

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – October 8, 2014

There will be a meeting of the Planning Advisory Committee on October 8, 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 September 24, 2014 PAC meetings.
- 2) **Consideration:** **ZONING DOCKET 097/14** – Request by MIRIAM B. SCHAEFER for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 1343, Lot 23, in the Third Municipal District, bounded by Lapeyrouse, North Rocheblave, North Dorgenois, and Laharpe Streets. The municipal address is 2434 LAPEYROUSE STREET. (PD 4)
- 3) **Consideration:** **ZONING DOCKET 099/14** – Request by WAL-MART REAL ESTATE BUSINESS TRUST for a Conditional Use to permit a fast food restaurant in a B-2 Neighborhood Business District, an SC Shopping Center District, an ENORC Eastern New Orleans Renaissance Corridor District overlay, and an HUC Highway Urban Corridor District overlay, on Section 26, Lot 4-C-1, in the Third Municipal District, bounded by Bullard Avenue, Interstate 10 Service Road, and Lake Forest Boulevard. The municipal address is 6020 BULLARD AVENUE. (PD 9)
- 4) **Consideration:** **ZONING DOCKET 100/14** – Request by CLOTHESLINE LAUNDROMAT, INC. for a Conditional Use to permit a car wash in a C-1 General Commercial District and an Eastern New Orleans UC Urban Corridor District overlay, on an undesignated square, Lot 19-B2-1, in the Third Municipal District, bounded by Downman Road, Chef Menteur Highway, Dwyer Road, and Jourdan Road. The municipal addresses are 3908 DOWNMAN ROAD AND 5835 CHEF MENTEUR HIGHWAY. (PD 9)
- 5) **Consideration:** **ZONING DOCKET 101/14** – Request by CHAMARY, LLC for a Conditional Use to permit a parking lot to provide off-street parking for a main use located within 300 feet of said lot in an RM-2A Multiple-Family Residential District, on Square 208, Lot 23, in the Fourth Municipal District, bounded by Saint Mary, Saint Andrew, and Prytania Streets and Saint Charles Avenue. The municipal address is 1540 SAINT MARY STREET. (PD 2)
- 6) **Consideration:** **ZONING DOCKET 102/14** – Request by VICKIE D. FILIP for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 7, Lot 11 or 24, in the Fifth Municipal District, bounded

by Bouny, Alix, and Seguin Streets and Pelican Avenue. The municipal address is 420 BOUNY STREET. (PD 12)

- 7) **Consideration: ZONING DOCKET 103/14** – Request by the BOARD OF COMMISSIONERS OF THE ORLEANS LEVEE DISTRICT for an Amendment to Ordinance No. 24,995 MCS (Zoning Docket 061/12, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant) to permit the sale of alcoholic beverages for off-premises consumption at a gasoline service station, in a B-2 Neighborhood Business District, on an undesignated square, Lot 2E, in the Second Municipal District, bounded by Lakeshore Drive and the New Basin Canal. The municipal address is 7840 LAKESHORE DRIVE. (PD 5)
- 8) **Consideration: ZONING DOCKET 104/14** – Request by ODDO OF MARIGNY, LLC for a Zoning Change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel occupying more than 10,000 square feet of floor area in the proposed HMC-2 District, on Square 273, Lots 1-5, 17-19, A, B, C, 15, 16, Front Pt. 14, and Rear Pt. 14, or Lots A, B, and C, and seven undesignated lots, in the Third Municipal District, bounded by Burgundy, Marigny, Mandeville, and North Rampart Streets. The municipal addresses are 2301-2329 BURGUNDY STREET. (PD 7)
- 9) **Consideration: ZONING DOCKET 105/14** – Request by SORAPARU ENTERPRISES, LLC for a Conditional Use to permit a school in an RD-3 Two-Family Residential District, on Square 63, Lot 1 or 20, in the Fourth Municipal District, bounded by Soraparu, Saint Thomas, First, and Chippewa Streets. The municipal address is 600 SORAPARU STREET. (PD 2)
- 10) **Consideration: ZONING DOCKET 106/14** – Request by ANDREW J. CRAIG for a Conditional Use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District, on Square 17, Lot 6, in the Fifth Municipal District, bounded by Pelican Avenue, Bermuda, Alix, and Verret Streets. The municipal address is 421 PELICAN AVENUE. (PD 12)
- 11) **Consideration: ZONING DOCKET 107/14** – Request by BROOKWOOD-BEHRMAN LLC for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay, on Square 185/186 or ES-1, Lot 5, bounded by Behrman Place, Behrman Highway, and Bender Boulevard. The municipal address is 10005 BEHRMAN HIGHWAY. (PD 12)
- 12) **Consideration: ZONING DOCKET 108/14** – Request by NHAN T. DO for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption in a retail store in a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District overlay, on an undesignated square, Lots 5-A Pt. 27 and 7-A Pt.

27, bounded by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal address is 13801 CHEF MENTEUR HIGHWAY. (PD 10)

13) Consideration: A request by International Shipholding, Inc., for a grant of predial servitude for the proposed encroachments of awnings on/over the Fulton Street, St. Joseph Street, and S. Peters Street public rights-of-way, adjacent to Lots 16-20, Square 20, 1st M.D., bounded by Julia Street, St. Joseph Street, Fulton Street, and S. Peters Street. The municipal address of the property is 864 S. Peters Street.

14) Consideration: A request by Megan Fuselier for a grant of predial servitude for the proposed encroachments of steps & landing on/over the St. Thomas Street public right-of-way, adjacent to Lot A, Square 49, 4th M.D., bounded by 3rd Street, Rousseau, 4th Street, and St. Thomas Street. The municipal address of the property is 2618 St. Thomas Street.

The next Planning Advisory Committee meeting will be held on Wednesday, October 22, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
October 6, 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 – August 20, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, August 20, 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)
Reid Dennis (SWB)
Max Camp (RER)
Martha Griset (RER)
Desiree Wilson (RER)
Tracy St. Julien (HDLC)
Tica Hartman (PPW)
Richard Scheirman (DPW)
Edward Horan (S&P)
Arlen Brunson (CPC)

GUESTS

Peter Fortier
Thomas Colosino
Ryan Mayer
Donald McGinnis
Justin Pittenger
Pedro Molina
Erich Soraghan
Andrew Liles
Geoff Zawacki
Marisa Escudero
Marcus Allen

CPC STAFF

Stephen Kroll
Editha Amacker
Kelly Butler
Brooke Perry
Rexter Chambers

NON-VOTING DEPARTMENTS

- 1) **Consideration:** Minutes from the August 6, 2014 PAC meeting

Consideration of the meeting minutes was deferred to the next meeting.

- 2) **Consideration:** **ZONING DOCKET 082/14** – Request by ELENESSE MARQUIS PROP., LLC for a Conditional Use to permit a single-family residence in an LI Light Industrial District, on Square 797, Lot 6-A, in the First Municipal District, bounded by South Hennessey, South Alexander, Baudin, and D’Hemecourt Streets. The municipal address is 523 SOUTH HENNESSEY STREET. (PD 4)

The committee passed a motion of no objection subject to further review by CPC and PPW for the addition of a street tree.

- 3) **Consideration: ZONING DOCKET 083/14** – Request by HUTTON GROWTH ONE, LLC for a Conditional Use to permit an automobile/vehicular parts sale/non-service facility in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 461, Lots 1 through 23, in the Seventh Municipal District, bounded by Colapissa, Pine, and Burdette Streets and Earhart Boulevard. The municipal address is 7601 COLAPISSA STREET. (PD 4)

The committee passed a motion of no objection subject to further review by CPC, PPW and SWB for planting street trees, and DPW for review of drainage plan.

- 4) **Consideration: ZONING DOCKET 084/14** – Request by FIREMEN’S CHARITABLE AND BENEVOLENT ASSOCIATION for a Conditional Use to permit an office building exceeding 5,000 square feet in floor area in an LB-2 Lake Area Neighborhood Business District, an LRS-3 Lakewood and Country Club Gardens Single-Family Residential District, and within the LADC Lake Area Design Corridor Overlay District, on an undesignated square, Lot A-1, in the Second Municipal District, bounded by Canal Boulevard, City Park Avenue, and Hawthorne Place. The municipal address is 5050 CANAL BOULEVARD. (PD 5)

The committee passed a motion of no objection subject to further review by CPC, and PPW for a tree protection plan and tree trimming permit for driveway access on Canal Street.

- 5) **Consideration: ZONING DOCKET 085/14** – Request by CAVAN CO, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant, on Square 221, Lots 1 and 2, in the Sixth Municipal District, bounded by Magazine, Foucher, Antonine, and Camp Streets. The municipal address is 3607 MAGAZINE STREET. (PD 2)

The committee passed a motion of no objection subject to further review by CPC, DPW to address parking spaces that encroach onto the sidewalk and HDLC for any proposed signage and consideration by the ARC on August 26th.

- 6) **Consideration: ZONING DOCKET 087/14** – Request by MARK ASPIAZU for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 17, Lot 18, in the Fifth Municipal District, bounded by Bermuda, Alix, and Verret Streets, and Pelican Avenue. The municipal address is 430 BERMUDA STREET. (PD 12)

The committee passed a motion of no objection subject to further review by CPC, HDLC for any exterior work or signage, and PPW for the planting of one street tree.

- 7) **Consideration:** A Cooperative Endeavor Agreement (CEA) with the Land Trust for Louisiana to permit a rain garden and bioswale on the following city-owned property:

Lot 18, Square 11 in the 6th Municipal District, bounded by General Taylor, S. Miro, S. Tonti, and Delachaise Streets, the improvements bearing the municipal address **3601 General Taylor Street**.

The committee passed a motion of no objection to permit soil samples and a soil survey, prior to consideration of the CEA. DPW objected to the motion.

- 8) **Consideration:** A request by Gordon Pierce for a grant of predial servitude for the proposed encroachment of a gallery on/over the Magazine Street public right-of-way, adjacent to Lot 6, Square 140, 4th M.D., bounded by St. Mary Street, Sophie Wright Place, Felicity Street, and Magazine Street. The municipal address of the property is 1823-1825 Magazine Street.

The committee passed a motion of no objection subject to further review by RER, SWB and DPW to review drawings of the footings, and HDLC with review by the ARC on August 26th.

- 9) **Consideration:** A request by Economy Ironworks, Inc., for a grant of predial servitude for the proposed encroachment of a gallery on/over the S. Peters Street public right-of-way, adjacent to Lot 24, Square 61, 1st M.D., bounded by Girod Street, Commerce Street, Lafayette Street, and S. Peters Street. The municipal address of the property is 625-635 S. Peters Street.

The committee passed a motion of no objection subject to further review by RER and HDLC final approval of the exterior work.

- 10) **Consideration:** A request by 826-828 Orleans, L.L.C, for a grant of predial servitude for the proposed encroachment of steps and existing roof overhang on/over the Orleans Avenue public right-of-way, adjacent to Lot 14, Square 73, 2nd M.D., bounded by Bourbon Street, St. Peter Street, Dauphine Street, and Orleans Avenue. The municipal address of the property is 826-828 Orleans Avenue.

The committee passed a motion of no objection subject to further review by RER and VCC to review final details.

- 11) **Consideration:** A request by Second Suites, L.L.C, for a grant of predial servitude for the proposed encroachments of a metal awning and (replacement of) existing encroachments of roof overhang and steps on/over the 2nd Street and Baronne Street public rights-of-way, adjacent to Lot A, Square 261, 4th M.D., bounded by Baronne Street, 3rd Street, Dryades Street, and 2nd Street. The municipal address of the property is 1800-1802 2nd Street

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

12) Any Other Matters: The next Planning Advisory Committee meeting will be held on Wednesday, September 3, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

1000 N. Broad Street

The committee passed a motion of no objection subject to further review by RER and SWB to move existing lines.

5236 Constance Street

The committee passed a motion of no objection subject to further review by RER and DPW to review encroachments in the Bellecastle Street right-of-way.