Semi- Monthly Planning Meeting
Tuesday, November 13, 2007

STAFF REPORT

To: City Planning Commission

Prepared By: Joe Alvarez
Council District: D

Property Disposition: 3/07

Consideration: Sale of City owned lot 11 pt.12, ~~Square 2890, 3rd Municipal~~ District bounded by Gentilly Blvd., Pelopidas, Marigny and Elysian Fields Ave. (old fire station at ~~4131 Elysian Fields Ave.~~)

Applicant: Rudy Major

Purpose: The applicant would like to renovate the vacant fire station and establish a catering business.

Analysis:

The criteria for evaluation are as follows:

1. Appropriateness of current zoning:

   The area is zoned (C-1) – General Commercial District and the proposed catering business is a permitted use. There is also enough land in the back to accommodate the necessary three (3) parking spaces.

2. Impact on adjacent properties and surrounding area:

   The existing building has been vacant since 2005 when it was used by NORD for storage. The building is no longer needed by NORD since it sustained damage from hurricane Katrina. The immediate area already has several businesses and the use of the facility as a catering business would be compatible with both existing land uses and the 1999 Land Use Plan. It is also located in one of the 17 Target Recovery Areas of the City which encourages new businesses to be developed.

3. Advice of the City Planning Commission's Planning Advisory Committee:

   The Planning Advisory Committee unanimously approved the City property disposition at the December 6, 2006 meeting subject to CPC review.

Public Hearing- November 13, 2007

There was one proponent and no opponents at the public hearing:

Proponent:

Rudy Major, the applicant indicated his desire to purchase the City property and to renovate it for the purposes of opening a catering business.

Discussion:

The Planning Administrator gave a brief summary of the report after which the following motion was made by Mr. Johnson and seconded by Mr. Jackson and adopted.

Motion: November 13, 2007

Be it moved by the City Planning Commission that Property Disposition 3/07 is hereby recommended for **approval**, since the property is no longer needed for public purpose. Be it further moved that the Executive Director is hereby authorized to notify the City Council of said action.

YEAS: Amedee, Brown, Carlos-Lawrence, Jackson, Johnson, Robinson, Sloss and Volz.

NAYS: None

ABSENT: None