

MOTION

NO. M-12-150

CITY HALL: May 3, 2012

BY: COUNCILMEMBER  GUIDRY

SECONDED BY:

WHEREAS, the City of New Orleans adopted a Master Plan – The Plan for the 21st Century: New Orleans 2030 -- in August 2010, which reflects community consensus regarding the policies necessary to enhance the character and livability of all neighborhoods; and

WHEREAS, the Master Plan recognizes the contributions made by local colleges and universities to the culture and economy of the City of New Orleans and its neighborhoods; and

WHEREAS, the Master Plan also acknowledges the challenges of growing colleges and universities within the context of historically residential urban neighborhoods; and

WHEREAS, suburban college and university campuses typically have more land to expand upon and are not located as close to residential property lines as urban college and university campuses; and

WHEREAS, in the fall of 2011, the City Planning Commission released a Draft Comprehensive Zoning Ordinance (CZO) that, when finalized, will serve as the primary tool to implement the goals and policies of the Master Plan; and

WHEREAS, this document attempts to manage the challenges of growing colleges and universities within neighborhoods by proposing zoning controls that increase technical review and public participation in the development of college and university campuses in an effort to balance the needs of the institutions with those of the surrounding residential areas; and

WHEREAS, the City is in the process of developing a formalized mechanism for public participation in land use matters, but has yet to finalize this process; and

WHEREAS, until such time as the new provisions of the CZO that attempt to manage the acknowledged challenges of growing colleges and universities within dense urban neighborhoods have been fully reviewed and ultimately adopted, there is a risk that developments at colleges and universities may have an adverse impact on surrounding neighborhoods; and

WHEREAS, to avoid such conflicts and provide for an orderly review of large developments on college and university campuses until such time as permanent amendments to the CZO have been adopted, it is advisable to implement an Interim Zoning District; NOW
THEREFORE

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 an amendment to the text of Article 18 of the Comprehensive Zoning Ordinance No. 4264 M.C.S., as amended, and the designation of such on the corresponding zoning base maps of the City of New Orleans, to consider the establishment of an *Interim Zoning District*, to prohibit the construction or expansion to existing structures of any building or facility within college and university campuses that will result in a building or facility in excess of 250,000 square feet of gross floor area and will cover a footprint of more than 50,000 square feet within any residential zoning district, in the area generally bounded by: the east bank of the Mississippi River, the Orleans/Jefferson Parish line, Metairie Road, Interstate 10, Norfolk-Southern Railroad track, Orleans Avenue, City Park Avenue, Wisner Boulevard, Interstate 610, Florida Boulevard, the Orleans/St. Bernard Parish line, and the Mississippi River.

BE IT FURTHER MOVED, that in the process of reviewing the proposed Interim Zoning District, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance No. 4264 M.C.S., as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

BE IT FURTHER MOVED, that in accordance with Article 16, Section 4.4(3) of the Comprehensive Zoning Ordinance, all appropriate agencies of City Government shall not accept any applications for permits or licenses that are in conflict with the intent and provisions of the proposed *Interim Zoning District* for properties contained within the aforesaid area during the consideration of this matter. The Interim Zoning District is to be in effect for a period of one (1) year and is subject to extension as provided by Section 3-126 of the City Code. Any appeals shall be to the City Council in accordance with Article 16, Section 16.4.5(3) of the Comprehensive Zoning Ordinance.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.