



Planning Department

Juliette Cassagne Director

# STAFF REPORT Area Study

Docket No. EZ 11-21  
Summary No. tbd  
Lafreniere Area

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**Study Intent:** Rezoning of certain lots in the Lafreniere Sub Area Plan area, bounded by the Soniat Canal, Veterans Memorial Boulevard, Judith Street, and West Napoleon Avenue; from the existing zoning districts to the most appropriate zoning or overlay district; and a Future Land Use Map change from the existing FLU to the most appropriate FLU category.

**Council District:** 4  
**PAB Hearing:** 6/24/2021  
**Last Meeting Date for Council Action:** 10/27/2021

**Authorization:** Res. No. 134658 adopted November 6, 2019

## OVERVIEW

The Lafreniere Sub Area is bounded by the Soniat Canal on the west, West Napoleon Avenue on the south, the rear property line of parcels on the west side of Judith Street on the east, and I-10 and Veterans Blvd. on the north. The area contains Lafreniere Park, various types of surrounding residential uses and the commercial corridors of David Drive (both sides) and Veterans Boulevard (south side).



The Lafreniere Sub Area Plan analyzed land use, transportation, socioeconomic and other data in the area; solicited and utilized input from stakeholder interviews, online outreach and two open houses and the public; evaluated alternative development scenarios and developed a preferred scenario of strategies; and also included a plan implementation table. The plan was completed in September 2019 and adopted by the Parish Council in November 2019.

The plan outlined several policy recommendations, implementation strategies, and actions. A main focus of the plan is to evaluate the existing land use and zoning in the area and recommend proposed changes. Since May 2020, consultant N-Y Associates has developed specific zoning changes to the areas surrounding Lafreniere Park. The

firm has performed analysis on zoning, land use, and signage, and working with an appointed citizen Task Force, has prepared recommendations for implementation.

This report addresses the recommendations for zoning and future land use amendments within the study area.

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## **STAFF RECOMMENDATION**

The Planning Department recommends the following:

- Rezone all properties fronting on David Drive (between those properties fronting on Veterans Boulevard to West Napoleon Avenue) from C-1 with CPZ overlay to Town Center Mixed Use District;
- Rezone some portions of Park Manor and Linwood Manor from RR-3 Three- and Four-Family Residential District to R-3 Multiple-Family Residential District to promote higher density residential (and allow for increased height) on some lots bordering the park, and;
- Rezone portions of Park Manor and Linwood Manor from RR-3 Three- and Four-Family Residential District to R-2 Two-Family Residential District, to lower density and facilitate conversion of some two-family units to single-family homes.

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## **PLANNING ADVISORY BOARD RECOMMENDATION**

To be determined (tbd).

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## BACKGROUND

The centerpiece of the project area, Lafreniere Park was constructed on the former site of Jefferson Downs, a horse racetrack that ceased operation in 1965. By the time the park formally opened in 1982, all of the land surrounding it had been developed, with most development occurring in the 1960s concurrently with the completion of I-10.

While development along Veterans Boulevard was almost completely commercial in nature, most of the development immediately surrounding the original racetrack was a mixture of different types of residential, with two- and three-family dwellings comprising the majority of the Park Manor and Linwood subdivisions. David Drive was developed as a mixture of commercial and residential (many of the business buildings located on David Drive today were originally single-family dwellings).

A Lafreniere Sub Area Plan was completed in September 2019 and adopted by the Parish Council in November 2019. The sub area plan analyzed land use, transportation, socioeconomic and other data in the area; solicited and utilized input from stakeholder interviews, online outreach and two open houses; evaluated alternative development scenarios and developed a preferred scenario of strategies and plan implementation table.

NY Associates began working in summer of 2020 on a study to begin implementation of the sub area plan and prepare amendments to the zoning map and zoning text to effectuate the recommended strategies of the sub area plan. The implementation process involved four stakeholder task force meetings as well as an online virtual public meeting.

The scope of the implementation study included:

- A collection and analysis of land use and zoning data, including site-specific land use and zoning surveys;
- A comparison of existing and proposed land use to existing and proposed zoning to determine conforming and nonconforming uses;
- Analysis of the relationships between land use, zoning, and transportation, planned improvements in the area, and best practices for creating a town center along David Drive;
- Exploring ways to promoting housing revitalization and mixed-use neighborhoods in the study area; and,
- Collection and analysis of sign data along the David Drive corridor and the development of preliminary recommendations for fair and reasonable sign regulations and standards.

This report addresses the recommendations for zoning and future land use amendments within the study area.

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## **ANALYSIS**

This analysis is divided into sections that address geographic areas within the study area:

- David Drive corridor
- Residential areas:
  - Linwood Manor
  - Park Manor

### ***David Drive Corridor***

One of the key desires from the implementation process was to promote a mixed-use, walkable David Drive as a town center. Investment along the David Drive corridor is already taking place, with roadway improvements to David Drive underway and the Soniat Greenway in the planning and design stage. Due to the smaller lot sizes, the corridor was already conducive to smaller-scale main street/town center approach, which is currently reflected in its C-1 zoning with a CPZ overlay. However, as was evident throughout the process, more is needed to be done to not only guide the natural redevelopment process which takes time, but also to enact change in the near-term.

In meetings with the Task Force, two possible approaches were discussed.

- The first was to retain the C-1 Neighborhood Commercial base zoning district and change the CPZ overlay to the CPZ-Ped overlay. David Drive's current CPZ overlay was created for roadways like Veterans Blvd. with large rights-of-way and almost entirely only commercial uses, while the CPZ-Ped overlay was created for roadways like Metairie Rd. with smaller rights-of-way and a mix of smaller scale commercial and mixed uses.
- The other approach would be to change some or all of the C-1 to a new Mixed-Use District which would have many of the features of the CPZ-Ped overlay, but would go further in terms of promoting a mixed use, town center type environment. The Parish also felt that as opposed to earlier site-specific mixed-use zoning districts (in Bucktown and Fat City) this new district could be one with parish-wide applicability.

The comparison of aspects of the two options are presented below:

Base District	C-1 with CPZ Overlay	TCMU: Would allow a more complete mix of residential, retail, service, and office activities with standards to maintain a neighborhood commercial scale, promote pedestrian activity, and create town center character.
Standards	<ul style="list-style-type: none"> <li>● Residential uses: New detached single-, two-, three-, or four-family residential prohibited; dwelling units allowed in mixed-use buildings and multi-family (5+) residential allowed only above ground-floor nonresidential.</li> <li>● Low-intensity commercial uses allowed, limited to 25,000 sq. ft. GFA for retail/services and 30,000 sq. ft. GFA for offices.</li> <li>● Signs: Detached sign limited to monument-style at 0.5 sq. ft. per linear foot of site frontage or 50 sq. ft., whichever is less; attached signs same as base zoning district (e.g., C-1 is 3 sq. ft. per linear foot of building frontage or 15% of elevation area, whichever is less)</li> <li>● Maximum height allowed by right: 45 feet and buildings with multiple dwelling units may be up to 70 feet subject to criteria</li> <li>● Front setback: Maximum 10 feet with 5 additional feet allowed for certain site conditions; must be landscaped.</li> <li>● Landscaped buffers: 5 feet where abutting residential or institutional.</li> <li>● Design standards: <ul style="list-style-type: none"> <li>■ Street-facing facades must have minimum % of openings (windows, doors).</li> <li>■ Prohibited materials include plain concrete block, vinyl, metal with exposed fasteners.</li> <li>■ Automobile-oriented uses such as drive-through subject to extra standards.</li> </ul> </li> <li>● Parking not allowed in front of the building line.</li> </ul>	<ul style="list-style-type: none"> <li>● Residential uses: New detached two-, three-, and four-family residential allowed; dwelling units allowed in mixed-use buildings; stand-alone multi-family residential allowed; townhouse groups of at least 2 units with a maximum of 10.</li> <li>● Low-intensity commercial uses allowed, limited to 12,500 sq. ft. GFA per individual business.</li> <li>● Signs: Pole signs prohibited; monument sign allowed at 0.5 sq. ft. per linear foot of site frontage or 50 sq. ft., whichever is less; attached signs limited to 1.5 sq. ft. per linear foot of building frontage or 100 sq. ft., whichever is less.</li> <li>● Maximum height allowed by right: 35 feet for two, three-, and four-family; 50 feet for multi-family, mixed-use, and non-residential buildings.</li> <li>● Front setback: Maximum 5 feet with 5 additional feet allowed for certain site conditions; must be landscaped.</li> <li>● Landscaped buffers: 5 feet where abutting residential or institutional.</li> <li>● Design standards: <ul style="list-style-type: none"> <li>■ Street-facing facades must have minimum % of openings (windows, doors).</li> <li>■ Prohibited materials include plain concrete block, vinyl, metal with exposed fasteners.</li> <li>■ Automobile-oriented uses such as drive-through subject to extra standards.</li> </ul> </li> <li>● Parking not allowed in front of the building line.</li> </ul>

*Table 1 - Comparison of C1 District with CPZ-Ped Overlay to TCMU District*

As seen above, there are many similarities in the two options, but there are also key differences, primarily in terms of uses allowed. The C-1 zoning is much more restrictive in terms of residential use: new detached single-, two-, three-, or four-family residential is prohibited while under the TCMU all except single-family uses are allowed. Under C-1, the only residential use allowed is dwelling units in mixed-use buildings, and multi-family (5+) residential is allowed only above ground-floor nonresidential. The TCMU allows a mixed-use work/live environment geared toward an even mix of residential and commercial.

In the C-1 district low-intensity commercial uses are allowed, up to 25,000 sq. ft. ground floor area (GFA) for retail/services and offices is limited to 30,000 sq. ft. GFA, while in the TCMU they are limited to only 12,500 GFA. Sign regulations in the TCMU are stricter than those in the C-1 district with the CPZ-Ped overlay, with pole signs prohibited in the TCMU.

In terms of use, the new TCMU will also result in less non-conforming uses in the corridor. As the map below shows, the corridor has one single-family use parcel, seven two-family use parcels, one three-family use parcel, six four-family use parcels, and one multifamily use parcel, all sixteen of which are currently non-conforming by use in the C-1 zoning district. With the rezoning to TCMU, these uses would no longer be non-conforming uses.

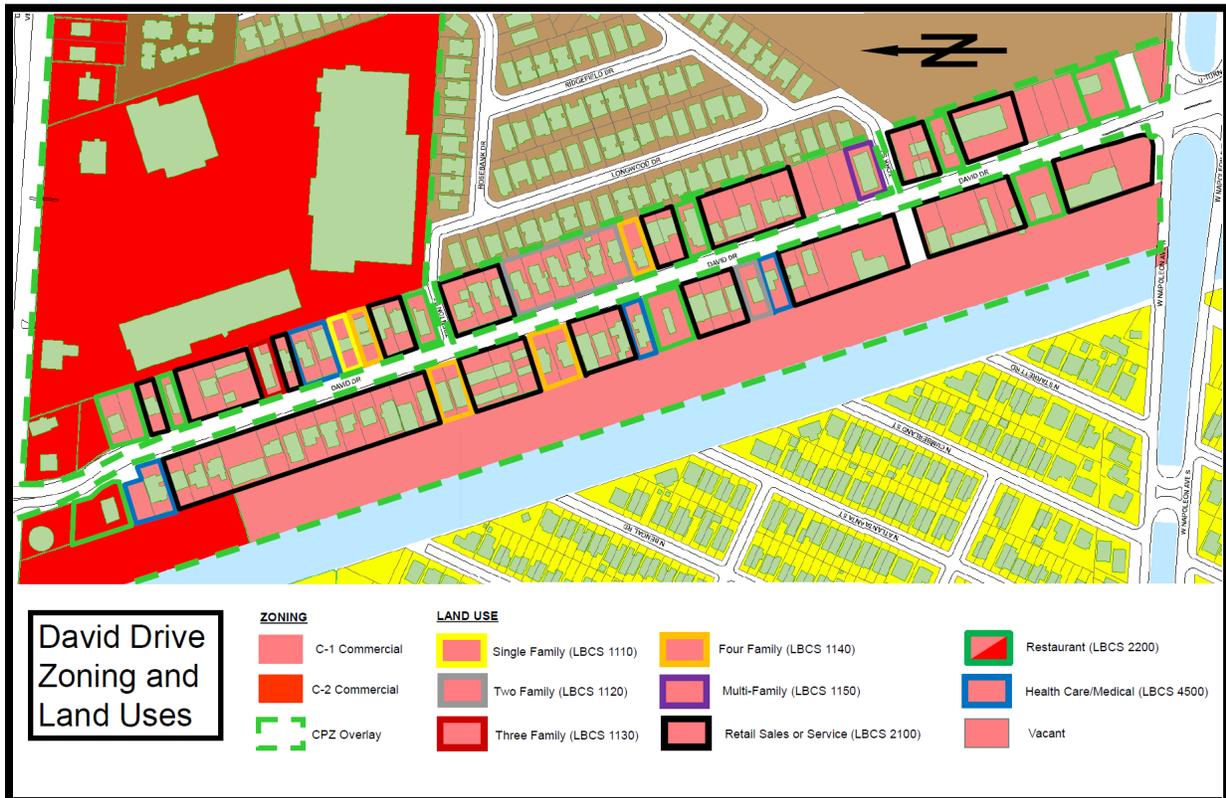


Figure 1 - Current David Drive Corridor Zoning and Land Uses

David Drive is currently designated as “Commercial” on the Parish’s Future Land Use Map. The Commercial category includes “areas that provide a range of commercial uses – office, retail, wholesale, service, and general business trade.” This category does not specifically reference residential uses, and is therefore not appropriate for the corridor given the existing mix of uses and the proposed vision for the corridor. The Mixed-Use Future Land Use category would be more appropriate for this section of David Drive. The Mixed-use category includes “areas that feature a mix of commercial, residential, and compatible supportive uses.”

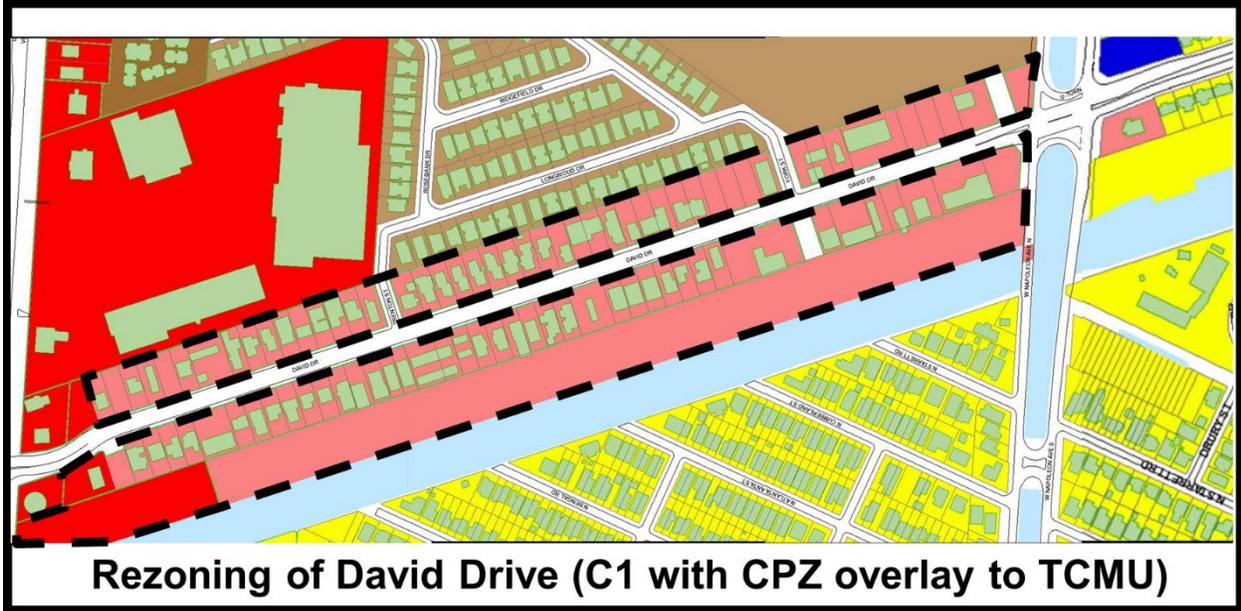


Figure 2 - David Drive Proposed Zoning Changes

In summary, rezoning the David Drive corridor to new TCMU district is the preferred option by the planning staff, the stakeholder task force, and the consultant team. The public was asked in a poll question during the public meeting, "Do you agree with a change in zoning along David Drive to create a more walkable built environment? This zoning would bring buildings closer to the street with parking in the side and rear of buildings, similar to recent developments on Metairie Road." The response was very positive, with 78% of respondents in favor of a change as seen by the below results:

1. Strongly disagree	11%
2. Disagree	0%
3. Neutral/No opinion	11%
4. Agree	50%
5. Strongly agree	28%

### ***Changes to the Base Zoning Districts of Residential Sections***

Two residential areas bordering Lafreniere Park, Linwood Manor on the northwest side of the park and Park Manor on the north side of the park, are recommended for zoning changes based upon the analysis done under the implementation study, input from the stakeholder Task Force committee, and feedback from the public received during the Public Meeting. The general intent is to support a variety of housing types by two types of rezoning:

1. Rezone some portions of the two neighborhoods from RR-3 Three- and Four-Family Residential District to R-3 Multiple-Family Residential District to promote higher density residential (and allow for increased height) on some lots bordering the park, and;

2. Rezone some other portions from RR-3 Three- and Four-Family Residential District to R-2 Two-Family Residential District, to lower density in other areas and facilitate conversion of some two-family units to single-family homes

Most of the area is currently zoned RR-3 Three- and Four-Family Residential. The purpose of the RR-3 District is to provide areas for low and intermediate density and to serve as a transition zone between high-density and low-density residential development, and between commercial and residential development. The RR-3 District allows two-, three- and four-family dwellings, but does not permit single-family dwellings or dwellings with more than five units.

The R-3 Multiple Family Residential District is composed of certain areas where it is desirable to recognize a higher density of residential use. The R-3 District allows all uses permitted in the RR-3 Family District but also allows multiple-family dwellings with five or more units.

The R-2 District is intended for areas where it is desirable to recognize a greater density of residential use by provision for the placement of two-family dwelling units, but not permitting multiple dwelling structures. Single-family uses and townhouses are also permitted within the district.

#### *Linwood Manor*

Linwood Manor is bordered by the rear property line of properties fronting on Veterans Boulevard on the north, the rear property line of properties fronting on David Drive on the west, and Lafreniere Park on the southeast. As shown on Figure 3 below, all parcels except for one are zoned RR-3 Three- and Four-Family Residential District. The one parcel with a different zoning is the old Heritage Academy site, which is zoned R-3 Multiple-Family Residential District.

Of the 149 RR-3 parcels in Linwood Manor, all uses appear to be conforming uses under the current zoning. Most of the parcels (117 out of 149, or 78.5%) contain two-family residences, while the remaining 32 parcels (21.5%) contain three-family residences.

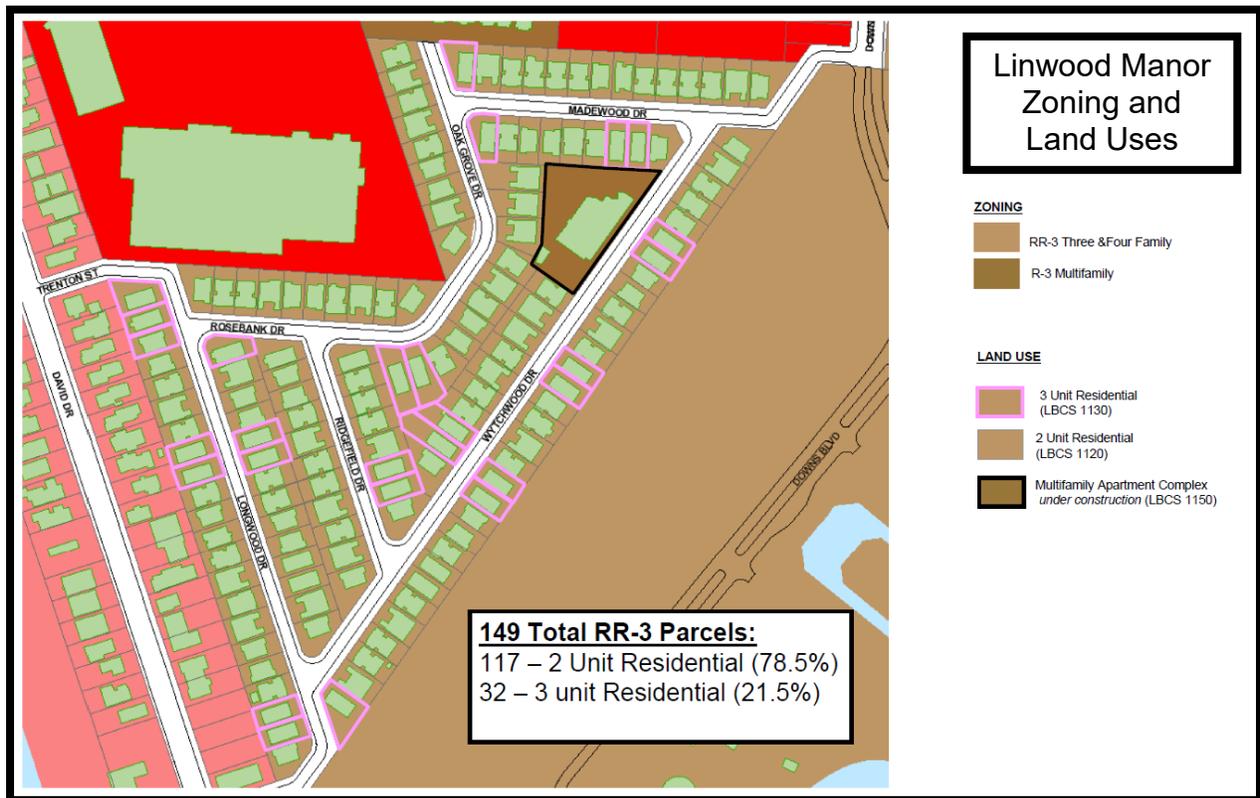


Figure 3 - Current Linwood Manor Zoning and Land Uses

As noted earlier, the intent is to rezone some portions of the neighborhoods from RR-3 to R-3 to promote higher density residential on some lots bordering the park. Analysis of the area shows that the best place to do so would be in northeast section of Linwood Manor, mainly for two reasons:

- The northern section of the park contains wooded and passive use areas of the park, which are more compatible with residential uses. The southern sections of the park contain active athletic fields, with nighttime lighting of games, noise, etc. These negative externalities may be less attractive for redevelopment compared to the northern section of the park.
- The proposed rezoning to R-3 would be consistent with the R-3 zoning across the street, which contains the new construction Lafreniere Living complex.

As shown on Figure 4 below, 10 parcels would be rezoned from RR-3 Three- and Four-Family Residential District to R-3 Multiple-Family Residential District under this proposal. No non-conforming uses would be created as part of this rezoning.

To support lowering density within the neighborhood and facilitating conversion of some two-family units to single-family homes, a rezoning to R-2 Two-Family Residential would be appropriate in some areas. The R-2 District is recommended for the core inner area of Linwood Manor, in the block bounded by Wytchwood Drive, Rosebank Drive, Oak Grove Drive, Madewood Drive and Ridgefield Drive. As shown on Figure 4, 29 parcels

would be rezoned from RR-3 to R-2 under this plan. Six (6) non-conforming uses (existing three-family units) would be created under this rezoning.

Linwood Manor is designated as 'Urban Residential' on the Parish's *Future Land Use Map*, which includes areas that are predominantly higher density residential, but may also include commercial or compatible supportive uses. The proposed R-2 Two-Family Residential District and the R-3 Multiple-Family Residential District are both compatible with the existing Urban Residential future land use designation in accordance with *Table 33-2.21.4-1: Zoning and future land use compatibility matrix*, of the UDC.

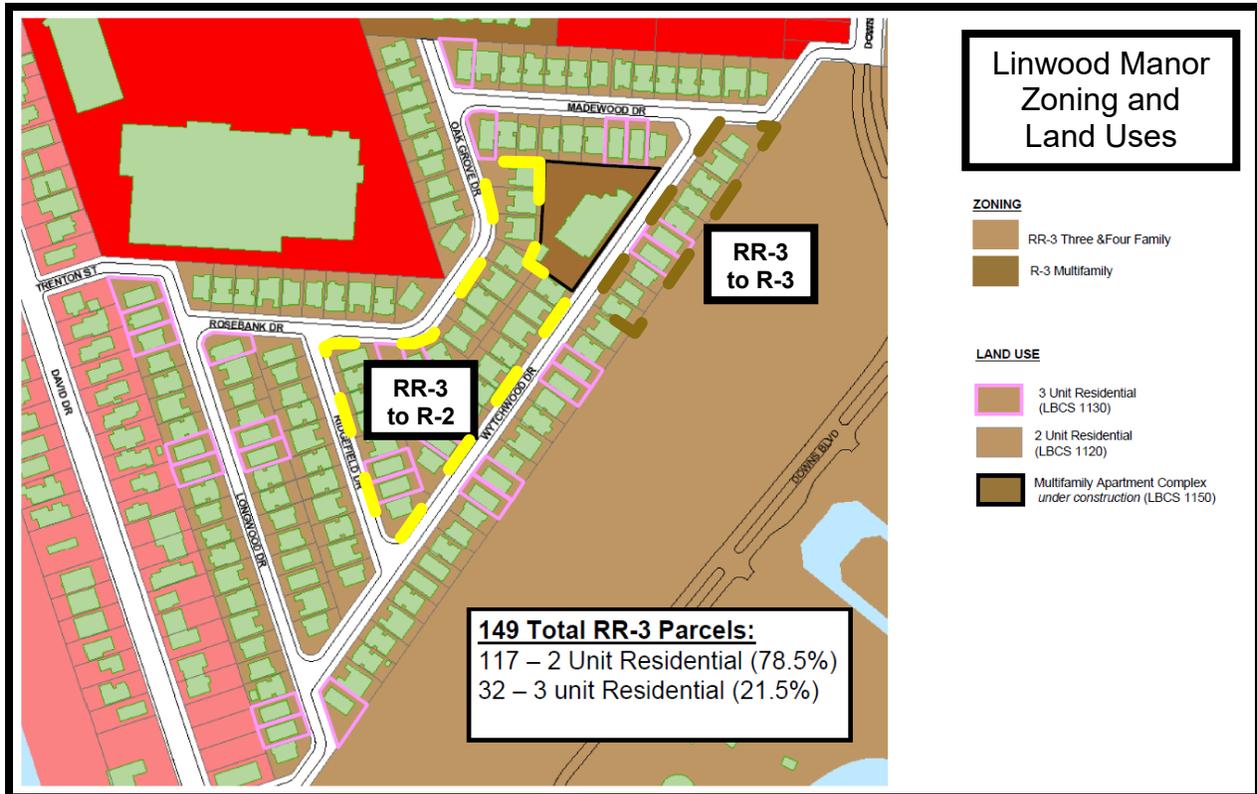


Figure 4 - Linwood Manor Proposed Zoning Changes

### Park Manor

Park Manor, bordered by an I-10 on-ramp on the north, Downs Boulevard on the west, Lafreniere Park on the south, and the Willowdale subdivision on the east. Most parcels are zoned RR-3 Three- and Four-Family Residential District. Four parcels on the north side of Park Manor Drive between Downs Boulevard and Marcie Street are zoned R-3 Multiple-Family Residential District.

As shown on Figure 5, most of the uses in Linwood Manor are conforming with the current zoning designations, with two exceptions; there is one multifamily apartment complex located on the southeast corner of Downs Boulevard and Park Manor Drive (Lafreniere

Apartments) which is non-conforming; and a single-family home at 6423 Park Manor Drive that is non-conforming (the home appears to be converted from a two-family residence to a single-family residence). Most of the parcels (70 out of 196, or 72.9%) contain two-family residences, while 18 parcels (18.8%) contain three-family residences, and 4 parcels (4.2%) hold four-family residences. A US Post Office distribution station (an allowed use under RR-3) is located on two parcels. The R-3 zoned parcels contain an elderly housing complex (Atrium Assisted Living) and a multifamily apartment complex (Breckenridge Apartments). Both of these are conforming uses under their R-3 Zoning.

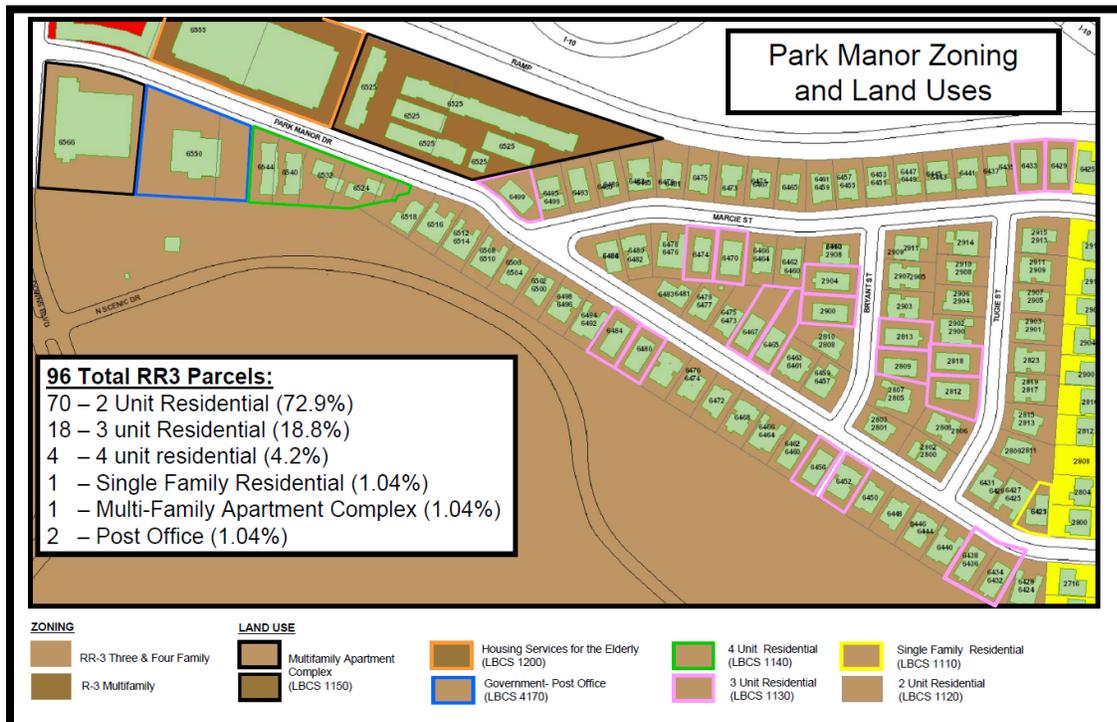


Figure 5 - Current Park Manor Zoning and Land Use,

As noted earlier, the intent is to rezone some portions of the neighborhoods from RR-3 to R-3 to promote higher density residential (and allow for increased height to provide views of the park) on some lots bordering the park. Analysis of the area shows that the best place to increase density would be in western section of Linwood Manor between Downs Boulevard and Marcie Street, mainly for the following reasons:

- The proposed zoning would be consistent with the current R-3 zoned area across Park Manor Drive.
- The western side of Park Manor is also close to higher intensity uses such as commercial along Downs Boulevard and Veterans Boulevard. A higher density area, allowing for additional height is more appropriate in this locale.

As shown on Figure 6, 15 parcels would be rezoned from RR-3 to R-3 under this plan. No non-conforming uses would be created under this rezoning. The multifamily

Lafreniere Apartments complex, however, would change from a non-conforming use to a conforming use.

In terms of lowering density within the neighborhood and facilitating conversion of some two-family units to single-family homes, the most appropriate location is the eastern side of the neighborhood near the existing single-family zoning. The area bounded by Bryant Street, Marcie Street, the rear property line of properties on the east side of Judith Street, and the rear property line of properties on the south side of Park Manor should be rezoned to R-2 Two-Family Residential District. The proposed zoning will create a transition of gradually increasing density; from the single-family R-1A in Willowdale along Judith Street, to the R-2 Two-Family Residential in Park Manor extending west to Bryant Street, an RR-3 area between Bryant and Marcie, and finally an R-3 sector between Marcie and Downs Boulevard, closer to the high intensity C-2 uses of Veterans Boulevard.

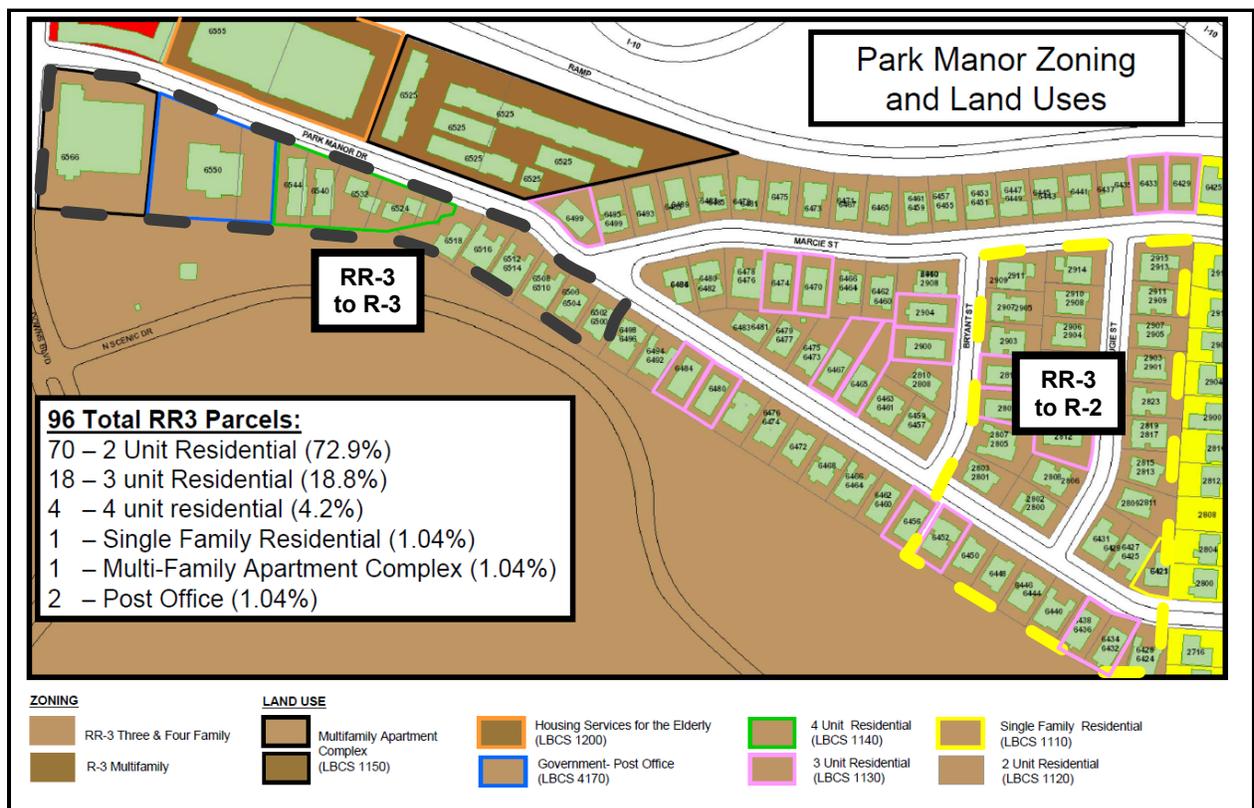


Figure 6 - Park Manor Proposed Zoning Changes

As shown on the figure above, 34 parcels would be rezoned from RR-3 to R-2 under this plan. Seven (7) non-conforming uses (existing three-family units) would be created under this rezoning. One single-family home at 6421 Park Manor Drive, however, would change from a non-conforming use to a conforming use under the rezoning.

Park Manor is designated as 'Urban Residential' on the Parish's *Future Land Use Map*; which includes areas that are predominantly higher density residential, but may also

include commercial or compatible supportive uses. The proposed R-2 Two-Family Residential District and the R-3 Multiple-Family Residential District are both compatible with the existing Urban Residential future land use designation in accordance with *Table 33-2.21.4-1: Zoning and future land use compatibility matrix*, of the UDC.

In summary, the rezoning of the residential areas is recommended by the Planning staff, the stakeholder task force, and the consultant team. The public was asked in a poll question during the public meeting, "*Regarding residential zoning recommendations within the study area, which do you support?*" Approximately half of participants were in favor of all proposed changes, and approximately 20% supported the low-density zoning changes:

<b>Answer:</b>	<b>Percentage</b>
A. I am in favor of all proposed zoning recommendations	48%
B. I am only in favor of changes that permit single-family	19%
C. I am only in favor of changes that permit higher density zoning	0%
D. The zoning should remain as-is	14%
E. Neutral/No opinion	19%

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## **CONCLUSION AND STAFF RECOMMENDATION**

*(for the Amended Maps, see page 16 of this report)*

The Lafreniere Sub Area is prime for redevelopment, as shown by both public infrastructure investments (David Drive improvements, the new Soniat Greenway, and improvements to Lafreniere Park itself) and private redevelopment (the new Lafreniere Living Apartment complex). The new TCMU Zoning District is appropriate for creating a new mixed-use town center along the David Drive corridor. The changes to residential zoning in the Linwood Manor and Park Manor areas should support a variety of housing types in those areas.

In summary, the Planning Department recommends the following:

- Rezone all properties fronting on David Drive (between those properties fronting on Veterans Boulevard to West Napoleon Avenue) from C-1 with CPZ overlay to Town Center Mixed Use District;
- Rezone portions of the Park Manor neighborhood from RR-3 to R-3 and other portions from RR-3 to R-2
- Rezone portions of the Linwood Manor neighborhood from RR-3 to R-3 and other portions from RR-3 to R-2.

This recommendation supports the following *Envision Jefferson 2040* goals and objectives:

- **Goal 1:** The development and redevelopment of land, buildings, and structures is orderly and well-planned
  - **Objective 1** - Promote efficient use of infrastructure.
  - **Objective 4** - Provide sufficient land for residential, commercial, industrial, and recreational land uses.
  - **Objective 5** - Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.
  - **Objective 6** - Employ best planning practices and effective regulatory tools.
  - **Objective 7** - Provide voluntary incentives for innovative development approaches.
  - **Objective 8** - Promote planned development through zoning and subdivision standards and procedures that incorporate flexible regulatory measures to encourage amenities.
  - **Objective 9** - Develop effective strategies for neighborhoods with unique land use and transportation considerations through subarea plans.
  
- **Goal 2:** Residential neighborhoods are safe, cohesive, and thriving.
  - **Objective 1** - Enhance the attractiveness of residential neighborhoods for existing and new residents.
  - **Objective 2** - Promote the revitalization of neighborhoods that are stagnating or in transition.
  - **Objective 3** - Foster accessible goods, services, and amenities in underserved neighborhoods..
  - **Objective 4** - Support uses or facilities that promote healthy communities.
  - **Objective 7** - Provide voluntary incentives for innovative development approaches.
  - **Objective 8** - Promote planned development through zoning and subdivision standards and procedures that incorporate flexible regulatory measures to encourage amenities.
  
- **Goal 3:** New development and redevelopment are compatible with established residential, commercial, or industrial areas..
  - **Objective 1** - Facilitate compatible, neighborhood-scale commercial development at the edges of neighborhoods or within adjacent or nearby shopping centers.
  - **Objective 2** - Foster mixed-used development that combines residential uses with compatible nonresidential uses in appropriate locations.
  - **Objective 3** - Capitalize on transformative possibilities in older transportation corridors, including enhanced transit and mixed-use development.
  - **Objective 4** - Promote infill and redevelopment in neighborhoods with greater potential for multiple modes of mobility because of proximity to fixed facilities such as transit or bicycle routes.
  
- **Goal 5:** Enhanced aesthetics make built environments attractive places to live, work, travel, learn, and play.
  - **Objective 3** - Encourage signage that is attractive, appropriate for the location, and balances good visibility and aesthetics.
  - **Objective 4** - Promote building facade improvement and enhancement.

- **Objective 5** - Reduce clutter caused by excessive or poorly designed and located signs, wires, and utility boxes and poles.
  - **Objective 6** - Provide design standards and development incentives to achieve public purposes such as walkability or senior housing.
  - **Objective 7** - Reduce nuisances and blight that have a negative impact on quality of life, safety, and health.
- **Goal 7:** Traditional neighborhood development that is compact, mixed-used and walkable is desirable in appropriate areas.
    - **Objective 4** - Encourage commercial development that facilitates a pedestrian-friendly environment through building and parking location on site, open space, landscaping, street furniture, and easy access to sidewalks.
    - **Objective 5** - Target higher density or intensity development where the transportation system supports transit routes or can accommodate additional traffic, where a mix of uses results in a lower proportion of vehicle trips, or where housing and services are designed to serve senior or special needs populations.
- **Goal 11:** Businesses provide abundant goods, services, and jobs and create vibrant corridors and centers.
    - **Objective 1** - Encourage adaptive reuse or redevelopment of aging commercial properties and structures.
    - **Objective 3** - Provide sites and areas where businesses can locate and thrive.

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## AMENDED OFFICIAL ZONING MAP AND/OR OFFICIAL FUTURE LAND USE MAP

The Planning Department recommends the following amendments to the zoning and future land use maps:

- Rezone the following lots from C-1 to TCMU:
  - Lots 4A through 22, X and Y, Square 1; Lots 6 through 22, Square 2; Lots 1 through 22 and X, Square 3; Lots 1A through 21 A, Square 4; Lots 1 through 11A, Square 5; Lots 1 through 10A, Square 6; and Lot AA, Square 00, Lelia Subdivision; Lots X-5 and X-4, Soniat Plantation Subdivision; and Lot M-1, Square G; Magnolia Plaza Subdivision.
- Rezone the following lot from GO-2 to TCMU:
  - Lot K-1, Square H, Magnolia Plaza Subdivision.
- Rezone the following lots from RR-3 to R-3:
  - Lots 23A through 31, Square 5, Linwood Manor Subdivision; Lots 6a, X, and A through F1, Square 00, Lafreniere Park Subdivision; and Lots 1AA through 6, Square A, Park Manor Subdivision.
  -
- Rezone the following lots from RR-3 to R-2:

- Lots 1 through 15, Square D; Lots 1 through 11, Square E; Lots 18 A through 25, Square A, Park Manor Subdivision; and Lots 10B through 38A, Square 3, Linwood Manor Subdivision.
- Change the Future Land Use category of the following lots from Commercial to Mixed Use:
  - Lots 4A through 22, X and Y, Square 1; Lots 6 through 22, Square 2; Lots 1 through 22 and X, Square 3; Lots 1A through 21 A, Square 4; Lots 1 through 11A, Square 5; Lots 1 through 10A, Square 6; and Lot AA, Square 00, Lelia Subdivision; Lots X-5 and X-4, Soniat Plantation Subdivision; Lot M-1, Square G; and Lot K-1, Square H, Magnolia Plaza Subdivision.

**Figure 7. EZ-11-21 Proposed Zoning**

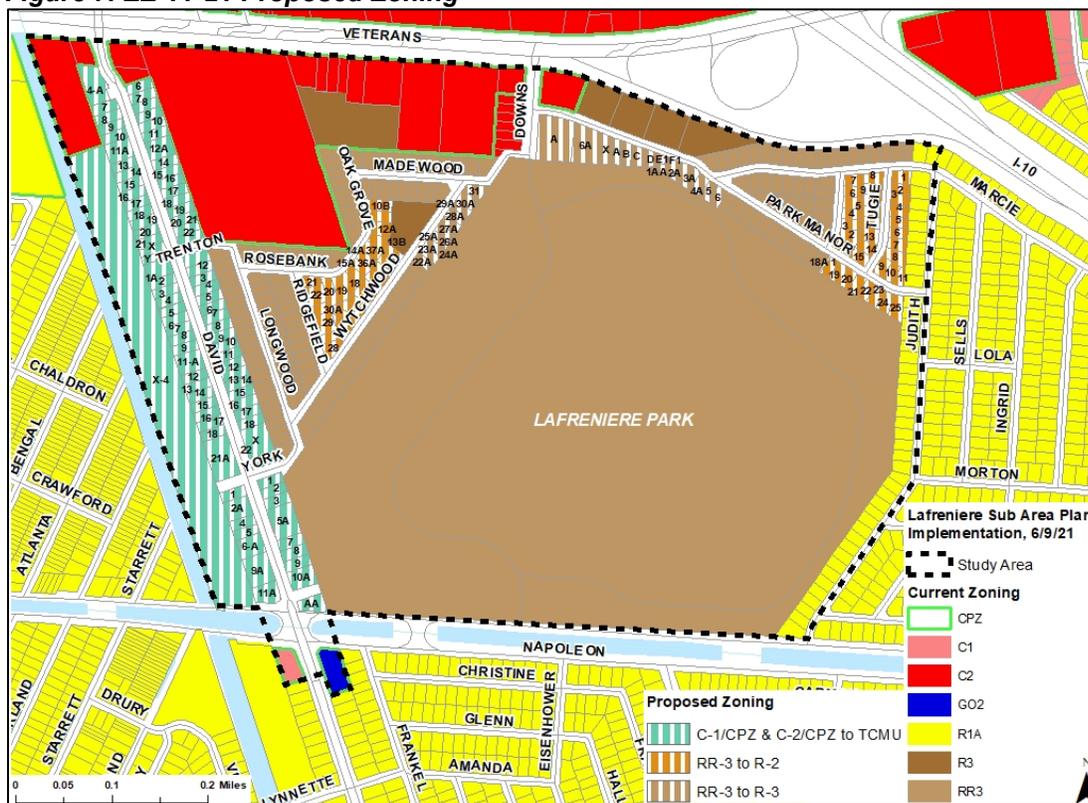


Figure 8. EZ-11-21 Proposed Future Land Use

