

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – July 23, 2014

There will be a meeting of the Planning Advisory Committee on July 2, 2014 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 June 18, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 068/14** – Request by CITY COUNCIL MOTION M-14-257 for a Conditional Use to permit a culture-based community center in an RM-4 Multiple-Family Residential District, on Square 316, Lots 18 through 24, in the Fourth Municipal District, bounded by Second, First, and South Liberty Streets and Loyola Avenue. The municipal address is 2205 SECOND STREET. (PD 2)
- 3) **Consideration:** **ZONING DOCKET 069/14** – Request by MARKETFARE ST. CLAUDE, LLC for a Conditional Use to permit a grocery store and other retail uses occupying more than 10,000 square feet of floor area in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 373, Lots A and B or Pt. Lots 1 and 2, Lots 2 and 3, Lot 5, Lot A, Pt. Lot 6, Lot H, Pt. Lot 6, Lot 7, Lot 17, Lot R or 19, Lots 20 through 24, Lot C, Pt. Lots 1 and 2, Lot 4 or 14, Lot 8 or 10, Lot 6 or 12, Lot 5 or 13, Lots 7 through 11, Lot 18, and Lot S, in the Third Municipal District, bounded by Saint Claude and Elysian Fields Avenues and Marigny and North Rampart Streets. There are MULTIPLE MUNICIPAL ADDRESSES. (PD 7)
- 4) **Consideration:** **ZONING DOCKET 070/14** – Request by DOROTHY M. MILLER AND GRACE M. STUMPF for a Conditional Use to permit a fast-food restaurant in a B-1 Neighborhood Business District and an ICUC Inner-City Urban Corridor District overlay, on Square 17, Lot 6 and Lot A or 4 and 5, in the Third Municipal District, bounded by Elysian Fields and Filmore Avenues, Vermillion Boulevard, and Robin Street. The municipal addresses is 5240 ELYSIAN FIELDS AVENUE. (PD 6)
- 5) **Consideration:** **ZONING DOCKET 072/14** – Request by VIRANI SULEMAN for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at an existing reception hall in a C-2 General Commercial District and an HUC Highway Urban Corridor District overlay, on Section 24, Lot Z, in the Third Municipal District, bounded by the Interstate 10 Service Road, Read Boulevard, Lake Forest Boulevard, and Wright Road. The municipal address is 10040 I-10 SERVICE ROAD. (PD 9)
- 6) **Consideration:** **ZONING DOCKET 073/14** – Request by 2240 MAGAZINE, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption

in a restaurant in a B-1A Neighborhood Business District, on Square 134, Lots 1 and 2, in the Fourth Municipal District, bounded by Magazine, Philip, and Constance Streets and Jackson Avenue. The municipal address is 2240 MAGAZINE STREET. (PD 2)

- 7) **Consideration: ZONING DOCKET 074/14** – Request by GREAT CORNERS, LLC for an RPC Residential Planned Community District overlay to permit a multiple-family residence in an RD-2 Two-Family Residential District, on Square 72, Lots 8 and 9, in the Seventh Municipal District, bounded by Saint Charles Avenue and Fern, Short, and Hampson Streets. The municipal address is 7901 ST CHARLES AVENUE. (PD 3)
- 8) **Consideration:** A request by Green Coast Enterprises (GCE) for a grant of predial servitude, for the proposed encroachment of a cornice on/over the Loyola Avenue and Gravier Street public rights-of-way, adjacent to Lots 12-15, Square 299, 1st M.D., bounded by Tulane Avenue, S. Rampart Street, Gravier Street, and Loyola Avenue. The municipal address of the property is 234 Loyola Avenue.
- 9) **Consideration:** A request by Aaron Walker for a lease of a portion of the 2900 block of Marais Street, currently a paper street, for the purpose of two to seven (2 - 7) parking spaces for a proposed restaurant, N7, at 1121 Montegut Street. This portion of Marais Street is between Montegut Street and Press Street. Applicant is interested in leasing the portion of Marais St. that would have the least impact if street were developed (e.g. shoulder).
- 10) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, August 6, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
July 16, 2014

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 – July 2, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, July 2, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

MEMBERS

LaJoyce Steib (SWB)
Denise McCray(SWB)
Martha Griset
Max Camp (RER)
Arlen Brunson (CPC)
Tracy St. Julien (HDLIC)
Tica Hartman (PPW)
Louis Haywood (DPW)
Richard Scheirman (DPW)
Kisha Gaudin (DPW)
Edward Horan (S&P)

GUESTS

Adonis Woods
Chris Herman
Joey Murray
Michael Forster
Dana Pecoraro
Brendon Matthews
Dixon Jelich
Scott Evans
Peter Trapolin
Eric Iglesias
Addam Wall
Byron J. Stewart
Irana Gomez

CPC STAFF

Dubravka Gilic
Stephen Kroll
Rachel Mays
Editha Amacker

NON-VOTING DEPARTMENTS

William A. Gilchrist (Place-Based Planning)

- 1) **Consideration:** Minutes from the June 18, 2014 PAC meeting.

It was noted that Tica Hartman was not present and should be removed from the attendance list. The items were numbered incorrectly, namely, #5 was not shown. The committee passed a motion of no objection with the aforementioned corrections.

- 2) **Consideration: ZONING DOCKET 062/14** – Request by ELIZABETH R. DENNIS for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing retail store, on Square 36, Lot 44, in the Third Municipal District, bounded by Jasmine, Wisteria, and Lotus Streets and Franklin Avenue. The municipal address is 2619 JASMINE STREET. (PD 6)

The applicant was not available and the Senior City Planner summarized the request. The representative from the Department of Public Works noted that the existing curb cut is too wide and indicated that the applicant must divide the curb into two driveway curb cuts. The committee passed a motion of no objection, subject to further review by the CPC and DPW.

- 3) **Consideration: ZONING DOCKET 063/14** – Request by 127-29 CARONDELET, LLC for a Conditional Use to permit a retail store selling alcoholic beverages for off-premises consumption in a CBD-1 Central Business District, on Square 226, Lot 28 or Pt. Lot 36, in the First Municipal District, bounded by Carondelet, Canal, Common, and Baronne Streets. The municipal addresses are 127-129 CARONDELET STREET. (PD 1A)

The applicant was present and explained the request. The committee passed a motion of no objection subject to further review by the CPC.

- 4) **Consideration: ZONING DOCKET 066/14** – Request by CITY COUNCIL MOTION M-14-240 for an amendment to Ordinance No. 23,189 MCS (Zoning Docket 028/08, which established a Residential Planned Community District (RPC) overlay in an RM-3 Multiple-Family Residential District, on Squares 432A, 447A, 448A, 449A, 462A, 463A, 464A, 465A, 477A, 478A, 507, 508, 510, 537, 538, 539, 540, 565, 566, 567, 568, 569, 592, and 593, all lots, in the First Municipal District, bounded by Earhart and Martin Luther King Jr. Boulevards, Clio Place, South Prieur, Erato, South Miro, South Broad and South Dorgenois Streets) to allow modifications to the location and design of the community center component and any other modifications to the plans. The municipal address is 3400 EARHART BOULEVARD. (PD 4)

The members of the Planning Advisory Committee (PAC) reviewed the proposed amendment and made the following comments:

- Status of the street revocation and dedications shall be confirmed;
- Plans for the extension of Clio Street to access parking shall be submitted for review and approval by the DPW;
- All curb cuts shall be reviewed and approved by DPW;
- Sidewalks along Earhart Blvd, S. Tonti and Clio street shall be installed as per DPW specifications;
- Landscaping plan to be submitted to P&PW for review and approval. All existing trees shall be clearly marked on the plan and a tree protection plan submitted as a part of the landscaping plan. Additional trees should be planted within the public ROW and shall be reviewed and approved by the P&PW.

The committee passed a motion of no objection subject to further review by the CPC, RER, DPW and PPW.

- 5) **Consideration:** **ZONING DOCKET 067/14** – Request by DEUTSCHES HAUS for a Conditional Use to permit a private club in an RD-3 Two-Family Residential District, on an undesignated square, Lots 13 through 20, in the Third Municipal District, bounded by Moss Street, Esplanade Avenue, and Parkview Place. The municipal address is 1700 MOSS STREET. (PD 4)

The representative of the Department of Public Works noted that it would have to permit new curb cuts and that existing unused curb cuts would have to be replaced with new curbing. The representative of the Department of Parks and Parkways noted that it would require a new landscape plan showing the locations of water lines. It was later determined that the locations of water lines would preclude the planting of any trees within the public right-of-way adjacent to the site. The committee passed a motion of no objection subject to further review by DPW, PPW, and CPC.

- 6) **Consideration:** Sale of a parcel of an undesignated parcel of land measuring approximately 36' x 54' adjacent to Lots 8 and 9, Square 427 2nd Municipal District, bounded by Milne Street, Florida Avenue (now the Florida Avenue off-ramp from I-10), Catina Street, and Homedale Avenue. The adjacent property's address is 5653 Catina Street.

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

- 7) **Consideration:** A request by 800 Perdido Place, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound balcony on/over the Perdido Street and Carondelet Street public rights-of-way, adjacent to Lot A-1, Square 230, 1st M.D., bounded by Carondelet Street, Poydras St, Carroll St., and Perdido Street. The municipal address of the property is 800-822 Perdido Street.

The architect indicated that the cantilever extends 4' from the building and 15' above the sidewalk. The representative from HDLC indicated that the project received conceptual approval but final plans must be reviewed. The committee passed a motion of no objection subject to further review by RER and HDLC.

- 8) **Consideration:** A request by 1050 Annunciation Street Development Group, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound gallery on/over the Annunciation Street and John Churchill Chase Street public rights-of-way, adjacent to Square 69, 1st M.D., bounded by Poeyfarre St., Tchoupitoulas St., John Churchill Chase St., and Annunciation Street. The municipal address of the property is 1050 Annunciation Street.

The representative from S&WB requested full size plans in order to review potential conflicts with existing utilities on Annunciation Street. The representative from DPW indicated that they need to review the sidewalk dimensions in order to ensure ADA compliance. The representative from HDLC noted that the final plans are being reviewed and that any changes will require further review by HDLC. The committee passed a motion of no objection subject to further review by the S&WB, DPW, HDLC, and RER.

- 9) **Consideration:** A request by Stephen Gogreve for a grant of predial servitude, for the proposed encroachment of a driveway on/over the Milan Street public right-of-way, adjacent to Lot C, Square 369, 6th M.D., bounded by Prytania St., General Pershing St., Pitt St., and Milan Street. The municipal address of the property is 1412 Milan Street.

The architect indicated that the servitude is required as a condition for a waiver that was granted by the Board of Zoning Adjustments. The representative from the Department of Public Works indicated that they cannot approve this request because it is an illegal driveway that needs to be narrowed, noting that the driveway cannot extend the width of the lot. DPW made a motion for denial of the request which was seconded by CPC and passed unanimously.

- 10) **Consideration:** A request by James Gibeault for a grant of predial servitude, for the proposed encroachment of a gallery on/over the Frenchmen Street public right-of-way, adjacent to Lot A, Square 153, 3rd M.D., bounded by Royal St., Elysian Fields Ave., Chartres St., and Frenchmen St. The municipal address of the property is 621-623 Frenchmen Street.

The contractor spoke a representative of the applicant. The representative from the S&WB noted that there is a conflict with an existing water line that will be located under the proposed gallery. The applicant's representative indicated that the plans will be revised to correct the issue. The representative from DPW noted that the plans need to be revised to show the distance from the column center to the curb, the applicant must repair any damage to the sidewalks from construction, and the project will require a utility cut permit. The representative from HDLC indicated that a Certificate of Appropriateness has been issued and that any changes will require review by HDLC. The committee passed a motion of no objection subject to further review by RER, DPW, S&WB, and HDLC.

- 11) **Consideration:** A request by Eddie Talebloo for a grant of predial servitude, for the proposed encroachments of a gallery and rear doors on/over the Magazine Street and Hastings Place public rights-of-way, adjacent to Lot 6B, Square 139, 4th M.D., bounded by Hastings Place, St. Mary Street, and Magazine Street. The municipal address of the property is 1814 Magazine Street.

The architect spoke on behalf of the applicant. The representative from DPW indicated that the driveway on Hastings Place needs to be demolished and the curb and sidewalk restored to match the existing conditions. The representative from PPW noted that a tree should be planted when the right-of-way on Hastings Place is restored. The

representative from S&WB directed the applicant to contact house connections to ensure that any water lines are at least 3' from the building. The committee passed a motion of no objection subject to further review by RER, DPW, and PPW.

12) Any Other Matters: The next Planning Advisory Committee meeting will be held on Wednesday, July 23, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Representatives from RTA proposed benches to be installed at sixteen bus stop locations. The representative from DPW noted that the benches must be at least 16" from the face of the curb and they must maintain a 5' clear pedestrian walkway. The representatives from S&WB would like to review the drawings. The committee passed a motion of no objection subject to further review by DPW and S&WB.

Respectfully yours,

Robert D. Rivers, Director

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.