



PLANNING FOR A NEW ERA

Proposed Charter Changes for Land Use Decision Making in New Orleans

Under the proposals, City Planning Commissioners will be selected from the nominees of a five-member committee, which would be made up of planning professionals as well as neighborhood, preservation, and business representatives.

The proposals will bring about reform in three key areas.

1. A Master Plan with the Force of Law will:

- ▶ Require all land use actions and regulations, including the Comprehensive Zoning Ordinance, to conform to the Master Plan.
- ▶ Transform the Master Plan into a vital land use guide.
- ▶ Restrain discretion over individual land use decisions.
- ▶ Make the land use decision making process more predictable, providing residents with security and investors with clarity.

2. A Reallocation of Decision Making Power will:

- ▶ Require the City Council to adopt the Master Plan and allow the Council to amend it, in collaboration with the City Planning Commission.
- ▶ Shift final approval over conditional use applications from the City Council to the City Planning Commission.
- ▶ Subject all land use actions and regulations to City Planning Commission review, to ensure that they conform to the Master Plan.
- ▶ Ensure independence and professionally guided decisions.

3. An Organized Neighborhood Participation System will:

- ▶ Put neighborhoods at the beginning of the land use decision making process, rather than the end.
- ▶ Create a Neighborhood Participation Office to help neighborhoods get organized and participate.
- ▶ Produce substantive new opportunities for Recognized Neighborhood Organizations to interact with the City on planning matters.