership to support development of the vacant site.

Anticipated impact on surrounding land uses

The anticipated impact of the requested zoning change from S-RS Single-Family Residential District to SMU Suburban Neighborhood Mixed-Use District would be favorable. The surrounding area has transitioned into a mixed-use environment, and this zoning change would allow the property to be developed in a similar manner. The zoning change would also be positive in that it would create consistency between the site's FLUM designation under the Master Plan and its zoning classification.

Spot zoning policy

The request is not a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.¹

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Historic Core." The goal, range of uses, and development character for that designation are copied below:

Neighborhood Commercial

Goal: Provide areas for 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.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed

¹ See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change is **consistent** with the goal and range of uses for the **NC Neighborhood Commercial** future land use category. The zoning change is more of a corrective measure, as the S-RS Single-Family Residential District no longer complies with the FLUM zoning. By rezoning to mixed-use, the property will now be consistent.

The staff notes that the S-MU zoning district is not included within the “consistency table” that is attached to the Master Plan as being one of the districts that aligns with the NC Neighborhood Commercial FLUM designation. However, this is a product of the S-MU district being created after the consistency table, as opposed to some fundamental inconsistency between the FLUM designation and the zoning district. The narrative description of the NC FLUM designation aligns fairly well with the purpose of the S-MU District and the Council has recently determined the FLUM designation and zoning district to be consistent with one another. See

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would not alter the place designation applied to this area, as it would go from one suburban zoning designation to another.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is met.

The requested zoning change would apply a Suburban Neighborhood Mixed-Use (S-MU) designation to a site that has historically been residential in use but remains undeveloped, within an area that has evolved to include a mix of both residential and commercial zoning. The S-MU District would allow for a mixed-use development that integrates elements of both classifications and responds to the surrounding context.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The zoning change would make the site’s zoning consistent with its designation under the Master Plan. As the Master Plan exists to promote the city’s overall welfare, a zoning change that aligns with the Master Plan also supports the city’s overall welfare.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is met.

The proposed zoning is more suitable under the Master Plan. The S-MU District is compatible with the Master Plan and would replace a residential zoning that is not consistent with the Master Plan.

The proposed zoning is also more suitable for the purpose of promoting the area's development. The site is currently owned by multiple entities and has no proper access except from the west due to the grocery store, canal, and park to the north, east and south, respectively. It also includes multiple unopened rights-of-ways, which would increase the costs of utilizing the subdivision as originally platted. By allowing for both commercial and residential development, it gives the site more flexibility to create more accommodating and functional uses.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

This standard is not met.

Given the extended period during which the property has remained vacant, the requested zoning change to a Suburban Neighborhood Mixed-Use (S-MU) designation represents a more appropriate classification than the existing zoning. While the site has historically been zoned for residential uses, it has not been developed, and the surrounding area has evolved to include a blend of residential and commercial designations. The S-MU District would facilitate a mixed-use development that reflects this context and supports more viable development of the property.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is not met.

The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This zoning change would have minimal impact on the city as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is met.

The rezoning achieves the purpose of the Master Plan by replacing an existing zoning that is inconsistent with the Master Plan with a mixed-use zoning that is consistent with the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is not met.

The amendment would not create any nonconformities in regards to uses or buildings as the site is undeveloped. However, the existing lots would not be able to be built on, but the goal of the request is to eventually consolidate all parcels.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is met.

The trend of development in the surrounding area has reflected a gradual shift from primarily residential uses toward a more mixed pattern that includes both residential and commercial designations. While the site itself has remained vacant despite its longstanding residential classification, nearby development has introduced a broader range of uses that shape the current context.

Staff Recommendation

The staff recommends **APPROVAL** of the zoning change to the S-MU Suburban Neighborhood Mixed-Use District.

City Planning Commission Meeting (April 14, 2026)

The staff summarized the application and presented its recommendation of approval. There was general discussion among the Commission, with a consensus that a mixed-use zoning such as the S-MU District would be appropriate for this site. Commissioner Steeg made a motion to approve the zoning change, with a second by Commissioner Kepper.

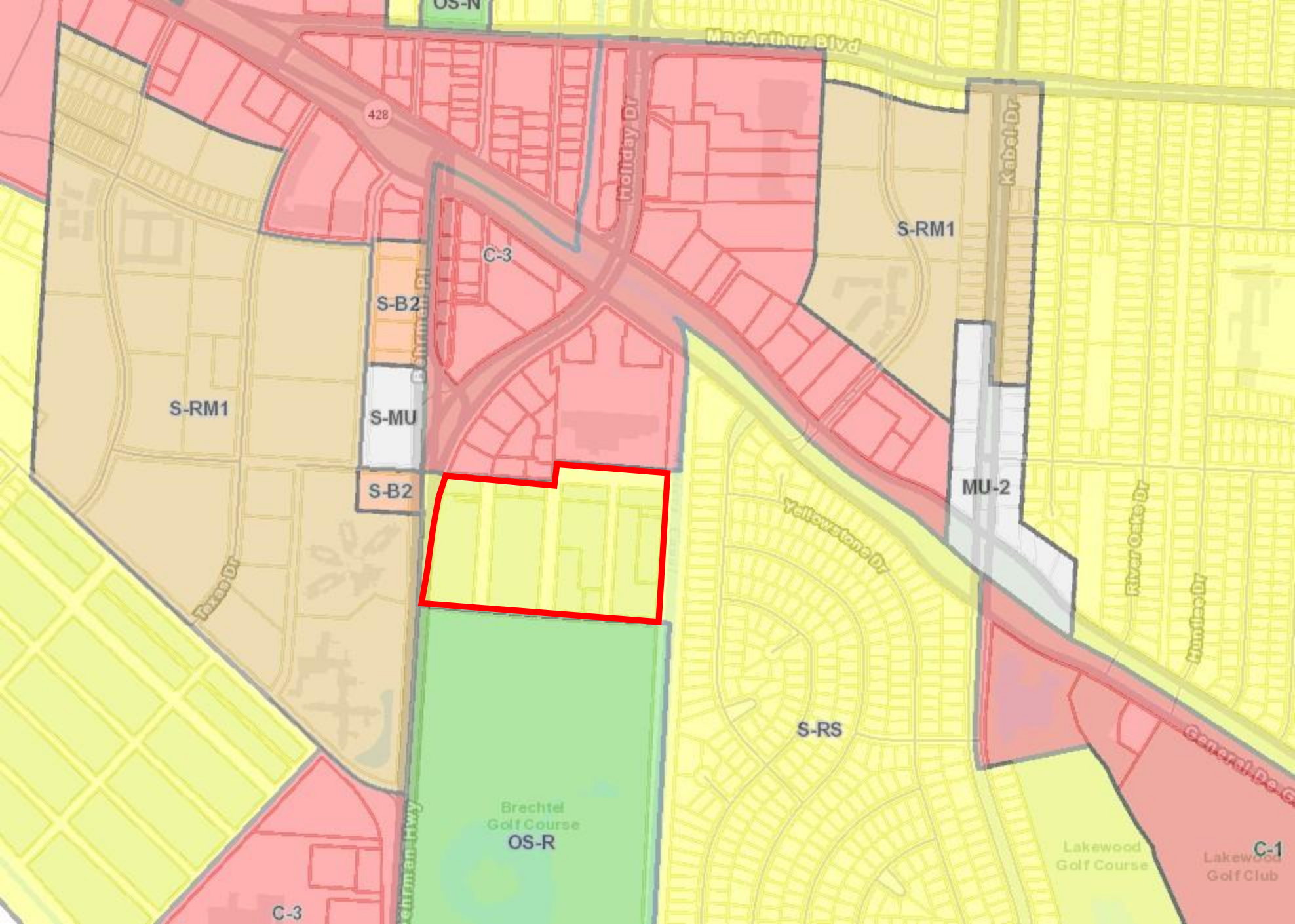
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 041/26 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: Steeg, Joshi-Gupta, Kepper, Jackson, Witry, Poche

NAYS: N/A

ABSENT: Jordan, Flick, Hebert



MacArthur Blvd

428

Holiday Dr

Kabel Dr

S-RM1

C-3

S-B2

S-RM1

S-MU

MU-2

S-B2

Texas Dr

Yellowstone Dr

River Oaks Dr

Hunting Dr

S-RS

General De G...

Lehman Hwy

Brachtel
Golf Course
OS-R

Lakewood
Golf Course

Lakewood
Golf Club
C-1

C-3

MOTION

NO. M-26-72

CITY HALL: February 12, 2026

BY: COUNCILMEMBER KING

SECONDED BY:

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider a zoning map amendments changing all lots and rights-of-way currently zoned S-RS Single Family Residential District, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, General De Gaulle Drive, the Algiers Canal, and the former Brechtel Golf Course to any zoning district designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District.

BE IT FURTHER MOVED, That the application fee of \$4,000 to effectuate this request be and is hereby waived.

BE IT FURTHER MOVED, That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D is hereby waived to expedite the review and implementation of these zoning map amendments, as alternative opportunities for public input are available, including the public hearing to be conducted by the City Planning Commission as directed herein, regular in-person office hours hosted by Councilmember King's Director of Constituent Services at the Algiers Regional Library from 10:00 a.m. to 12:00 p.m. on Thursdays, and direct contact via phone at (504) 658-1030.

BE IT FURTHER MOVED, That in the process of studying and reviewing the proposed amendments, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes relative to this request to ensure consistency and continuity and to make appropriate adjustments deemed necessary stemming from the study and review of this request.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.