

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – March 19, 2014

There will be a meeting of the Planning Advisory Committee on Wednesday, March 19, 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 February 28, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 030/14** – Request by VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC. for a Conditional Use to permit a parking lot providing off-street parking for a main use located within 300 feet of said lot in an RD-3 Two-Family Residential District on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets. The municipal address is 4147 CLEVELAND AVENUE. (PD 4)
- 3) **Consideration:** **ZONING DOCKET 031/14** – Request by MARCELIN BRISCO for a Conditional Use to permit a bed and breakfast home in an RD-2 Two-Family Residential District on Square 706, Lot H, in the Sixth Municipal District, bounded by Napoleon Avenue and South Derbigny, South Roman, and Jena Streets. The municipal address is 3110 NAPOLEON AVENUE. (PD 3)
- 4) **Consideration:** A request by Kathryn Montgomery for a grant of a predial servitude, for the proposed encroachments of steps on/over the N. Rampart St. public right-of-way, adjacent to Lot 22, Square 369, Faubourg Marigny, 3rd M.D., bounded by St. Roch Ave., St. Claude Ave., Music St., and N. Rampart St. The municipal address of the property is 2519 N. Rampart St.
- 5) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, April 2, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
March 17, 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 – February 28, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, February 28, 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)
Mark Johnson (SWB)
Denise McCray (SWB)
Max Camp (RER)
Arlen Brunson (CPC)
Tracy St. Julien (HDLC)
Lary Hesdorffer (VCC)
Edward Horan (S&P)

GUESTS

Billy Good (Talbot Realty)
Norman Shephard (Contractor)
Greg & David Fuselier (Applicant)
Burt Turner (Architect)

CPC STAFF

Derek Scheerer
Stephen Kroll
Rachel Mays
Jeremy Tennant

NON-VOTING DEPARTMENTS

William Gilchrist (City of New Orleans)

1) **Consideration:** Minutes from the February 19, 2014 PAC meeting.

The minutes were approved with the following modifications:

- **ZONING DOCKET 022/14** – SWB requested to be included for the final review of this plan in regards to the tree planting with respect to an existing sewer line located 9 feet from the property line.
- SWB corrected an error in the recorded minutes for a request by Alvin Lacoste at 434-436 Dauphine Street, where discussion pertaining to the “sewer line” need instead to read “water line”.

- 2) **Consideration: ZONING DOCKET 027/14** – Request by THE BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM WITH AND FOR THE UNIVERSITY OF NEW ORLEANS for a Zoning Change from an RM-4 Multiple-Family Residential District to a B-1 Neighborhood Business District and a Conditional Use to permit a fast food restaurant in the proposed B-1 Neighborhood Business District and the ICUC Inner-City Urban Corridor District overlay on an undesignated lot on an undesignated square in the Third Municipal District, bounded by Elysian Fields Avenue, Leon C. Simon Drive, New York Street and Curie Street. The municipal address is UNASSIGNED. (PD 6)

The representative of the Department of Parks and Parkways noted that it would require Nuttall Oaks to be planted at a spacing of 40 feet in the Leon C. Simon Drive right-of-way adjacent to the site and Live Oaks to be planted at a spacing of 45 to 50 feet in the Elysian Fields Avenue right-of-way adjacent to the site.

The representative of the Department of Public Works said that it would need to review a site plan showing the locations and dimensions of all curb cuts, as well as a drainage plan.

The representative of the Sewerage and Water Board noted that a sewer line will have to be extended to the site. It also noted that it would need to verify the locations relative to its water lines of all new street trees planted adjacent to the site.

The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Department of Parks and Parkways, and the Sewerage and Water Board.

- The applicant shall make arrangements with the Sewerage and Water Board for the extension of sewer lines to the site.

- 3) **Consideration: ZONING DOCKET 028/14** – Request by LAKEVIEW HOLDINGS II, LLC for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in an LB-2 Lake Area Neighborhood Business District and the LADC Lake Area Design Corridor Overlay District on Square 233, Lot B, in the Second Municipal District, bounded by Harrison Avenue and Memphis, Vicksburg, and Bragg Streets. The municipal address is 789 HARRISON AVENUE. (PD 5)

The Department of Property Management, Division of Real Estate and Records stated that there is a servitude in place for the awning and that balcony has come before the PAC. The Committee passed a motion of no objection to the request.

- 4) **Consideration: ZONING DOCKET 029/14** – Request by JNPR, LLC for a Conditional Use to permit a fast food restaurant in a C-1 General Commercial District and a UC Urban Corridor District overlay, on Section 38 or an undesignated square, Lot A-2 or Lots A, B, C, D and E, in the Third Municipal District, bounded by Chef Mentour

Highway, Desire Parkway, Old Gentilly Road and France Road. The municipal address is 4800 CHEF MENTEUR HIGHWAY. (PD 6)

The representative from the Department of Parks and Parkways (PPW) requested that street trees be planted in both the Chef Menteur Highway and the Desire Parkway public right of ways adjacent to the site. The representative from the Sewerage and Water Board (S&WB) stated that in order to avoid conflict with existing water lines, the location of any trees planted in the public right of way would need to be approved. The representative from the Department of Public Works (DPW) stated that modifications to the curbs adjacent to Chef Menteur Highway would require approval from the Department of Transportation and Development (DOTD). As well, any modifications to the curb along Desire Parkway will require approval from DPW. The committee passes a motion of no objection subject to further review by the City Planning Commission, PPW, S&WB, DPW and DOTD.

- Trees shall be planted in the public right of way subject to the review and approval of the Sewerage and Water Board and the Department of Parks and Parkways.
- Any modifications to the curbs adjacent to the site shall be subject to the review and approval of the Department of Transportation and Development and the Department of Public Works as appropriate.

- 5) **Consideration:** A request by Real Estate and Records for the sale of a parcel of land designated as pts. Lots 15 through 18, Square 700, Third Municipal District, bounded by N. Claiborne Avenue, Tupelo Street, N. Derbigny Street, and Gordon Street, bearing the municipal address 6022 N. DERBIGNY STREET (or on the assessor's site as 47103 TUPELO STREET).

Real Estate and Records explained the request. The committee passed a motion of no objection subject to further review by the CPC and RER.

- 6) **Consideration:** A request by Billy Good for a one-year lease (and then subsequent sale) for the N. Rendon Street public right-of-way (paper street) in the Second Municipal District, between Squares 449 and 426, bounded by N. Jefferson Davis Parkway (Square 449), St. Louis Street, N. Lopez Street (Square 426), and Conti Street.

Billy Good explained the request and answered questions from PPW, DPW, and SWB. He clarified that the proposal is for a parking lot and not to construct a building, and also why the applicant desires a long-term lease or possibly the purchase of subject parcel. DPW noted the need for permission from the property owner of the adjacent lot. The committee passed a motion of no objection subject to further review by the CPC, SWB, RER and DPW.

- 7) **Consideration:** A request by David Fuselier for grants of a predial servitude, for the proposed encroachments of roof overhang on/over the Seventh Street public right-of-way, adjacent to Lots J-1 and J-2, Square 82, Fourth Municipal District, bounded by Annunciation Street, Sixth Street, Chippewa Street, and Seventh Street. The municipal addresses of the two adjacent properties are 701 SEVENTH STREET and 707 SEVENTH STREET.

PPW asked for clarification of the proposed landscaping for this request. The committee passed a motion of no objection subject to further review by RER.

- 8) **Consideration:** A request by G-N-G Partners, LLC, for a sidewalk café franchise for a restaurant located at 1068 MAGAZINE STREET.

HDLC raised concerns with existing signage that was installed without their review or approval. RER commented on need to address existing encroachments. The committee passed a motion of no objection subject to further review by the HDLC, RER, and DPW.

- 9) **Consideration:** A request by Christopher Starnes for a sidewalk café franchise for a restaurant located at 536 FRENCHMEN STREET.

S&P requested revised drawings with greater detail for clarification of proposed development. The committee passed a motion to defer this matter to the next meeting to allow the applicant additional time needed to submit revised drawings as requested.

- 10) **Consideration:** Review of new site plan and actual construction for 601 FRENCHMEN STREET, by DD Frenchmen, LLC.

RER presented this request followed by further explanation from the contractor for this development, Norman Shephard. HDLC stated that they have many issues with subject plans. The committee passed a motion of no objection subject to further review by the HDLC, DPW, and RER.

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Respectfully yours,

Robert D. Rivers, Director
February 28, 2014

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Item #2

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Item # 3

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Item # 4

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2519 North Rampart Street
New Orleans 70117

Porch & Property dimensions

11 ft. from porch to curb

To be demolished:

Steps 13'9" wide x 40" deep (a two-run 'pyramid')

Area 165" x 40" 45.2 sq feet

To be built:

Four steps 40" wide with 50" run & 38" rise

Cut back into the existing porch (toward door) 22"


Area touching sidewalk:

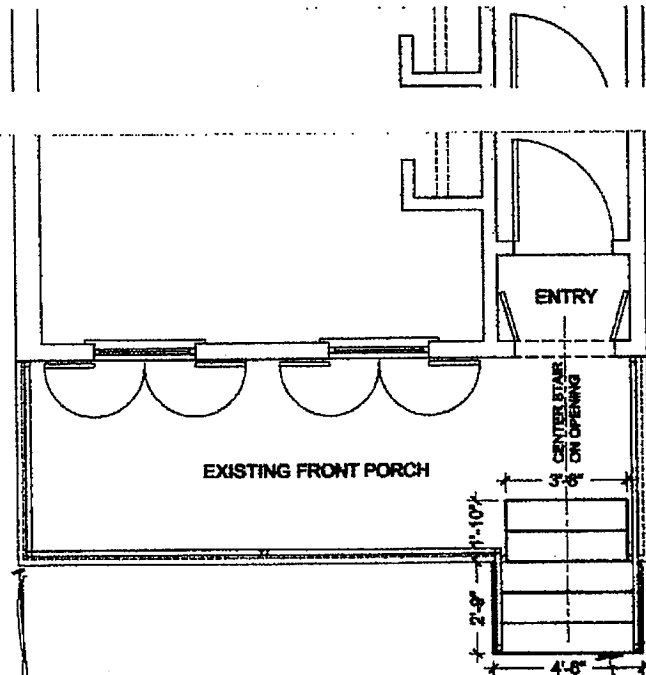
40" x 33" 8.9 sq feet

8'3" from new step to curb.

For Planning Advisory Comm.
meeting 19 March


2519 N. Rampart

St Claude 



FRONT PORCH - OPTION 'C' SCALE: $\frac{1}{4}'' = 1'-0''$
 EXISTING PORCH WITH NEW STEPS AND IRON RAILINGS

 St Roch

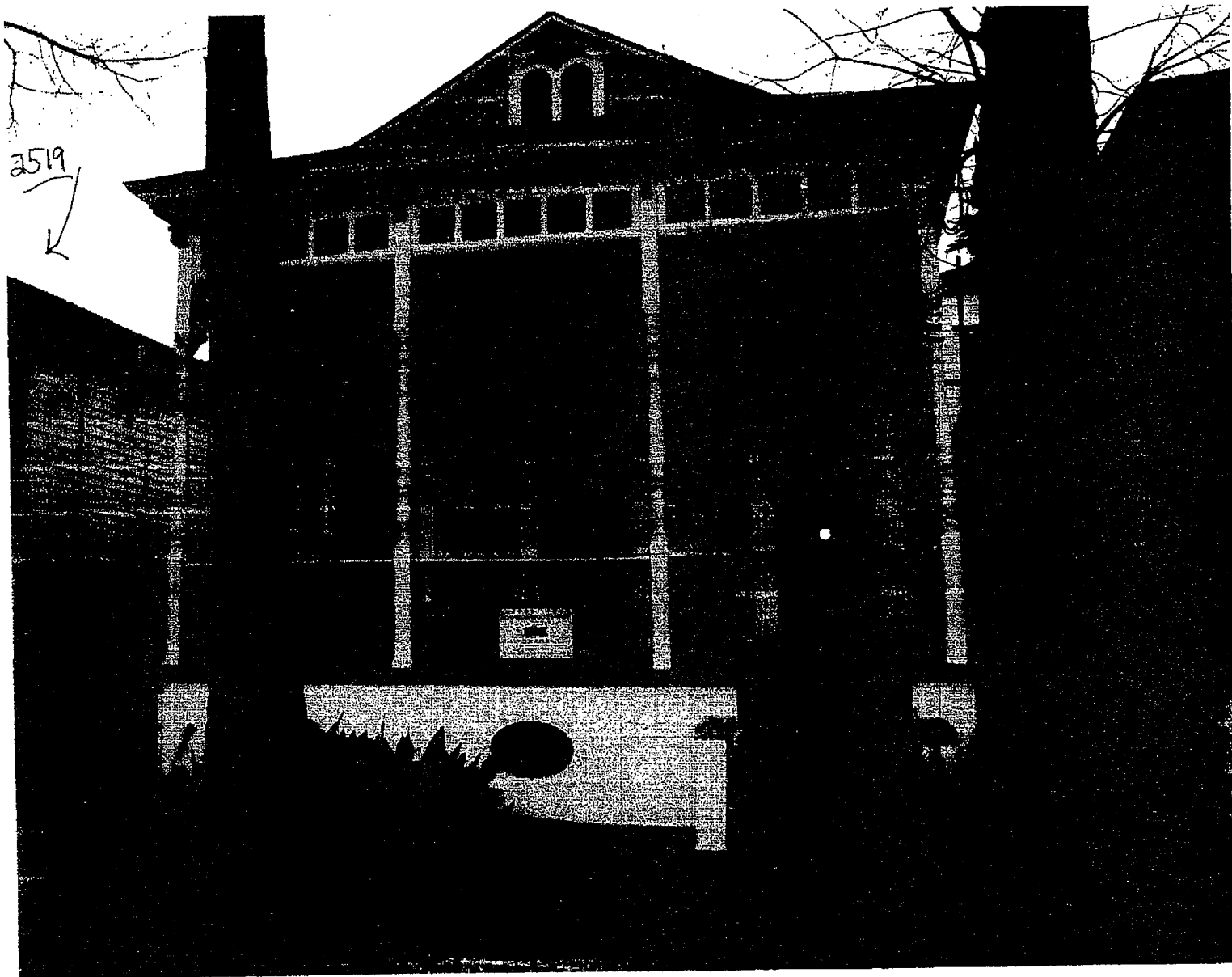
 Maple St

8'3"

11' to street N. RAMPART



2579 North Rampart Street



2525 N Rampart

Next door