# Implementation of Lafreniere Sub-Area Plan

## TASK FORCE MEETING #2

## OCTOBER 15, 2020

# Agenda:  Focus on Zoning and Design

- Existing Land Use and Zoning
- Preliminary Zoning Recommendations:
  - Retain high-intensity commercial along Veterans Blvd.
  - Promote mixed-use, more walkable David Dr. with mid-point neighborhood center, and retain lower intensity commercial compared to Veterans Blvd.
  - Support a variety of housing types:
    - Areas along edges of Lafreniere Park for higher density residential
    - Areas within Lynnwood Park and Park Manor for lower density residential
- Design Considerations

# Existing Land Use and Zoning: Veterans Blvd.

# Retain High-Intensity C-2 Commercial/CPZ Zoning Along Veterans Blvd.

- Consistent with existing Veterans land use and zoning and the character of the corridor
- Promotes re-use of large Magnolia Shopping Center site

# Existing Land Use and Zoning: David Drive

David Drive Zoning and Land Uses

**ZONING**

- C-1 Commercial
- C-2 Commercial
- CPZ Overlay

**LAND USE**

- Single Family (LBCS 1110)
- Two Family (LBCS 1120)
- Three Family (LBCS 1130)
- Four Family (LBCS 1140)
- Multi-Family (LBCS 1150)
- Retail Sales or Service (LBCS 2100)
- Restaurant (LBCS 2200)
- Health Care/Medical (LBCS 4500)
- Vacant

# Promote Mixed-Use, Walkable David Drive

- David Dr. conducive to smaller-scale main street/town center approach, already reflected in C-1 zoning
- Build on Soniat Greenway concept of multi-use path, rear-serving roadway, and related bike paths, pedestrian crossings, and other roadway improvements

# Promote Mixed-Use, Walkable David Drive

- Two Possible Zoning Approaches

1. Retain the C-1 Neighborhood Commercial base zoning district and change the CPZ overlay to the CPZ-Ped overlay:
   - CPZ created for roadways like Veterans Blvd. with large rights-of-way and commercial uses. Adopted in 1988.
   - CPZ-Ped created for roadways like Metairie Rd. with relatively small rights-of-way and commercial/mixed uses. Adopted in 2015.
2. Change some or all of the C-1 to a new Mixed-Use District (to be named)

# Comparing CPZ and CPZ-Ped

| Component | CPZ | CPZ PED |
|---|---|---|
| **Purpose** | Enhances aesthetics, mitigates impacts between land uses, increases public safety, and reduces burdens on drainage through landscaping, buffering, sign controls, and site plan review | Enhances aesthetics, mitigates impacts between land uses, increases public safety, reduces burdens on drainage, and promotes walkability through landscaping, buffering, sign controls, reduced front setbacks, design guidelines, and site plan review |
| **Applicability** | New construction or renovation over certain threshold must meet requirements, either fully for new construction, or to maximum extent practicable for substantial renovation. | New construction and renovations other than routine maintenance/minor repairs must meet requirements, either fully for new construction, or to maximum extent practicable for renovation. |
| **Process for Approval** | Planning Department conducts site plan review and Parish Council considers variances. | Planning Department conducts site plan review and Board of Zoning Adjustments considers certain variances. |

# Comparing CPZ and CPZ-Ped

| Component | CPZ | CPZ PED |
|---|---|---|
| **Standards** | • **Front setback**: Minimum 20 feet must be landscaped<br>• **Parking** allowed in front of the building line<br>• **Landscaped buffers:** 10 feet where abutting residential or institutional<br>• **Signs:** Pole signs allowed and attached signs limited to one per business at 3 sq. ft. per linear foot of building frontage, not to exceed 300 sq. ft. | • **Front setback:** Maximum 10 feet with 5 additional feet allowed for certain site conditions, must be landscaped<br>• **Parking** not allowed in front of the building line<br>• **Landscaped buffers:** 5 feet where abutting residential or institutional<br>• **Design Standards:**<br>  • Street-facing facades must have minimum % of openings (windows, doors)<br>  • Prohibited materials include plain concrete block, vinyl, metal with exposed fasteners<br>  • Automobile-oriented uses such as drive-through subject to extra standards<br>• **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) |

# Comparing CPZ and CPZ-Ped

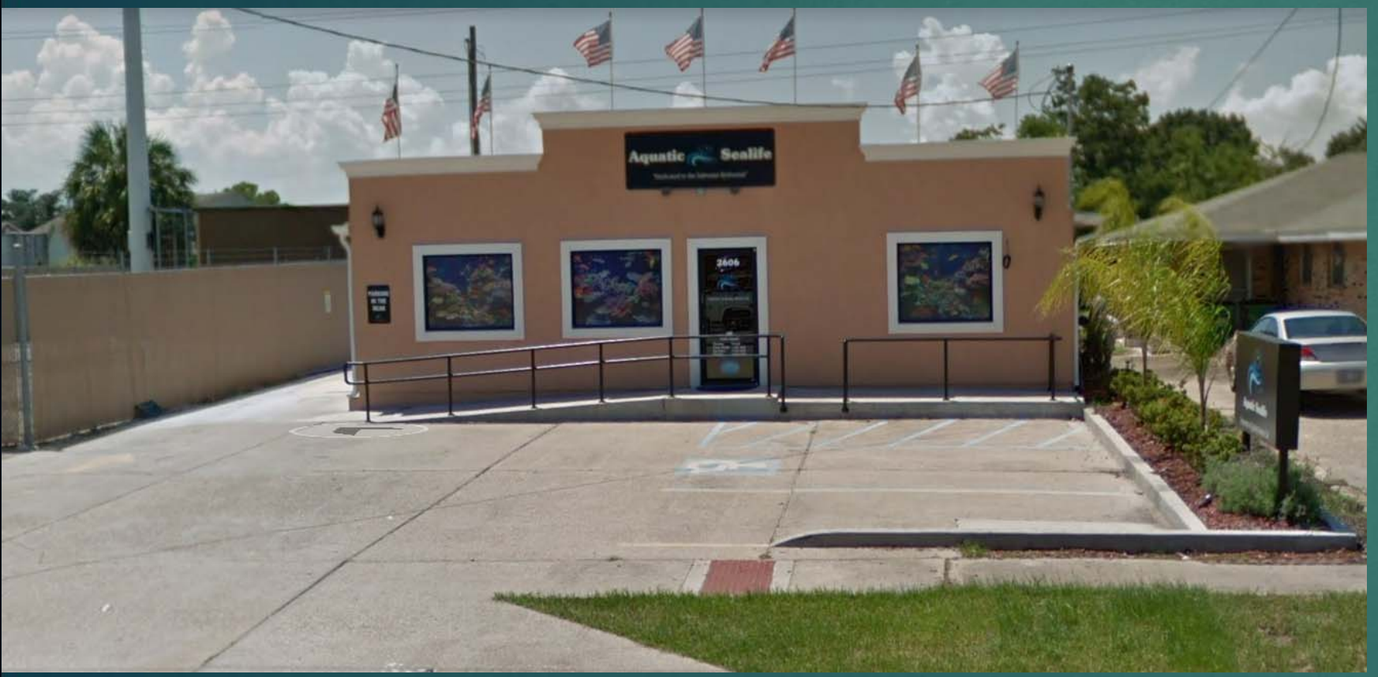
David Drive CPZ Case

Metairie Road CPZ-Ped Case

NEW CONSTRUCTION

# Comparing CPZ and CPZ-Ped

David Drive CPZ Case




Metairie Road CPZ-Ped Case

RENOVATION

# Potential Standards of New District

**New Mixed-Use District**

Two-, three-, four-, and five+-family detached residential; attached two- through ten-family residential dwellings; retail, service, office uses limited to 10,000-12,500 sq. ft.

- **Bldg. height:** 50'; 35' for new detached 2-, 3-, 4-family residential
- **Attached sign:** 1 flat and additional signage allowed on awnings, hanging signs
- **Detached sign:** 1 monument approximately 50 sq. ft.
- **Front yard:** 10' max with additional 5' under certain conditions

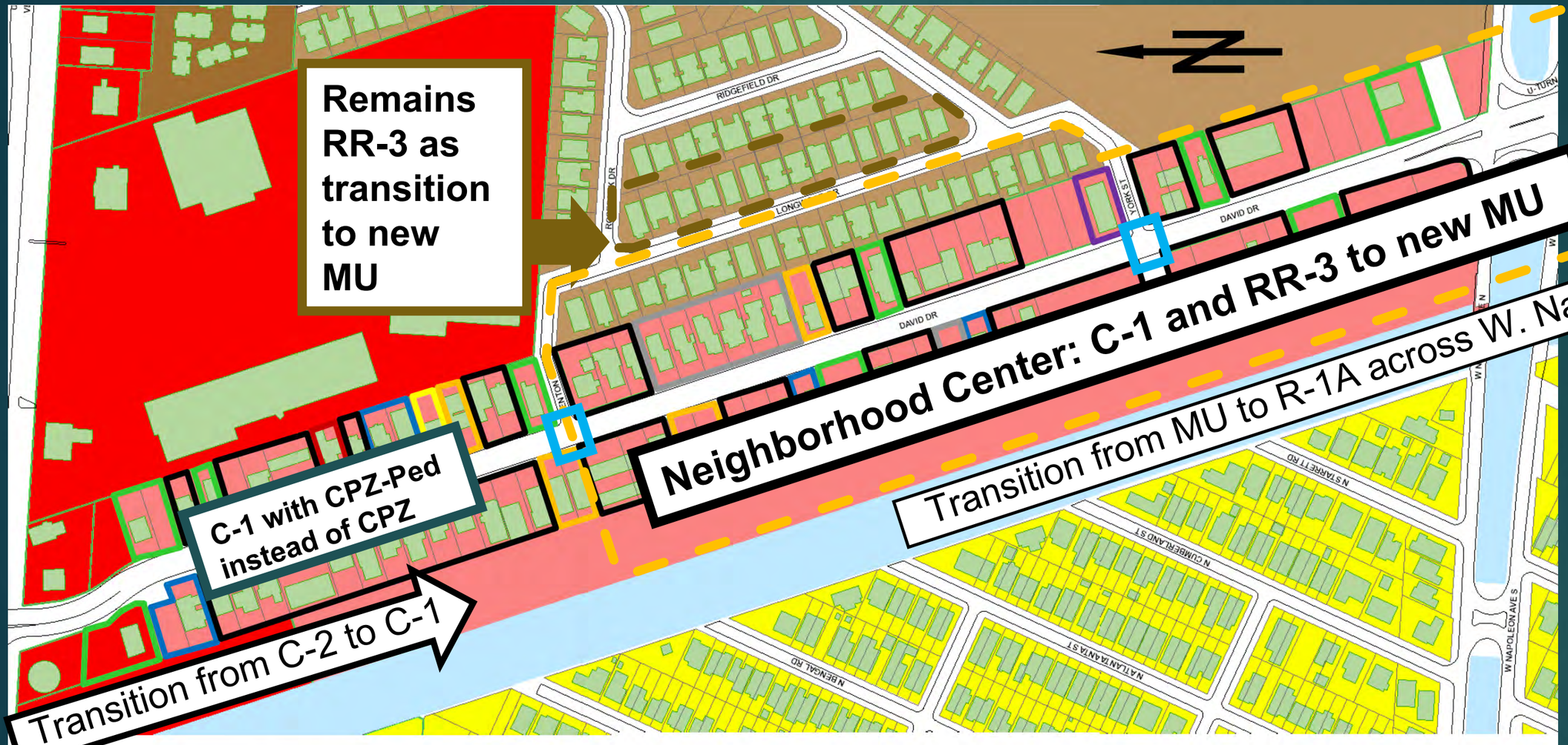
# Comparison of C-1 and Potential New Mixed-Use District

| Base District | C-1 | MU: 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** | • Signs: Pole, roof, and monument signs allowed; attached signs limited to 3 sq. ft. per linear foot of building frontage or 15% of elevation area, whichever is less<br>• Maximum height allowed by right: 45 feet and buildings with multiple dwelling units may be up to 70 feet subject to criteria<br>• Landscaping along streets and between uses and other design standards required only when a special overlay district applies, i.e. CPZ or CPZ-Ped | • Signs: Pole and roof 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<br>• Maximum height allowed by right: 50 feet and multi-family residential buildings may be up to 70 feet subject to criteria<br>• Front setback: Maximum 10 feet with 5 additional feet allowed for certain site conditions, must be landscaped<br>• Landscaped buffers: 5 feet where abutting residential or institutional<br>• Design standards:<br>Street-facing facades must have minimum % of openings (windows, doors)<br>Prohibited materials include plain concrete block, vinyl, metal with exposed fasteners<br>Automobile-oriented uses such as drive-through subject to extra standards |

# Comparison of C-1 and Potential New Mixed-Use District

| Base District | C-1 | MU: 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 | • 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<br>• Low-intensity commercial uses allowed, limited to 25,000 sq. ft. GFA for retail/services and 30,000 sq. ft. GFA for offices<br>• Minimum front yard of 20 feet required<br>• Parking allowed in front of the building line | • Residential uses: New detached two-, three-, and four-family residential allowed; dwelling units allowed in mixed-use buildings with at least 50% of ground floor devoted to commercial uses; stand-alone multi-family residential allowed; townhouse groups of at least 2 units and up to 8 units allowed<br>• Low-intensity commercial uses allowed, limited to 12,500 sq. ft. GFA per individual business<br>• Maximum front yard of 10 feet with 5 additional feet allowed for certain site conditions, must be landscaped<br>• Minimum lot width/area for detached two-family residential<br>• Parking not allowed in front of the building line |

# Possible Zoning Changes: David Dr.




*(include the C-1 and GO-2 lots across West Napoleon Ave.)*

Pedestrian Crossing

New MU District would include all standards within the base zoning district

David Drive Zoning and Land Uses

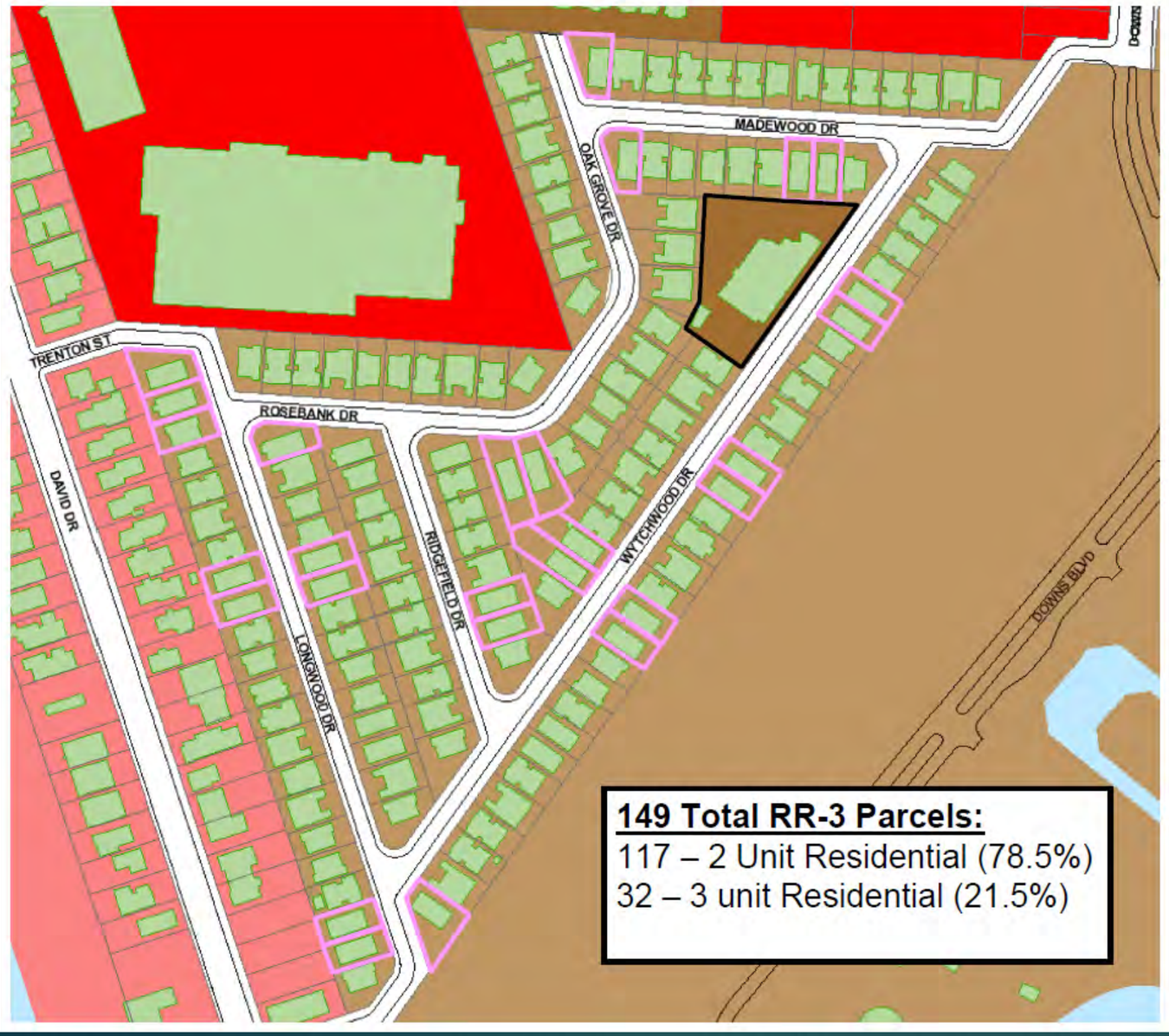
**ZONING**

- C-1 Commercial
- C-2 Commercial

**LAND USE**

- Single Family (LBCS 1110)
- Two Family (LBCS 1120)
- Three Family (LBCS 1130)
- Four Family (LBCS 1140)
- Multi-Family (LBCS 1150)
- Retail Sales or Service (LBCS 2100)
- Restaurant (LBCS 2200)
- Health Care/Medical (LBCS 4500)
- Vacant

# Existing Land Use and Zoning: Lynwood Park




## Lynwood Park Zoning and Land Uses

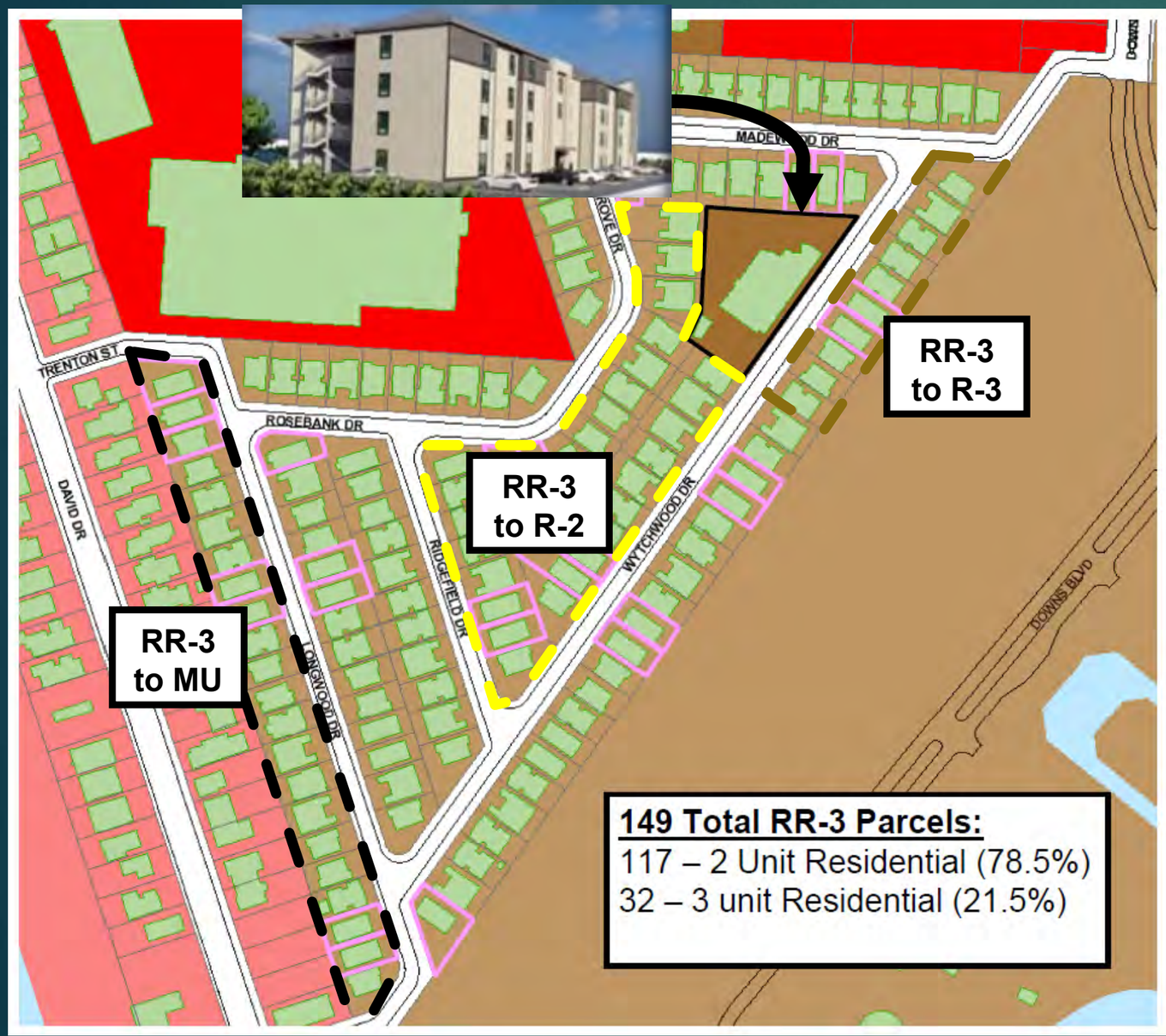
**ZONING**

- RR-3 Three &Four Family
- R-3 Multifamily

**LAND USE**

- 3 Unit Residential (LBCS 1130)
- 2 Unit Residential (LBCS 1120)
- Multifamily Apartment Complex *under construction* (LBCS 1150)

# Possible Residential Zoning Changes: Lynwood Park




## Lynwood Park Zoning and Land Uses

**ZONING**

- RR-3 Three &Four Family
- R-3 Multifamily

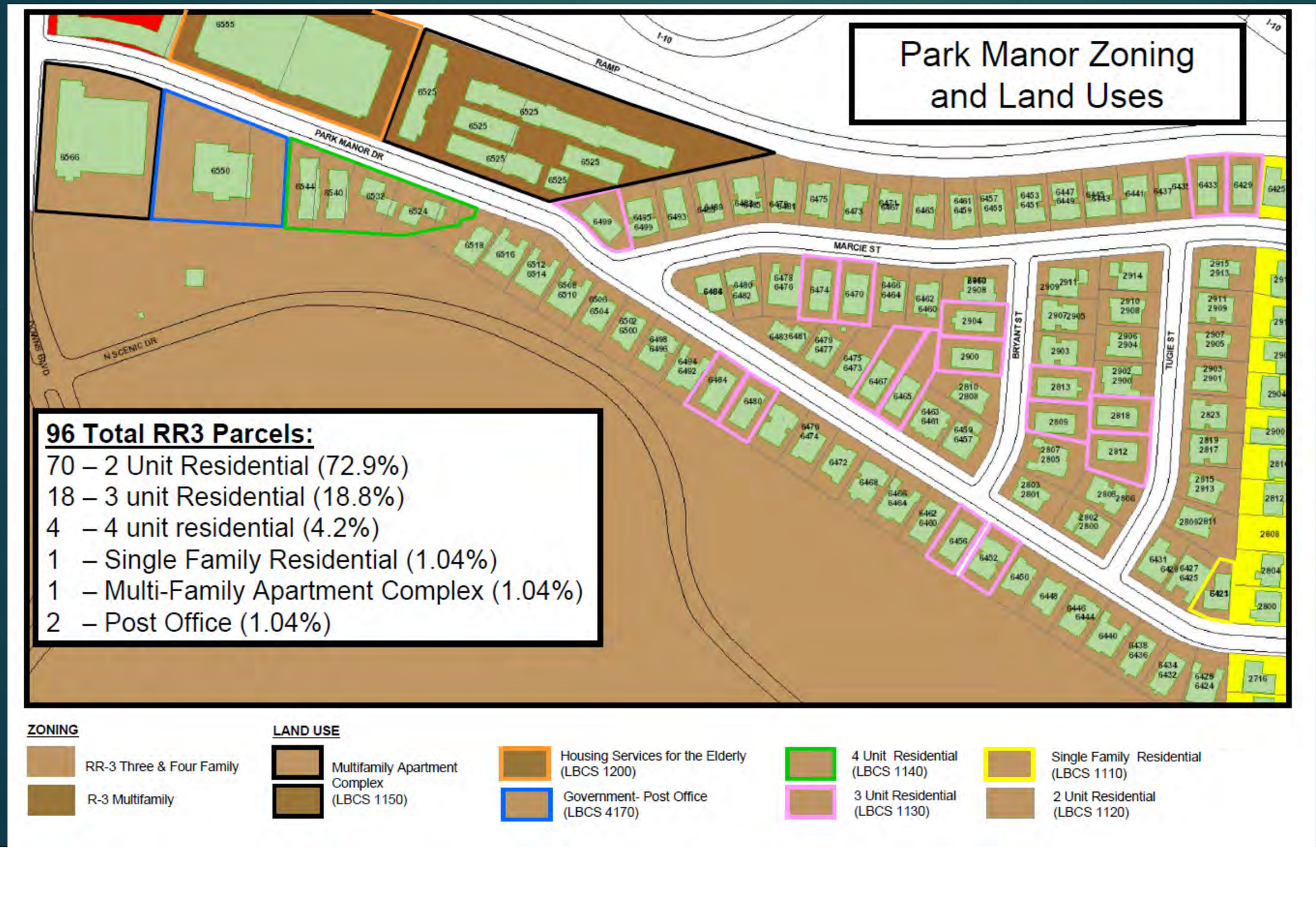
**LAND USE**

- 3 Unit Residential (LBCS 1130)
- 2 Unit Residential (LBCS 1120)
- Multifamily Apartment Complex *under construction* (LBCS 1150)

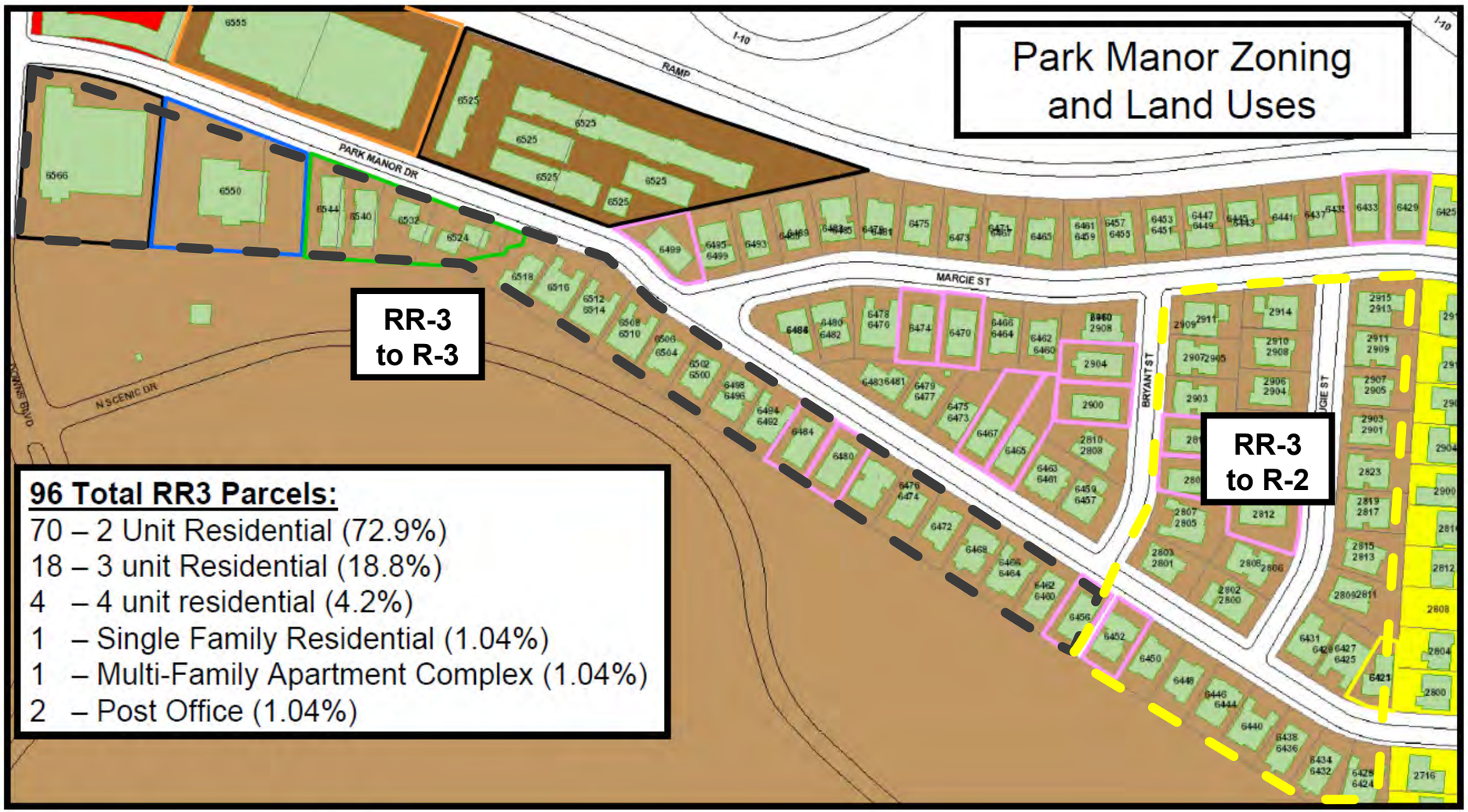
**Provides the full variety of housing types:**

- R-2 allows both 1- and 2-family residential and facilitates conversion to singles
- R-3 allows 2-, 3-, 4-, and 5+ family residential, greater density and height (50’ compared to 35’)

# Existing Land Use and Zoning: Park Manor



# Possible Residential Zoning Changes: Park Manor

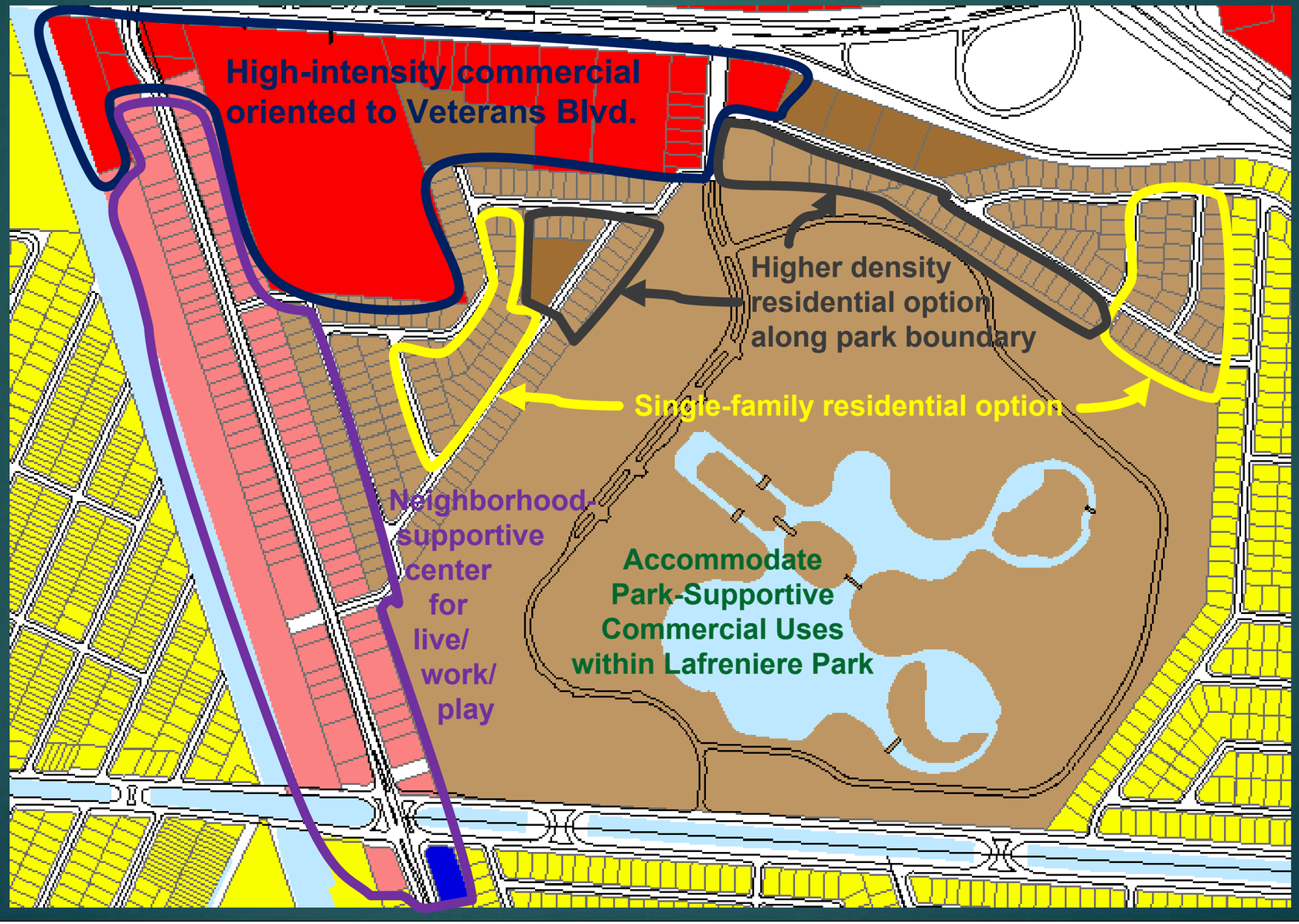



**Provides the full variety of housing types:**

- R-2 allows both 1- and 2-family residential and facilitates conversion to singles
- R-3 allows 2-, 3-, 4-, and 5+ family residential, greater density and height (50’ compared to 35’)

# Summary Zoning Concept Plan

## Opportunities for Redevelopment



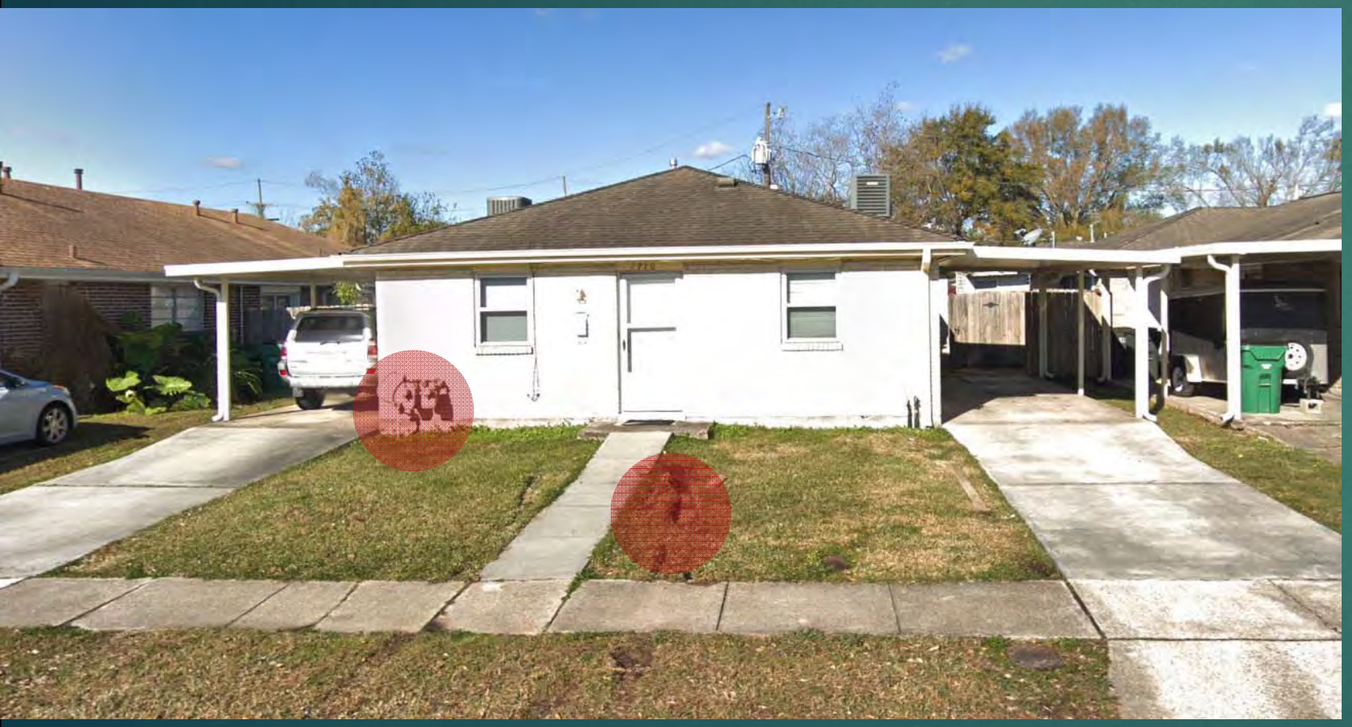
# Considerations for Visual Improvements to Residential Areas

- Architectural renovations
- Landscape/Streetscape
- Down-zoning
- Set-back adjustments
- Parking

# Challenges

# Challenges

# Challenges



“Flat” façade / Parking in front yard / no landscaping

Paved yard / “False” entrances

# Positive Elements

Well-maintained exterior / Large tree

Landscaping at multiple scales

# Positive Elements

Well-maintained exterior / Small landscaping

Landscaping at multiple scales

# Possible Solutions

Overpaving / Some landscape

“Commercial” approach

# Possible Solutions

# Possible Solutions

MCM renovation / Landscaping

Planter / Landscaping

# Possible Solutions

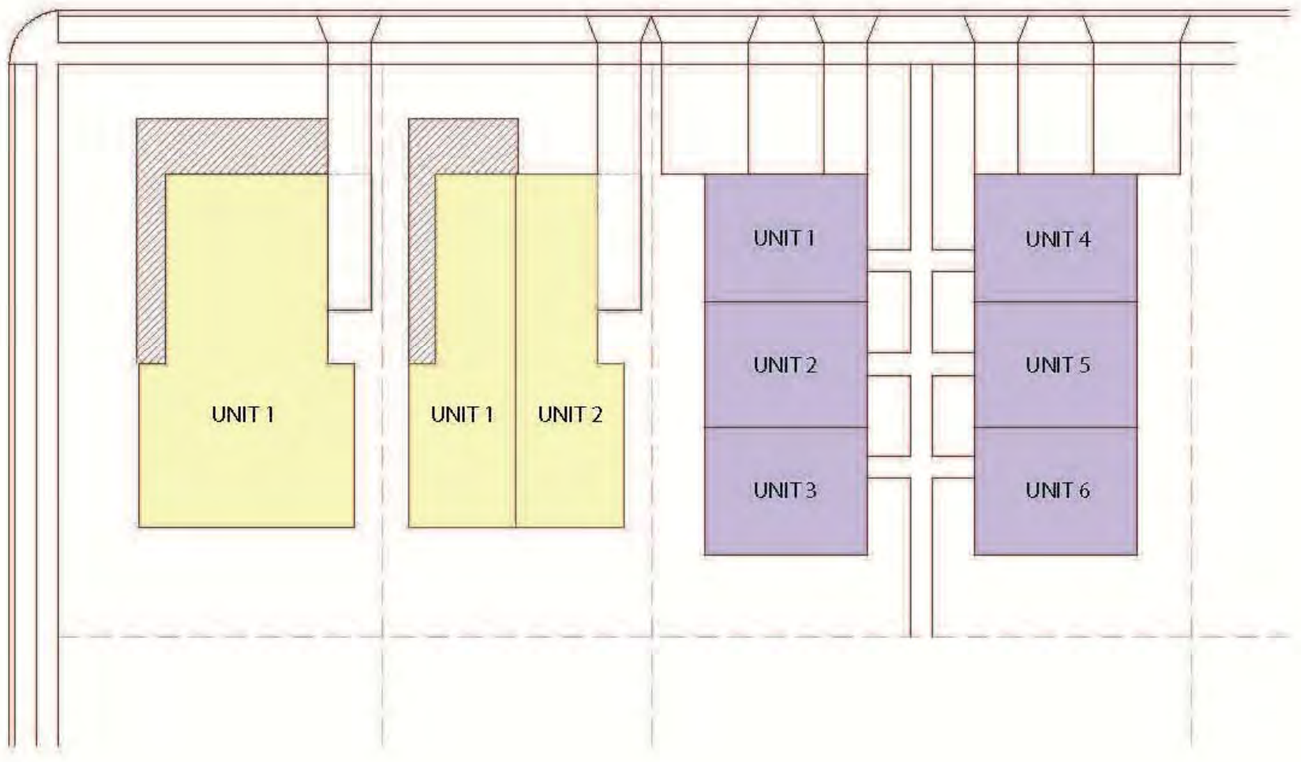
Wood screen / paint brick

Recessed entry

Expressed entry

# Possible Solutions

# Possible Solutions



# Task Force Input

- What are we missing?
- Thoughts on presented “solutions”
- How to encourage improvements

# Next Steps:

- Comments/Further Questions on these suggested Zoning Changes
  - Can be sent to Bruce Richards at N-Y Associates between now and next meeting: brichards@n-yassociates.com
- Next Task Force Meeting: Late October/Early November
  - First portion will be any final comments and recommendations on zoning
  - Focus on next meeting will be on SIGNAGE (along David Drive)
- The first general public meeting would be held shortly after the next (third) task force meeting.

# Additional Questions and Comments

**Comments/Further Questions on the suggested Zoning Changes and Visual Improvements to Residential Areas can be sent to Bruce Richards at N-Y Associates between now and the next meeting:**

Bruce Richards
brichards@n-yassociates.com
504-885-0500 office
504-909-2750 cell

# Thanks for attending!

## IMPLEMENTATION OF LAFRENIERE SUB-AREA PLAN

## TASK FORCE MEETING #2

## OCTOBER 15, 2020