

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – October 9, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, October 9, 2013 at 2:00 p.m. The meeting will be held in the One Stop Shop conference room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the September 25, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 117/13** - Request by CHEEMA PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in a C-1 General Commercial District and the UC Urban Corridor District overlay on Square 5, Lot 8A, in the Third Municipal District, bounded by Chef Menteur Highway, Downman Road, Monroe Street, and Stemway Drive. The municipal addresses are 5901 Chef Menteur Highway and 3901 Downman Road. (PD 9)
- 3) **Consideration:** **ZONING DOCKET 118/13** – Request by CHEEMA PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in an LI Light Industrial District and the UC Urban Corridor District overlay, on an undesignated square, Lot 59-A, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, Read Boulevard, and the Louisville & Nashville Railroad. The municipal address is 9232 Chef Menteur Highway. (PD 9)
- 4) **Consideration:** **ZONING DOCKET 119/13** – Request by SEMOLINA DEVELOPMENT LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in an LB-2 Lake Area Neighborhood Business District, on Square Metairie Road, Lots 30-A and 30-C, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive. The municipal address is 5080 PONTCHARTRAIN BOULEVARD. (PD 5)
- 5) **Consideration:** **ZONING DOCKET 120/13** – Request by LAFAYE PROPERTIES LLC for an amendment to Ordinance No. 23,860 MCS (Zoning Docket 092/09, which granted a Conditional Use and Moratorium Appeal to permit an amusement place in a C-1A General Commercial District) to permit the expansion of the amusement place on Square 134, Lot 6-A, in the Seventh Municipal District, bounded by Oak, Dublin, and Zimple Streets and South

Carrollton Avenue. The municipal addresses are 8118-8126 OAK STREET. (PD 3)

- 6) **Consideration:** A grant of servitude of air rights on/over a portion of Chartres St. public right-of-way, adjacent to Square 155, Lot 175-B, 3rd M.D., bounded by: Royal St., Kerlerec St., Chartres St., and Esplanade Ave., for proposed encroachments of a cantilevered balcony, roof overhang, gutters, and lighting fixtures. The municipal address is 1415 Chartres St.
- 7) **Consideration:** Cooperative Endeavor and/or long term lease with the Audubon Commission for a tract of land known as the Leake Avenue extension. The Audubon Commission would like the Leake Avenue extension to be incorporated with the existing City property (Audubon Zoo). The purpose of the agreement is to comply with the Public Belt Railroad new track safety operating procedures.
- 8) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, October 30, 2013, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Leslie T. Alley, Deputy Director
October 4, 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 – September 25, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, September 25, 2013 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

MEMBERS

Denise McCray (SWB)
Mark Johnson (SWB)
Elsie Cobb-Wright (RER)
Max Camp (RER)
Arlen Brunson (CPC)
Tica Hartman (PPW)
Tracy St. Julien (HDLC)
Lary Hesdorffer (VCC)
Ed Horan (S&P)

GUESTS

Ed Nicholas
Donald Maginnis
Hank Smith

CPC STAFF

Editha Amacker
Stephen Kroll

NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the September 11, 2013 PAC meeting.

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

- 2) **Consideration:** **ZONING DOCKET 114/13** – Request by RUPPERT N. KOHLMAIER for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a standard restaurant, in a B-1A Neighborhood Business District, on Square 125, Lot B-21, in the Fourth Municipal District, bounded by Constance, Eighth, Ninth and Magazine Streets. The municipal address is 3122 MAGAZINE STREET. (PD-2)

The applicant was not present. HDLC noted that the property is located in the Irish Channel Local Historic District and that exterior modifications must be approved by the HDLC. RER noted a lease is require for encroachment of the balcony. The

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

- 3) **Consideration:** ZONING DOCKET 115/13 - Request by SWILLING DESIGN & DEVELOPMENT LLC to appeal Interim Zoning District Motion M-13-144 prohibiting the issuance of permits for reception facilities within Council District "D", and a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a reception facility, in a C-1 General Commercial District within the Chef Menteur Highway Urban Corridor, on Square 39, Lot T2H, in the Third Municipal District, bounded by Chef Menteur Highway, Congress Drive, Louisa Street and Stephen Girard Avenue. The municipal address is 4901 CHEF MENTEUR HIGHWAY. (PD-6)

The applicant was not present. The committee passed a motion of no objection subject to further review by CPC.

- 4) **Consideration:** A request for a sidewalk café franchise for a restaurant located at 95 French Market Place.

RER indicated that a servitude is needed for the balcony and encroachments. VCC noted that the request has not been considered by the Vieux Carre Commission. The committee passed a motion to defer this item to the next meeting.

- 5) **Consideration:** A grant of servitude of air and ground rights on/over portions of Elysian Fields Avenue public right-of-way, adjacent to Square 7, Lot B-1, 3rd M.D., bounded by: Elysian Fields Avenue, Marigny St., Decatur St., and Chartres St. for existing encroachments of awnings, and proposed encroachments of a concrete porch, steps, and hand railings. The municipal address is 527 Elysian Fields Ave.

SWB advised the applicant to speak to house connections at Sewerage & Water Board. PPW indicated that trees should be planted in the right-of-way if the sidewalk is wide enough. HDLC noted that the plans were approved in 2012 and that the applicant needs to re-apply if any changes are proposed. The committee passed a motion of no objection subject to further review by HDLC and PPW.

- 6) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Bartholomew St. public right of way, adjacent to Square 354, Lot E, 3rd M.D., bounded by: N. Rampart St., Alvar St., Bartholomew St., and St. Claude Ave. for proposed encroachments of steps, hand railings, and roof overhang. The municipal address is 1038 Bartholomew St.

HDLC noted that a certificate has been issued for new construction. The committee passed a motion of no objection.

- 7) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Magazine St. public right-of-way, adjacent to Square 144, Lot B, 4th M.D., bounded

by: Camp St., Josephine St., Saint Andrew St., and Magazine St. for proposed encroachments of a gallery, columns, and railing. The municipal address is 2023 Magazine St.

HDLC indicated that the applicant needs to submit plans for review by HDLC. PPW noted that the applicant must apply for an appeal to remove a tree from the public right-of-way and that the removal must be done by a licensed Louisiana landscape architect. SWB noted that the plans need to show the footings and the distance from utilities. The committee passed a motion of no objection subject to further review by HDLC, PPW, and SWB.

- 8) **Consideration:** A grant of servitude of air rights on/over a portion of Canal St., N. Rampart St., and Iberville St. public right-of-ways, adjacent to Square 95, Lots A, B, 2, 2, 8, or G, H, 11, 12, 13, 14, 16, 17, and alley, 2nd M.D., bounded by: Canal St., N. Rampart St., Iberville St., and Burgundy St. for proposed canopies and sunshades. Item previously considered on 11/10/10, Zoning Docket #114/10. The municipal address is 1031 Canal St.

The applicant noted that the project is being reviewed by PPW, HDLC, DPW, and RER. SWB noted that the applicant needs to contact house connections to find the location of existing connections. The committee passed a motion of no objection, subject to further review by PPW, HDLC, DPW, RER, and SWB.

- 9) **Any Other Matters:**

Consideration: Possible acquisition of property by the City of New Orleans for the Mosquito, Termite, and Rodent Control Board warehouse location: Section 13, Lot L 9-11, 3rd Municipal District, bounded by Hayne Blvd., Townsend Pl., Downman Rd., and Countess Ln. The municipal addresses are 5716-5740 Hayne Boulevard.

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

Item # 2

Consideration: ZONING DOCKET 117/13 - Request by CHEEMA PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in a C-1 General Commercial District and the UC Urban Corridor District overlay on Square 5, Lot 8A, in the Third Municipal District, bounded by Chef Menteur Highway, Downman Road, Monroe Street, and Stemway Drive. The municipal addresses are 5901 Chef Menteur Highway and 3901 Downman Road. (PD 9)

ELEVATION CERTIFICATE, page 3

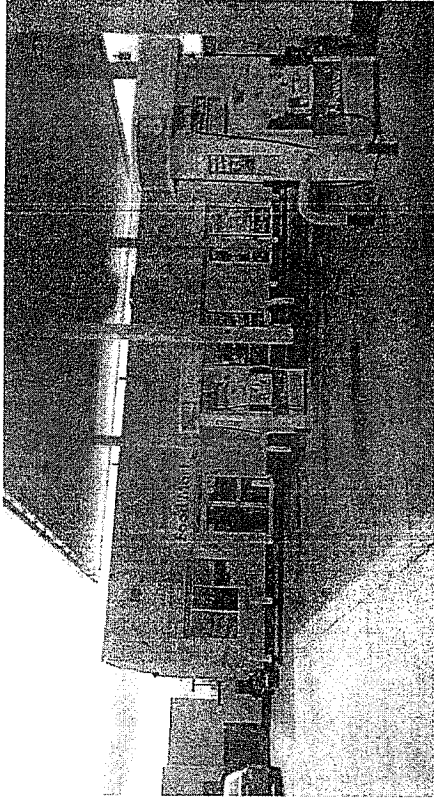
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

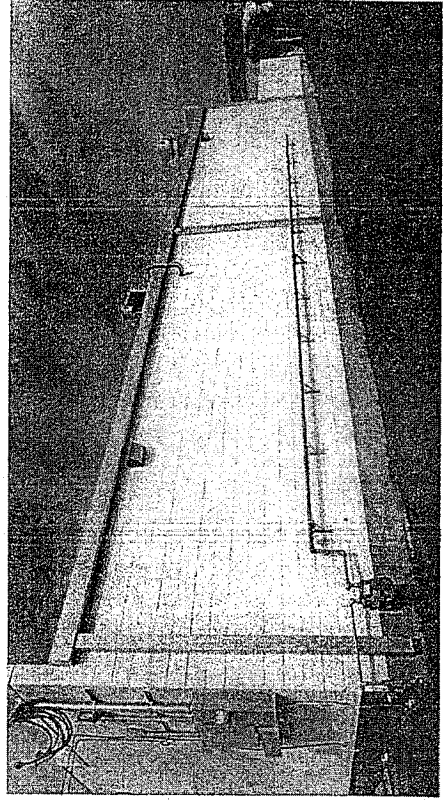
IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3901 DOWNMAN RD.		Policy Number
City NEW ORLEANS	State LA	Company NAIC Number
	ZIP Code 70126	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

Front View 8/19/2013



Rear View 8/19/2013

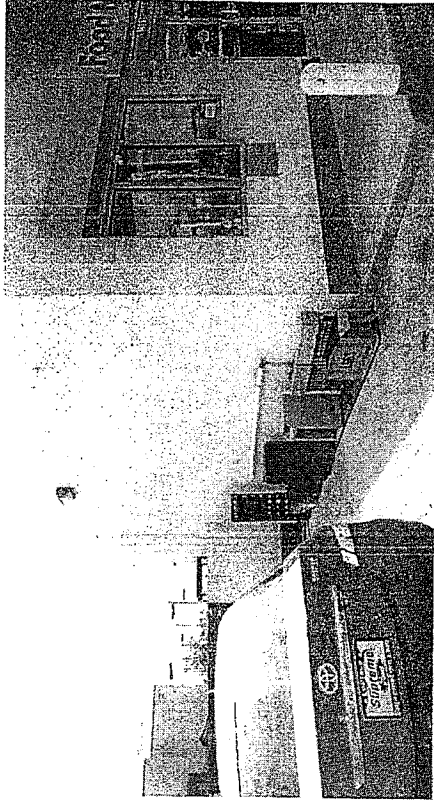


ELEVATION CERTIFICATE, page 4 BUILDING PHOTOGRAPHS
Continuation Page

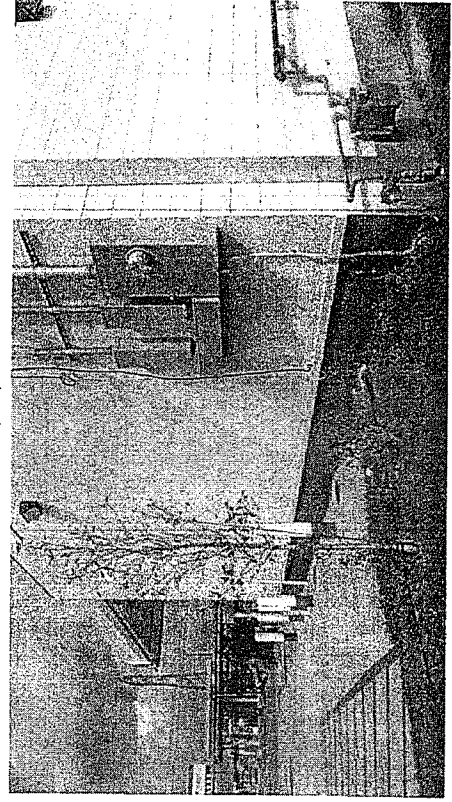
IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3901 DOWNMAN RD.		For Insurance Company Use: Policy Number
City NEW ORLEANS	State LA	Company NAIC Number
ZIP Code 70126		

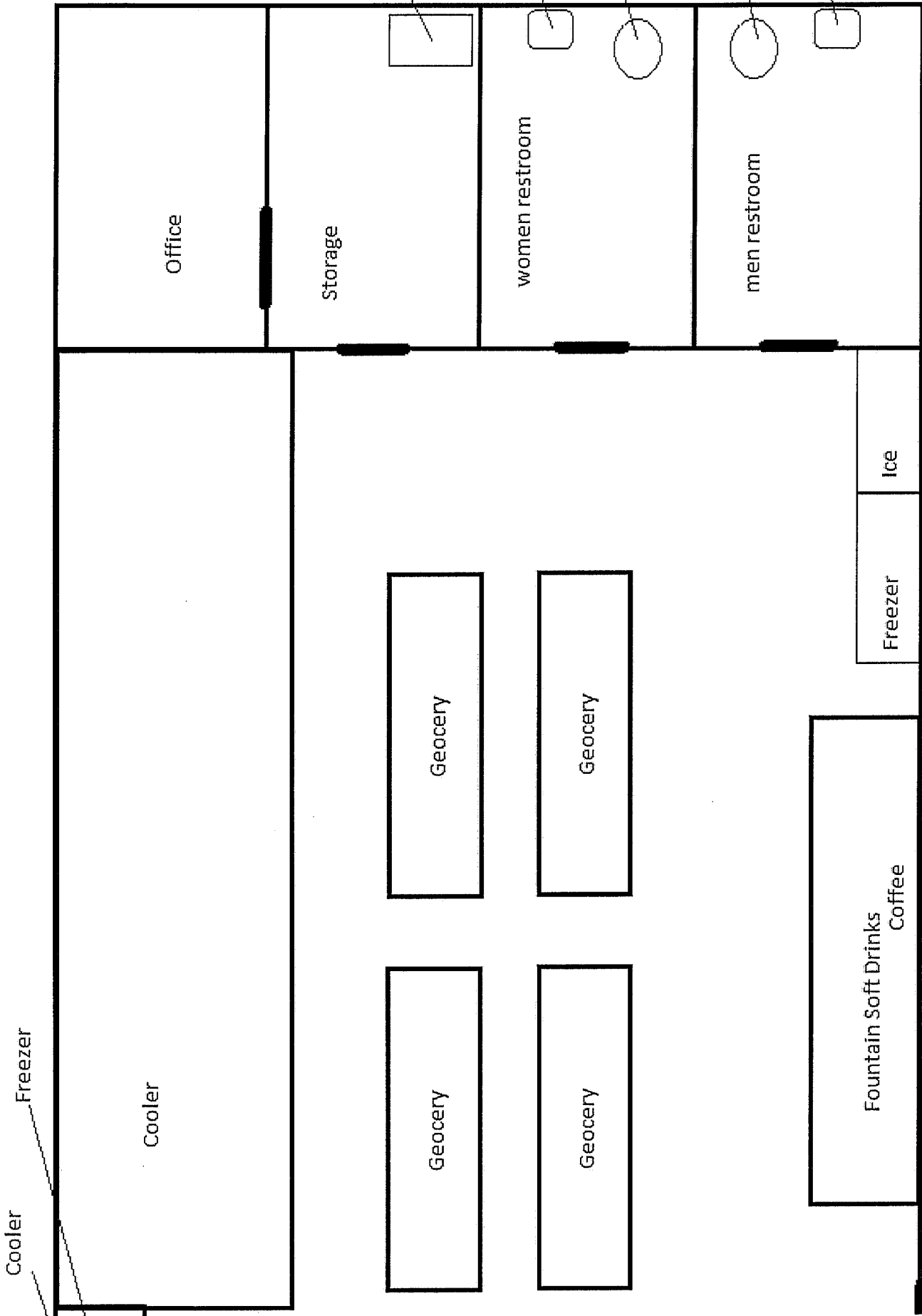
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

Right Side View 8/19/2013



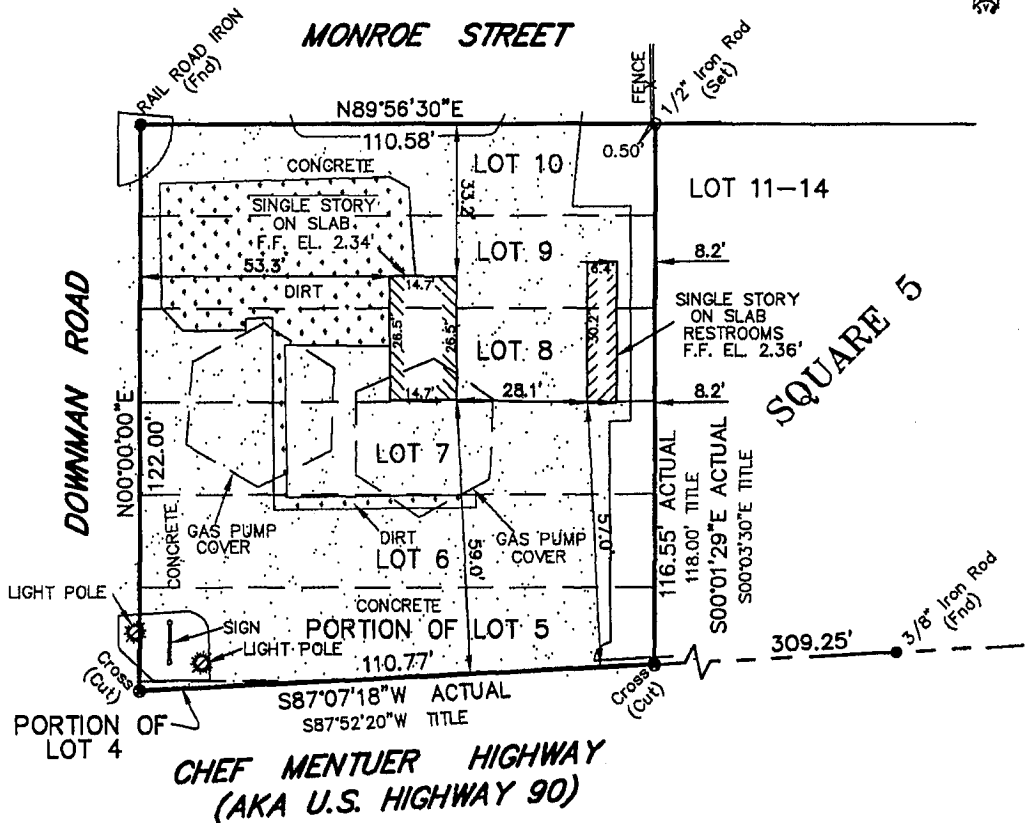
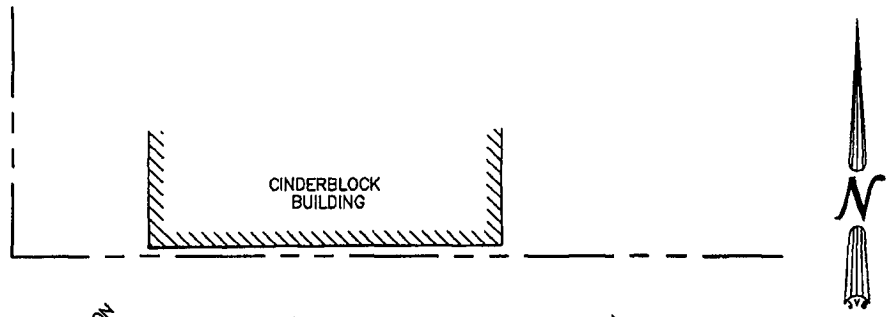
Left Side View 8/19/2013





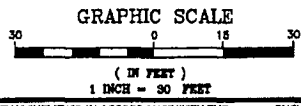
WYNVINA 6 DOWNMAN SHELL
3901 DOWNMAN RD. NOLA 70120

man Rd



NOTE:
BOOK 783C, FOLIO- 346,
DATED DECEMBER 14, 1982,
UNABLE TO PLOT.

LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BENCHMARK
MAG NAIL IN SOUTHWEST SIDE
OF PARKING LOT, TAG# 1753
ELEV. = 0.09'

BUILDING SETBACKS
(*Verify Prior to Construction)
 Front Setback.....'
 Side Setback.....'
 Rear Setback.....'

ADDRESS: 3901 DOWNMAN ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225209 0115 E
 F.I.R.M. Date 03/01/1984
 ZN: B B.F.E. N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO.
20090142
 DATE:
01/26/2009

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut Hwy.
 Slidell, Louisiana 70458
 E-mail: jvassoc@jvburkes.com
 Phone: 985-849-0075 Fax: 985-849-0154
 Mississippi Phone: 228-435-5800

DRAWN BY: BPT
 CHECKED BY: JDL
 SCALE: 1" = 30'

REVISED: ADDED NOTE FOR SERVITUDE, 3/28/09, BPT

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF LOTS 6-10 &
 A PORTION OF LOTS 4 & 5
 JACKSON PLACE SUBDIVISION, SQUARE 5, THIRD DISTRICT
 CITY OF NEW ORLEANS
 ORLEANS PARISH, LOUISIANA**

SURVEYED BY:

CERTIFIED TO: SLIDELL OIL Co.

J.V. BURKES
 LA REG. No. 840

Item # 3

Consideration: ZONING DOCKET 118/13 – Request by CHEEMA PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in an LI Light Industrial District and the UC Urban Corridor District overlay, on an undesignated square, Lot 59-A, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, Read Boulevard, and the Louisville & Nashville Railroad. The municipal address is 9232 Chef Menteur Highway. (PD 9)

ELEVATION CERTIFICATE, page 3

BUILDING PHOTOGRAPHS
See Instructions for Item A6.

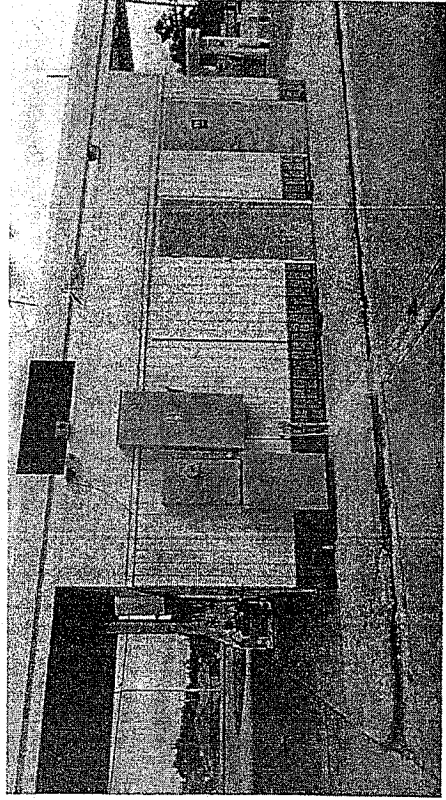
IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9232 CHEF MENTEUR HWY.		Policy Number
City NEW ORLEANS	State LA	Contractor NAIC Number
	ZIP Code 70127	

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Front View 8/19/2013



Rear View 8/19/2013

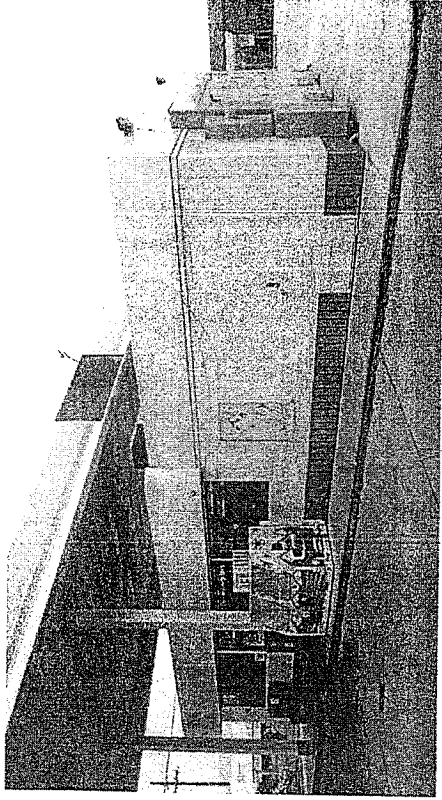


ELEVATION CERTIFICATE, page 4 BUILDING PHOTOGRAPHS
Continuation Page

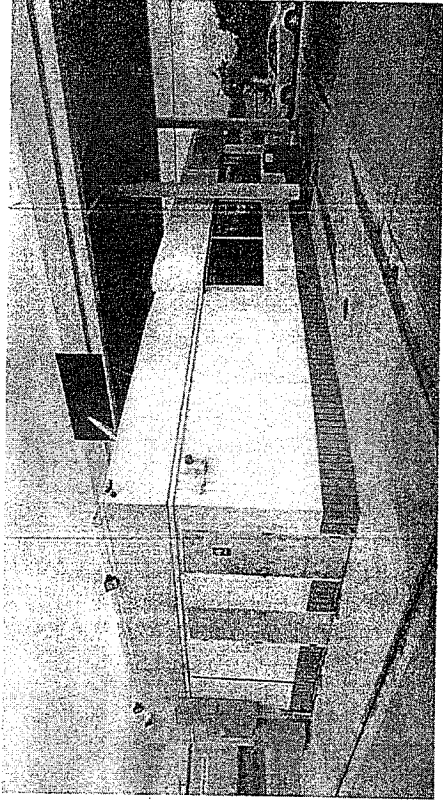
<p>IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9232 CHEF MENTEUR HWY.</p>		<p>For Insurance Company Use: Policy Number:</p>
<p>City NEW ORLEANS</p>	<p>State LA</p>	<p>Company/NAIC Number:</p>
<p>ZIP Code 70127</p>		

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Right Side View 8/19/2013



Left Side View 8/19/2013

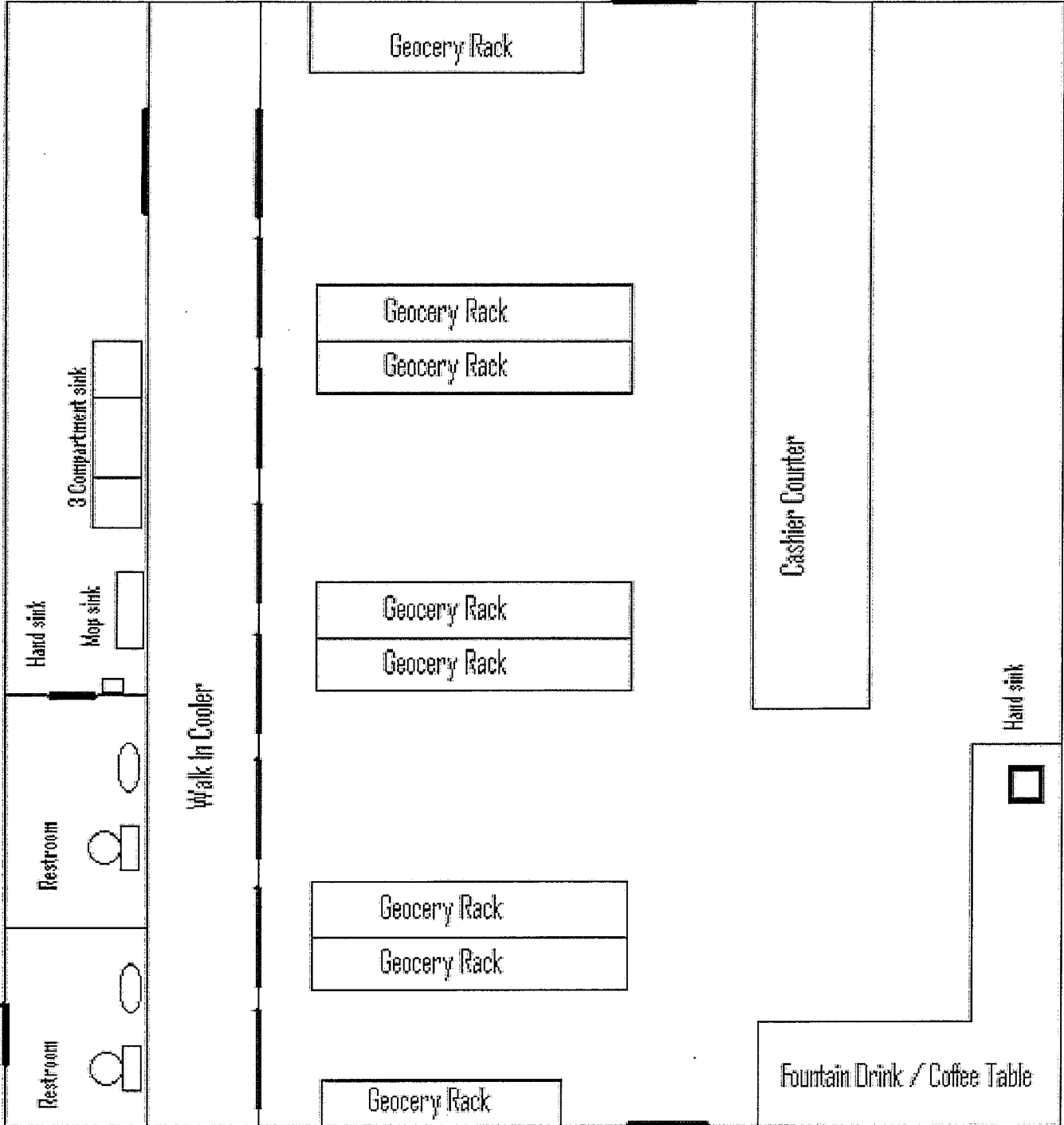


WYNVINA 4 INC.

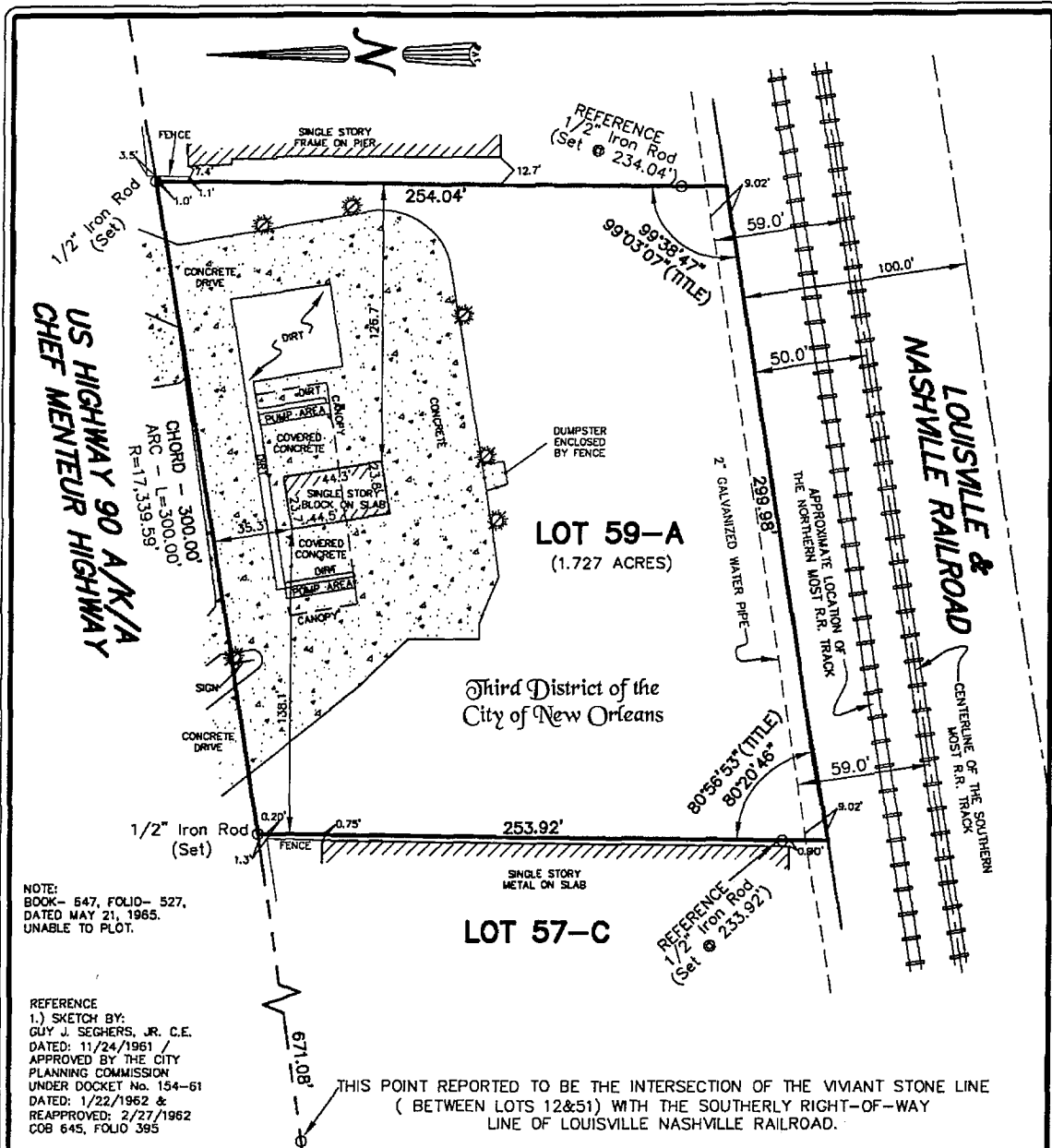
CHEF MENTEUR SHELL

9232 CHEF MENTEUR HWY

NEW ORLEANS, LA 70127



F MENTEUR HWY



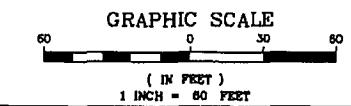
NOTE:
BOOK- 647, FOLIO- 527,
DATED MAY 21, 1965.
UNABLE TO PLOT.

REFERENCE
1.) SKETCH BY:
GUY J. SEGHERS, JR. C.E.
DATED: 11/24/1961 /
APPROVED BY THE CITY
PLANNING COMMISSION
UNDER DOCKET No. 154-61
DATED: 1/22/1962 &
REAPPROVED: 2/27/1962
COB 645, FOLIO 395

LEGEND
○ 1/2" Iron Rod Set
● 3/4" Pipe Found
⊗ Cross

ADDRESS: 9232 Chef Menteur Hwy.

THIS POINT REPORTED TO BE THE INTERSECTION OF THE VIVIAN STONE LINE
(BETWEEN LOTS 12&51) WITH THE SOUTHERLY RIGHT-OF-WAY
LINE OF LOUISVILLE NASHVILLE RAILROAD.



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
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NOTED OTHERWISE.

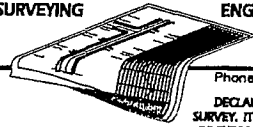
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NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 225203.0115 E
FIRM Date 3/1/1984
ZNC: B B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20090145
DATE:
2/2/2009

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut HWY.
Slidell, Louisiana 70458
E-mail: jvbosoc@jvburkes.com



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

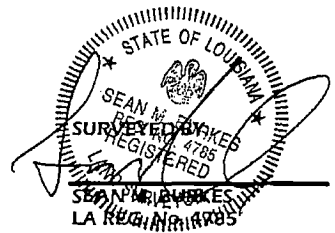
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:
DLT/BPT
CHECKED BY:
JDL

SCALE:
1" = 60'

**SURVEY OF LOT 59-A
THIRD DISTRICT OF THE
CITY OF NEW ORLEANS
NEW ORLEANS PARISH
LOUISIANA**

CERTIFIED TO: 9232 CHEF MENTEUR HWY, LLC





Item # 4

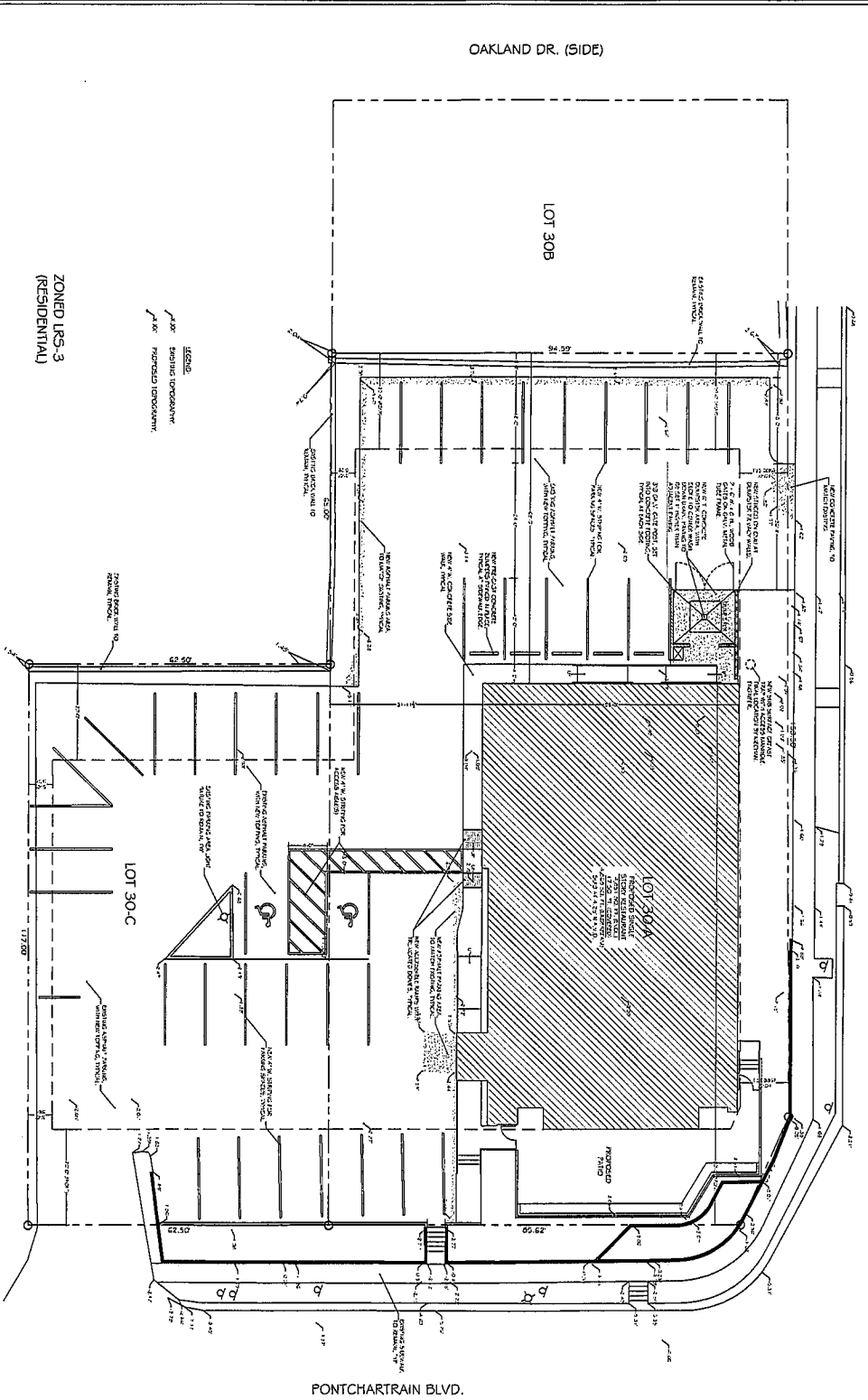
Consideration: **ZONING DOCKET 119/13** – Request by SEMOLINA DEVELOPMENT LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in an LB-2 Lake Area Neighborhood Business District, on Square Metairie Road, Lots 30-A and 30-C, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive. The municipal address is 5080 PONTCHARTRAIN BOULEVARD. (PD 5)

Project 6711
 date 01/17/12
 revisions



Proposed Mexican Restaurant
 5080 Pontchartrain Blvd.
 New Orleans, Louisiana

sheet
 A022
 of 70



SITE INFORMATION:
 THIS PLOT IS ZONED RS-3 AND IS A CORNER LOT ON CORNER OF METAIRIE RD. AND PONTCHARTRAIN BLVD. IN THE DISTRICT OF METAIRIE, NEW ORLEANS, LOUISIANA.
 THIS PLOT IS ZONED RS-3 AND IS A CORNER LOT ON CORNER OF METAIRIE RD. AND PONTCHARTRAIN BLVD. IN THE DISTRICT OF METAIRIE, NEW ORLEANS, LOUISIANA.

BUILDING INFORMATION:
 BUILDING SHALL BE LIMITED TO 3,000 SQ. FT.
 BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET.
 PROPOSED BUILDING IS 4,425 SQ. FT. OF GROUND FLOOR AREA.

SETBACK INFORMATION:
 MINIMUM DEPTH OF FRONT YARD 20 FEET
 MINIMUM DEPTH OF SIDE YARD 10 FEET
 MINIMUM YARD ON A SIDE STREET WHICH SHALL BE 10 FEET
 MINIMUM DEPTH OF REAR YARD 10 FEET
 MINIMUM INTERIOR SIDE YARD 5 FEET
 MINIMUM INTERIOR REAR YARD 5 FEET
 MINIMUM SIDE OR REAR YARD IF NOT IS PROHIBITED
 MINIMUM REAR YARD RESULTING A REAR PORCH 20 FEET
 MINIMUM FLOOR AREA 200

PARKING INFORMATION:
 THIS TABLE IS A GUIDE FOR RESERVING SPACES FOR A MINIMUM OF 1 SPACE PER 1,500 SQ. FT. OF FLOOR AREA. SEE CITY AND METRO CODES WITH A MINIMUM OF 3 REQUIRED.
 PROPOSED BUILDING IS 4,425 SQ. FT. OF GROUND FLOOR AREA.
 PROPOSED PARKING: 29 PARKING SPACES
 29 PARKING SPACES

NOTES:
 *ALL DIMENSIONS ARE APPROXIMATELY SHOWN DISTANCE

project 6/7/12
 date 8/17/12
 revisions 1/22/13
 5/10/13
 6/14/13



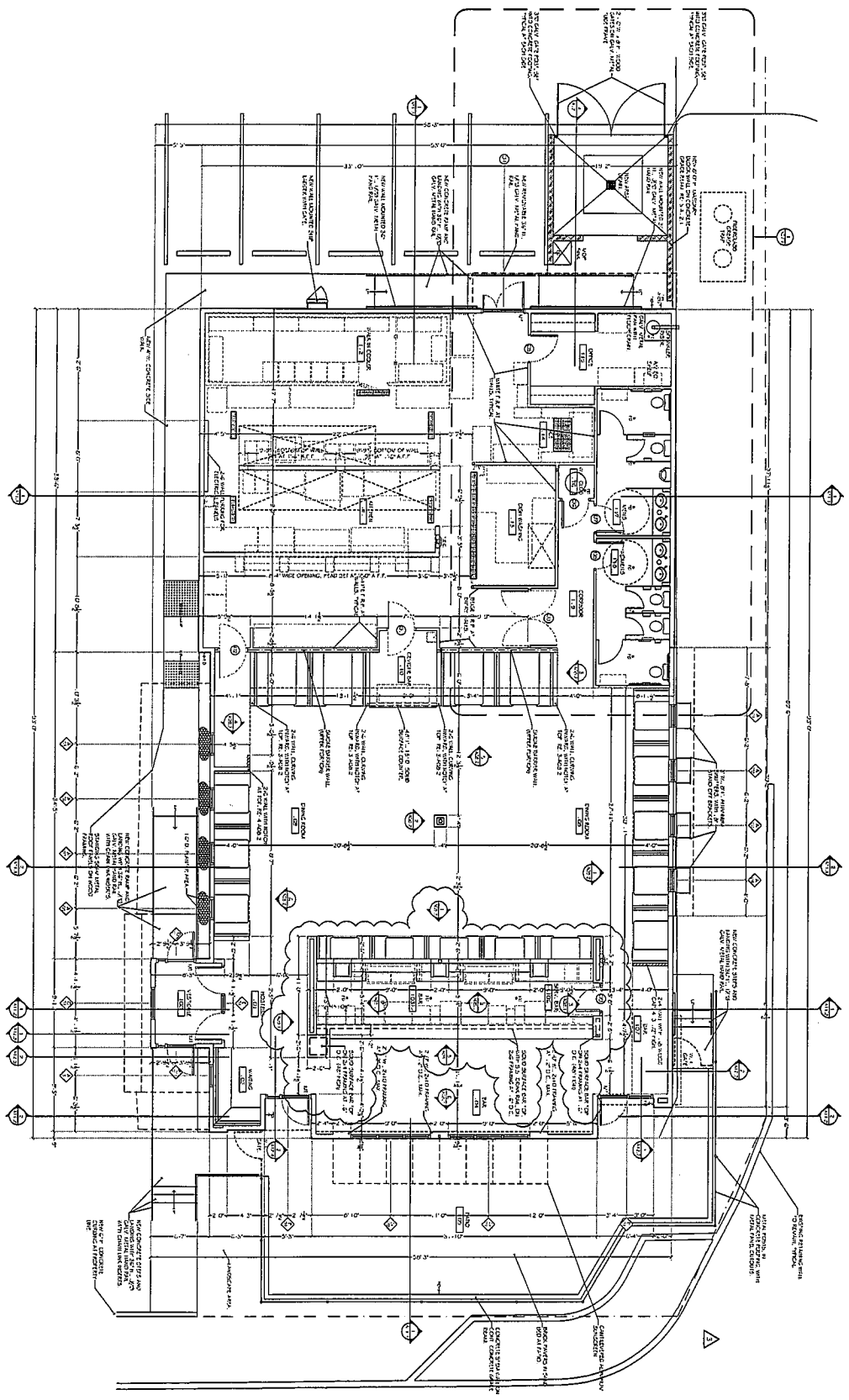
Piazza Architecture - Planning
 Architects - Louisiana



~Proposed Mexican Restaurant~
 5080 Ponchartrain Blvd.
 New Orleans, Louisiana

sheet
 A04.2
 of 70

1 FLOOR PLAN



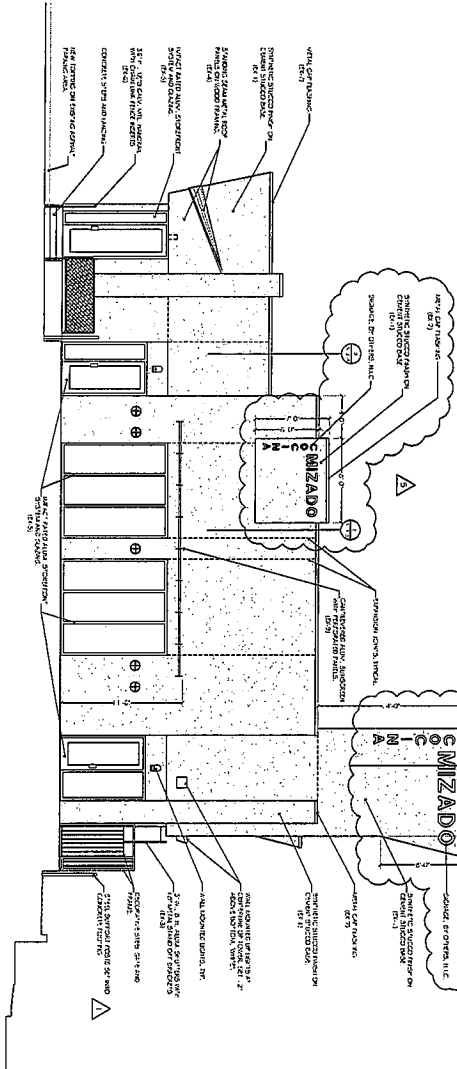
Project 6711
 date 10/17/12
 revisions 6/05/13



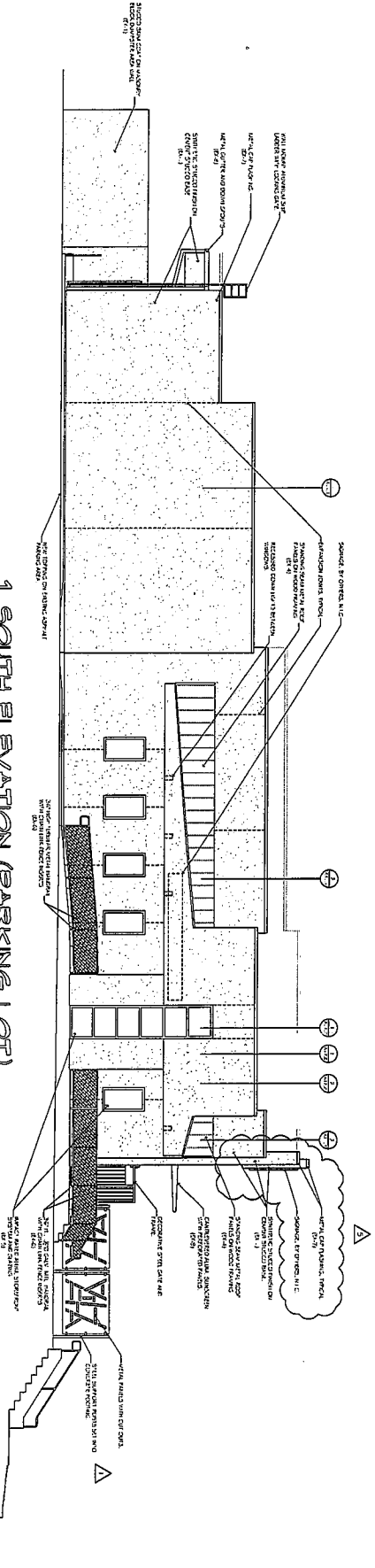
~ Proposed Mexican Restaurant ~
 5080 Ponchartrain Blvd.
 New Orleans, Louisiana

sheet
 A10.1
 of 70

2 EAST ELEVATION (INTERSTATE)



1 SOUTH ELEVATION (PARKING LOT)



3 EXTERIOR COLOR SCHEDULE

- 5/1 SILEX MESH - STEVEN KRAMER, SOURCE: TYSAWINT
- 5/2 SILEX PRIME - STEVEN KRAMER, SOURCE: TYSAWINT
- 5/3 SILEX ALUMINA VENTURE SILEX 2, TYSAWINT
- 5/4 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/5 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/6 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/7 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/8 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/9 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/10 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/11 SILEX BLOCKS FOR WALL, TYSAWINT
- 5/12 SILEX BLOCKS FOR WALL, TYSAWINT
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OAKLAND DR. (SIDE)

METFAIRE RD.

ZONED LRS-3
(RESIDENTIAL)

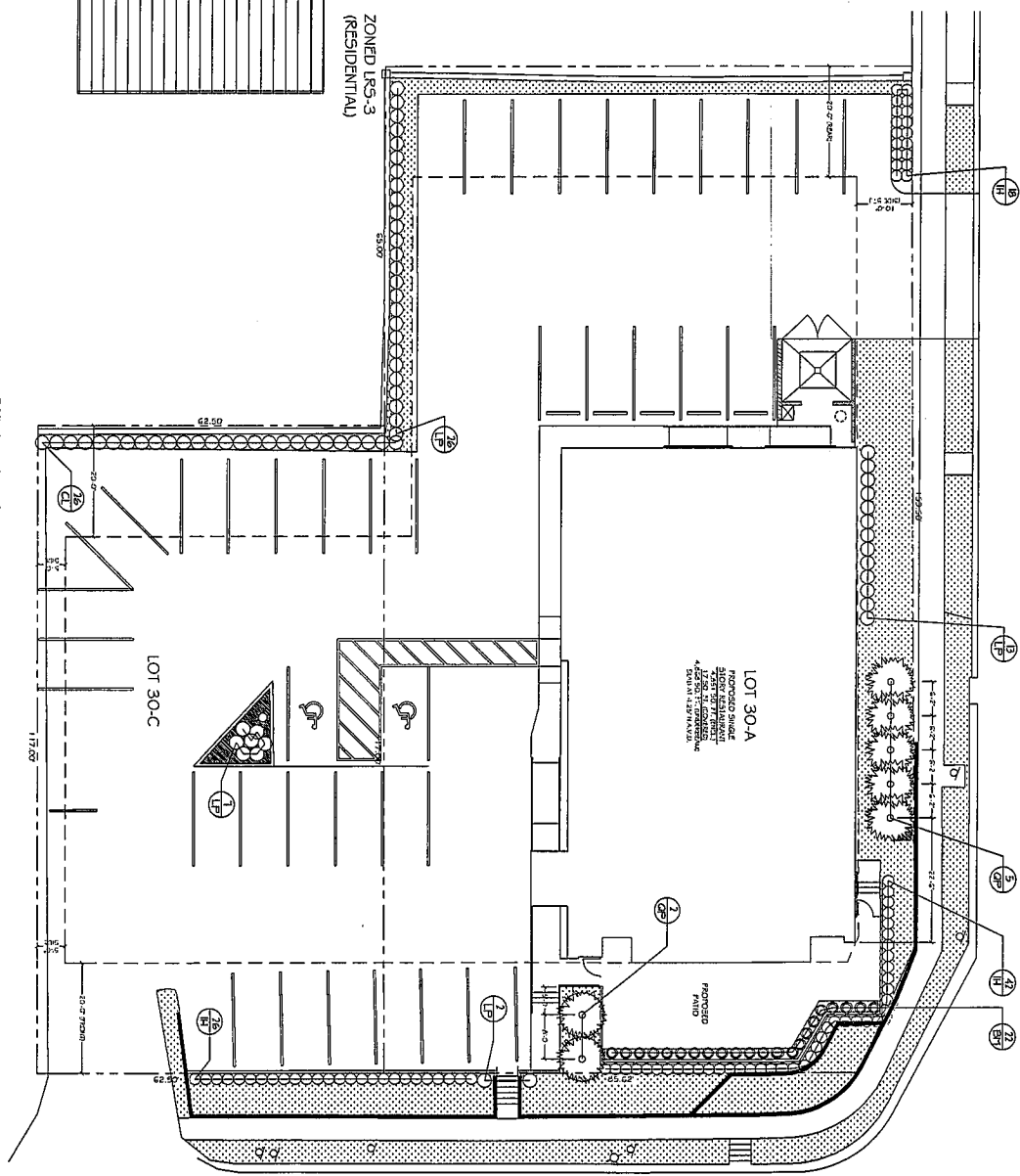
PLANTING LEGEND	QTY	SIZE
BT1 BANYAN	71	3 GAL.
BT2 BOJABO DUMET-NEODE PALM TREX		
C1 CLETHRA	71	3-4"
HI HINDI HAINCONE	86	3 GAL.
PL1 PALM TREX INDICA		
LP LOROPETALUM	48	1 GAL.
LO1 LOROPETALUM GAINESII THAIKOU		
OP OLEIFOLIUM	1	10-21"
ST1 SYZYGIA ROTUNDFOLIATA		

LANDSCAPE NOTES:
 1. REFER TO THE PLANTING AND TREE PLANTING PERMITS AS PER SPECIFICATIONS OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
 2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL MAINTAIN THE INTERFERED WITH THE SITE AND DEFERRE EXCAVATION OF OTHER WORK.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS TO THE ROADWAY AND PLANTS SHALL BE HEALTHY PERPENDICULAR TO THE ROADWAY.
 4. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. CONTACT LOCAL DEPARTMENT OF PUBLIC WORKS FOR MORE INFORMATION.
 5. PLANTING AREAS SHOWN AS FINISHED.

SITE PLAN



OAKLAND DR. (SIDE)



PONTCHARTRAIN BLVD.

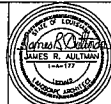
L1

10/17/12

A Landscape Plan for
Proposed Mexican Restaurant
 New Orleans, Louisiana

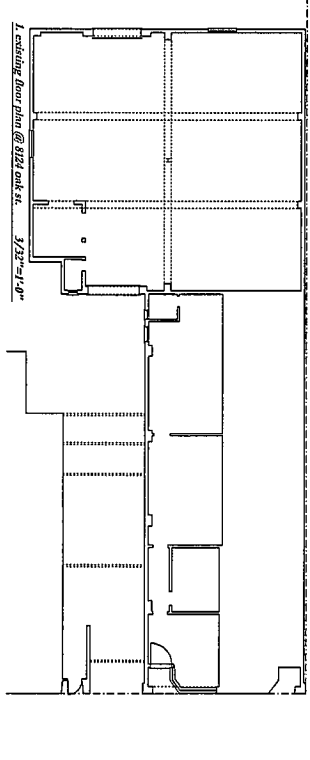
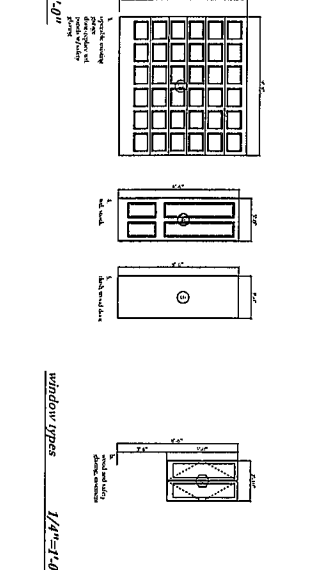
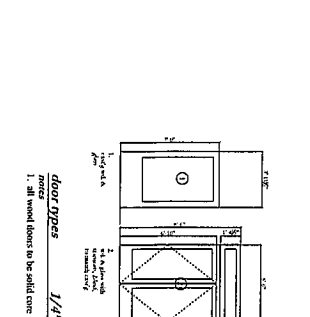
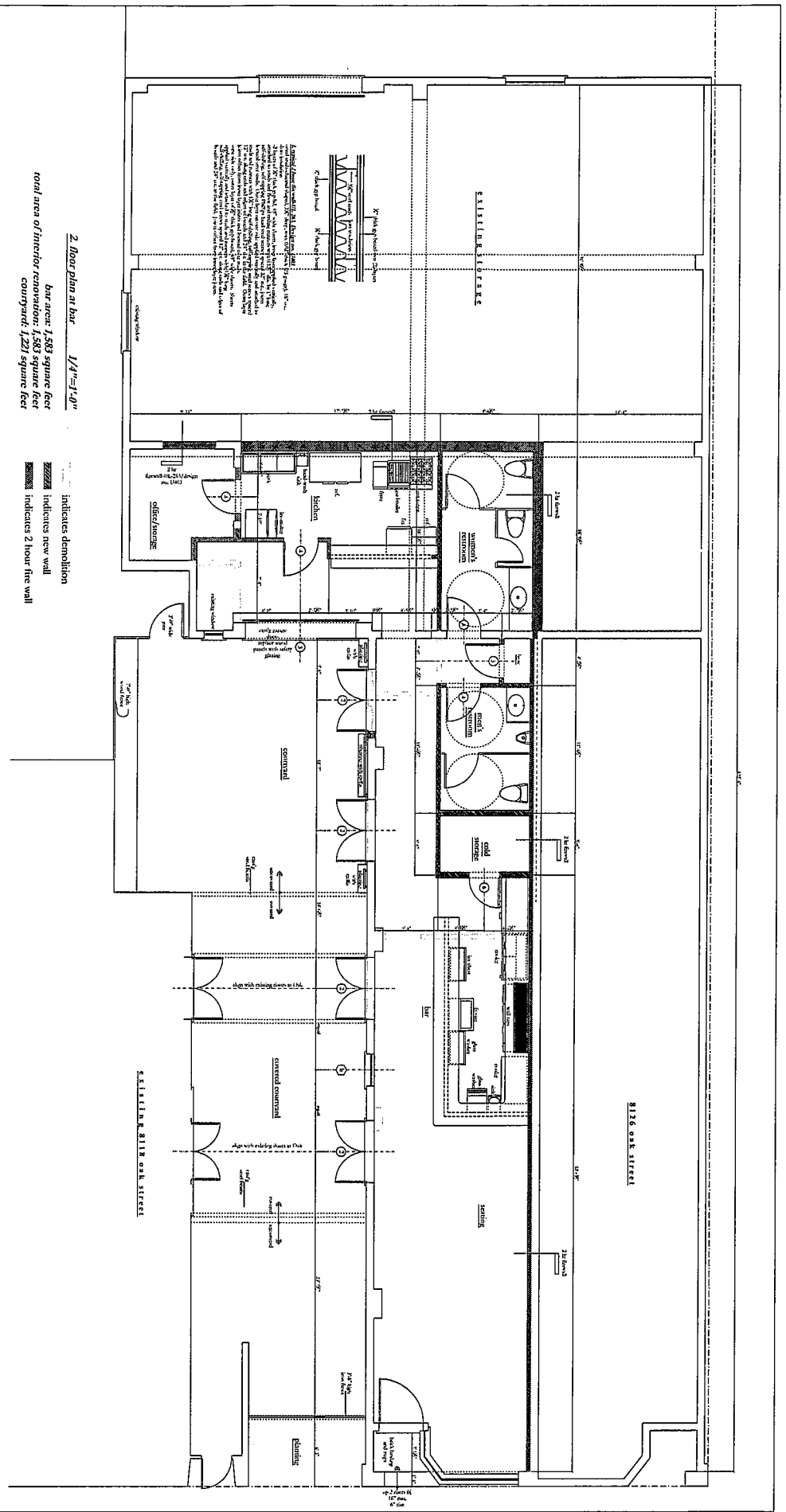


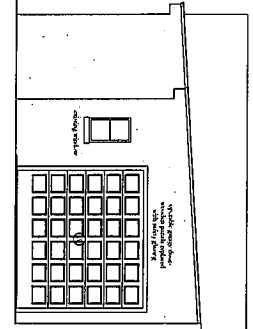
James R. Auliman, AIA
 An Architectural Corporation
 Architecture
 Landscape Architecture
 223 West 19th Avenue
 Covington, Louisiana 70433



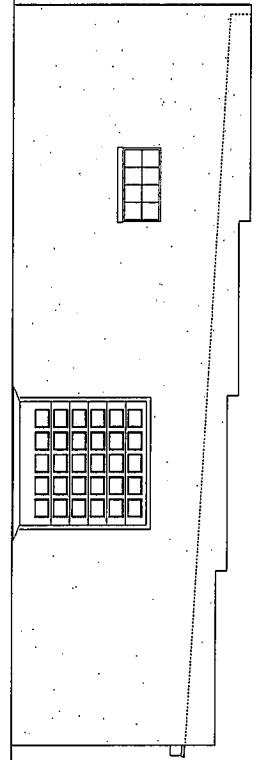
Item # 5

Consideration: ZONING DOCKET 120/13 – Request by LAFAYE PROPERTIES LLC for an amendment to Ordinance No. 23,860 MCS (Zoning Docket 092/09, which granted a Conditional Use and Moratorium Appeal to permit an amusement place in a C-1A General Commercial District) to permit the expansion of the amusement place on Square 134, Lot 6-A, in the Seventh Municipal District, bounded by Oak, Dublin, and Zimple Streets and South Carrollton Avenue. The municipal addresses are 8118-8126 OAK STREET. (PD 3)

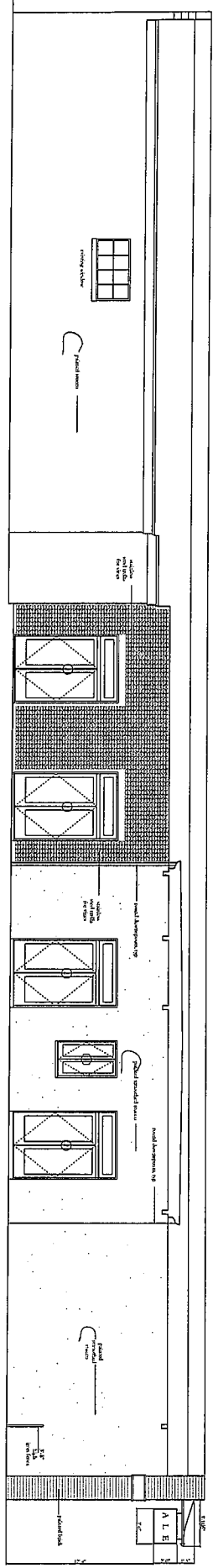




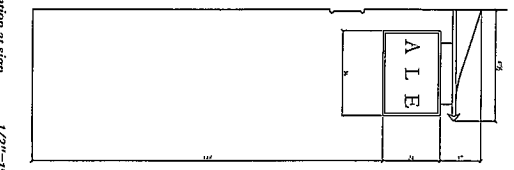
4. elevation at courtyard 1/4"=1'-0"



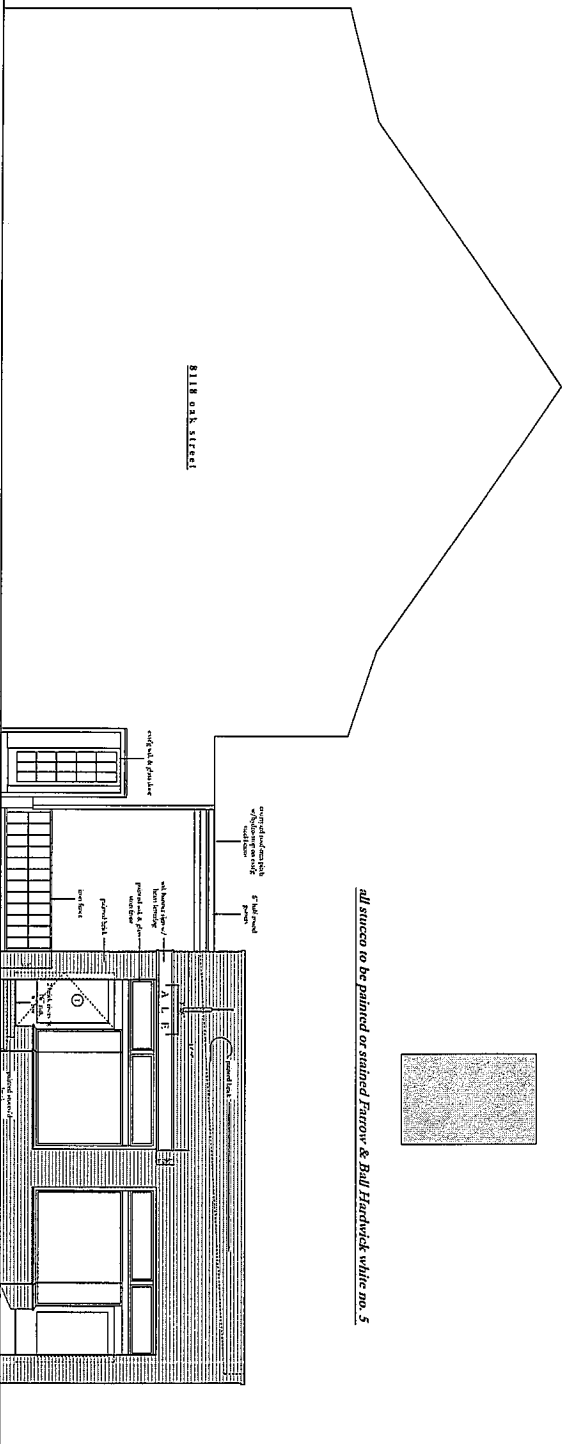
3. elevation at rear 1/4"=1'-0"
to remain unchanged



2. courtyard elevation with signage 1/4"=1'-0"



4. elevation on sign 1/2"=1'-0"



1. oak street elevation w/ signage 1/4"=1'-0"

all stucco to be painted or stuccoed Parov & Bull Hardwick white no. 5



renovations to
8124 oak street
new orleans, louisiana

corbett scott
architect, llc

1825 north rampart street, new orleans, louisiana
504 408 1524 corbett@corbettscottllc.com

A3
exterior elevations
signage elevation

September 20, 2013
September 25, 2013

Item # 6

Consideration: A grant of servitude of air rights on/over a portion of Chartres St. public right-of-way, adjacent to Square 155, Lot 175-B, 3rd M.D., bounded by: Royal St., Kerlerec St., Chartres St., and Esplanade Ave., for proposed encroachments of a cantilevered balcony, roof overhang, gutters, and lighting fixtures. The municipal address is 1415 Chartres 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: September 30, 2013
Re: PAC Meeting Agenda

Please place the following item on the PAC meeting agenda:

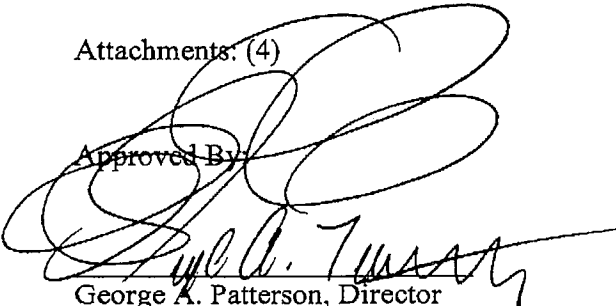
Consideration: A grant of servitude of air rights on/over a portion of Chartres St. public right-of-way, adjacent to Square 155, Lot 175-B, 3rd M.D., bounded by: Royal St., Kerlerec St., Chartres St., and Esplanade Ave., for proposed encroachments of a cantilevered balcony, roof overhang, gutters, and lighting fixtures.

The municipal address is 1415 Chartres St.

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

Attachments: (4)

Approved By:

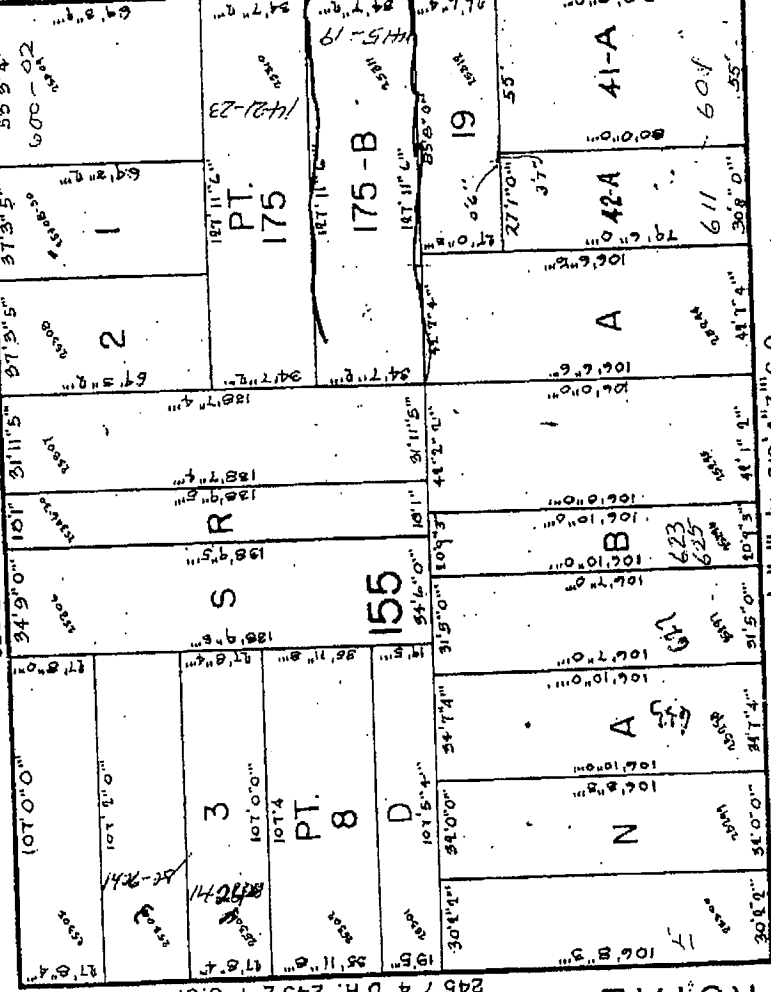

George A. Patterson, Director

GAP:ecw

ST.

KERLEREC (600 EVEN)
320'2" D.H. 319'8"3" C.O.

CHARTRES (1400 ODD)
245'7" D.H. 244'0"2" C.O.



ROYAL (1400 ODD)
245'7"4" D.H. 245'2"7" C.O.

ST.

AVE.

318'9"0" D.H. 319'4"7" C.O.

ESPLANADE (600 ODD).

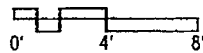
3M - 7W

SCALE: 1" = 60'



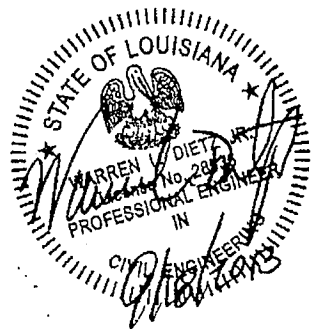
1415 Chartres St
Elevation

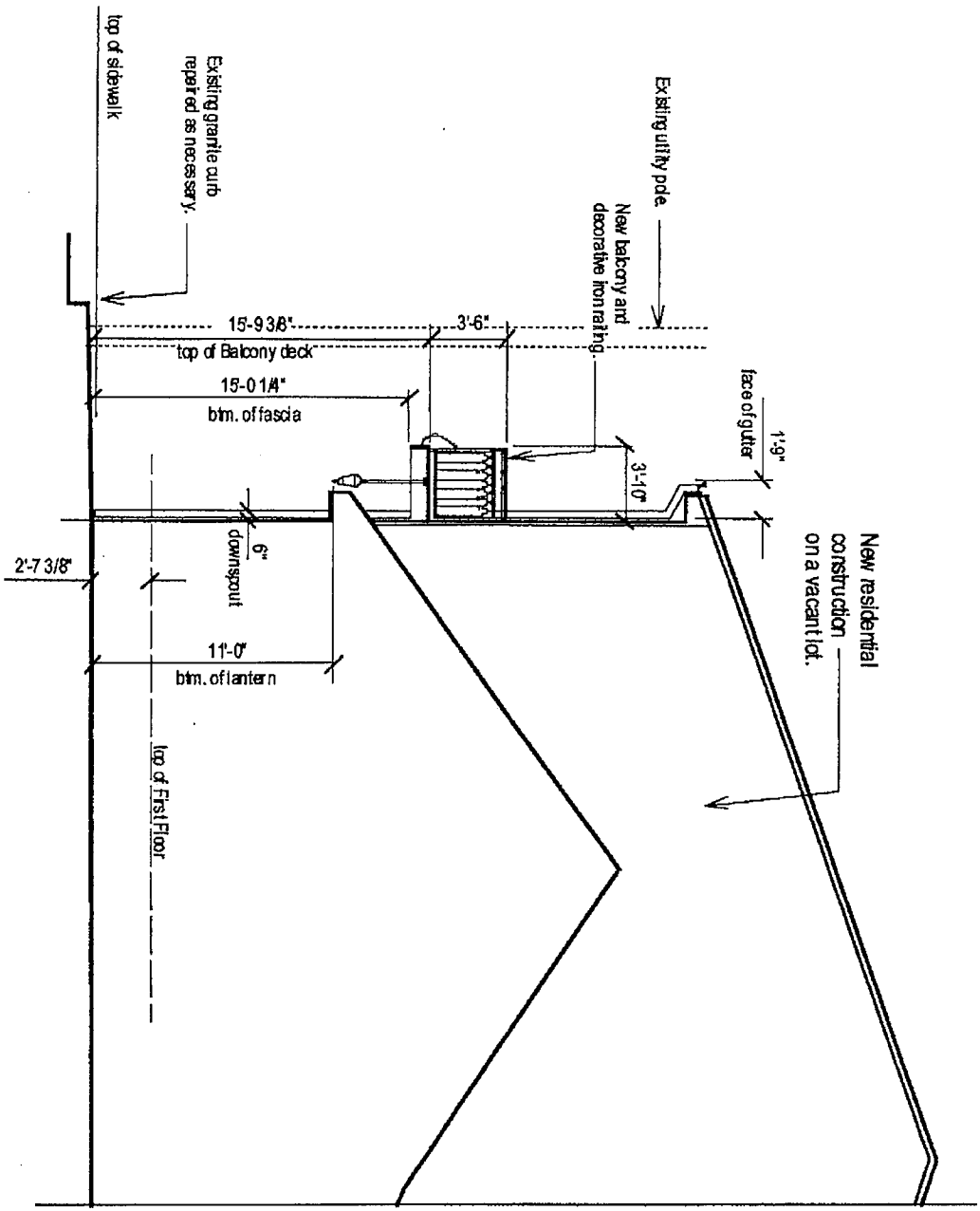
1/8" = 1'-0"



Third District
Square No. 155
Lot 175-B

Date: 18 September 2013
Prepared by: Brooks Graham
Bounding Sts: Chartres, Kerlerec, Royal, Esplanade

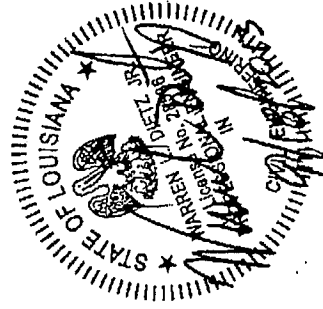
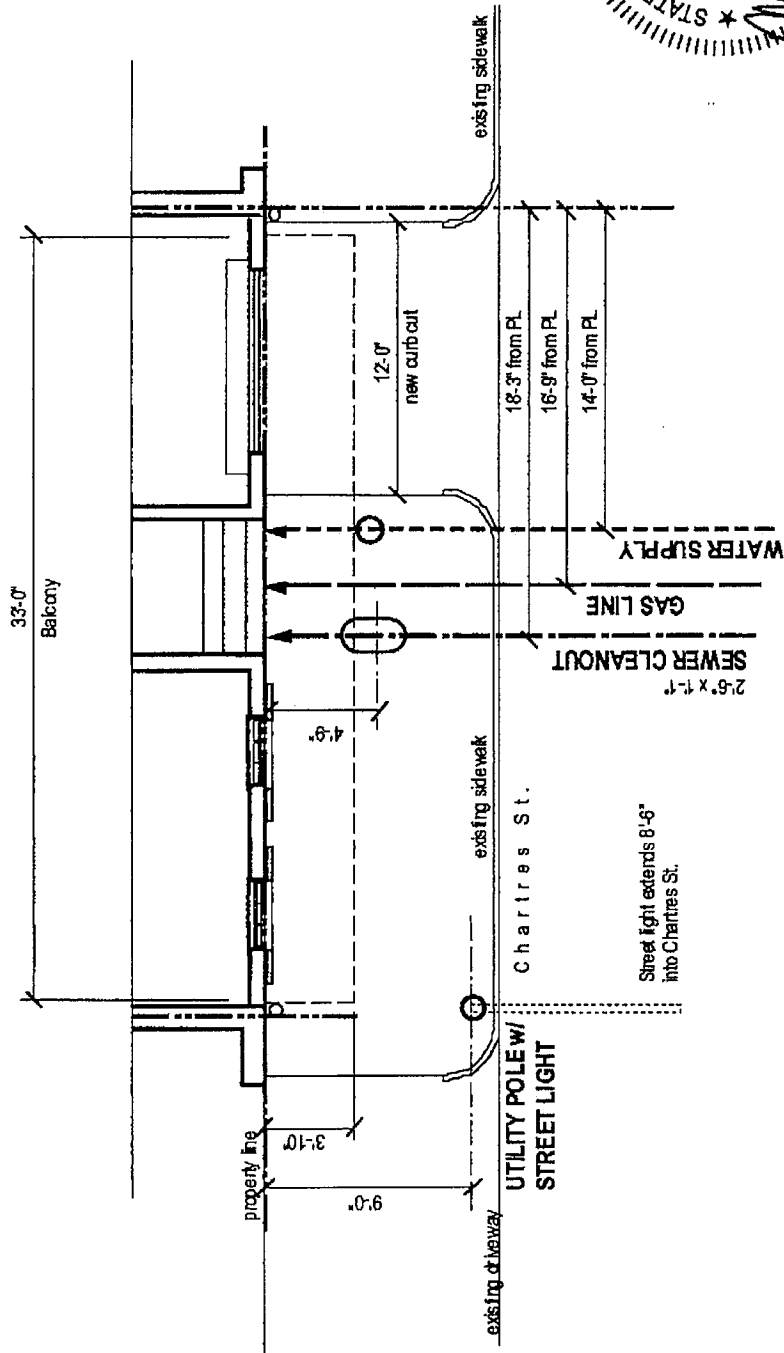




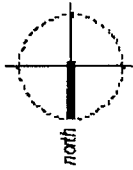
1415 Chartres St
 Balcony
 1/8" = 1'-0"
 0' 4' 8'

Third District
 Square No. 155
 Lot 175-B
 Date: 18 September 2013
 Prepared by: Brooks Graham
 Bounding Sys: Chartres, Kerlerec, Royal, Esplanade





Third District
 Square No. 155
 Lot 175-B



1415 Chartres St
 First Floor Plan
 Utilities
 1/8" = 1'-0"
 0' 4' 8'

Date: 18 September 2013
 Prepared by: Brooks Graham
 Bounding Sts: Chartres, Keifer, Royal, Esplanade

Item # 7

Consideration: Cooperative Endeavor and/or long term lease with the Audubon Commission for a tract of land known as the Leake Avenue extension. The Audubon Commission would like the Leake Avenue extension to be incorporated with the existing City property (Audubon Zoo). The purpose of the agreement is to comply with the Public Belt Railroad new track safety operating procedures.

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: September 30, 2013
Re: PAC Meeting Agenda

Please place the following item on the PAC meeting agenda:

Consideration: Cooperative Endeavor and/or long term lease with the Audubon Commission for a tract of land known as the Leake Avenue extension. The Audubon Commission would like the Leake Avenue extension to be incorporated with the existing City property (Audubon Zoo). The purpose of the agreement is to comply with the Public Belt Railroad new track safety operating procedures.

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

Attachments: (2)

Approved By:


George A. Patterson, Director

GAP:ecw

AUDUBON ZOO RELOCATION PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BIRD HOLDING

OPTION A: RELOCATE BIRD HOLDING TO BEHIND EARTH LAB. THIS REQUIRES REMOVAL OF GEOTHERMAL SYSTEM AND ADDITION OF A.C. UNIT AND HEATING. PROVIDE WOODEN FENCE TO SCREEN FROM OPEN YARD.
OPTION B: RELOCATE BIRD HOLDING TO 2 SEPARATE LOCATIONS: (1) - 10' X 40' BEHIND THE OLD D & E BLDG; (2) - 10' X 40' IN FRONT OF EDUCATION BLDG. REQUIRES RELOCATION OF FENCE INTO RAILROAD YARD.
 BIRD STORAGE SHED RELOCATED BY OWNER, T.B.D.

CONTACT YARD

RELOCATE CONTACT YARD TO BISON YARD. PROVIDE ELECTRICAL TO OLD BISON BARN. PROVIDE C.L. FENCE TO PROTECT HISTORIC OAKS AND NO GRADE CHANGE WITHIN FENCE LINE.

D & E TRAILER

RELOCATE D & E TRAILER (60' X 24') TO VISITOR PARKING LOT. NOTE: NO SEWER ACCESS.

DISCOVERY WALK

RELOCATE DISCOVERY WALK TO AREA SURROUNDING EARTH LAB. PRESERVE (2) EXISTING LIVE OAKS. VEGETATION REMOVED BY OWNER.

HOOFSTOCK QUARANTINE

RELOCATE HOOFSTOCK QUARANTINE TO AREA BEHIND O.E.F. BUILDING.
 BIRD REARING RUNS RELOCATED BY OWNER, LOCATION T.B.D.

HORTICULTURE AREA OPTION A

RELOCATE FENCE 15' TOWARD RAILROAD (OWNER TO VERIFY APPROVAL). RELOCATE HORTICULTURE POTTING YARD TO AREA NEAR BOAT GATE. PROVIDE WATER ACCESS AND RELOCATE DIESEL PUMP. PROVIDE 10' X 14' TRAILER PARKING PAD. RELOCATE COVERED SHED. RELOCATE CHEMICAL SHED. PROVIDE ELECTRICAL AND WATER. REPLACE CART STORAGE. PROVIDE DRIVE-THRU ACCESS. REPLACE SMALL GREENHOUSE.
OPTION B: - RELOCATE MULCH PILE AND COVERED SHED TO INFO CENTRAL TRAILER LOCATION. THIS REQUIRES RELOCATION OF INFO CENTRAL TRAILER TO NIMS, 2ND FLOOR. MUST PROVIDE CATWALK TO SATISFY ELEVATOR REQUIREMENT. SEE INSERT 'A'.

HORTICULTURE AREA OPTION B

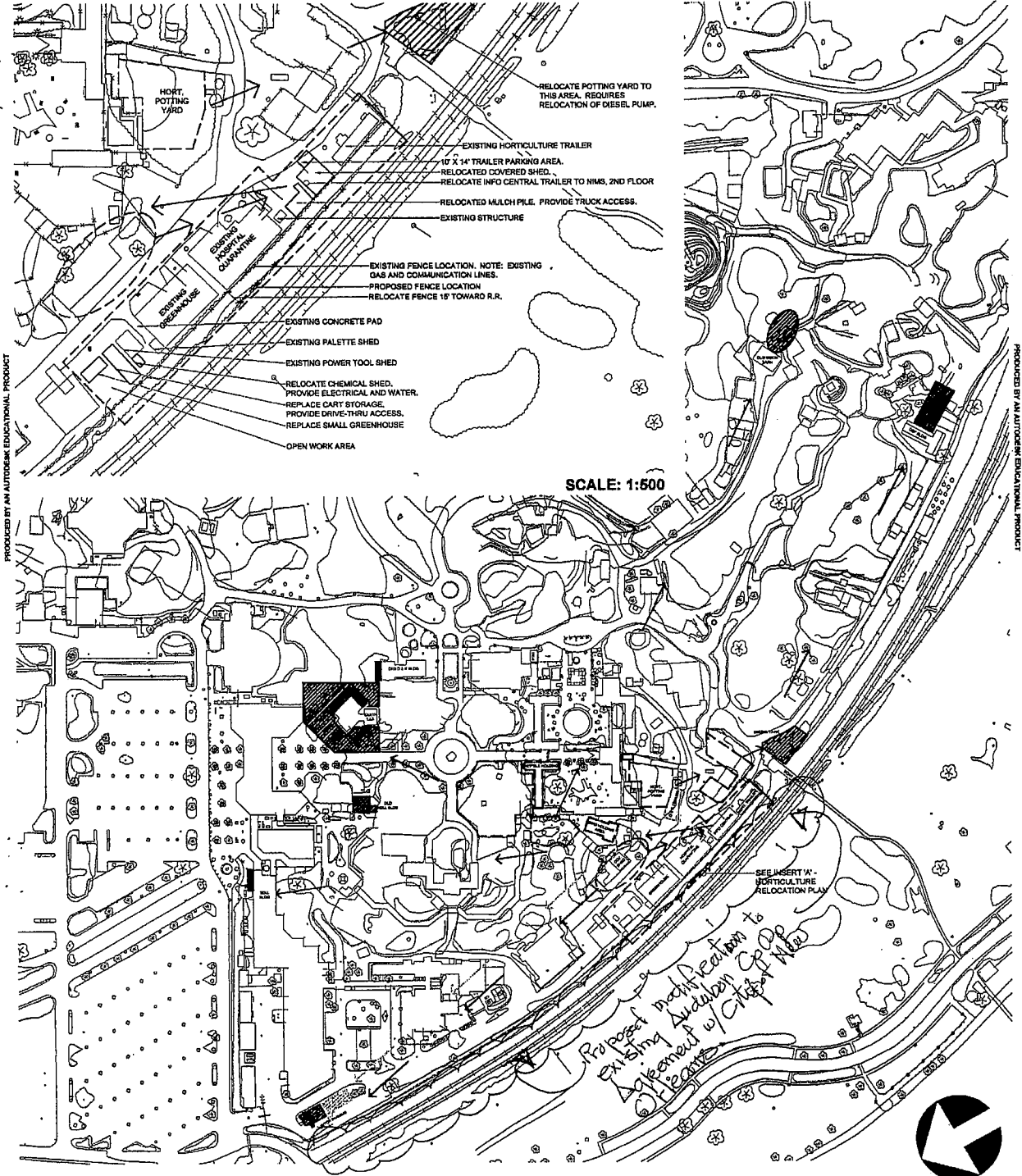
SAME AS ABOVE EXCEPT:
OPTION B: RELOCATE MULCH PILE AND COVERED SHED TO VISITOR PARKING LOT, SHARED LOCATION WITH PROPOSED D & E TRAILER LOCATION.

MORGAN BUILDING RELOCATED BY OWNER, LOCATION T.B.D.

REPTILE HOLDING

RELOCATE REPTILE HOLDING TO OLD EDUCATION BLDG. REQUIRES THE FOLLOWING RENOVATIONS: PROVIDE A.C. UNIT FOR REPTILE ROOM; ELIMINATE RAMP AND PROVIDE STEPS; PROVIDE WALL DIVIDER FOR SHELL WILDLIFE AREA. ROOF REPAIRED POST-KATRINA. EXISTING PLUMBING, SEWER, ELECTRICAL, AND INTERNET.

INSERT 'A'- HORTICULTURE RELOCATION PLAN



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SCALE: 1:1000

