

Planning Advisory Committee

July 17, 2024

Meeting Minutes

Members Present:

Chair – Rachael Berg

City Planning Commission – Laura Bryan

The Department of Real Estate and Records – Ashley Spangenberg & Toni Thompson

Sewage and Water Board – LaJoyce Steib

Department of Safety and Permits – Todd Breckman

The City Planning Commission chair called the meeting to order by describing the function of the PAC, to consider the technical merits of projects proposed in the public right-of-way to inform the City Planning Commission's decision.

Item #1 – Minutes from the May 15, 2024, PAC meeting

The minutes from the May PAC meeting were considered for adoption. They were considered at the July meeting because the PAC meeting in June was cancelled. The representative from the Department of Safety and Permits made a motion to accept the minutes from the May 15, 2024, PAC meeting. The motion was seconded by the Department of Real Estate and Records and unanimously adopted.

Item number 2 – Consideration Property Disposition 003/24

The representative from the City Planning Commission explained Property Disposition 003/24 and the following item - Property Acquisition 004/24 - are two parts of the same request for a land swap between Maumas Partners, LP, and the City of New Orleans. Both requests are slated for consideration at the August 13, 2024, City Planning Commission hearing and Laura Bryan, Assistant Planning Administrator, is the lead planner assigned to both requests.

The representative from CPC stated this land swap is the result of a subdivision of a new development from 2010 that was plotted incorrectly. A few years after the subdivision and subsequent development occurred, it surfaced that the survey erroneously plotted the streets over private land, and the developments over public land. The error captured approximately 25 feet of city land where houses and their front yards now stand. This property swap would rectify this issue by ensuring the land used as a public right-of-way is city-owned and the land used as private property is privately owned.

The representative of the request explained when the streets were created for this subdivision, the utilities were placed underneath the streets/property with some also placed under the front yards of the newly created lots. Therefore, the proposed land swap would not affect the utilities or existing servitudes in any way. The representative also stated the development includes 60 affordable rental housing units; as such, each lot is owned by the same entity.

Some of the PAC Committee members questioned why portions of the existing street were not part of the requested land-swap. The representative explained that the excluded portions are already city-owned and not necessary for inclusion in the request. The representative from the Sewage and Water

Board asked about existing servitudes. The representative stated that while the majority of the utilities are located under the streets, there are some lots that have a servitude along the front yards.

The representative from the Department of Safety and Permits made a motion of no objection subject to further review from the City Planning Commission, the Department of Real Estate and Records and Sewage and Waterboard. The representative from the Department of Real Estate and Records seconded the Motion which passed unanimously.

Item Number 3 – Consideration of Property Acquisition 004/24

The representative from the City Planning Commission explained Item number 3 was the counterpart of item number 2. No additional information was necessary to vote on this item.

The representative from the Department of Safety and Permits made a motion of no objection subject to further review from the City Planning Commission, the Department of Real Estate and Records and Sewage and Waterboard. The representative from the Department of Real Estate and Records seconded the Motion which passed unanimously.