

Planning Advisory Committee

April 8, 2026

Meeting Minutes

Members Present:

Chair – Rachael Berg

The Department of Real Estate and Records – Ashley Spangenberg

Department Public Works – Louis Haywood

The Department of Parks and Parkways – Lillian Haggerty (left before action taken on Item #2)

Sewage and Waterboard – LaJoyce Steib

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

Item #1 – Minutes from the February 11, 2026, PAC meeting

The minutes from February 11, 2026, PAC meeting were considered for adoption. The representative from Parks and Parkways made a motion to accept the minutes from the February 11, 2026, PAC meeting. The motion was seconded by the Department of Public Works and unanimously adopted.

Item number 2 – Consideration of Property Disposition 001/26

A representative from the City Planning Commission explained the requested disposition is for a portion of the John Churchill Chase Street right-of-way to be incorporated into a future hotel on the site after the dedication is revoked. The representative stated the street has two zoning designations because the adjacent parcels' zoning districts extend into the midline of the street. Therefore, the street contains both the OS-N District and the CBD-2 District. The representative stated a zoning map adjustment or zoning change would need to be acquired after the property is consolidated into the Sugar Mill site.

The representative stated the property disposition is slated to be considered at the April 28, 2026, City Planning Commission hearing. Prior to the PAC meeting, the Department of Safety and Permits issued a written statement of no objection to the property disposition. Entergy also provided a written statement requesting a servitude be included in the terms of the sale for existing powerlines running inside John Churchill Chase right-of-way.

The representative stated the Traffic Impact Analysis conducted to determine the impact of the street closure concluded that the project conditions indicate project trips are expected to increase delays but still hold acceptable operations at the study intersections.

The representative from Sherman Strategies that explained the project and indicated there is a 2.38 sliver (or 731 square feet) of the Mississippi River Heritage Park to be disposed of in addition to the John Churchill Chase Street right-of-way. The representative stated the plan is to rezone and consolidate the acquired property into the sugar mill site. The acquired property will include a public sidewalk connecting Convention Center Blvd. to South Peters St. and part of the hotel development. HDLC has already approved the demolition of the structure on the Sugar Mill site.

There was much discussion around the utilities under the right-of-way, in particular a 16 in. water line that will eventually be located under the new sidewalk. Sherman Strategies stated the utilities would be relocated and any servitudes required would be a proviso as a requirement of the sale terms and would also be part of the subsequent resubdivision.

One of the engineers representing the project mentioned servitudes may not be needed for the Entergy powerlines. The representative from CPC stated the proviso could be worded in such a way that the servitude would not be required is determined appropriate by Entergy.

The representative from Parks and Parkways requested to see a landscape plan and expressed concerns about the sliver of the Mississippi River Heritage Park that is to be included in the disposition.

The representative from the Department of Public Works required to see the Traffic Impact Analysis. The representative from the City Planning Commission stated it was posted on the CPC website and would also e-mail the study.

The representative from the Department of Property Management made a motion of approval subject to further review from CPC, RER, Entergy, PPW, DPW and SWB.

The representative made suggested an amendment to the Motion to include the 2.38' sliver of the Mississippi River Heritage Park into the Motion which was accepted by the representative from the Department of Property management (RER). The Motion was seconded by the representative from the Department of Public Works, as amended, and unanimously adopted.