

CPC MINUTES

**March 24, 2015
Meeting**

ZONING DOCKET 028/15 –Request by 2704 ST. CLAUDE AVENUE, LLC for a Conditional Use to permit a theater with the sale of alcoholic beverages for on-premises consumption in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 366, Lot 24, in the Third Municipal District, bounded by Saint Claude Avenue and Port, Saint Ferdinand, and North Rampart Streets. The municipal addresses are 2704-2706 SAINT CLAUDE AVENUE. (PD 7)

Applicant: 2704 St. Claude Avenue, LLC

Request: This is request for a Conditional Use to permit a theater with the sale of alcoholic beverages for on-premises consumption in an HMC-2 Historic Marigny/Tremé Commercial District.

Location: The petitioned site is located on Square 366, Lot 24, in the Third Municipal District, bounded by Saint Claude Avenue and Port, Saint Ferdinand, and North Rampart Streets. The municipal addresses are 2704-2706 Saint Claude Avenue. (PD 7)

Description: The subject site is a narrow rectangular lot with frontage on Saint Claude Avenue between Port and Saint Ferdinand Streets, and located within the Faubourg Marigny local historic district. It measures 29.17 feet in width, 98 feet in depth, and an area of 2,917 square feet. The site is occupied by a two-story building with 2,889 square feet of total interior area. The building also has unenclosed space comprised of two exterior balconies and staircases that totals 248 square feet.

The first-floor façade of the building is located on the Saint Claude Avenue frontage with the stairway that leads to the second floor and protrudes three feet into the Saint Claude Avenue right-of-way. This long narrow structure extends 85.44 feet into the 98 foot deep lot. The remainder of the rear portion of the lot consists of a paved waiting area and two concrete slabs raised six inches in height that once supported two sheds. These slabs now support a bike rack and chairs for patrons waiting to enter the theater. The building is set back 2.17 feet from its upriver side property line and 7.73 feet from its downriver side property line. The wider setback on the downriver side provides a walkway that leads from Saint Claude Avenue to the public entrance on the side of the building.

The applicant intends to renovate the rear portion of the first floor to construct a bar to serve alcoholic beverages to patrons of the theater and any walk-up customers. The space proposed to be converted into a bar is currently being used to sell merchandise associated with the theater and its shows. Theaters are allowed to serve alcoholic beverages in the HMC-2 district, provided that the right is specifically granted by the conditional use ordinance.

CITY PLANNING COMMISSION MEETING (MARCH 24, 2015)

The Principal City Planner summarized the request and recommendation.

The applicant and five¹ people spoke in favor of the request. Two people spoke in opposition.

Commissioner Wedberg acknowledged the concerns expressed by the opponents and noted that the concerns outlined in the Neighborhood Participation Program report were addressed by the provisos recommended by staff. Commissioner Mitchell questioned the case's NPP process because the property owner did not attend the meeting and that the members of the community did not have access to the property owner during the process. Commissioner Wedberg stated that concerns over the operation of the theater should be lessened by the property owner working at a nearby business. Commissioner Mora thanked the speakers for coming to the meeting and said that issues concerning the lack of information on the notification postcards will be looked into.

Commissioner Steeg then asked the Executive Director if he thought the NPP for this case was held in accordance with the required procedures. The Executive Director responded that they were compliant in regards to the applicant being present at the NPP meeting and not the owner. Commissioner Marshall then stated that it did not appear that the applicant was trying to subvert the intent of the NPP.

Commissioner Mora asked the Executive Director what happens if the operator is in violation of the recommended provisos. The Executive Director stated that if in violation it is possible for liens to be placed on the property and for the Alcoholic Beverage Control Board to suspend or revoke the operator's City alcoholic beverage permit.

Commissioner Wedberg made a motion for approval, which was seconded by Commissioner Steeg and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 028/15 IS HEREBY RECOMMENDED FOR **APPROVAL** SUBJECT TO EIGHT (8) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

1. The applicant shall secure approval from the Louisiana Department of Transportation and Development to plant one tree in the Saint Claude Avenue right-of-way adjacent to the petitioned property.
2. Signage shall be limited to that which is permitted by **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District. Any

¹ A total of nine people signed in as proponents of ZD028-15

proposed signage shall be subject to the review and approval of the staff of the Historic District Landmarks Commission and the City Planning Commission. No signage indicating any alcoholic beverage shall be visible from the public right-of-way.

3. The developer shall submit a detailed exterior lighting plan, subject to the review and approval of the staffs of the Historic District Landmarks Commission and the City Planning Commission. Fixtures shall be arranged in such a way to reduce glare on any adjacent residential uses.
4. The theater shall cease the sale and consumption of alcoholic beverages to the exterior of the building by 12:00 a.m.
5. Music of any kind shall be prohibited on the exterior of the building. Doors and windows, with the exception of the dutch-door between the bar and exterior waiting area shall remain closed during performances.
6. The developer shall submit a revised site plan, which shall include a designated dumpster/trash storage area screened from view, subject to further review and approval by the staff of the City Planning Commission.
7. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.
8. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

YEAS: Brown, Marshall, Mora, Steeg, Wedberg

NAYS: Hughes, Mitchell

ABSENT: Bryan, Duplessis

REASONS FOR RECOMMENDATION:

1. Those negative impacts associated with the theater selling alcoholic beverages, a conditional use, should be approximately the same as those associated with a

theater not selling alcoholic beverages, which is a permitted use. These impacts can be sufficiently mitigated by the recommended provisos.

2. The request for the sale of alcoholic beverages at the theater is not in conflict with the *Plan for the 21st Century*.

ZONING DOCKET 029/15 – Request by BACKYARD LIVING PLAZA, LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in an LC Lake Area General Commercial District and the rescission of Ordinance No. 21,088 MCS (Zoning Docket 003/03, which granted a Conditional Use to permit a standard restaurant over 5,000 square feet in floor area), on Square 1, Lot A-1, in the Seventh Municipal District, bounded by Regent Street, West Robert E. Lee Boulevard, Pontchartrain Boulevard, and Lake Marina Avenue. The municipal address is 7211 REGENT STREET. (PD 5)

Applicant: Backyard Living Plaza, LLC

Request: This is a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in an LC Lake Area General Commercial District and the rescission of Ordinance No. 21,088 MCS (Zoning Docket 003/03, which granted a Conditional Use to permit a standard restaurant over 5,000 square feet in floor area).

Location: The petitioned site is located on Square 1, Lot A-1, in the Seventh Municipal District, bounded by Regent Street, West Robert E. Lee Boulevard, Pontchartrain Boulevard, and Lake Marina Avenue. The municipal address is 7211 Regent Street. (PD 5)

Description: The subject site is an approximately rectangular lot which extends along the block of West Robert E. Lee Boulevard between Regent Street and Pontchartrain Boulevard. The lot measures 291'-10" along West Robert E. Lee Boulevard, 289'-10" along its staggered Lake Marina Avenue-side property line, 107' along Pontchartrain Boulevard property line, and 107' along its Regent Street property line. The lot has an area of approximately 29,700 square feet (0.68 acres).

The site is developed with a 13,184 square foot strip-style multiple-unit commercial development which has an L-shape, extending along the Lake Marina Drive-side and Regent Street property lines. Most of the structure is a single-story in height except for a two-story portion near Regent Street. The structure contains seven different units. Backyard Living, the houseware and furnishings store that is the subject of this application, occupies an approximately 4,900 square foot two-story unit in the portion of the building adjacent to Regent Street. The remaining six units include five first floor units, which are occupied by a butcher called Rare Cuts, a beauty parlor called Polish!, a Pizza Hut fast food restaurant, Charbonnet's Pharmacy, and a pediatrician's office, and one second floor unit, which is vacant and could be used as a residence or as office space. In addition to the L-shaped structure, the site also features an accessory parking areas which

provides 48 spaces which are shared by the development's tenants, as well as off-street loading areas.

Backyard Living is a houseware and furnishings store that sells a variety of products for outdoor living spaces, such as outdoor furniture and small grills, as well as other small housewares, such as such as candles, vases, and similar products. It proposes to sell packaged alcoholic beverages for off-premises consumption as well. The LC Lake Area General Commercial District allows the retail sale of packaged alcoholic beverages only as a conditional use, and so the applicant has requested a conditional use to allow this of alcoholic beverages at Backyard Living.

CITY PLANNING COMMISSION MEETING (MARCH 24, 2015)

The speakers at the public hearing are listed on the attached public hearing speaker sheet.

The Principal City Planner summarized the request, stating the staff's recommendation of approval subject to four (4) provisos.

Commissioner Marshall made a motion for approval as recommended by the staff. Commissioner Mora seconded the motion, which was adopted.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 029/15 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO FOUR (4) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. The applicant shall submit revised floor plans to the City Planning Commission staff indicating that the area used for the display of packaged alcoholic beverages does not exceed ten (10) percent of

all display area. These revised plans shall indicate the total area of all merchandise display areas and the total area feet of shelving and other areas used for the display of alcoholic beverages.

- 3. Signage advertising the sale of alcoholic beverages shall not be visible from the public right-of-way.
- 4. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic cleaning of the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

YEAS: Brown, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

ABSENT: Bryan, Duplessis

REASONS FOR RECOMMENDATION

- 1. Those negative impacts sometimes associated with the retail sale of packaged alcoholic beverages, particularly loitering, should not be problematic at this site. Packaged alcoholic beverages will constitute only a small proportion of all goods stocked and displayed at this houseware and furnishings store, minimizing the likelihood that there will be the sorts of obnoxious behavior sometimes associated with alcoholic beverage outlets.
- 2. The retail sale of packaged alcoholic beverages for off-premises consumption is not in conflict with the Master Plan’s Mixed-Use Medium Density future land use designation for this site.

SUBDIVISION DOCKET 013/15 – Request by CAMILLE M. LEMANN AND MATHILDE M. LEMANN to resubdivide Lot 1 into Lots 1A, 1B and 1C, Square 284, in the Second Municipal District, bounded by North Galvez, Dumaine, St. Ann and North Miro Streets. The municipal addresses are 809-811 NORTH GALVEZ STREET, 2201-2203 ST. ANN STREET AND 2207 ST. ANN STREET. (PD 4)

Proposal: Resubdivision of Lot 1 into Lots 1A, 1B and 1C.

Location: Square 284, Second Municipal District, bounded by N. Galvez, St. Ann, Dumaine, and N. Miro Streets. The municipal addresses are 809-811 N. Galvez Street, 2201-2203 St. Ann Street, and 2207 St. Ann Street.

Zoning: RD-3 Two-Family Residential District

Current

Land Use: The petitioned site is a corner parcel currently developed with three (3) structures: one (1) two-family and two (2) single-family residences. One of the single-family residences fronts N. Galvez Street. The two-family residence and the other single-family residence front St. Ann Street. All residences are currently occupied.

Required: Lots developed with a single- or two-family residence in the RD-3 Two-Family Residential District are required to measure a minimum of thirty (30') feet in width, ninety (90') feet in depth, and three thousand six hundred (3,600 sq. ft.) square feet in area.

The applicant is proposing to resubdivide the existing Lot 1 into three (3) lots where each main use would be located on a separate lot of record. The proposed Lot 1A would become a corner lot fronting St. Ann Street. It would have a width of thirty-three (33'-6") feet six inches, a depth of fifty-eight (58'-1") feet one inch, and an area of approximately one thousand nine hundred forty-five and seven tenths (1,945.7 sq. ft.) square feet. The proposed lot would only meet the minimum lot width requirement of the RD-3 District, and would be deficient in depth and area. The proposed Lot 1B would also front St. Ann Street and would have a width of sixteen (16'-6") feet six inches, a depth of fifty-eight (58'-1") feet one inch, and an area of approximately nine hundred fifty-eight and three tenths (958.3 sq. ft.) square feet. Proposed Lot 1B would not meet the minimum lot width, the minimum lot depth, and the minimum lot area requirements. The proposed Lot 1C would front N. Galvez Street and would have a width of thirty-three (33'-3") feet three inches, a depth of fifty (50') feet, and an area of approximately one thousand six hundred sixty-two and five tenths (1,662.5 sq. ft.) square feet. Similar to Proposed Lot 1A, Proposed Lot 1C would meet the minimum lot width requirement, but would be deficient of the minimum lot depth, and the minimum lot area requirements.

The Commission has classified all Minor and Major Subdivisions into seven categories, based on particular aspects of the proposal. Because the proposed resubdivision is based on the separation of three (3) existing main uses on one (1) parcel, it is to be reviewed under *Policy E: Resubdivision of Properties Developed Prior to 1929*. This Policy waives the requirement for a public hearing for Minor Subdivisions and authorizes the Executive Director to grant Administrative Approval to subdivision plans proposing new lot lines that will separate buildings constructed prior to 1929, provided that plans meet all of the following conditions:

- a. *Satisfactory evidence is submitted indicating existence of structures prior to 1929. Such evidence is to be provided by the owner or subdivider and should consist of a letter from the appropriate Tax Assessor or other documents deemed acceptable by the Executive Director.*

- b. *The request to separate buildings involves only main/principal buildings.*
- c. *Proposed side lot lines comply as nearly as possible with the Subdivision Regulations and the Comprehensive Zoning Ordinance.*
- d. *The proposed lots shall contain a minimum of 1,800 square feet.*
- e. *The proposed lots will not be an excessive variation to the neighborhood norm.*

This proposal must be considered by the City Planning Commission because it does not meet criteria “d” under Policy E.

CITY PLANNING COMMISSION MEETING (MARCH 24, 2015)

The applicant did not appear before the Commission at the March 24, 2015 meeting. There were no proponents or opponents.

The City Planner summarized the request, stating the staff’s recommendation for tentative approval subject to three (3) waivers and four (4) provisos. Commissioner Wedberg made a motion for tentative approval which was seconded by Commissioner Hughes and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 013-15 IS HEREBY TENTATIVELY APPROVED.

Waivers

1. The applicant shall be granted a waiver of **Article 4, Section 4.6.7 (Table 4.F) – Area Regulations** of the Comprehensive Zoning Ordinance for minimum lot depth, lot area, side yard setback and rear yard setback for Proposed Lot 1A.
2. The applicant shall be granted a waiver of **Article 4, Section 4.6.7 (Table 4.F) – Area Regulations** of the Comprehensive Zoning Ordinance for minimum lot width, lot depth, lot area, side yard setback, and rear yard depth for Proposed Lot 1B.
3. The applicant shall be granted a waiver of **Article 4, Section 4.6.7 (Table 4.F) – Area Regulations** of the Comprehensive Zoning Ordinance for minimum lot depth, and lot area for Proposed Lot 1C.

Provisos

1. The applicant shall secure a Board of Building Standards and Appeals (BBSA) waiver for structures within three feet (3’) of the newly created property line.

2. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, the Department of Property Management, Division of Real Estate and Records, the Department of Safety and Permits, and the HDLC.
3. The applicant shall comply with all other Subdivision Regulations, which includes the submittal of mortgage certificates, a consent letter from the mortgage company (if applicable) and tax certificates for the petitioned site.
4. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final resubdivision survey in dwg., dxf, or ESRI compatible file format.

YEAS: Brown, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

ABSENT: Bryan, Duplessis

REASON FOR RECOMMENDATION

1. The request meets most of the criteria for a resubdivision under Policy E. All main structures are historic residences constructed prior to 1929.
2. The proposed resubdivision is an improvement over the existing lot configuration because it separates three (3) independent residences onto each of their own three (3) lots of record.
3. The lot configuration in the proposed resubdivision is consistent with the neighborhood norms as there are several examples of existing historic singles and doubles constructed upon substandard lots in the Tremé area.

DESIGN REVIEW DOCKET 021/15 – Request by J. M. SMUCKER to appeal Article 10, Section 10.1B.12.1 *Landscape Buffer*, of the Comprehensive Zoning Ordinance, Square F, Lot 1, bounded by Interstate 10, Chef Menteur Highway, Jourdan Road and the Industrial Canal. The municipal address is 5500 CHEF MENTEUR HIGHWAY. (PD 9)

Applicant: J.M. Smucker

Request: This is an appeal of the Eastern New Orleans Urban Corridor (UC) District Regulations, **Article 10, Section 10.1B.12.1 *Landscape Buffer*** of the Comprehensive Zoning Ordinance, to allow the new construction of an administrative building on an existing coffee plant site, without a landscape buffer along Chef Menteur Highway.

Zoning: HI - Heavy Industrial District

Location: The petitioned site is located in the Third Municipal District, on Square F, Lot 1, bounded by Chef Menteur Highway to the North, the Interstate 10 (I-10) to the South, Jourdan Rd. to the East and the Industrial Canal to the West. The municipal address is 5500 Chef Menteur Hwy. (PD 9)

Proposal: The site is currently developed with four (4) buildings that are all a part of the Folgers Coffee complex. The applicant proposes to construct a new administration building on the site within the complex. The proposed administration building has a width of approximately 120' along the Chef Menteur Hwy. side, a width of approximately 123' along the I-10 side, a depth of approximately 165' along Jourdan Road and a depth of approximately 57' along the Industrial Canal side for a total site area of approximately 22,167 sq. ft. The design and construction of the new building, as well as the layout of the property, was previously approved in Design Review 051-14. However, the applicant has chosen not to install trees along the applicable street frontage of the site as required by **Article 10, Section 10.1B.12.1** of the Comprehensive Zoning Ordinance.

CITY PLANNING COMMISSION MEETING (MARCH 24, 2015)

Staff summarized the request, stating the staff's recommendation of APPROVAL. One speaker was present, who was the applicant.

Commissioner Hughes made a motion to approve the request. This motion was seconded by Commissioner Marshall and was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT DESIGN REVIEW DOCKET 021/15 IS HEREBY RECOMMENDED FOR **APPROVAL**, SUBJECT TO ONE (1) WAIVER. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waiver

1. The applicant shall be granted a waiver of the requirements of **Article 10, Section 10.1B.12.1 Landscape Buffer** of the Comprehensive Zoning Ordinance.

YEAS: Brown, Hughes, Marshall, Mitchell, Mora, Wedberg, Steeg

NAYS: None

ABSENT: Bryan, Duplessis

REASONS FOR RECOMMENDATION

1. The frontage of the proposed site along Chef Menteur Hwy. will only be visible to Folgers' staff and visitors of the site.
2. The site already contains foliage along the public right-of-way of the site fronting along Jourdan Rd. This eastern side of the site also abuts an existing service road and train tracks which substantially limits the open space required to add an additional landscape buffer.
3. The location of the site is unique as it is not near a residential area and is surrounded by other industrial uses, which buffer the site from view of the general public.

CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions.

RATIFICATION OF ACTIONS RELATIVE TO CERTIFIED OR APPROVED SUBDIVISIONS

1. 116/14 – Mila Investments LLC and Benjamin Harwood – resubdivision of Lots 15 and 16 into Lot 15-A, Square 106, Fourth Municipal District, bounded by St. Andrew, Constance, St. Mary and Laurel Streets.
2. 40/14 – B. O. I. Construction, LLC – resubdivision of Lots 5 and Pt. 6 and 7 and Pt. 6 into Lots 5-A, 6-A, 6-B, 7-A and 7-B, Square 242, First Municipal District, bounded by Martin Luther King, Jr. Blvd., Carondelet, Terpsichore and Baronne Streets.
3. 30/14 – Robert Sheard and Cheryll Sheard – resubdivision of Lots 1 and 2 into Lot 1-A, Square 700, Third Municipal District, bounded by N. Claiborne Ave., Gordon, N. Derbigny and Tupelo Streets.
4. 172/14 – Turnbull Bakeries Inc. of La. – resubdivision of Lots 96, 15 and 16 into Lots 96A and 15A, Square 46, Fourth Municipal District, bounded by Rousseau, First, St. Thomas and Soraparu Streets.
5. 86/14 – Paul J. Poggi – resubdivision of Lot 16-A into Lots 16-X and 16-Y, Square 138, Third Municipal District, bounded by Desire, Royal, Gallier and Chartres Streets.
6. 132/14 – Central Plant LLC and French Quarter Apartments Limited Partnership – resubdivision of Lots X, A and an undesignated lot into Lot FQ, Square 93, Second Municipal District, bounded by Iberville, Burgundy, Dauphine and Bienville Streets.
7. 9/14 – 1542 Constance Street LLC – resubdivision of Lots 1, 2, C, 2, A, ½ 3, 4, Pt. 5, Undesignated Parcel, Pt. 6, B, 2, 1, 4, 3, 3 ft. Alley, 1, 2, 3, C-1 or 4, 5, 2, 3, 4, 1, 2, 3, 4, 10, 9 and 14, Square 111; Lots 16, 17, 18, 19, 20, Undesignated Parcel, R, L, X, F, 15 and a portion of Former Constance Street, Square 146, into Lot K, Square 111-A, First Municipal District, bounded by Richard, Orange, Magazine and Annunciation Streets.

8. 137/14 – Karen M. Washington – resubdivision of Lots X and Y into Lot X1, Square 2316, Third Municipal District, bounded by Sere, Gibson, Lafreniere and Duplessis Streets.
9. 156/14 – Behind the Levee, LLC – resubdivision of Lots D and E into Lots D1 and E1, Square 43-A, Second Municipal District, bounded by Robert E. Lee and Argonne Boulevards, Conrad and Marshal Foch Streets.
10. 119/14 – Daniel M. Liebert and Katherine G. Liebert – resubdivision of Lots A, B, Pt. X and X1 into Lot A1, Square 1707, Third Municipal District, bounded by the L & N Railroad, Arts and Music Streets.
11. 31/12 – Efzelda J. Booker – resubdivision of Lots 4, 5, 7-B and a portion of Lot B into Lot 6A, Square 1493, Third Municipal District, bounded by Florida and St. Roch Avenues, Music and Law Streets.
12. 87/14 – International Shipholding Corporation – resubdivision of Lots E, F, 16, 17, 18, 19, 20, 21 and 22 into Lot 20-A, First Municipal District, bounded by S. Peters, Fulton, St. Joseph and Julia Streets.
13. 180/14 – Little Zion Baptist Church – resubdivision of Lots 2, 7, Z, portion of I.C.R.R., 8, pt. 7, pt. X, C, pt. 91, 92, 93 and a portion of former Audubon Court into Lot Z1, Square 30, Marly, Sixth Municipal District, bounded by Earhart Blvd, Audubon Ct., Audubon, Forshey, State and Thalia Streets.
14. 154/14 – Thomas D. Mouras and Maureen M. Mouras – resubdivision of Lot Z-1 into Lots Z-1A and Z-1B, Square 287, Lakeview, Second Municipal District, bounded by Memphis, Germain, Vicksburg and French Streets.
15. 131/14 – Francesca L. Clesi – resubdivision of Lot N into Lots N-1 and N-2, Squares 1525 and 1526, Third Municipal District, bounded by Grand Rt. St. John, Lepage, N. Lopez and N. Dupre Streets.
16. 153/14 – Marie Olagues – resubdivision of Lot Pt. A into Lots A1 and A2, Square 731, First Municipal District, bounded by Cleveland Ave., Canal, S. Cortez and S. Telemachus Streets.
17. 120/14 – Elisa Speranza – resubdivision of Lots A and E into Lot A-1, Square 267, Third Municipal District, bounded by Burgundy, N. Rampart, Kerlerec and St. Anthony Streets.
18. 165/14 – Our Lady of Good Counsel – resubdivision of Lot 9-A into Lots 9A1 and 9A2, Square 275, Plaisance, Sixth Municipal District, bounded by Louisiana Ave., Chestnut, Toledano and Camp Streets.

DISCUSSION (MARCH 24, 2015)

A motion for approval was made by Commissioner Mora, seconded by Commissioner Hughes and adopted.

MOTION

Be it moved by the City Planning Commission that the above listed certified subdivisions are ratified.

Yeas: Brown, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

Nays: None

Absent: Bryan, Duplessis

Adoption of minutes of the March 10, 2015 meeting.

The minutes were accepted as written.

Committee Reports.

There were none.

Announcements.

There were none.