

City Planning Commission Meeting
Tuesday, January 13, 2015

CPC Deadline: 2/27/15
CC Deadline: 3/20/15
Council District: B
Councilmember: Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 007/15

Prepared By: Kelly G. Butler
Date: December 23, 2014

I. GENERAL INFORMATION

Applicant: City Council Motion M-14-516

Request: This is a request for the rescission of Ordinance No. 25,972 MCS (Zoning Docket 045/14 a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District) for the purposes of combining the originally-approved neighborhood center into a larger mixed-use development, and to consider a request for an RPC Residential Planned Community District overlay to re-authorize the originally approved neighborhood center and to allow the additional development of the site with a residential care center in an RD-2 Two-Family Residential District.

Location: The petitioned property is located on Square 791, Lots A and B (also known as Pt. Square or Lots 1 & 12), in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois and General Pershing Streets. The municipal addresses are 3900 General Taylor Street and 4222 South Broad Street. (PD 3)

Description: The petitioned site, operated by St. Matthias Roman Catholic Church, is composed of two lots, has frontage on three streets, South Broad, General Pershing and General Taylor Streets. The site measures approximately one hundred eighty (180) feet across its South Broad Street frontage, two hundred nine (209) feet across its General Taylor Street frontage, two hundred eighty-one (281) feet across its South Dorgenois Street frontage and two hundred fifty-three (253) feet across its General Pershing Street frontage and has a total area of approximately seventy thousand eighty-five (70,085) square feet or one and six tenths (1.6) acres. The site is presently occupied by the Blessed Trinity Parish church and contains a church, a rectory, a former vocational school and a former convent. The second floor of the two-story former vocational school building, which has been vacant since before Hurricane Katrina, is the location for the previously approved community center. The former convent building, which also has been vacant since Hurricane Katrina is the location for the proposed residential care center.

The former convent and proposed residential care center contains six thousand four hundred fifty six (6,456) square feet of floor area, of which approximately

three thousand five hundred eighty-nine (3,589) square feet are located on the first floor while the second floor contains two thousand eight hundred sixty-seven (2,867) square feet. The care center will provide thirteen (13) short-term emergency resident rooms for homeless women and children. The first floor includes a chapel, a kitchen, common washroom, dining, and living space, a laundry room, an ADA compliant sleeping room, an office for staff and storage and mechanical rooms. The second floor contains twelve (12) sleeping rooms, four (4) shared bathrooms, a storage area and a utility room. A wooden deck projects to the rear of the second floor and is accessed by a door off one of the hallways.

Ordinance No. 25,972 MCS was a conditional use to permit a neighborhood center in the former vocational school in the petitioned site. Rescinding the ordinance is appropriate as the Residential Planned Community overlay is the appropriate mechanism to allow additional development at the site while incorporating the conditions of the previously approved conditional use permit.

Why is City Planning Commission action required?

The developer intends to develop two of the petitioned site's existing buildings into a residential care facility and a neighborhood center in an RD-2 Two Family Residential District. Residential care facilities are neither permitted nor conditional in an RD-2 Two-Family Residential Districts. Therefore, the developer is requesting a Residential Planned Community (RPC) overlay, which would allow a residential care facility as a permitted use. **Article 10, Section 10.7.3.1** of the Comprehensive Zoning Ordinance provides that any residential use authorized as a permitted use or accessory use, in any residential district may be permitted in an RPC. Since residential care facilities are a permitted use in the RM-4 Multiple-Family Residential District, the request can be considered under the RPC regulations. Additionally, the neighborhood center is a conditional use in the RD-2 Two Family Residential District and can be permitted under the RPC regulations.

According to **Article 16, Section 16.5.3.(7)** of the *Comprehensive Zoning Ordinance*, the City Planning Commission, after notice and public hearing in accordance with the procedures in **Section 16.9**, shall recommend to the City Council approval, approval subject to modification, or denial of a planned development district, such as a Residential Planned Community.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use? And how are the surrounding areas used?

The subject site is located within a large RD-2 Two-Family Residential District that spans from Toledano Street, to South Claiborne Avenue, to the Orleans Parish/Jefferson Parish Line, and Earhart Boulevard. The zoning is interrupted by an RS-2 Single-Family

Residential District that covers lots fronting Audubon Boulevard, to Broad Place, to Walmsley Boulevard, and lots fronting Versailles Boulevard. A C-1 General Commercial District is located along Toledano Street and Washington Avenue and South Broad Street east of Washington Avenue. There is an RM-2A Multiple Family Residential District that covers one lot two blocks away on Delachaise Street. There are B-1A Neighborhood Business Districts that cover one lot each located on the corner of General Taylor Street and South Miro Street and Louisiana Avenue Parkway and South Galvez Street.

The petitioned site is currently occupied by the Blessed Trinity Parish church. The adjacent square to the west is occupied by the Rosa F. Keller Library and Community Center. The Broadmoor Playspot, a playground, is located across South Broad Street from the site. The former New Home Full Gospel Ministries, now closed, was located on the adjacent square to the west. The Gloria Dei Lutheran Church is located approximately one block from the petitioned site, near the corner of South Dupre Street and Fontainebleau Drive. The surrounding area is comprised primarily of occupied and vacant single-family and two-family residences.

B. What is the zoning and land use history of the site?

Zoning and Land Use History:

Zoning: 1929- "A" One and Two Family Residential District
1953- "B" Two-Family Residential District
1970- RD-2 Two-Family Residential District

Land Use: 1929- Public and Semi-Public Property
1949- Public and Semi-Public Property
1999- Institutional Public and Semi-Public¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

Zoning Docket 062/09 was a request for a conditional use to permit a library in an RD-2 Two-Family Residential District. The municipal address is 4300 South Broad Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located in the square adjacent to the subject site.*

Zoning Docket 010/10 was a request for a zoning change from a RD-2 Two-Family Residential District to an RM-4 Multiple-Family Residential District. The municipal address is 3812 Delachaise Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located two blocks from the subject site.*

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

Zoning Docket 067/12 was a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 4401 South Broad Street. The City Planning Commission recommended denial of the request, which was subsequently denied by the City Council. *This site is located two blocks from the subject site.*

Zoning Docket 041/13 was a request for a zoning change from and RD-2 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 3934 Toledano Street and 3915 Louisiana Avenue Parkway. The City Planning Commission recommended denial of the request, but it received a modified approval from the City Council. *This site is located three blocks from the subject site.*

Zoning Docket 045/14 was a request for the rescission of Ordinance No. 12,052 MCS (Zoning Docket 041/87 a Conditional Use to permit a vocational school in an RD-2 Two-Family Residential District) and a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District. The municipal address is 3900 General Taylor Street and 4222 South Broad Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This request was for the subject site and includes the following waiver and provisos:*

Waivers

1. The developer will be granted a waiver of **Article 15, Section 15.2.1** for thirty-five off-street parking spaces.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall ensure that trash and dumpsters are positioned out of view from all rights-of-way and shall be screened from view with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.
3. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of trash receptacles, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the community center shall be included in this letter to be kept on file in case of any

violation. In no case shall trash be stored so that it is visible from the public right-of-way.

4. All site lighting shall be arranged to eliminate glare on residential properties and shall be a maximum of twenty five feet (25') from grade in height. Locations and directions of any existing or proposed outdoor lighting fixtures shall be indicated on the final site plan.
5. The developer shall submit a signage plan in compliance with **Article 12, Section 12.2** General Sign Regulations of the Comprehensive Zoning Ordinance for any proposed signage to the staff of the City Planning Commission for review and approval.
6. The applicant shall restore the curb and sidewalks subject to the review and approval of the Department of Public Works.
7. The developer shall provide five bicycle parking spaces on site in a suitable location. The location of these spaces will be shown on a revised site plan subject to the review and approval of the City Planning Commission.
8. In order to protect the residential character of the surrounding neighborhood, any proposed use for the community center shall be a permitted use as noted in the underlying zoning district

Zoning Docket 098/14 was a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 4401 South Broad Street. The City Planning Commission recommended "No Legal Majority, which was subsequently approved by the City Council. *This site is located two blocks from the subject site.*

These requests do not indicate any discernible trend.

D. What are the comments from the design review staff?

The subject site is located in an RD-2 Two-Family Residential District. The petitioned request is for the addition of a residential care facility in an existing two-story rectangular brick structure that measures approximately seventy-four (74) feet in width along South Broad Street and approximately thirty-three (33) feet in depth along General Taylor Street. The total existing building area is approximately six thousand four hundred fifty-six (6,456) square feet. The site also includes a previously approved neighborhood community center on the second floor of an irregular polygon shaped existing structure that measures approximately fifty-seven (57) feet in width along General Pershing Street, approximately two-hundred and sixteen (216) feet in depth along S. Dorgenois Street, and approximately eighty-three (83) feet along General Taylor Street, with a proposed main entrance that fronts on the corner of South Dorgenois and General Taylor Streets and measures approximately forty (40) feet in width. The total existing building area is

thirty-eight thousand, two hundred and seventy-nine (38,279) square feet of which the first floor is developed with nineteen thousand, one hundred and seventy-one (19,171) sq. ft.

Site Overview

The developer proposes to create a mixed-use development by retaining the site's church, church rectory and redeveloping the existing former convent building into a residential care center for homeless women and children and establishing the previously approved neighborhood center on a seventy thousand eighty-five (70,085) square feet site. Since the site is composed of more than one lot, it is necessary that the site be resubdivided into one lot of record.

- The developer shall complete the consolidation of all lots comprising the site into one lot of record prior to the issuance of a Certificate of Use and Occupancy for the Residential Planned Community.

Compliance with Residential Planned Community (RPC) District Standards

According to Article 10, Section 10.7.1 of the CZO, *Purpose of the District*, "the RPC District is intended to encourage large-scale developments which create a superior environment through unified development and through design ingenuity while protecting existing and future development and achieving the goals of the Comprehensive Plan for the City." The RPC is an overlay district in which additional regulations supplement the regulations of the underlying zoning district. The RPC special requirements are as follows:

Minimum District Area

Article 10, Section 10.7.4 requires a minimum area of one (1) contiguous acre or one-half (1/2) of a City square, whichever is greater, for a Residential Planned Community (RPC) in the RD-2 District. The square on which the subject site is located, which is bounded by South Broad, General Pershing, South Dorgenois, and General Taylor Streets is approximately seventy thousand eighty-five (70,085) square feet or one and six tenths (1.6) acres. Using the City square map, the staff calculated that the seventy thousand eighty-five (70,085) square foot (1.6 acre) site occupies 86% of Square 791, which has a total area of approximately eighty one thousand four hundred eighty-eight 81,488 square feet (1.87 acres). Thus, the site meets the one-half (1/2) City square district area requirement and it also meets the one (1) acre requirement. Therefore, no waiver is required.

Ownership Control

Article 10, Section 10.7.5 of the CZO requires facilities be in s single ownership, or under management or supervision of a central authority. The developer will control the site, meeting the single ownership requirement.

Other Development Criteria - Article 10, Section 10.7.7

Minimum Lot Area, Yard and Maximum Height - In combination, these indicators seek to control the mass of buildings and development density. They work together to ensure that a particular site is not overbuilt. The RPC District does not set any specific standards for these indicators, except that it requires the City Planning Commission to insure that the proposed development is harmonious with the adjacent developments outside of the RPC District.

Yard Setback; Location of Structures and Parking Areas, Off-street Parking - The proposed adaptive reuse of the former vocational school building and convent building will maintain the existing building setbacks along the South Dorgenois Street side and South Broad Street side. South Broad Street which, due to the irregular lot shape ranges from 20-31 feet while the neighborhood center building is built up to the property lines along South Dorgenois and General Taylor Streets. This is in keeping with the front yard setbacks of other development along the surrounding streets.

On-Site and Off-Site Landscaping and Fencing -The developer has not submitted a landscape plan, but has included the presence of street trees on the site plan. The existing proposed residential care facility is located in close proximity to an adjacent residential property, which is not part of the site. The staff recommends landscaping along the residential care facility's property line on the General Taylor Street side of the property, which will help delineate the site. In addition, the staff noted the absence of landscaping near the entrance gate on General Taylor Street and recommends the inclusion of landscaping to help soften the entrance area. Therefore, the staff recommends the following provisos:

- The developers shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the items listed below. The landscape plan shall be subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways for any proposed planting within a public right-of-way.
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
 - b) The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and patio area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
 - c) The installation of street trees at a maximum interval of thirty (30) feet along the public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.

- The site plans shall indicate the type and size of security fencing surrounding the property and provide the related details.

Sidewalks

The existing condition of the sidewalks adjacent to the site on South Broad and General Pershing streets are satisfactory, however the staff observed on a site visit that work is progressing on new concrete sidewalk improvements located at the corner of General Taylor and S. Dorgenois Streets in front of the proposed main entrance, which was previously approved as part of the conditional use permitting the neighborhood center. To ensure that this proposed sidewalk improvement is in accordance with the standards of the Department of Public Works, the staff recommends the following proviso:

- The applicant shall restore the curb and sidewalks subject to the review and approval of the Department of Public Works.

Trash Storage - The staff's visit confirmed the presence of one dumpster and two trash bins located on the site in the parking lot area, but there is currently no presence of screening for these trash receptacles from the public right-of-way. With that stated, the staff would like to reiterate that all refuse should be kept out of public view and should be screened with a six (6) foot high fence. With regard to trash disposal, the staff recommends:

- The developer shall ensure that trash and dumpsters are positioned out of view from all rights-of-way and shall be screened from view with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.
- The developer shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of trash receptacles, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the community center/residential care center shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

Lighting - The submitted site plan does not indicate the location of exterior lighting on the site or the details of the lighting proposed for the parking lot. Because of the facility's location in a residential neighborhood, all installed lighting should be less than twenty (25) feet high, be oriented to eliminate glare, and make use of shielded fixtures wherever possible.

- All site lighting shall be arranged to eliminate glare on residential properties and shall be a maximum of twenty five feet (25') from grade in height. Locations and

directions of any existing or proposed outdoor lighting fixtures shall be indicated on the final site plan.

Signage – The submitted site plan does not indicate the presence of existing or proposed signage. To ensure the signage complies with the provisions under **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance, the staff recommends that the developer submit a signage plan that details the overall dimensions of all proposed signage.

- The developer shall submit a signage plan in compliance with **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance for any proposed signage to the staff of the City Planning Commission for review and approval.

E. What is the potential traffic impact? What are the off-street parking and loading requirements? Can they be provided on site? If not, is a waiver required?

Traffic

South Broad Street, a bounding street, and nearby Napoleon Avenue, are designated as major streets by the New Orleans Major Street Plan. Napoleon Avenue has four lanes of travel with two lanes in each direction divided by a neutral ground. Napoleon Avenue turns into South Broad Street, which features a continuation of the same travel lane pattern as Napoleon Avenue. The subject site has direct pedestrian access to all the bounding streets and has direct vehicular access to General Taylor Street.

Parking

The subject site is accessed by an existing curb cut located on General Taylor Street at the entrance to an interior parking lot with a total of twenty-five (25) available off-street parking spaces of which two (2) are reserved for handicapped access only. The spaces meet the standard requirements of nine (9) feet in width and twenty (20) feet in depth.

In its earlier review for the conditional use for the neighborhood center, staff determined that in accordance with **Article 15, Section 15.2.1 – Off-Street Parking Regulations** of the Comprehensive Zoning Ordinance a community center in an RD-2 District is to provide a minimum of 10 parking spaces with an additional parking space for every three hundred (300) square feet of floor area over one thousand (1000) square feet. Thus, it was determined the eleven thousand four hundred eighty-two (11,482) square foot community center will require thirty-five (35) parking spaces. It was also determined that bicycle parking should be provided on site.

Article 15, Section 15.2.1 – As determined by the Department of Safety and Permits, off-street parking for residential care facilities should be the same as the *Off-Street Parking Regulations* of the Comprehensive Zoning Ordinance for small and large group homes, which require one (1) space for each eight (8) occupants and staff. Estimating double

occupancy of each room and the inclusion of two (2) staff members, the thirteen (13) unit residential care facility will require three point five (3.5)² off-street parking spaces.

The staff recommends a waiver for the thirty-nine (39) space off-street parking requirement for the neighborhood center and the residential care facility, since the site has been historically used as a church and for community related services, and the proposal for the neighborhood center is expected to draw residents from the surrounding neighborhood. In addition, the residential care facility will provide temporary housing for homeless women and their children who will most likely not have vehicles of their own. It is also anticipated that the center's staff will be minimal with some staff utilizing public transportation or other means to access the site; therefore, the staff does not believe the requirement for off-street parking is necessary. Furthermore, there is on-street parking located around the entire square as well as throughout the surrounding neighborhood. While the parking deficiency seems high, the CPC staff believes that this deficiency is consistent with the historic development character of the site and recommends a waiver of those thirty-nine (39) parking spaces.

- The developer shall be granted a waiver of **Article 15, Section 15.2.1, Off-Street Parking Regulations** of the Comprehensive Zoning Ordinance, which requires the provision of thirty-nine (39) additional off-street parking spaces to be located on site, to permit the provision of zero additional parking spaces to be located on site.
- The developer shall provide a minimum of five bicycle parking spaces on site in a suitable location. The location of these spaces will be shown on a revised site plan subject to the review and approval of the City Planning Commission.

Loading

Article 15, Section 15.3.1 – Off-Street Loading Regulations does not specifically mention community centers or residential care facilities in its loading requirements. It is expected that any loading or unloading will occur in the off-street parking lot.

F. What are the comments from other agencies/departments/committees?

The proposal was considered at the Planning Advisory Committee meeting on December 17, 2014. The architect described the proposal. The representative from Parks and Parkways (PPW) inquired about the site plan, which reflects a proposed crepe myrtle on the South Broad Street side public right-of-way. The representative answered by saying that the property was being surveyed but a new survey was not in hand. The PPW representative requested additional trees along the South Broad Street public right-of-way and requested to see a landscaping plan for the site. CPC made a motion of no objection, subject to further review by CPC, PPW and SWB. The motion was seconded by the

² Since it is not possible to legally create one half of a parking spot, City policy is to round up to the next nearest whole number when calculating off-street parking requirements. In this instance, the residential care facility would be required to provide four (4) off-street parking spaces.

representative from Real Estate and Records and passed unanimously. Recommended provisos are included in this report in the *On-site and Off-site Landscaping and Fencing* section to address the PPW representative's concerns.

G. What effects/impacts would the proposed use have on the neighborhood?

The petitioned property is located in a predominantly single family residential area. The petitioned property has historically been used for services provided by the church. The proposed use will add much needed community facilities to the neighborhood as well as an improvement of the underutilized property. The proposed use should have a positive impact on the neighborhood.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Low Density Pre-War." The goal, range of uses, and development character for that designation are copied below:

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

IV. SUMMARY

Zoning Docket 007/15 is a request for the rescission of Ordinance No. 25,972 MCS (Zoning Docket 045/14 a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District) for the purposes of combining the originally-approved neighborhood center into a larger mixed-use development, and to consider a request for an RPC Residential Planned Community District overlay to re-authorize the originally approved neighborhood center and to allow the additional development of the site with a residential care center in an RD-2 Two-Family Residential District.

The proposed residential care center will provide thirteen (13) short-term sleeping rooms for homeless women and children while the previously approved neighborhood center will provide space for social workers, fitness classes, art activities and other community services. The RPC District is appropriate for this site, as it will allow for the preservation and adaptive reuse of two historic, architecturally significant structures while providing much needed services to the community. The site has historically been used as a church and has historically provided similar type services for the surrounding community. Without the RPC District, the residential care center is neither permitted or conditional in an RD-2 Two-Family District. The proposed uses are not expected to have any negative impacts on the surrounding neighborhood. No significant impacts are anticipated to traffic in the area. The staff finds the site designs to be acceptable, although landscaping both on-site and in the adjacent public right-of-way are recommended. The staff also recommends standard provisos relating to signage, fencing, lighting, and trash disposal.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **APPROVAL** of Zoning Docket 007/15, subject to one (1) waiver and eleven (11) provisos:

Waivers

1. The developer shall be granted a waiver of **Article 15, Section 15.2.1, Off-Street Parking Regulations** of the Comprehensive Zoning Ordinance, which requires the provision of thirty-nine (39) additional off-street parking spaces to be located on site, to permit the provision of zero additional parking spaces to be located on site.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

³ Subject to modification by the City Planning Commission

2. The developer shall complete the consolidation of all lots comprising the site into one lot of record prior to the issuance of a Certificate of Use and Occupancy for the Residential Planned Community.
3. The developers shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the items listed below. The landscape plan shall be subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways for any proposed planting within a public right-of-way.
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
 - b) The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and patio area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
 - c) The installation of street trees at a maximum interval of thirty (30) feet along the public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.
4. The site plans shall indicate the type and size of security fencing surrounding the property and provide the related details.
5. The applicant shall restore the curb and sidewalks subject to the review and approval of the Department of Public Works.
6. The developer shall ensure that trash and dumpsters are positioned out of view from all rights-of-way and shall be screened from view with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.
7. The developer shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of trash receptacles, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the community center/residential care center shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

8. All site lighting shall be arranged to eliminate glare on residential properties and shall be a maximum of twenty five feet (25') from grade in height. Locations and directions of any existing or proposed outdoor lighting fixtures shall be indicated on the final site plan.
9. The developer shall submit a signage plan in compliance with **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance for any proposed signage to the staff of the City Planning Commission for review and approval.
10. The developer shall provide a minimum of five bicycle parking spaces on site in a suitable location. The location of these spaces will be shown on a revised site plan subject to the review and approval of the City Planning Commission.
11. In order to protect the residential character of the surrounding neighborhood, any proposed use for the community center shall be a permitted use as noted in the underlying zoning district.

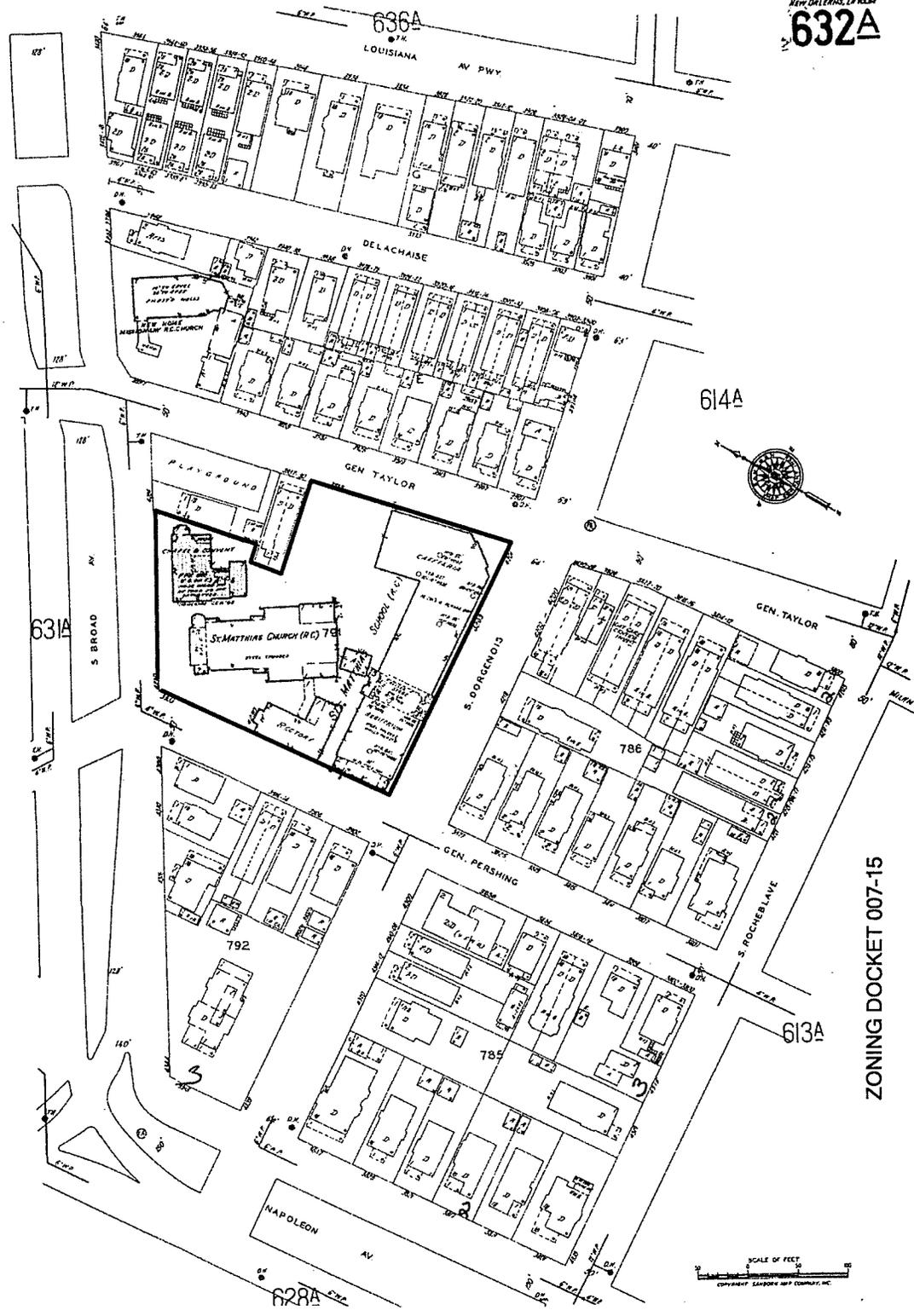
VI. REASONS FOR RECOMMENDATION⁴

1. Approval of the Residential Planned Community (RPC) would accommodate two purposes: the re-use of existing structures on an existing site, which would be difficult to be occupied by other types of use and its continued maintenance; and it would also encourage public interest by providing for community services.
2. The rescission of the previous conditional use ordinance is appropriate since the RPC is the appropriate mechanism to allow additional development at the site while incorporating the conditions of the previously approved conditional use permit.
3. The site meets the criteria required by the RPC regulations.
4. The proposal is consistent with the *Plan for the 21st Century*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

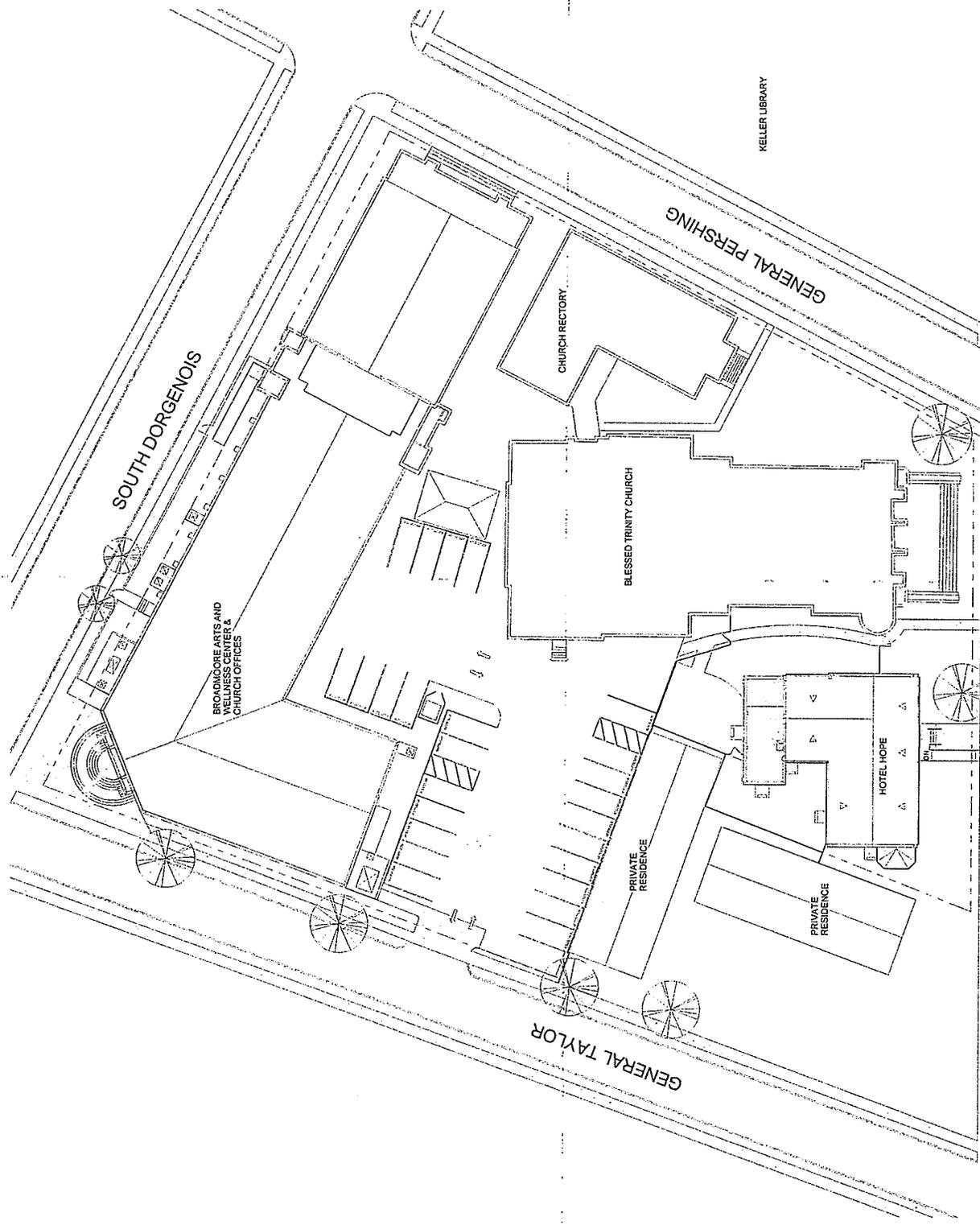
⁴ Subject to modification by the City Planning Commission

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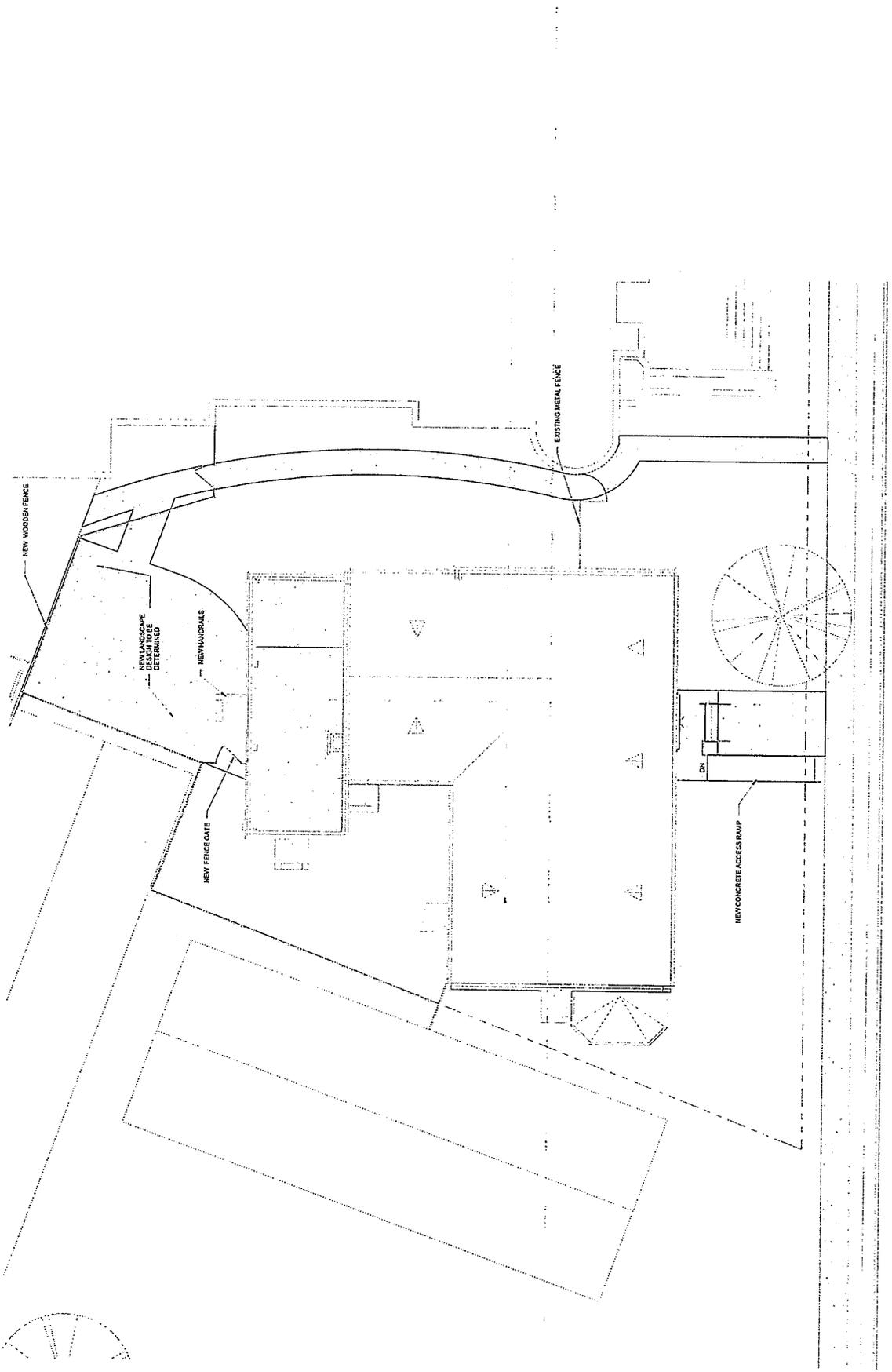


ZONING DOCKET 007-15

SCALE OF FEET
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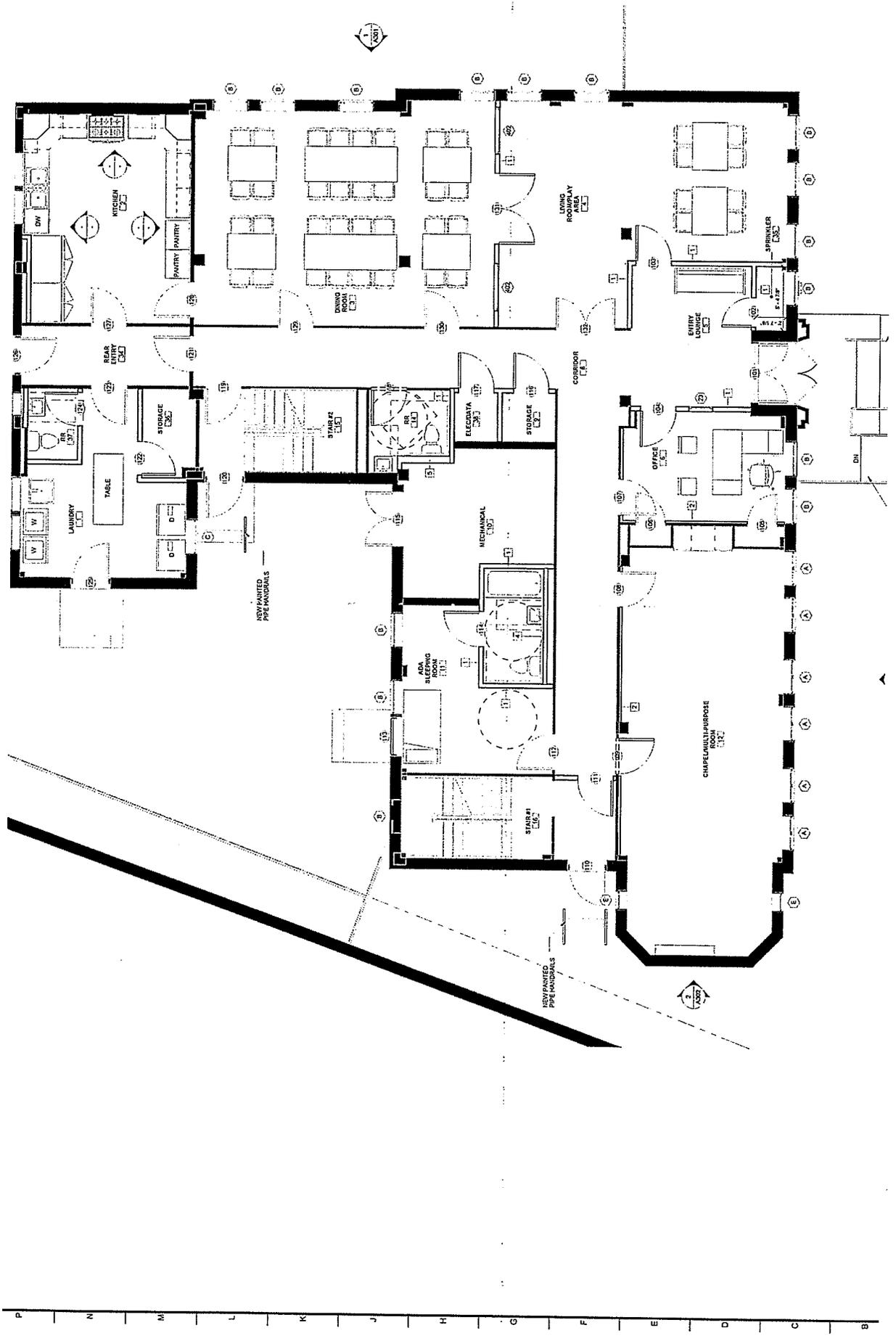
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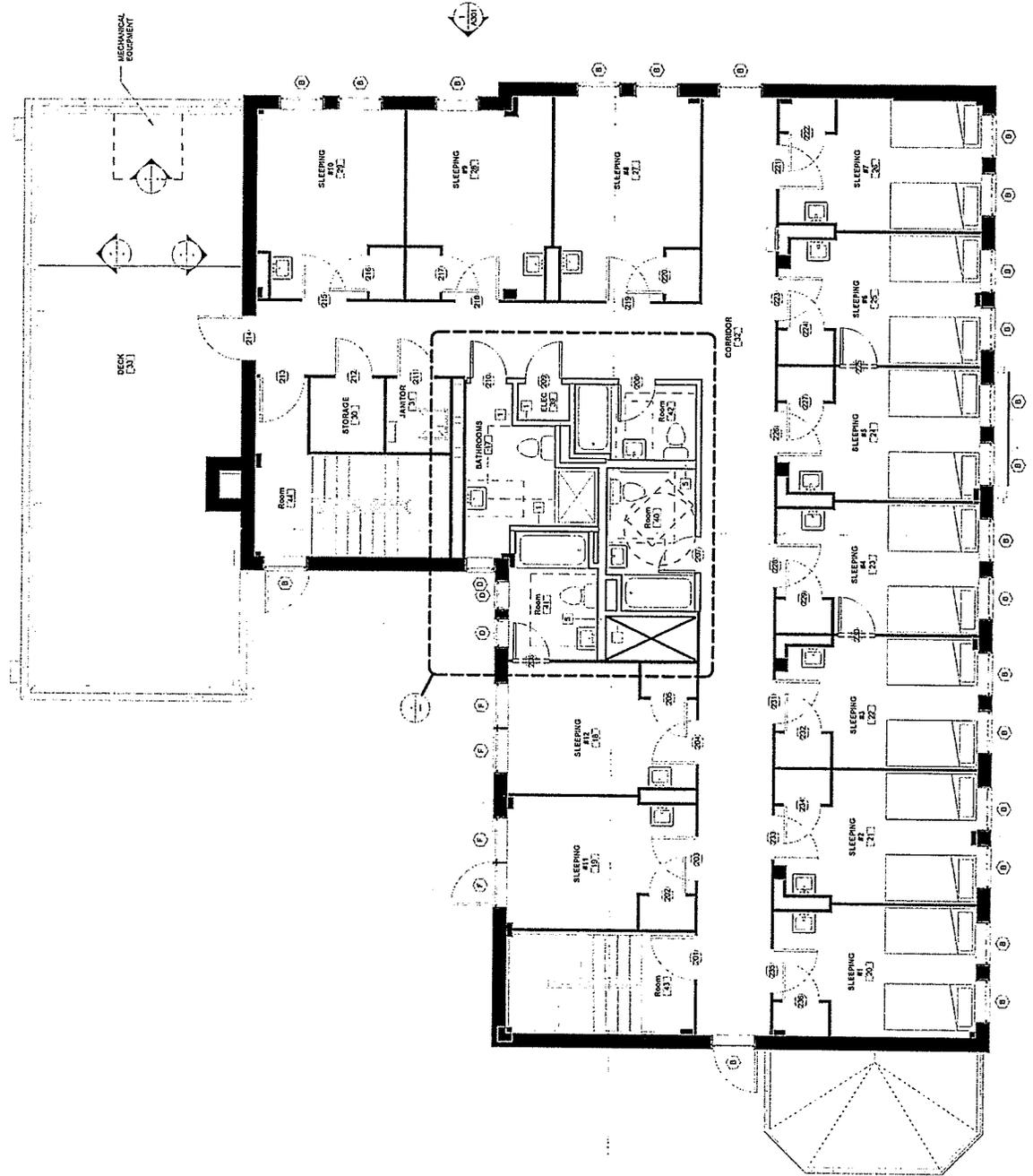
1/8" = 1'-0"

SITE PLAN-NEW

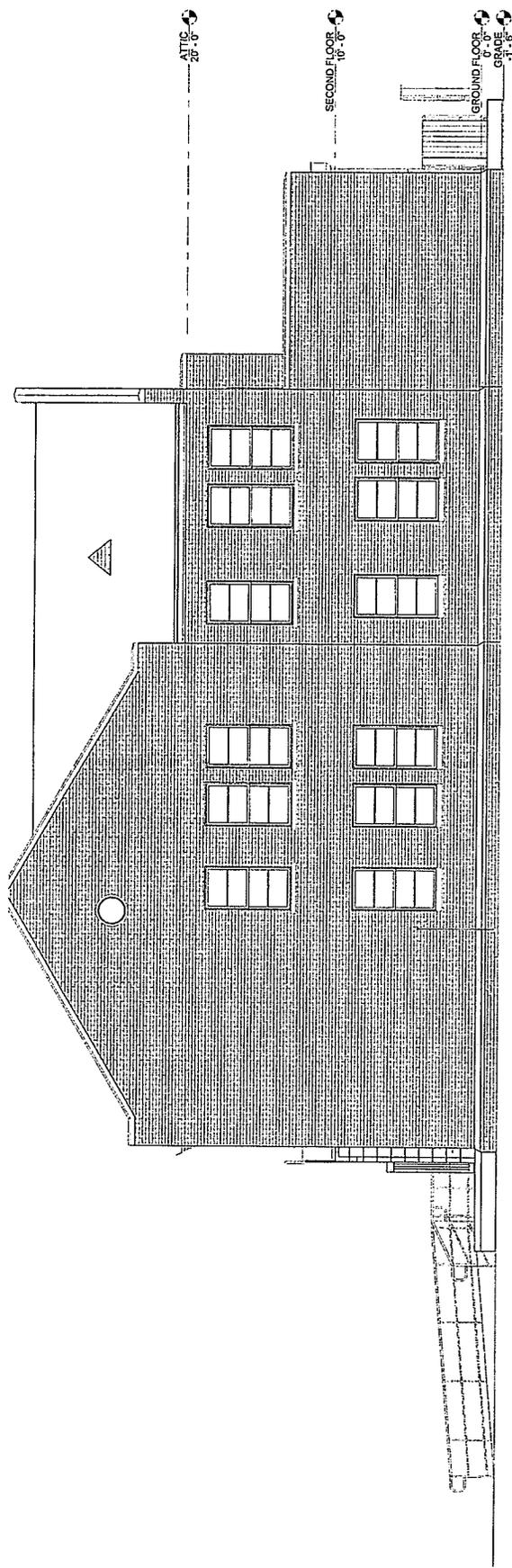
ABS1



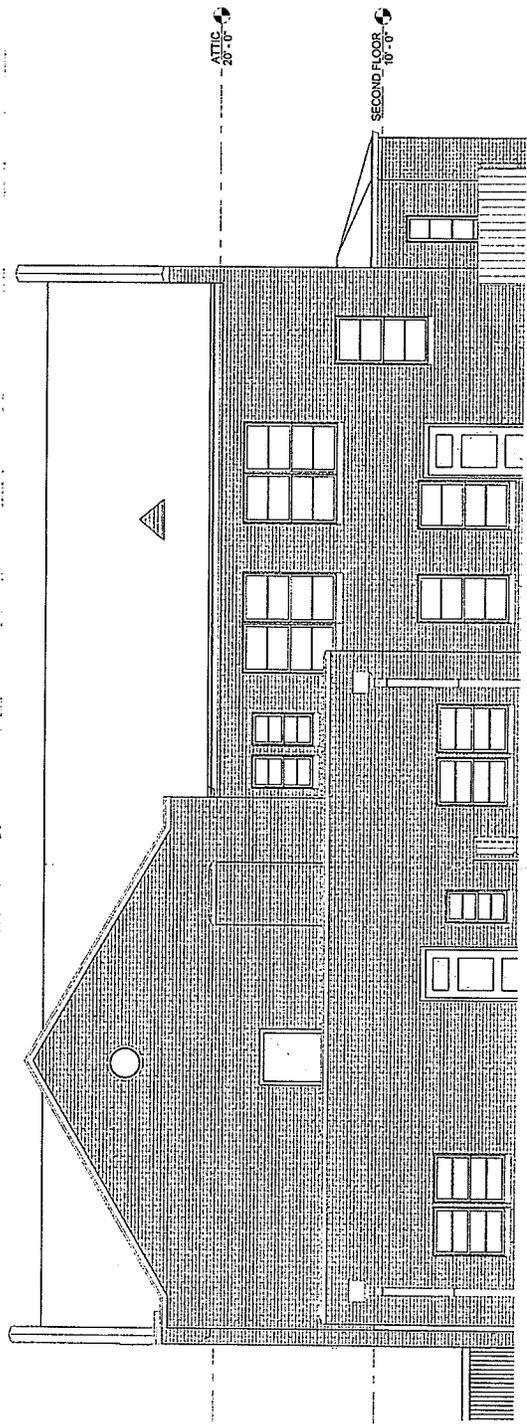
A B C D E F G H J K L M N



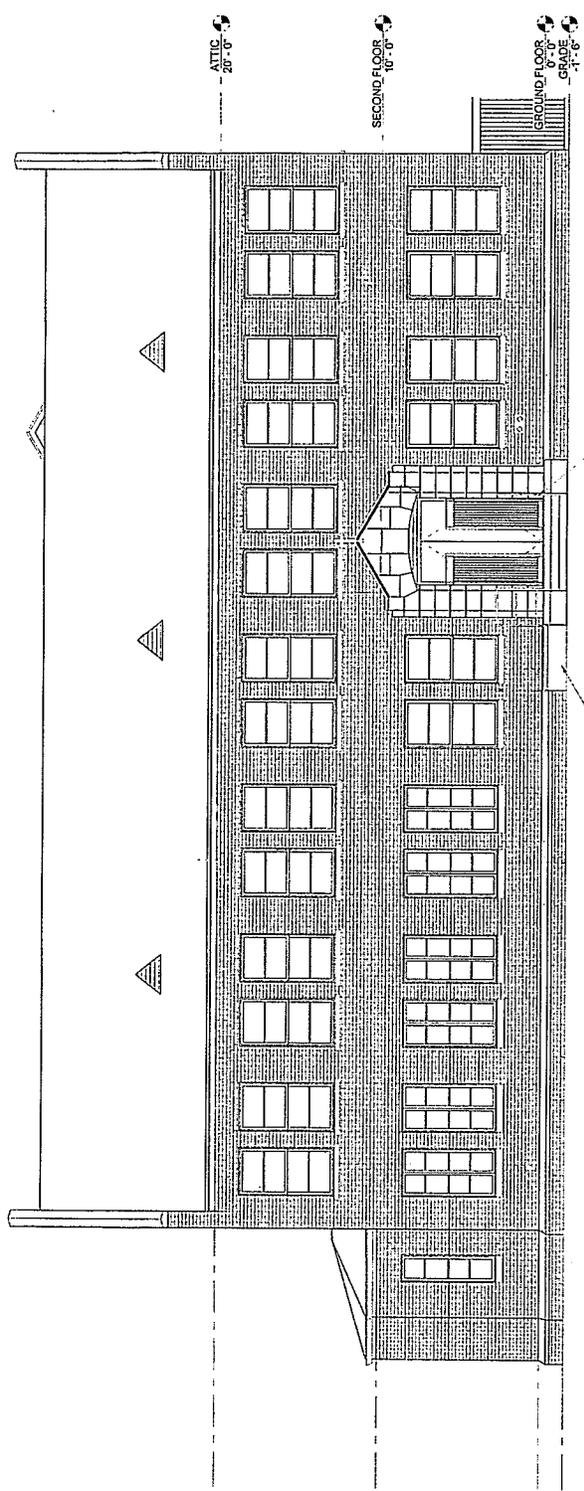
P N M L K J I H G F E D C B



ELEVATION
1/4" = 1'-0"

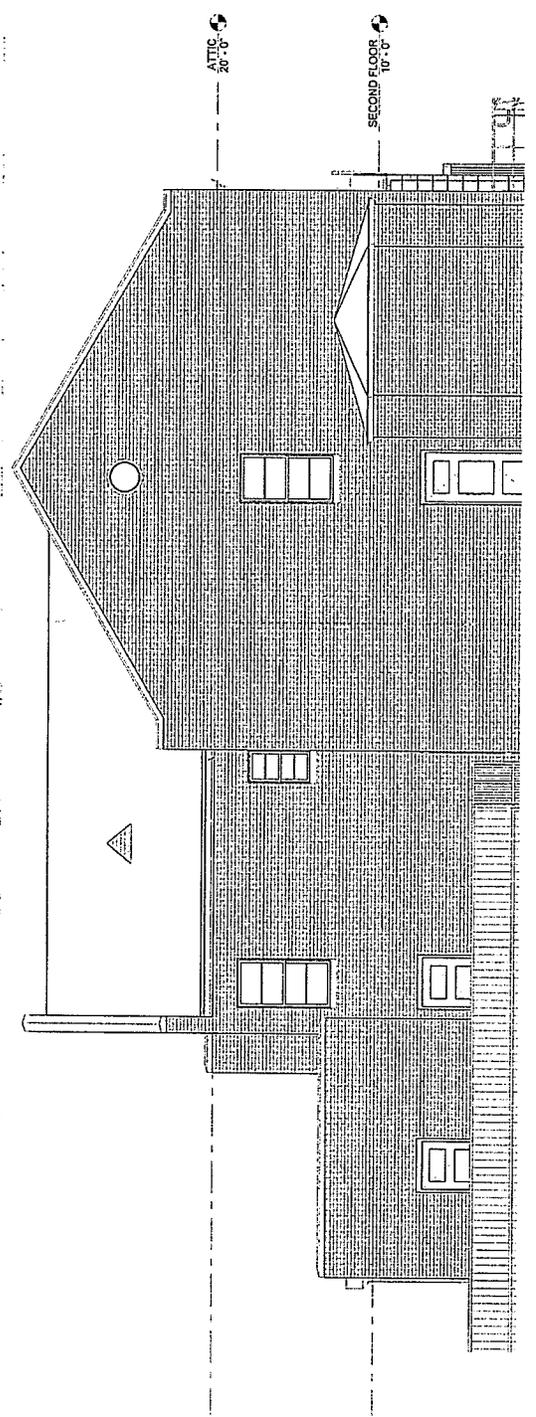


P N M L K J I H G F E D C B



1 ELEVATION
A302

1/8" = 1'-0"



MOTION

NO. M-14-516

CITY HALL: November 20, 2014

BY: COUNCILMEMBER  CANTRELL

SECONDED BY:

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS,
That the City Planning Commission is hereby directed to conduct a public hearing to consider a request to rescind Ordinance No. 25,972 M.C.S. (Z.D. 45/14 authorizing a conditional use to permit a Neighborhood Center at the petitioned site) for the purposes of combining the originally approved neighborhood center into a larger mixed-use development request, and to consider a request for an RPC Residential Planned Community District to re-authorize the originally approved Neighborhood Center and to allow the additional development of the site with a Residential Care Center in an RD-2 Two-Family Residential District, for property located on Square 791, Lots A & B (aka Pt Square; or Lots 1 & 12), in the Sixth Municipal District, generally bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal addresses are 3900 General Taylor Street and 4222 S. Broad Street.

**THE FORGOING 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.