

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – June 26, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, June 26, 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 June 12, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 072/13** – Request by JAZZ CASINO COMPANY LLC to amend existing Conditional Use Ordinance No. 16,314 (ZD113-93) which permitted a parking garage, to permit an amusement place in a CBD-8 Central Business District within the Downtown Design Review District, on Square 5, Lot G, in the First Municipal District, bounded by Convention Center Boulevard, Fulton, Girod and Lafayette Streets. The municipal address is 601 CONVENTION CENTER BOULEVARD. (PD-1A)
- 3) **Consideration:** **ZONING DOCKET 073/13** – Request by BYRIVER INVESTMENTS LLC for a Conditional Use to permit a wine bar/wine shop in an Historic Marigny/Tremé Commercial District, on Square 375, Lot 1, in the Third Municipal District, bounded by Touro, North Rampart, and Frenchmen Streets and Saint Claude Avenue. The municipal address is 1027-1031 TOURO STREET. (PD-7)
- 4) **Consideration:** Sale of an alley measuring 25’x100’ in Grove 14, Section 10 of the N.O. Lakeshore Land Company Tract, adjacent to Lot 5, and abutting Lots (1-4), 3rd M.D., bb: Haynes Blvd., Edwards St., and Wales St., at the request of the abutting property owners on Haynes Blvd.
- 5) **Consideration:** Grant of servitude of air rights on/over a portion of Gentilly Blvd. and Grand Route St. John Street public rights-of-way, adjacent to Square 1530, Lots X, PT 6 & 7 (Fair Grounds 2 Subdivision), 3rd M.D., bb: Gentilly Blvd., Grand Route St. John Street, Paul Morphy St., and LaHarpe St. for a proposed cantilever canopy. The municipal address is 1544 Gentilly Blvd.
- 6) **Consideration:** Sale or long-term lease of ground rights on/over a portion of St. Thomas Street public right-of-way, adjacent to Square 100, Lots 2 and B, 1st M.D. This is a request by the abutting property owner. The municipal address is 1222 Annunciation St.

- 7) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, July 10, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Leslie T. Alley, Deputy Director
June 20, 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 – June 12, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, June 12, 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)
Lily Haggerty (HDLC)
Lary Hesdorffer (VCC)

GUESTS

J.T. Hannan

CPC STAFF

Editha Amacker
Stephen Kroll
Paul Cramer
Geoff Moen
Kelly Cottrell

NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the May 29, 2013 PAC meeting.

The committee passed a motion to approve the minutes as written.

- 2) **Consideration:** **ZONING DOCKET 0XX/13** – Request by ARCHLAND PROPERTY LLC to amend Conditional Use Ordinance M.C.S. No. 21,997 which permits a fast food restaurant with a drive-thru facilities beverages for on-premise consumption to permit the expansion of the existing drive-thru facility, in a B-2 Neighborhood Business District within the UC Urban Corridor Overlay District, on Square A-3, Pt Lot A-3 or Lot A-31B or Lot A-31B-1, in the Fifth Municipal District, bounded by Vespian Street, General DeGaulle, Sandra and Cypress Acres Drives. The municipal address is 3250 GENERAL DE GAULLE DRIVE. (PD-12) **(This application was removed from the agenda for the July 9 CPC meeting because the application was not complete. As such, it did not have a zoning docket number at the time of the PAC meeting. The application**

was considered at the PAC meeting in anticipation of it being placed on a future CPC meeting agenda.)

None of the departmental representatives present had comments regarding the application. The committee passed a motion of no objection subject to further review by CPC.

- 3) **Consideration: ZONING DOCKET 064/13** - Request SEVENTH MAGAZINE LLC to amend Conditional Use Ordinance M.C.S. 11,244 to permit the expansion of an existing retail development over 5,000 square feet, in a B-1A Neighborhood Business District, on Square 153, Lot 8A, in the Fourth Municipal District, bounded by Camp, 6th, 7th and Magazine Streets. The municipal addresses are 2929-37 MAGAZINE STREET. (PD-2)

HDLC expressed concern about the absence of fenestration from the second floor Magazine Street elevation. PPW requested street trees within the Magazine Street and Seventh Street rights-of-way. RER stated that any encroachments within the adjacent rights-of-way would need to be approved by that department.

The committee passed a motion of no objection to the request subject to the review and approval of CPC, PPW, and RER.

- 4) **Consideration: ZONING DOCKET 066/13** – Request by 225 BARRONE COMPLEX LLC for a Conditional Use to permit a non-accessory parking garage and a cocktail lounge in a CBD-1 Central Business District, on Square 265, Lots 1 through 6, 32 and 33, in the First Municipal District, bounded by Barrone, Common, Gravier Streets and O’Keefe Avenue. The Municipal Addresses are 919 GRAVIER STREET and 225 BARONNE STREET. (PD-1A)

None of the departmental representatives present had comments regarding the application. The committee passed a motion of no objection subject to further review by CPC.

- 5) **Consideration: STREET NAME CHANGE 001/13:** Consideration of the re-naming of Jumonville Street between St. Bernard Avenue and Milton Street as ForeKids Drive. (PD 4)

CPC, DPW, and ITI voiced concerns about the proposed street name change. Based on these concerns, the committee passed a motion of objection to the request.

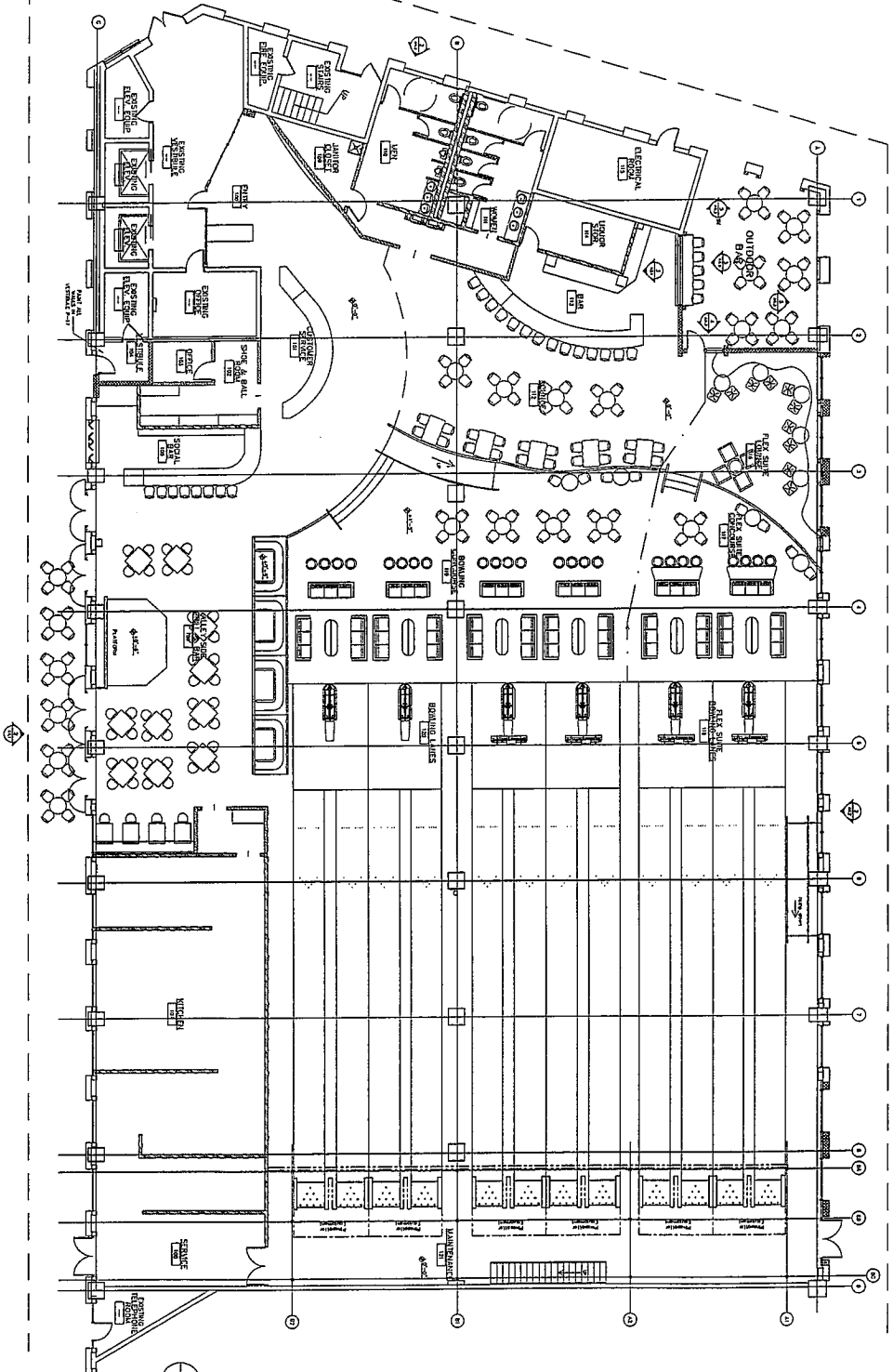
- 6) **Consideration:** A grant of servitude of ground rights on/over a portion of N. Rampart St. public right-of-way, adjacent to Square 280, Lot 8, 3rd M.D., bounded by: St. Ferdinand St., Burgundy St., Press St., and N. Rampart St. for proposed encroachments of hand railings, steps, landing, and existing roof overhang. The municipal address is 2822 N. Rampart St.

RER noted that the submitted plans did not have sufficient detail about the dimensions of the proposed steps and the adjacent sidewalk and stated that the application would need to be withdrawn and resubmitted. The committee passed a motion of objection to the request so that it would be removed from the agenda and could be resubmitted at a later point.

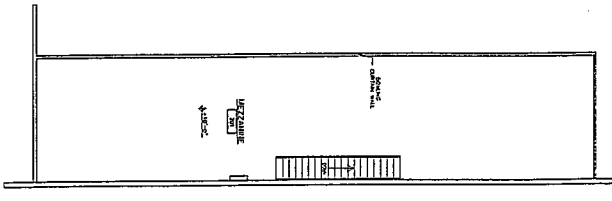
Item # 2

Consideration: ZONING DOCKET 072/13 – Request by JAZZ CASINO COMPANY LLC to amend existing Conditional Use Ordinance No. 16,314 (ZD113-93) which permitted a parking garage, to permit an amusement place in a CBD-8 Central Business District within the Downtown Design Review District, on Square 5, Lot G, in the First Municipal District, bounded by Convention Center Boulevard, Fulton, Girod and Lafayette Streets. The municipal address is 601 CONVENTION CENTER BOULEVARD. (PD-1A)

1 FLOOR PLAN
A1.1 SCALE 1/8" = 1'-0"



2 MAINTENANCE MEZZANINE
A1.1 SCALE 1/8" = 1'-0"



FLOOR PLAN LEGEND

	EXISTING ROOM		FINISHED PLAN LINE
	NEW ROOM		WALL 1/2\"/>
	NEW ROOM LINE		EXISTING COLUMN LINE
	NEW WINDOW LINE		FLOOR ELEVATION LINE
	ELEVATION TAG		EXPANSION CLAMP

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PROJECT NO.:	A1.1
SCALE:	1/8" = 1'-0"
DESIGNER:	[Signature]
CHECKER:	[Signature]



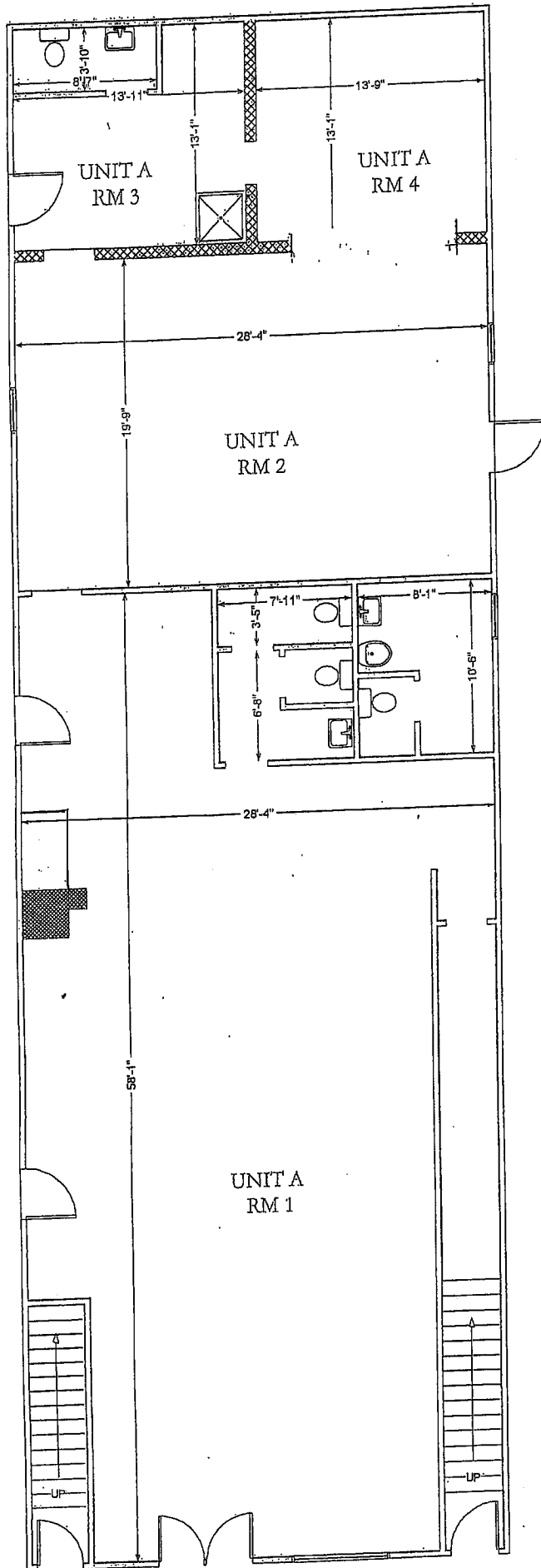
FULTON ALLEY
600 FULTON ST.
NEW ORLEANS

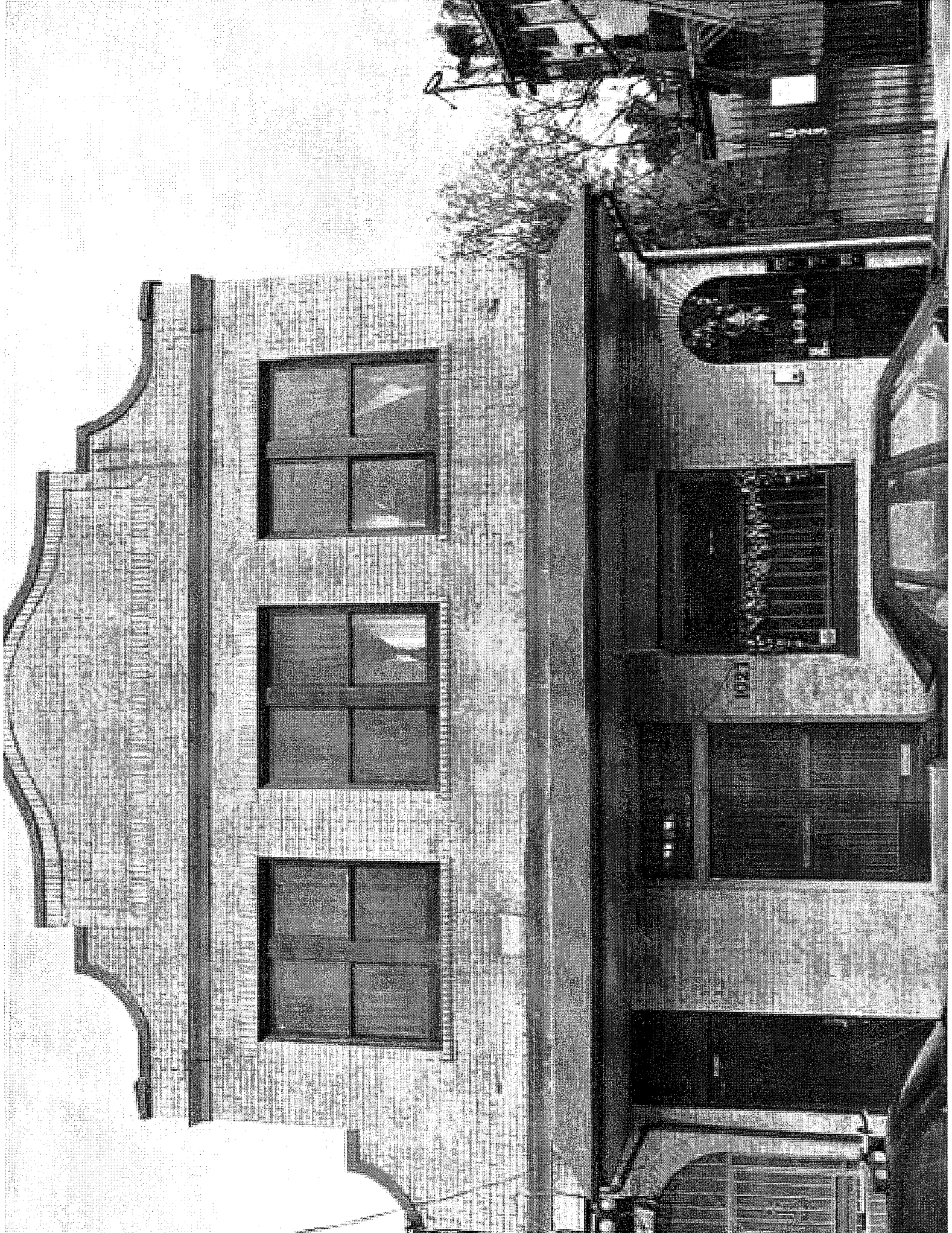
FLOOR PLAN

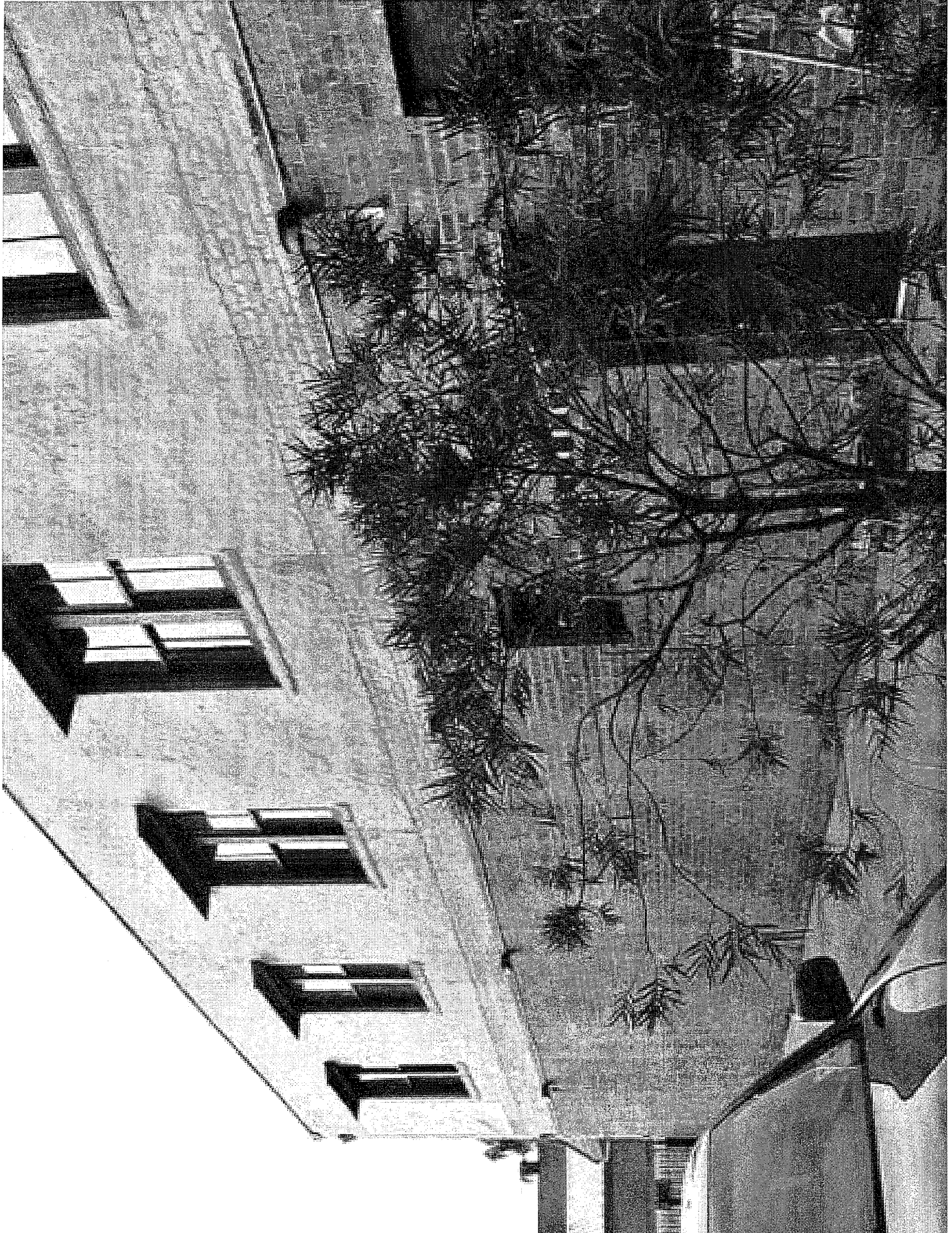
DATE:	12-06-12
PROJECT NO.:	A1.1
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DESIGNER:	[Signature]
CHECKER:	[Signature]

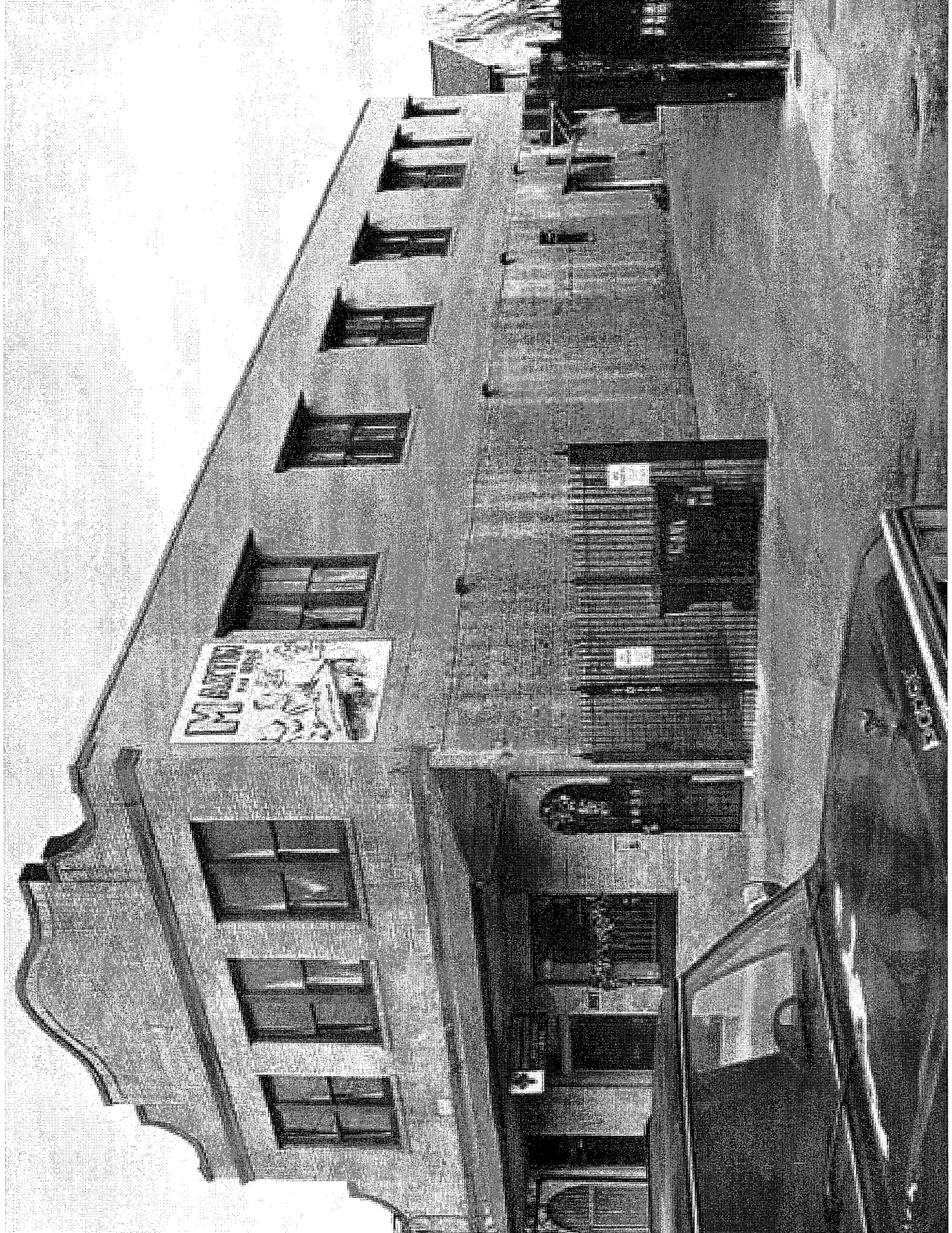
Item #3

Consideration: ZONING DOCKET 073/13 – Request by BYRIVER INVESTMENTS LLC for a Conditional Use to permit a wine bar/wine shop in an Historic Marigny/Tremé Commercial District, on Square 375, Lot 1, in the Third Municipal District, bounded by Touro, North Rampart, and Frenchmen Streets and Saint Claude Avenue. The municipal address is 1027-1031 TOURO STREET. (PD-7)









Item #4

Consideration: Sale of an alley measuring 25'x100' in Grove 14, Section 10 of the N.O. Lakeshore Land Company Tract, adjacent to Lot 5, and abutting Lots (1-4), 3rd M.D., bb: Haynes Blvd., Edwards St., and Wales St., at the request of the abutting property owners on Haynes Blvd.

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

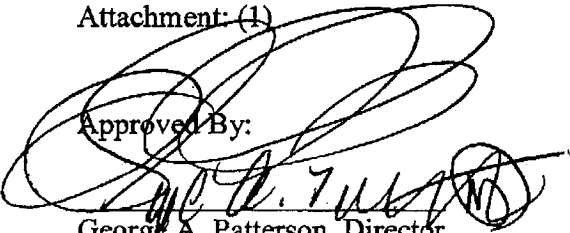
To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: June 17, 2013
Re: PAC Agenda

Please place the following item on the PAC Agenda:

Consideration: Sale of an alley measuring 25'x100' in Grove 14, Section 10 of the N.O. Lakeshore Land Company Tract, adjacent to Lot 5, and abutting Lots (1-4), 3rd M.D., bb: Haynes Blvd., Edwards St., and Wales St., at the request of the abutting property owners on Haynes Blvd.

Attachment: (1)

Approved By:


George A. Patterson, Director

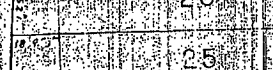
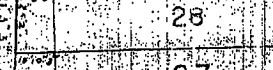
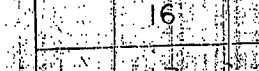
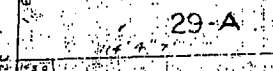
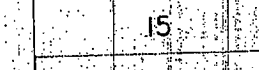
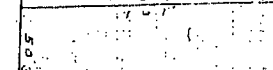
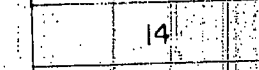
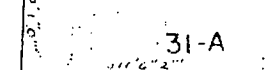
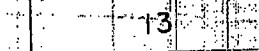
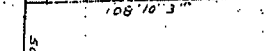
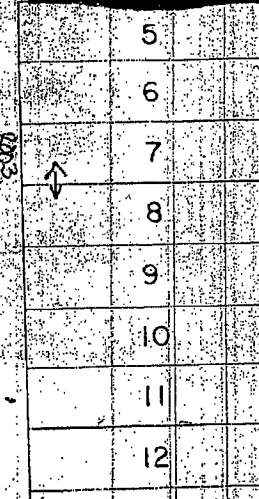
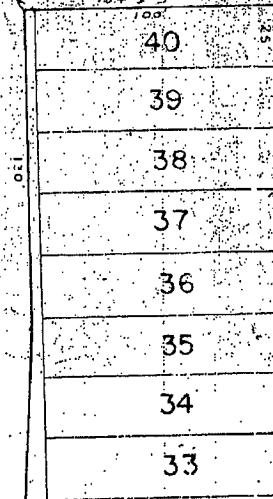
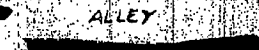
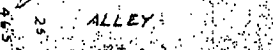
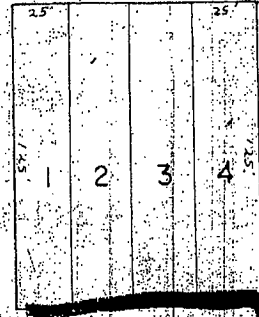
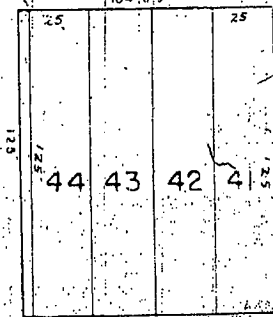
GAP:MJG:ecw

HAYNE

BLVD

MAYO

EDWARDS



WALES

ROAD

ST

3M-9W SCALE 1" = 60'
 GROVE 14, SECTION 14, T42N, R10E, S10E, L14, NO. 1, LAKESHORE LAND

Item #5

Consideration: Grant of servitude of air rights on/over a portion of Gentilly Blvd. and Grand Route St. John Street public rights-of-way, adjacent to Square 1530, Lots X, PT 6 & 7 (Fair Grounds 2 Subdivision), 3rd M.D., bb: Gentilly Blvd., Grand Route St. John Street, Paul Morphy St., and LaHarpe St. for a proposed cantilever canopy. The municipal address is 1544 Gentilly Blvd.

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To: Yolanda Rodriguez, Director
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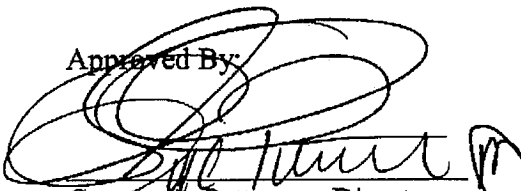
Please place the following item on the PAC agenda:

Consideration: Grant of servitude of air rights on/over a portion of Gentilly Blvd. and Grand Route St. John Street public rights-of-way, adjacent to Square 1530, Lots X, PT 6 & 7 (Fair Grounds 2 Subdivision), 3rd M.D., bb: Gentilly Blvd., Grand Route St. John Street, Paul Morphy St., and LaHarpe St. for a proposed cantilever canopy. The municipal address is 1544 Gentilly Blvd.

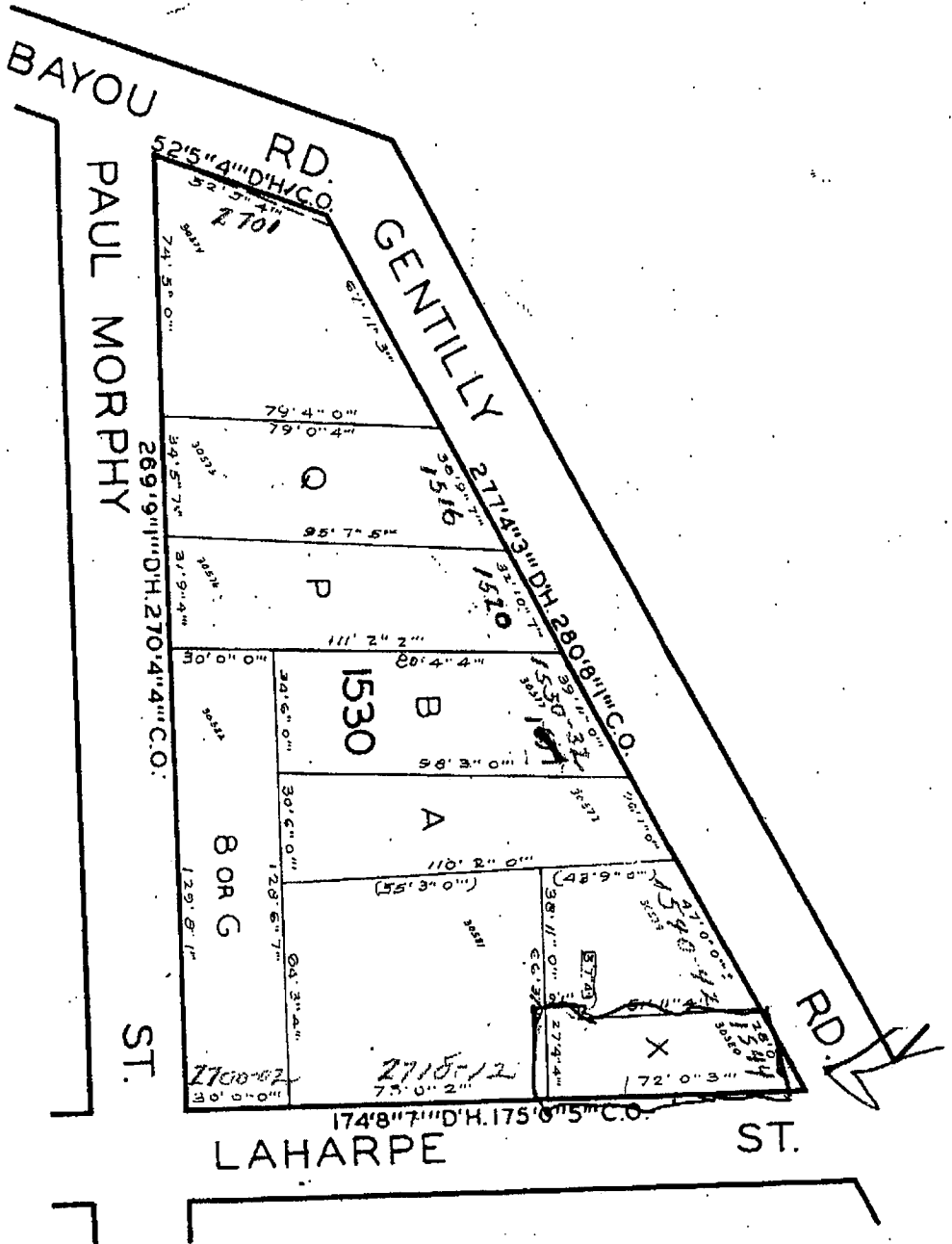
If you have any questions, please contact me at 658-3615

Attachments: (4)

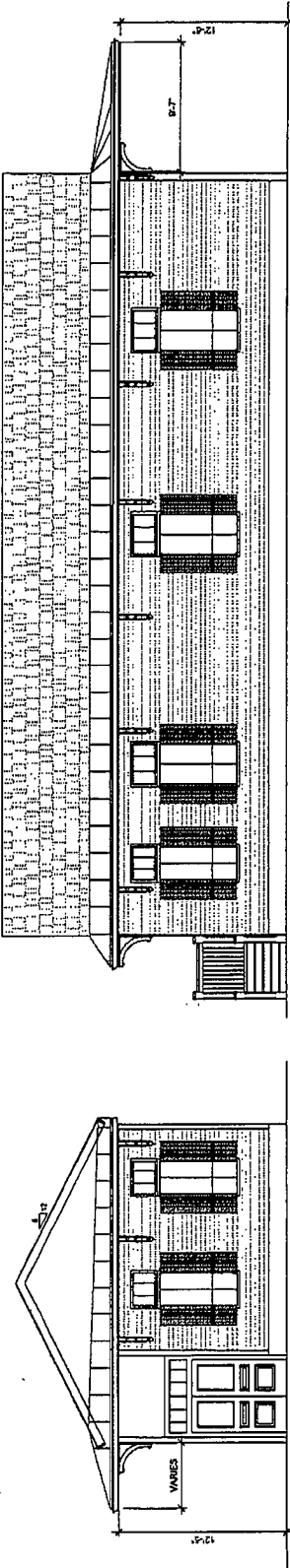
Approved By:


George A. Patterson, Director

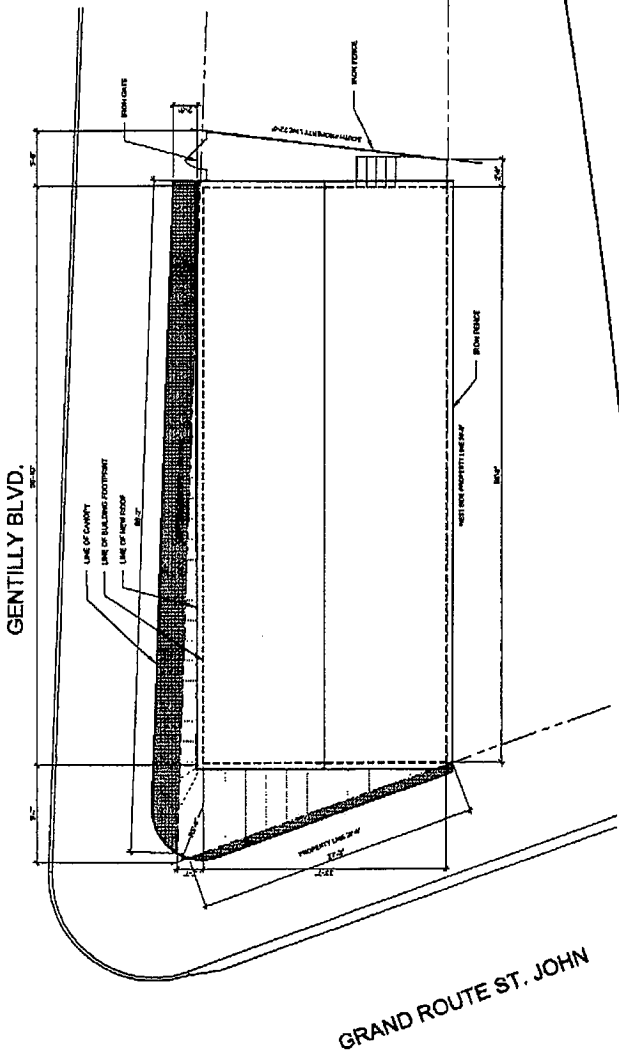
GAP:MJG:ecw



3M-7W SCALE 1" = 50'



AREA OF CANOPY OVERHANG ENCROACHMENT	
175 SQ-FT	ENCROACHMENT ON GENTILLY BLVD.
24 SQ-FT	ENCROACHMENT ON GRAND ROUTE ST. JOHN
199 SQ-FT	TOTAL AREA OF CANOPY OVERHANG ENCROACHMENT



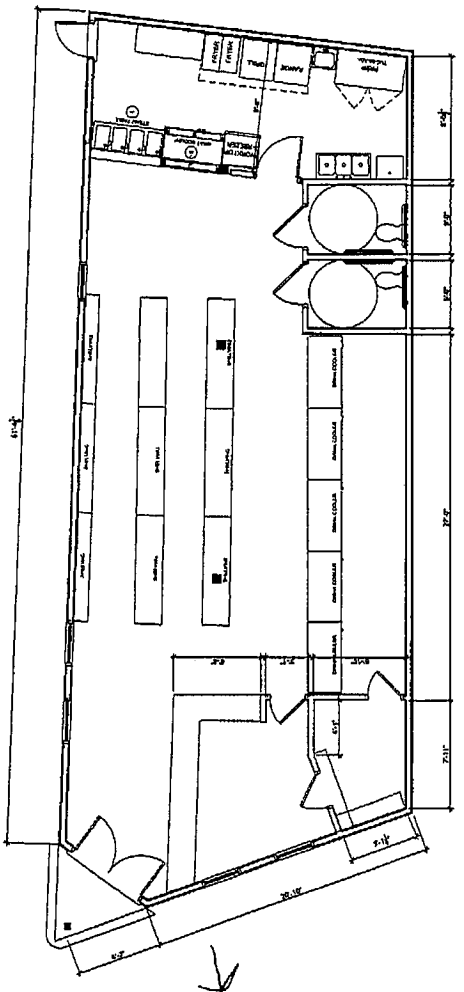
CANOPY ENCROACHMENT

GEBRE AMARE
RENOVATION AND ROOF REPAIR
1544 GENTILLY BLVD.
NEW ORLEANS, LOUISIANA

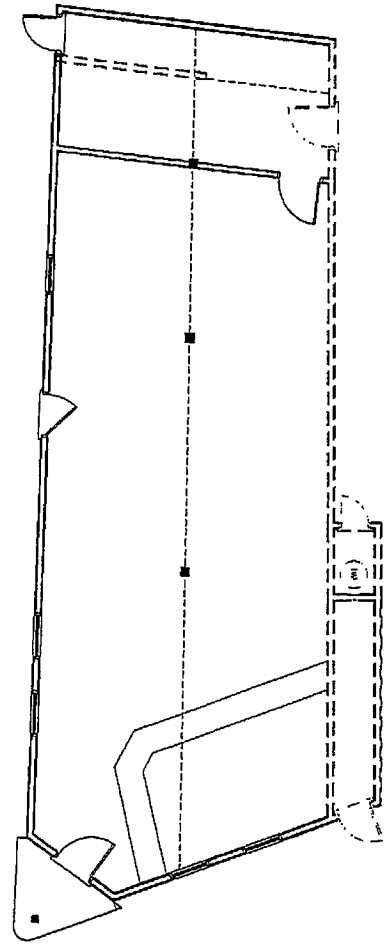
in site
NEW ORLEANS | MIAMI
PHONE 504-610-1238 FAX 504-892-9251
WWW.INSTIDEVELOPMENTS.COM

GENERAL NOTES TO THE CONTRACTOR

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. WORK ONLY FROM THE WRITTEN DIMENSION SHOWN. DO NOT SCALE DRAWINGS. WORK FROM ESTABLISHED LINES AND LEVELS. ESTABLISH PERMANENT MARKERS FOR LINES AND LEVELS OF THE WORK.
3. SURVEY EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONDITIONS AND COORDINATE WITH WORKING DRAWINGS FROM TO SUBMITTING A PRICE FOR THE WORK. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL INSTALLATIONS ARE COMPATIBLE WITH BOTH THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY. NO REQUESTS FOR CHANGES OR PRICE PROPOSALS, CHANGE ORDERS OR JOB EXTRAS FOR SUCH WORK SHALL NOT BE APPROVED.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORKS ACCORDANCE WITH TRADE STANDARDS, AND ALL APPLICABLE CODES, LAWS, AND REGULATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF ALL APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO, FEDERAL, STATE, AND LOCAL. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, AND PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, AND PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
10. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
11. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS EQUAL TO OR EQUIVALENT ARE USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SAME QUALITY AND PERFORMANCE AS THE MATERIALS SUBMITTED BY THE CONTRACTOR.
12. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE YEAR FROM APPROVAL FOR FINAL PAYMENT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THE WORK AND ALL TRADES UNDER HIS JURISDICTION.
14. CONTRACTOR SHALL AT ALL TIMES KEEP THE PROJECTS FREE OF EXCESS DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE FREE OF ALL DEBRIS AND WASTE AT ALL TIMES.
15. ANY CHANGE WHICH RESULTS IN AN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
16. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH THE PROJECT WITH THE OWNER AND ARCHITECT TO VERIFY THE QUALITY AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION AND REPAIR OF ANY DEFECTS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUATION OF THESE WORK ITEMS.



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

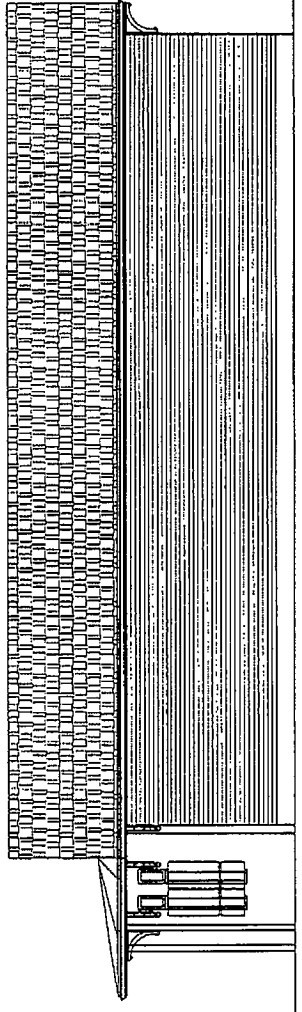
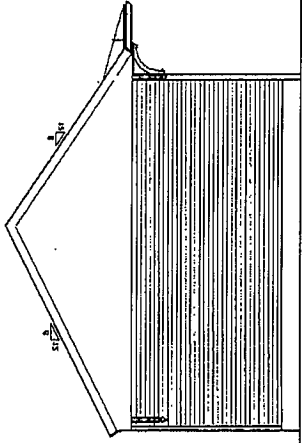
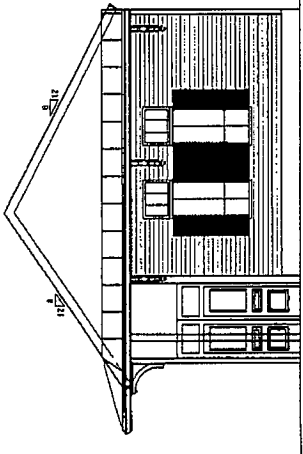
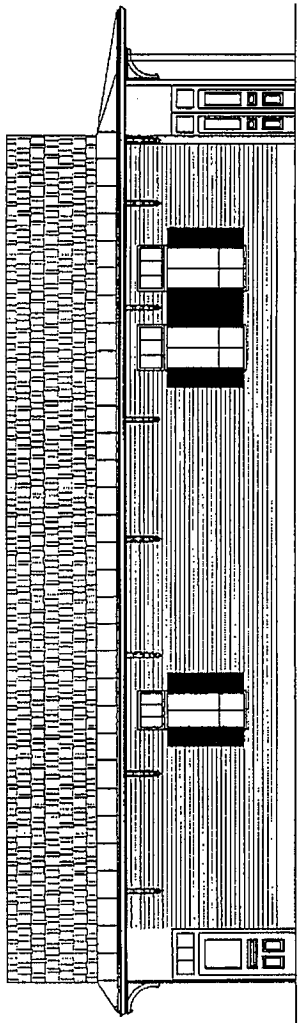


EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

A-4
SHEET OF
PROJECT No.

GERRE AMARE
1544 GENTILLY BLVD
NEW ORLEANS, LOUISIANA
RENOVATION AND ROOF REPAIR

in site
NEW ORLEANS | MIAMI
PHONE 504-610-7238 FAX 305-892-8621
WWW.INSTITUTDEVELOPMENTS.COM



Item #6

Consideration: Sale or long-term lease of ground rights on/over a portion of St. Thomas Street public right-of-way, adjacent to Square 100, Lots 2 and B, 1st M.D. This is a request by the abutting property owner. The municipal address is 1222 Annunciation St.

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

To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: June 17, 2013
Re: PAC Agenda

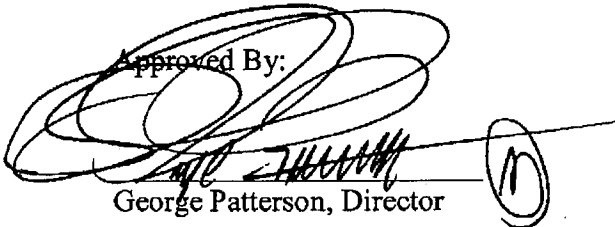
Please place the following item on the PAC Agenda:

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The municipal address is 1222 Annunciation St.

Attachment: (1)

Approved By:


George Patterson, Director

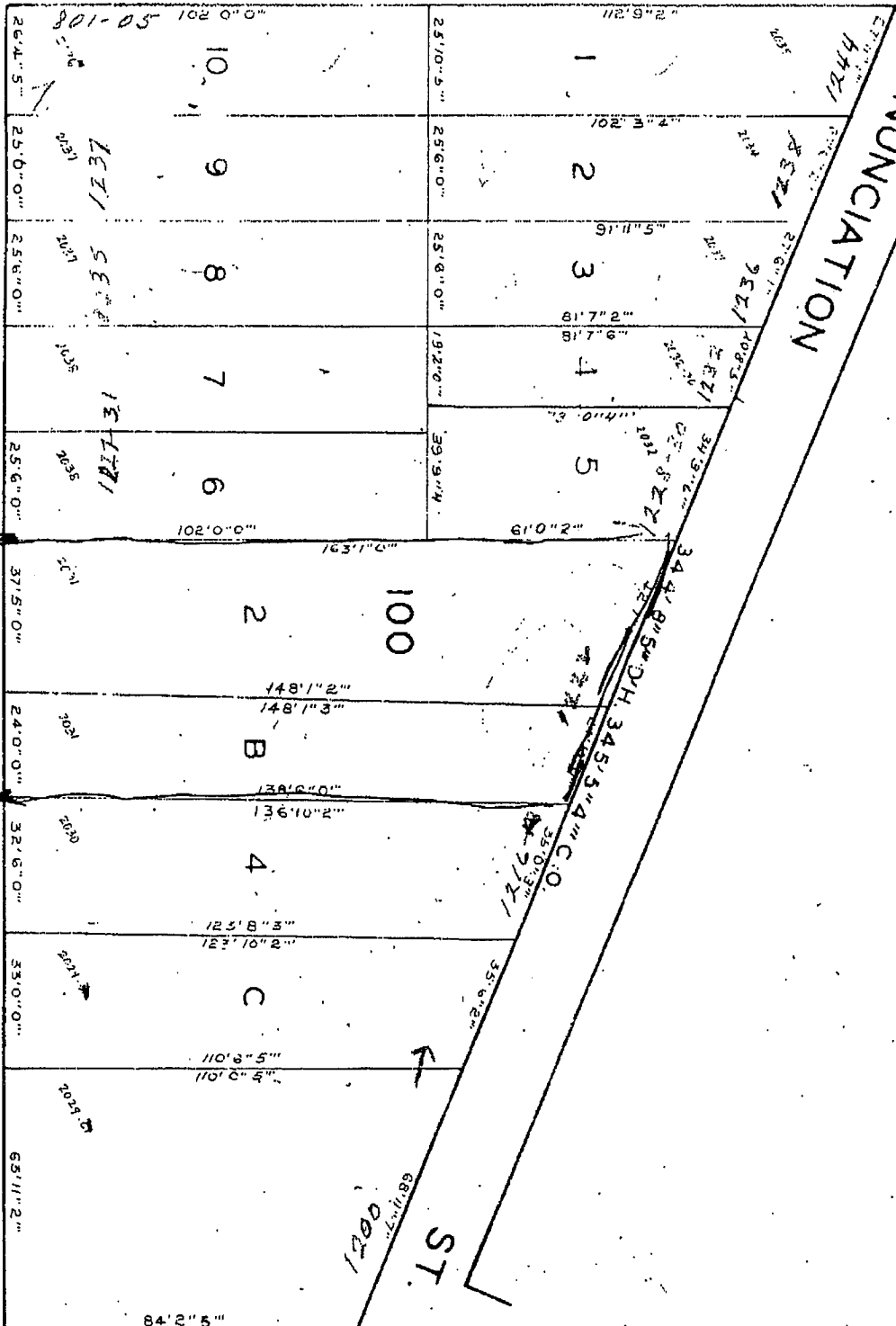
GAP:MJG:ecw

THALIA

ST.

213' 6" 7" D.H. 214' 9" 2" C.O.

ST. THOMAS



84' 2" 7" D.H. 84' 2" 5" C.O.

ERATO

ST.

IM-2A SCALE 1" = 100'