

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – July 24, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, July 24, 2013 at 2:00 p.m. The meeting will be held in the City Planning Commission conference room, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the July 10, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 084/13** – Request by 3901 GENERAL DEGAULLE LLC for a Conditional Use to permit a fast food restaurant, in a B-2 Neighborhood Business District in an Urban Corridor, on Square 207, Parcel A & B or Lot A-, in the Fifth Municipal District, bounded by Behrman Place, Holiday and General De Gaulle Drives. The municipal address is 3901 GENERAL DE GAULLE DRIVE. (PD-5)
- 3) **Consideration:** **ZONING DOCKET 085/13** – Request by 4935 MAGAZINE ST LLC for an amendment to Conditional Use Ordinance #23,313 M.C.S., which permitted a general business office in excess of 5,000 square feet, to permit alcohol sales at a Standard Restaurant, in a B-1A Neighborhood Business District, on Square 238, Lots 1, 2 and pt. 3, in the Sixth Municipal District, Bounded by Camp, Magazine, Robert and Upperline Streets. The municipal addresses are 4933- 4939 MAGAZINE STREET and 901 ROBERT STREET. (PD-3)
- 4) **Consideration:** **ZONING DOCKET 086/13** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit a Community Center in an RM-2A Multi-Family Residential District, on Square 111, Lots 23 through 29 or K, in the First Municipal District, bounded by Annunciation, Constance, Orange and Richard Streets. The municipal addresses are 1572 CONSTANCE STREET. (PD-2)
- 5) **Consideration:** Long-term lease of ground rights on/over Square 346, known as a park, between Square 345 and Square 347, 6th M.D., bb: Perrier St., Lyons St., Prytania St., and Upperline St. for a proposed public garden. This request is from a business owner adjacent to Square 346. The municipal location is 4842 or 4860 Prytania St.
- 6) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Ursulines Ave. and N. Broad St. public rights-of-ways, adjacent to Square 342, 2nd M.D., bounded by: N. Broad St., Saint Philip St., N. Dorgenois St., and Ursulines Ave., for existing encroachments of roof overhang, outward swing doors, and

proposed encroachment of an awning. The municipal address is 2658-62 Ursulines Ave.

- 7) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, August 14, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Leslie T. Alley, Deputy Director
July 18, 2013

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – July 10, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, July 10, 2013 at 2:00 PM in the Conference Room of the City Planning Commission, City Hall Room 7W03. Those in attendance were:

MEMBERS

Denise McCray (SWB)
Elsie Cobb-Wright (RER)
Martha Griset (RER)
Arlen Brunson (CPC)
LaJoyce Steib (DPW)
Tica Hartman (PPW)
Tracy St. Julien (HDLC)
Lary Hesdorffer (VCC)
Michael Buckel (SWB)
Ed Horan (S&P)

GUESTS

Claudia Cavallino
Steven Terrell
Sheryl Patin
Mark Latter
L. James Madison
Mac Ball
Jenny Zurik

CPC STAFF

Editha Amacker
Stephen Kroll
Dubravka Gilic

NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the June 26, 2013 PAC meeting.

The committee passed a motion to approve the minutes as written except with the addition of Tracy St. Julien (HDLC) to the attendance list.

- 2) **Consideration:** **ZONING DOCKET 078/13** – Request by C & S DENTAL LLC for a Conditional Use to permit an accessory parking lot for a main use within 300' of said lot in an LRS-1 Lakeview Residential District, on Square 272, on lots 41 and 42, in the Second Municipal District, bounded by French and Louis 14th Streets Harrison Avenue and Canal Boulevard. The municipal address is 6258 CANAL BOULEVARD. (PD-5)

PPW said it may require the planting of two (2) street trees (Live Oak) in the public sidewalk adjacent to the side instead of the one (1) provided on the site plan. PPW also noted that the two (2) Willow Oaks bounding the southern side of the main structure may

be reduced to one (1) tree, subject to final plan review

DPW said it would need to review final plans to determine if parking area rear alley access is justified.

The committee passed a motion of no objection to the request subject to further review by CPC, PPW and DPW.

- 3) **Consideration: ZONING DOCKET 079/13** – Request by ISADORE NEWMAN SCHOOL for a Conditional Use to permit a school in an RD-2 Two Family Residential District and a B-1 Neighborhood Business District, on Square 493, Lots A, B, C, D, E, S, Y and Z; Square 531A, portions of Lot N-S, in the Sixth Municipal District, Bounded by Danneel, Loyola and Soniat Streets and Jefferson Avenue. The Municipal Addresses are 5121 DANNEEL STREET, 1800-36 SONIAT STREET and 1903 JEFFERSON AVENUE. (PD-3)

PPW said that the existing street trees along the perimeter of the site will have to be protected during construction.

DPW said it would need to review the drainage plan for the site and any curb cuts, sidewalks, and other modifications to the public right-of-way adjacent to the site.

The committee passed a motion of no objection subject to further review by CPC, DPW, and PPW.

- 4) **Consideration: ZONING DOCKET 080/13** – Request by Y-1 MAGAZINE STREET LLC for a Conditional Use to permit alcoholic beverage sales for off premises consumption and rescission of Conditional Use Ordinance No. 20,617 M.C.S. (ZD009/02) which permitted a retail use over 5,000 square feet, in a B-1 Neighborhood Business District, on Square 152, lots Y1-A, Y1-B, Y1-C, Y1-D, Y1-E and Y1-G, in the fourth Municipal District, bounded by Camp, Magazine, Sixth and Washington Streets. The Municipal Address is 1100 WASHINGTON STREET or 2801 MAGAZINE STREET. (PD-2)

RER said it would have to determine whether a lease of servitude exists for the awning that is attached to the building and which extends over the public sidewalks. The committee passed a motion of no objection subject to further review by CPC and RER.

- 5) **Consideration: ZONING DOCKET 081/13** – Request by TRIHN TRAN for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at an existing fast food restaurant in a B-1A Neighborhood Business District, on Square 378, Lots A or X, Y and 11, in the Third Municipal District, bounded by Saint Bernard and Saint Anthony Avenues, Henriette Delille Street and McShane Place. The Municipal Address is 1137-39 SAINT BERNARD AVENUE. (PD-4)

The business owner noted that the existing restaurant will be converted to a cocktail lounge. RER indicated that a lease is required for the encroachment of the balcony into the public right-of-way. The committee passed a motion of no objection subject to further review by CPC and RER.

- 6) **Consideration: ZONING DOCKET 082/13** – Request by PAUL QUARTARARO for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 387, Lot 18, in the Third Municipal District, bounded by Marias, Pauger, Touro Streets and Saint Claude Avenue. The Municipal Address is 1116-1118½ TOURO STREET. (PD-4)

S&P noted that the proximity of the rear unit's entrance to the side property line was problematic and that the entrance would need to be relocated.

RER said that a servitude would be required for building encroachments over the public right-of-way.

The committee passed a motion of no objection subject to further review by CPC and RER.

- 7) **Consideration: ZONING DOCKET 083/13** – Request by ORLEANS LEVEE DISTRICT to amend Conditional Use Ordinance No. 25,121 (ZD096/13) which permitted alcoholic beverage sales at a standard restaurant, to permit a reduction in parking and additional landscaping, in B-2 Neighborhood Business District, on an undesignated square, Parcels 7E, 8E and 9E, in the Second Municipal District, bounded by Lakeshore and Lake Marina Drives, New Basin Canal and Lake Pontchartrain. The municipal address is 7400 LAKESHORE DRIVE. (PD-5)

None of the representatives of the departments and agencies that were present at the meeting had any comments regarding the request. The committee passed a motion of no objection subject to further review by CPC.

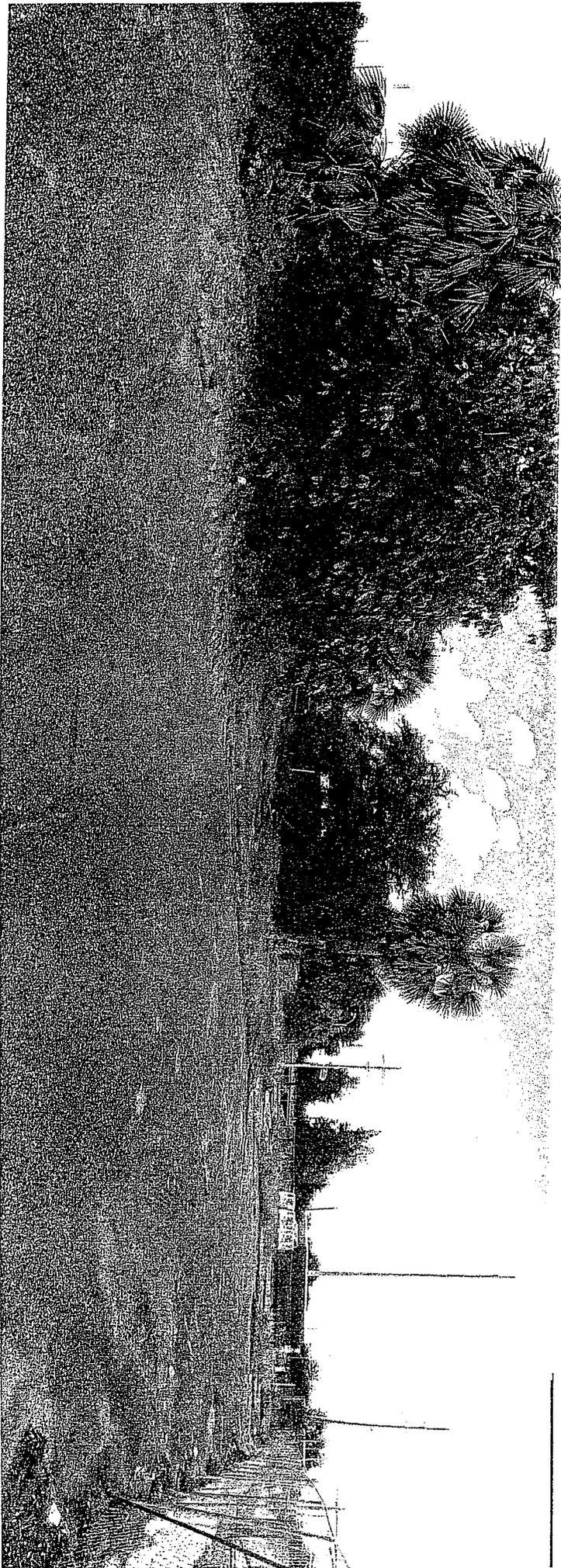
- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 132, Lot 2 and PT Lot 3, 1st M.D., bounded by: Common St., Gravier St., Tchoupitoulas St., and Magazine St. for a proposed balcony, columns, and outward swing doors. The municipal address is 208-12 Magazine St.

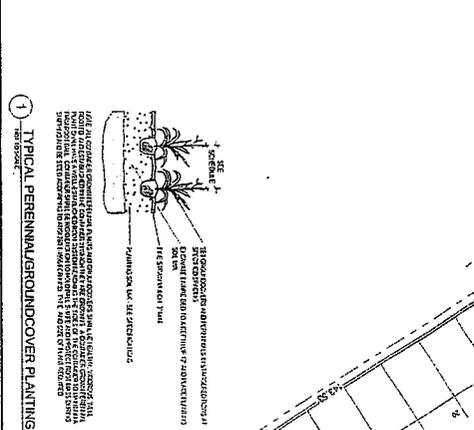
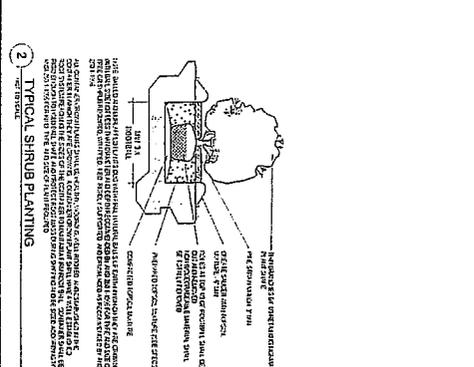
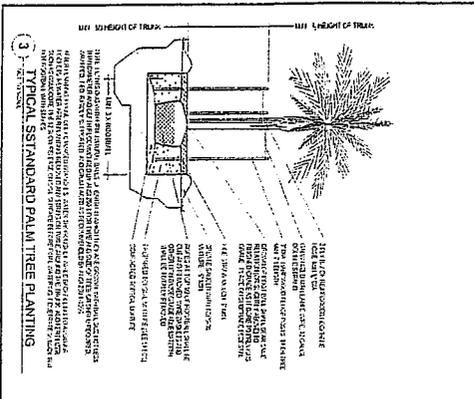
The committee passed a motion of no objection subject to further review by RER, SWB, and DPW.

Item # 2

Consideration: ZONING DOCKET 084/13 – Request by 3901 GENERAL DEGAULLE LLC for a Conditional Use to permit a fast food restaurant, in a B-2 Neighborhood Business District in an Urban Corridor, on Square 207, Parcel A & B or Lot A-, in the Fifth Municipal District, bounded by Behrman Place, Holiday and General De Gaulle Drives. The municipal address is 3901 GENERAL DE GAULLE DRIVE. (PD-5)





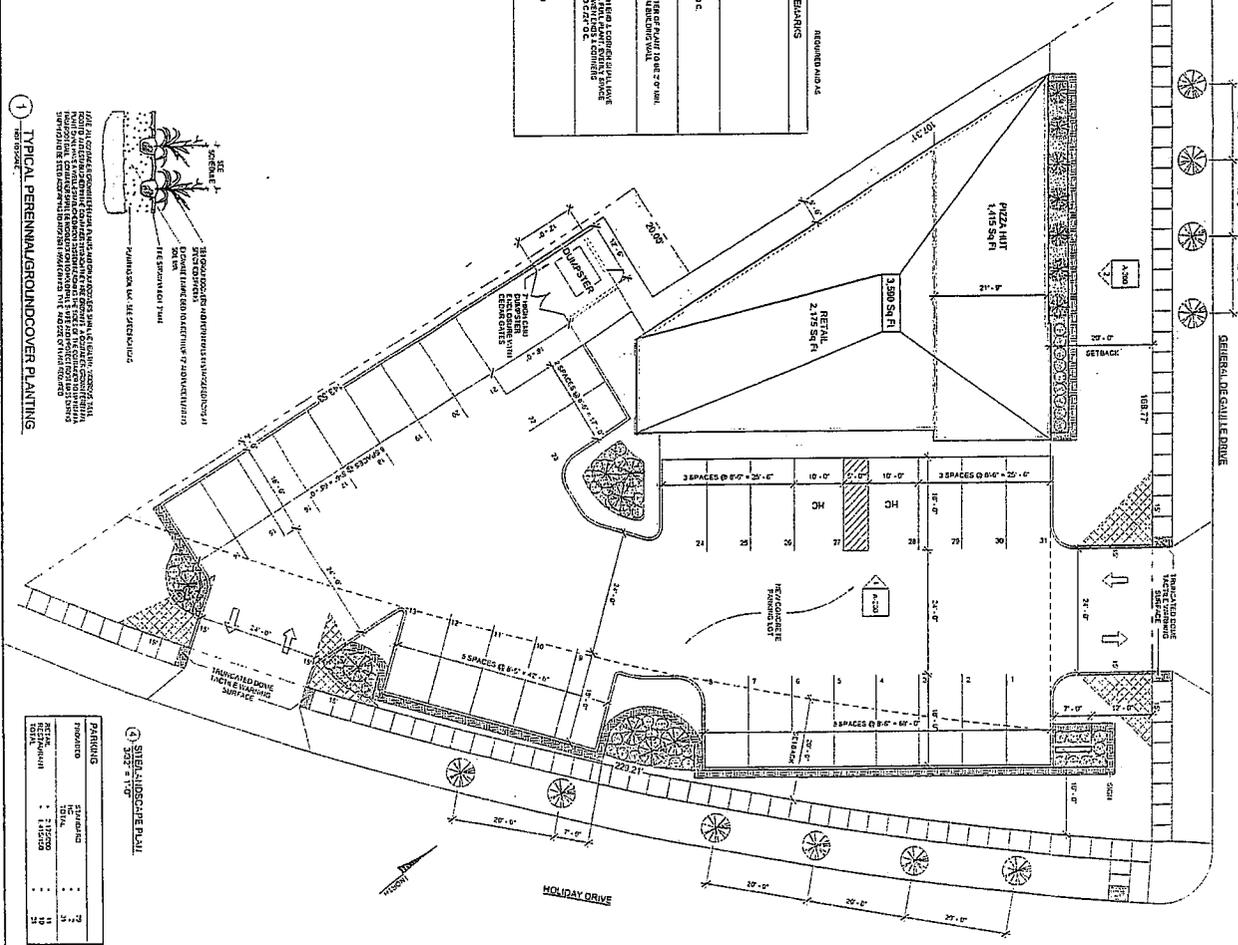


- GENERAL NOTES:**
1. Contractor shall provide and install all plants, trees, and shrubs as specified in the schedule of materials.
 2. All plants, trees, and shrubs shall be of the highest quality and shall be delivered to the site in good health and condition.
 3. All plants, trees, and shrubs shall be delivered to the site in good health and condition and shall be installed in accordance with the schedule of materials.
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PLANT LIST

(1) - Standard (1) - Common

SYMBOL	QTY.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
	18	18\"/>			
	51	18\"/>			
	1212	12\"/>			
	100	10\"/>			
	4224	42\"/>			



1. SCHEDULE OF MATERIALS

PLANTING	QUANTITY	UNIT	PRICE
18\"/>			
51	18\"/>		
1212	12\"/>		
100	10\"/>		
4224	42\"/>		

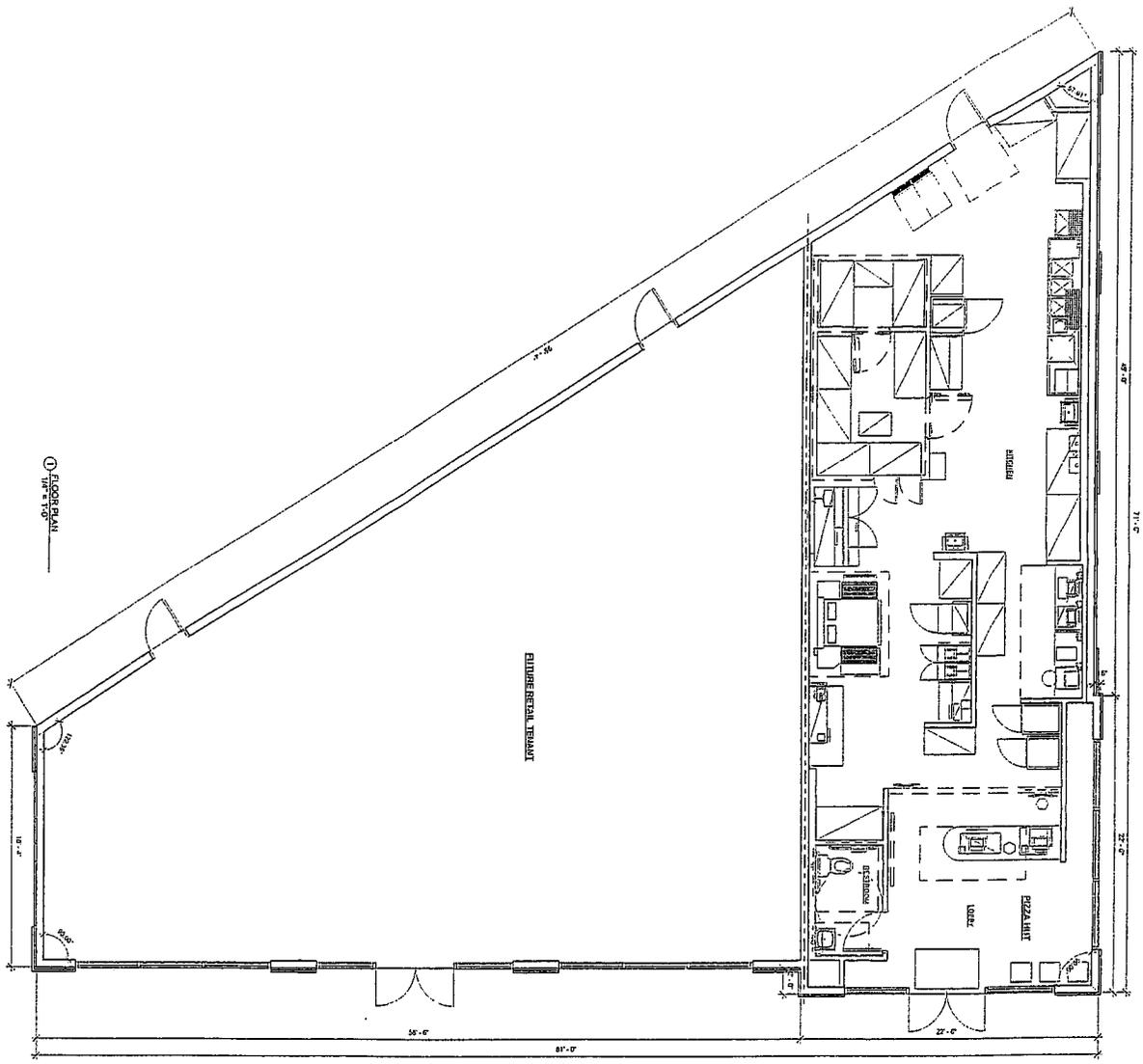
PROJECT INFORMATION

PROJECT: Pizza Hut Tenant Build Out @ New Strip Center

3501 General De Gaulle Drive

GARRITY ACCARDO ARCHITECTS

22401 WHITNEY AVENUE
 GREEN LAKE, LOUISIANA 70005
 PHONE 504-356-4475 FAX 504-356-4239
 www.garityaccardo.com



1 FLOOR PLAN

BUILDING RETAIL TENANT

PIZZA HUT

KITCHEN

RESTROOM

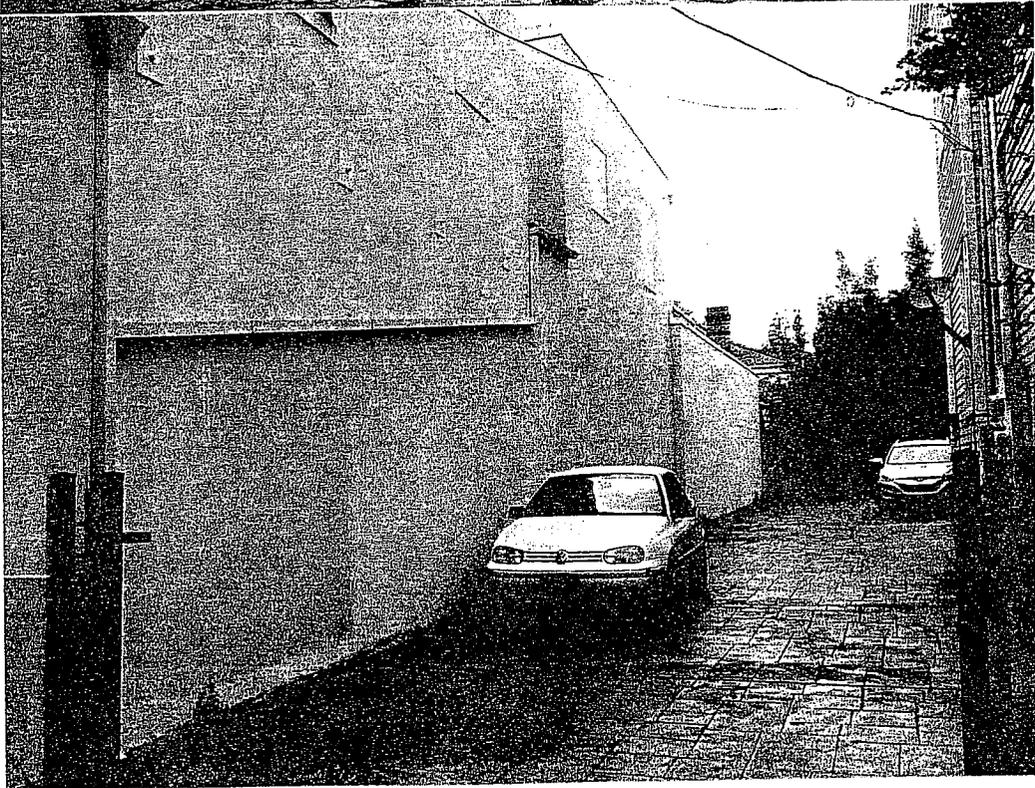
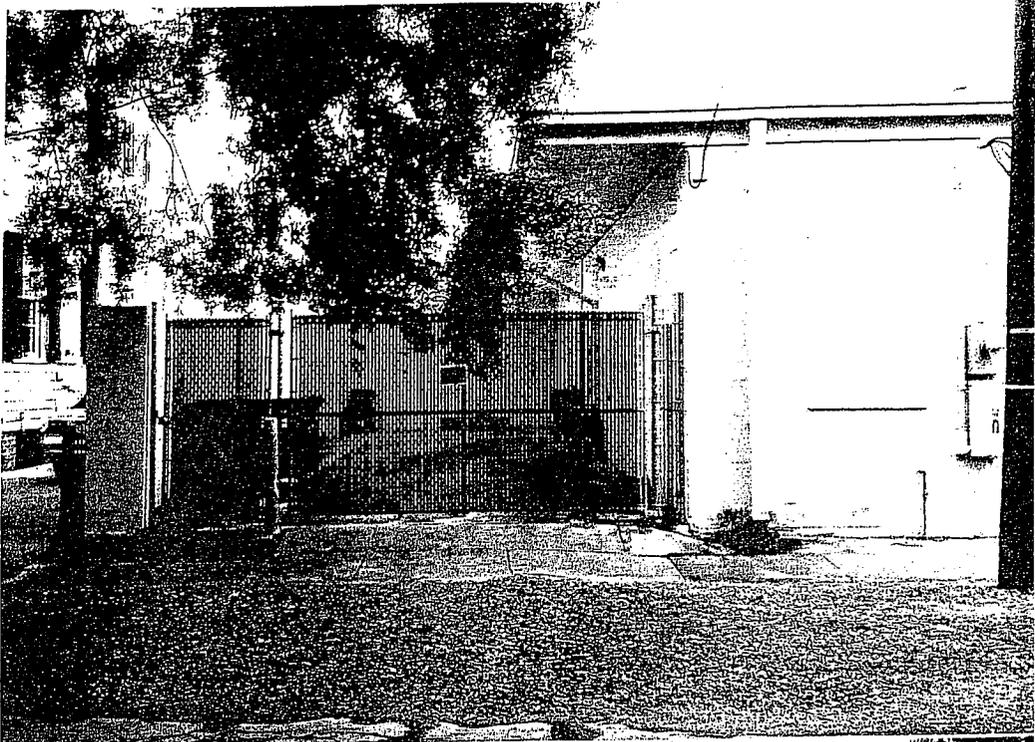
CLOSET

THIS DRAWING IS THE PROPERTY OF GARRITY ACCARDO ARCHITECTS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GARRITY ACCARDO ARCHITECTS, P.C. IS STRICTLY PROHIBITED.

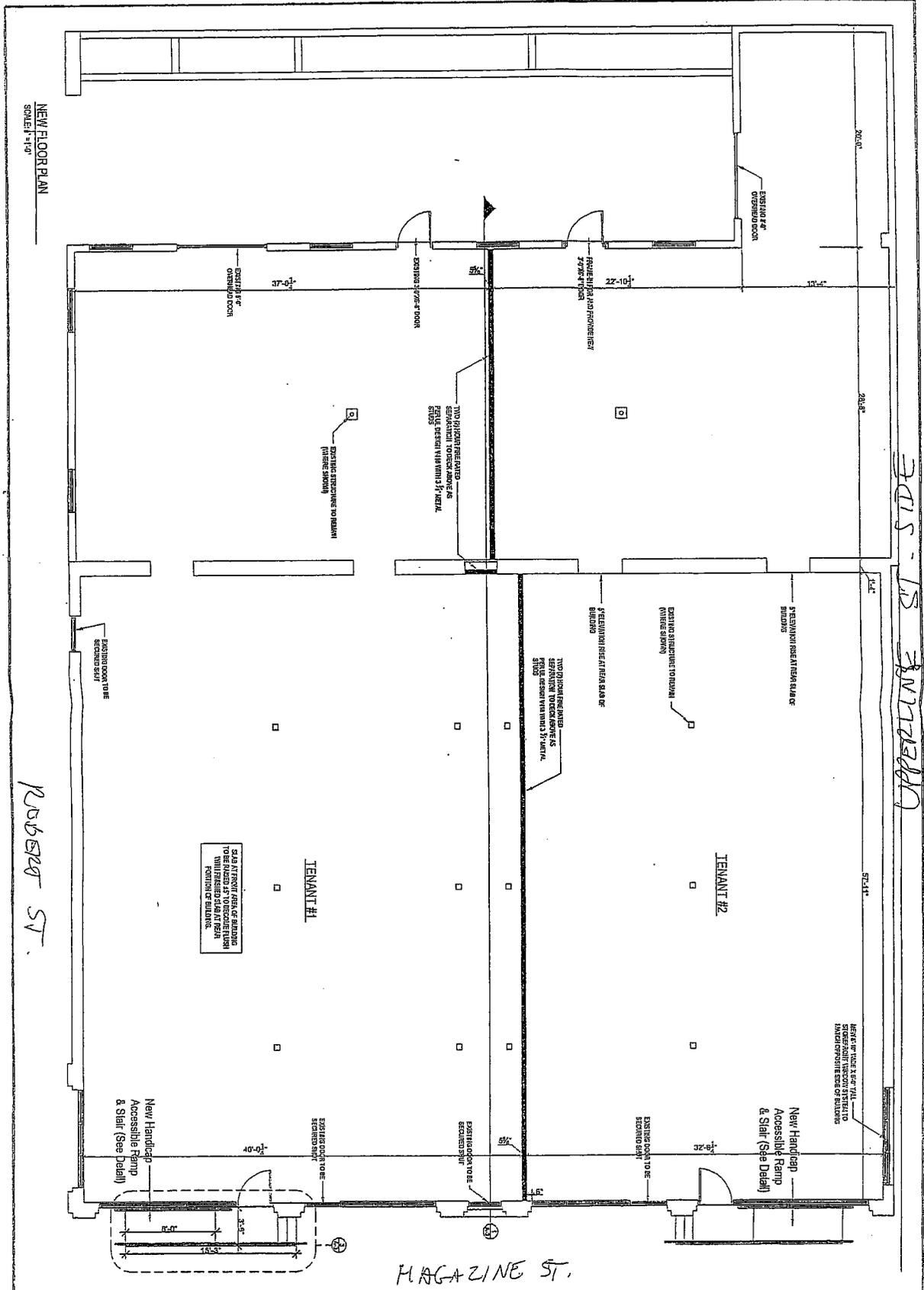
<p>PROJECT NUMBER A-100</p>	<p>DATE 06/04/13</p>	<p>PROJECT NUMBER 13120</p>	<p>FLOOR PLAN</p>	<p>PROJECT Pizza Hut Tenant Build Out @ New Strip Center 3801 General De Gaulle Drive</p>	<p>PROJECT</p>	<p>GARRITY ACCARDO ARCHITECTS A PROFESSIONAL CORPORATION 2401 WHITNEY AVENUE GRETNA, LOUISIANA 70056 PHONE 504-395-4475 FAX 504-395-4299 www.garryaccardo.com</p>
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Item # 3

Consideration: ZONING DOCKET 085/13 – Request by 4935 MAGAZINE ST LLC for an amendment to Conditional Use Ordinance #23,313 M.C.S., which permitted a general business office in excess of 5,000 square feet, to permit alcohol sales at a Standard Restaurant, in a B-1A Neighborhood Business District, on Square 238, Lots 1, 2 and pt. 3, in the Sixth Municipal District, Bounded by Camp, Magazine, Robert and Upperline Streets. The municipal addresses are 4933- 4939 MAGAZINE STREET and 901 ROBERT STREET. (PD-3)



CAMP ST. SIDE



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

Robbery ST.

MAGAZINE ST.

SLAB AT FRONT REAR OF BUILDING TO BE PLACED AT VERTICAL TURN POINT OF BUILDING.

THIS BRICK FIRE RATED SEPARATION WALL SHALL BE AS SHOWN WITH 2\"/>

THIS BRICK FIRE RATED SEPARATION WALL SHALL BE AS SHOWN WITH 2\"/>

EXISTING STRUCTURE TO REMAIN (THESE SPACES)

EXISTING STRUCTURE TO REMAIN (THESE SPACES)

New Handicap Accessible Ramp & Stair (See Detail)

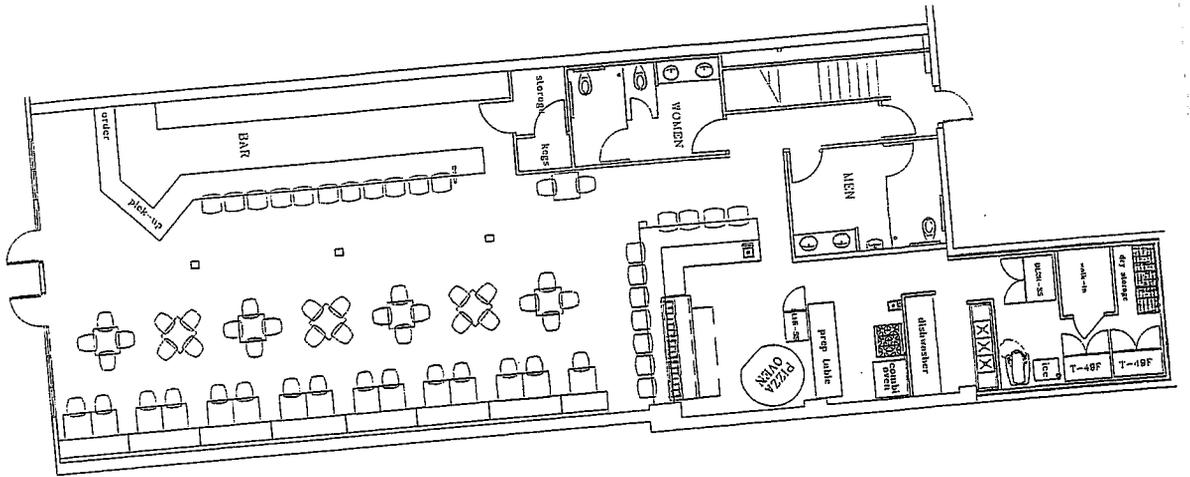
New Handicap Accessible Ramp & Stair (See Detail)

RENOVATION TO THE
ST. VINCENT DE PAUL STORE
4935 MAGAZINE ST.
NEW ORLEANS, LOUISIANA

MALIN CONSTRUCTION COMPANY
211 SIERRA COURT
METAIRIE, LA 70001

DATE: 09.02.2004
PROJECT NO.: #04-710
SHEET NO.: A-2 FROM PLAN

1 PRELIMINARY FLOOR PLAN
 SCALE: 1/4" = 1'-0"



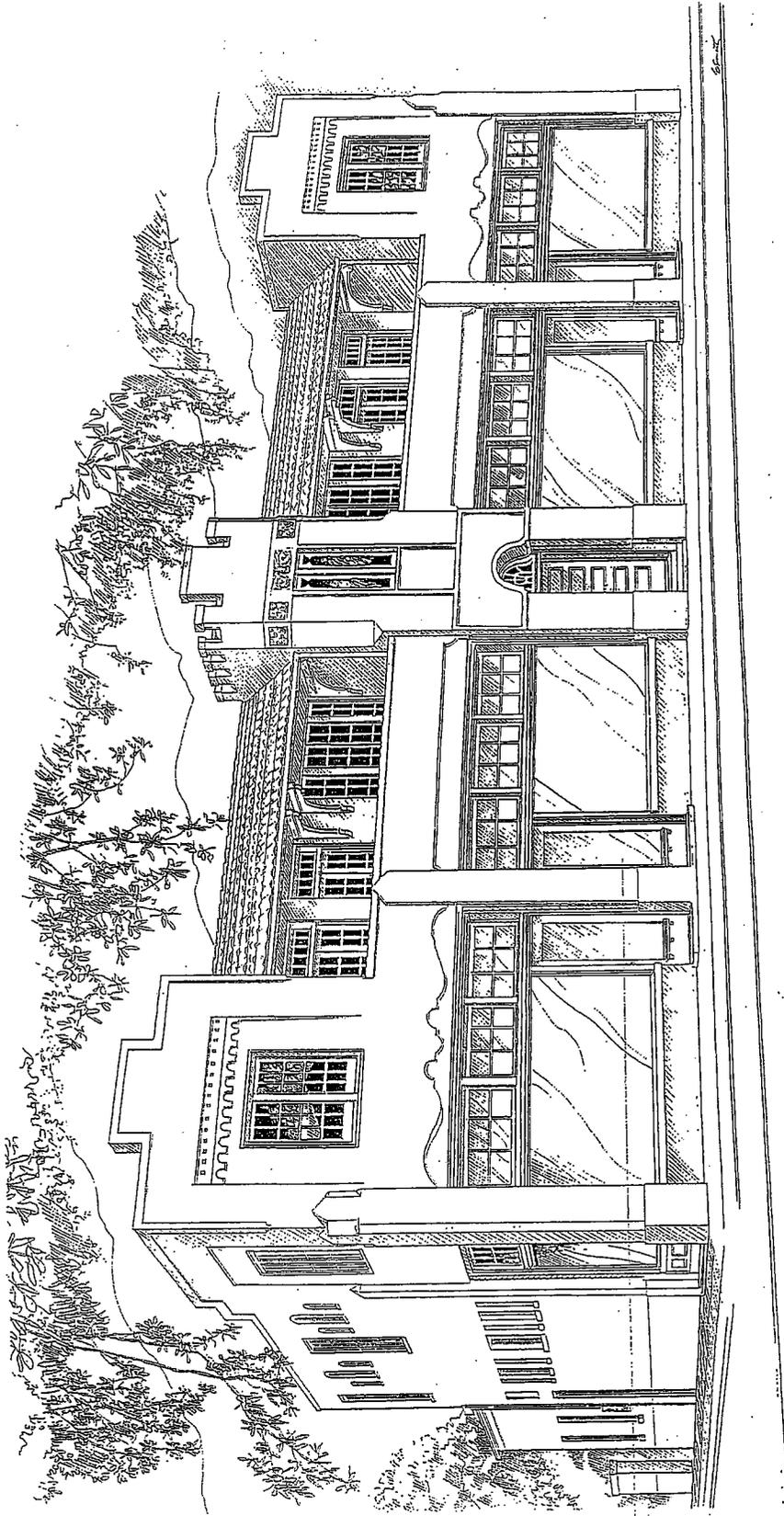
PIZZA DOUBENICA
 4933 MAZZINE ST.
 NEW ORLEANS, LA

SCALE: AS SHOWN
 DATE: June 7, 2013

STEVEN J. FERRICAR ARCHITECTS, LTD.
 A PROFESSIONAL CORPORATION
 123 S. PINE ST. #1019 (504) 488-6744
 NEW ORLEANS, LA 70119
 WWW: stevelingengr.com

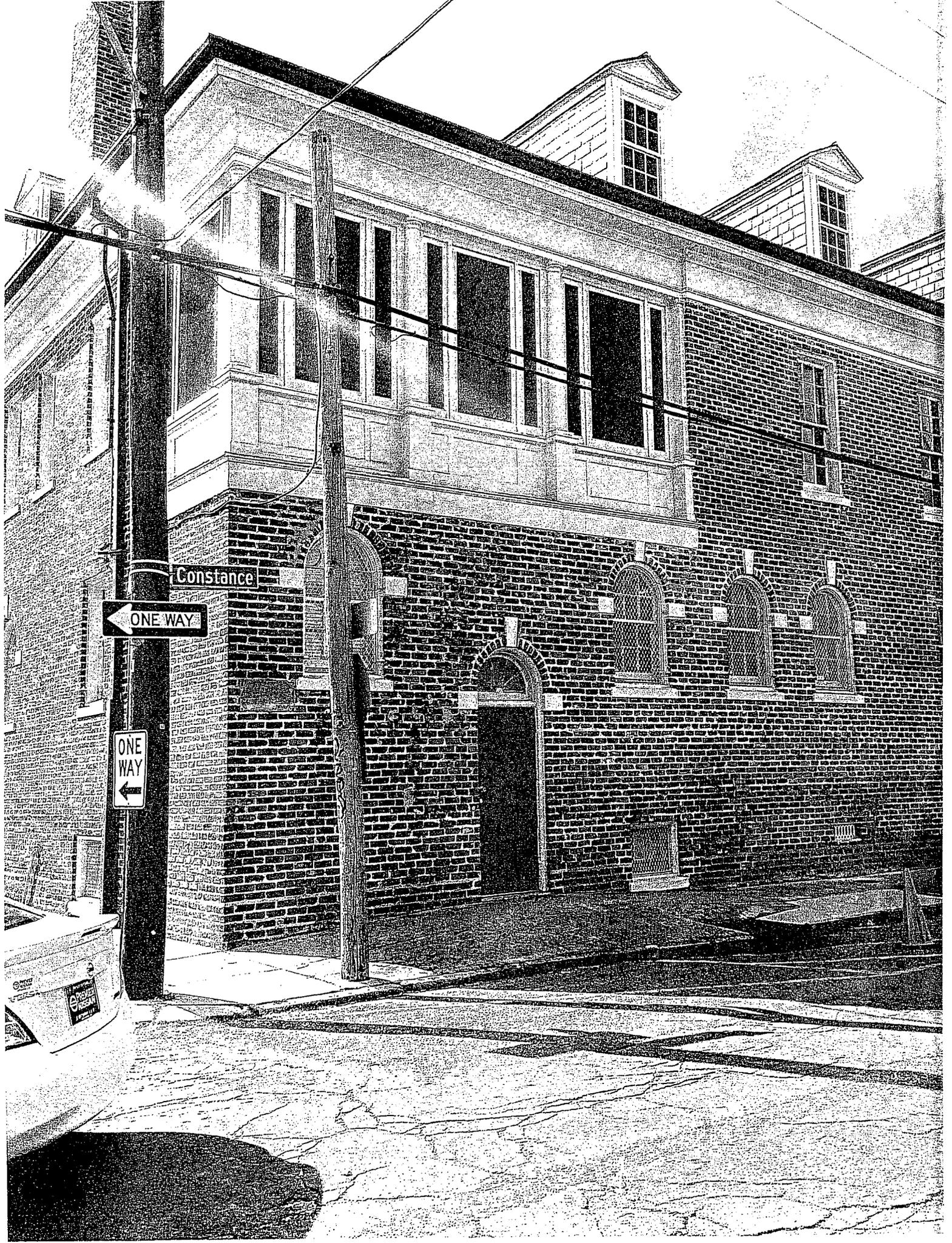
NO.	DATE	REVISIONS

A-1



Item # 4

Consideration: ZONING DOCKET 086/13 – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit a Community Center in an RM-2A Multi-Family Residential District, on Square 111, Lots 23 through 29 or K, in the First Municipal District, bounded by Annunciation, Constance, Orange and Richard Streets. The municipal addresses are 1572 CONSTANCE STREET. (PD-2)



Constance

ONE WAY

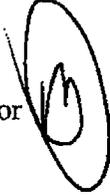
ONE WAY

Item # 5

Consideration: Long-term lease of ground rights on/over Square 346, known as a park, between Square 345 and Square 347, 6th M.D., bb: Perrier St., Lyons St., Prytania St., and Upperline St. for a proposed public garden. This request is from a business owner adjacent to Square 346. The municipal location is 4842 or 4860 Prytania St.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: July 15, 2013
Re: PAC Meeting Agenda



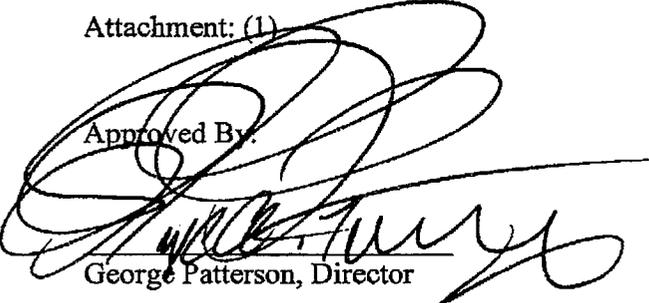
Please place the following item on the PAC meeting agenda:

Consideration: Long-term lease of ground rights on/over Square 346, known as a park, between Square 345 and Square 347, 6th M.D., bb: Perrier St., Lyons St., Prytania St., and Upperline St. for a proposed public garden. This request is from a business owner adjacent to Square 346.

The municipal location is 4842 or 4860 Prytania St.

Attachment: (1)

Approved By:



George Patterson, Director

GAP:MJG:ecw



PRYTANIA

PERRIER

COLISEUM

CHESTNUT

UPPERLINE

LYONS

450

BORDEAUX

346

345

315

315

296

295

294

468

461



C. HIGDON (C.E.)

TOOL RENTAL OFF.

REST.

M. & S. MEISTER

2-R (VEND)

PLAYGROUND

24-R BUILT 1938

Item # 6

Consideration: A grant of servitude of air and ground rights on/over a portion of Ursulines Ave. and N. Broad St. public rights-of-ways, adjacent to Square 342, 2nd M.D., bounded by: N. Broad St., Saint Philip St., N. Dorgenois St., and Ursulines Ave., for existing encroachments of roof overhang, outward swing doors, and proposed encroachment of an awning. The municipal address is 2658-62 Ursulines Ave.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: July 15, 2013
Re: PAC Meeting Agenda

(M)

Please place the following item on the PAC meeting agenda:

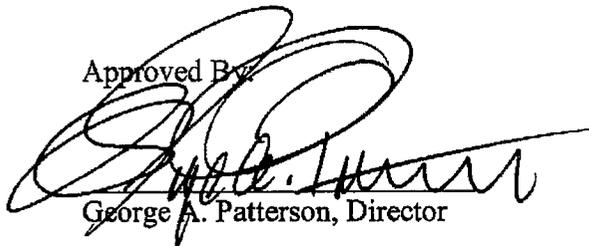
Consideration: A grant of servitude of air and ground rights on/over a portion of Ursulines Ave. and N. Broad St. public rights-of-ways, adjacent to Square 342, 2nd M.D., bounded by: N. Broad St., Saint Philip St., N. Dorgenois St., and Ursulines Ave., for existing encroachments of roof overhang, outward swing doors, and proposed encroachment of an awning.

The municipal address is 2658-62 Ursulines Ave.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

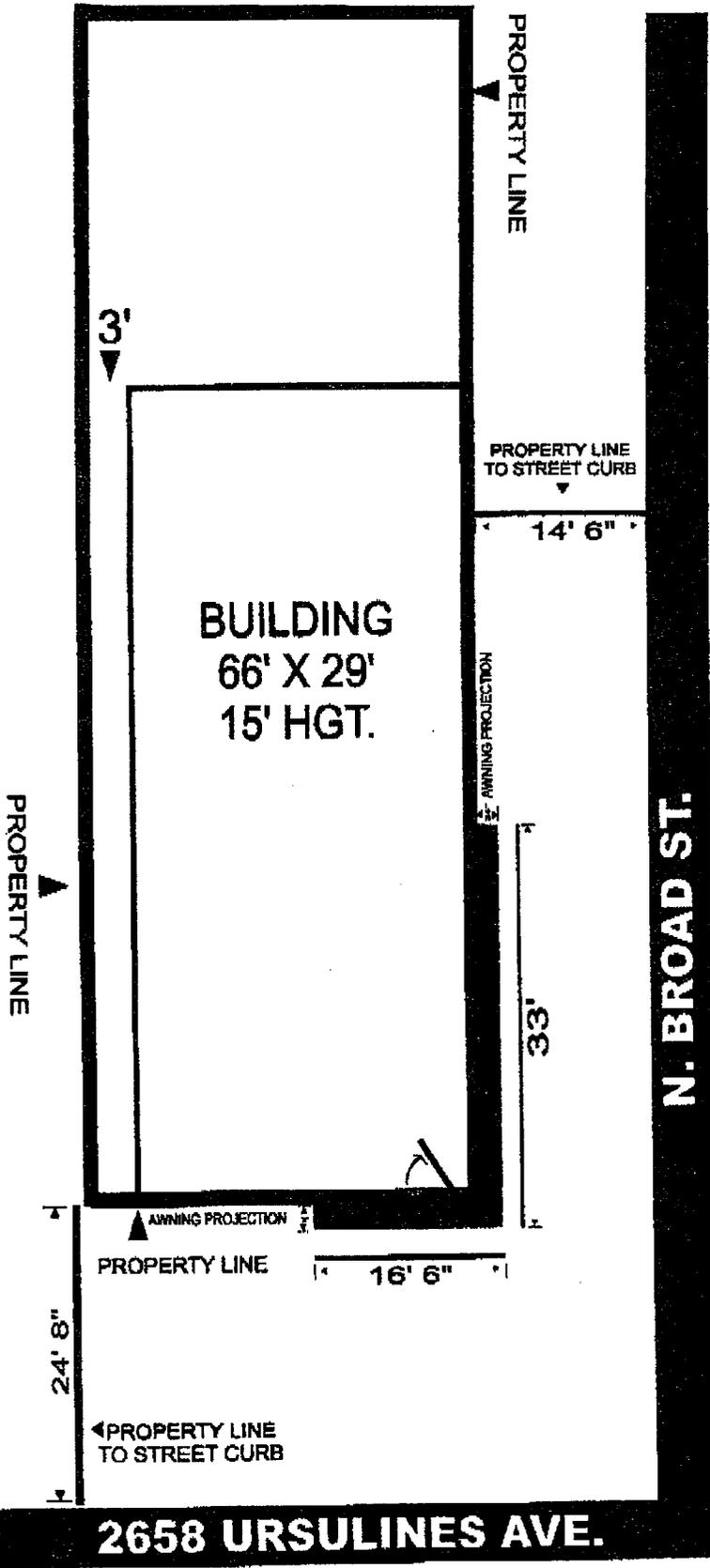
Attachments: **(2)**

Approved By


George A. Patterson, Director

GAP:MJG:ecw

PROPERTY LINE



N. BROAD

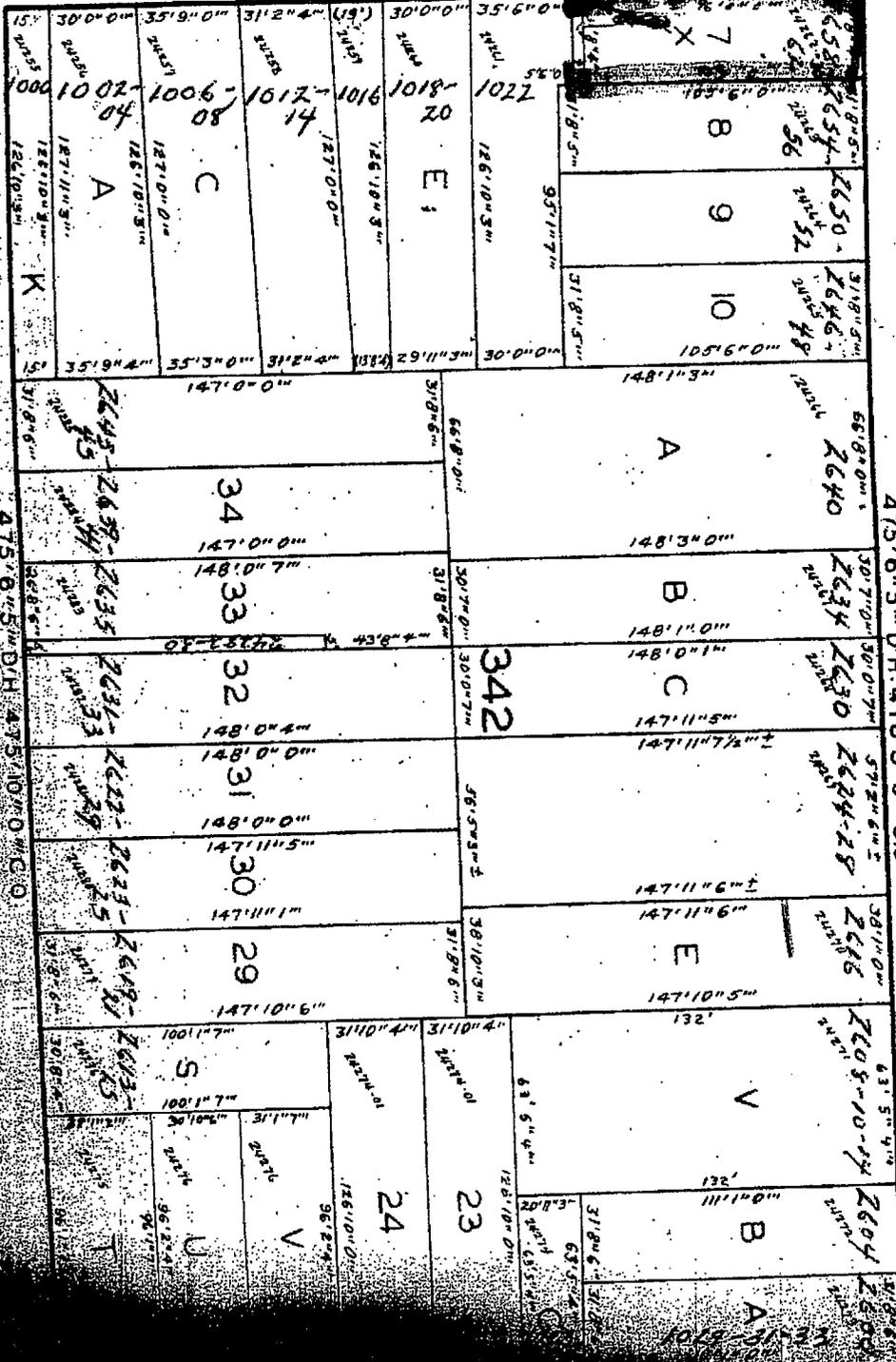
ST.

296'6"7" DH. 296'5"4" C.O.

ST. PHILIP

URSULINES

475'6"5" DH. 478'5"0" C.O.



AVE