

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, FEBRUARY 10, 2015
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 10, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

- 1. ZONING DOCKET 1/15 – Request by FARREL A. WEIL, DONNA W. LEVIN, AND LARRIE A. WEIL for a Zoning Change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District, on Square 91, Lots 23, 24, and D or 22, in the Second Municipal District, bounded by Conti, Burgundy, Dauphine, and Saint Louis Streets. The municipal addresses are 917-923 CONTI STREET. (PD 1B) (VM) (DEFERRED FROM THE JANUARY 13, 2015 MEETING)**

- 2. ZONING DOCKET 8/15 – Request by BENA CAPITOL LLC for a Conditional Use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District, on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal addresses are 514-516 FRENCHMEN STREET. (PD 7) (NK) (DEFERRED FROM THE JANUARY 13, 2015 MEETING)**

B. NEW BUSINESS:

1. **ZONING DOCKET 16/15** – Request by DESIRE STREET MINISTRIES for a Conditional Use to permit a child care facility with an associated clinic and community space in an LI Light Industrial District, on Square 29, Lots Y and W-5A, in the Third Municipal District, bounded by Higgins Boulevard, Desire Parkway, Chickasaw and Louisa Streets. The municipal addresses are is 3600-3602 DESIRE PARKWAY. (PD 7) **(KB)**
2. **ZONING DOCKET 17/15** – Request by CONGREGATION OF OUR LADY OF THE SACRED HEART ROMAN CATHOLIC CHURCH AND GERALDINE D. VAUCRESSON for a Zoning Change from an RM-4 Multiple-Family Residential District to a B-2 Neighborhood Business District for the entirety of Square 765 and an MUPC Mixed-Use Planned Community District overlay for the entirety of Square 765 and Square 893, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, Onzaga, North Prieur, Lapeyrouse and North Derbigny Streets. The municipal addresses are 1720 SAINT BERNARD AVENUE AND 1800-1812 ONZAGA STREET. (PD 4) **(SK)**
3. **ZONING DOCKET 18/15** – Request by AJ PONTCHARTRAIN OWNER, LLC for an amendment to a Conditional Use Ordinance No. 25,273 MCS (Zoning Docket 008/13, which amended Ordinance No. 17,456 MCS and Ordinance No. 24,235 MCS to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District) to allow modifications to the hotel including an increase in guest rooms, interior and exterior building modifications, and additional dining and bar areas, on Square 237, Lot P, in the Fourth Municipal District, bounded by Saint Charles Avenue, Josephine, Carondelet and Saint Andrew Streets. The municipal addresses are 2031-2035 SAINT CHARLES AVENUE. (PD 2) **(EA)**
4. **ZONING DOCKET 19/15** - Request by CITY COUNCIL MOTION M-15-5 for a Conditional Use to permit a neighborhood center in a B-1 Neighborhood Business District, on Square 373, Lot S, in the Fourth Municipal District, bounded by Magnolia, Saint Andrew, Felicity and South Robertson Streets. The municipal address is 1801 SOUTH ROBERTSON STREET. (PD 2) **(DG)**

C. ZONING/PLANNING MATTERS:

1. **SUBDIVISION DOCKET 172/14** – Request by TURNBULL BAKERIES INC. OF LA. to resubdivide Lots 96, 15 and 16 into Lots 96A and 15A, on Square 46, in the Fourth Municipal District, bounded by Rousseau, First, St. Thomas and Soraparu Streets. The municipal addresses are 519-21 FIRST STREET AND 518-20 SORAPARU STREET. (PD 2) **(BN)**

2. **SUBDIVISION DOCKET 175/14** – Request by JOSEPH S. MANN, JR. AND DOROTHY SARPY MANN to resubdivide Lots 7-A and C into Lots 7-A-1 and C-1, on Square 247, in the Sixth Municipal District, bounded by Camp, Octavia, Chestnut and Joseph Streets. The municipal addresses are 5509 AND 5513-15 CAMP STREET. (PD 3) **(SK)**
3. **SUBDIVISION DOCKET 178/14** – Request by FULL CIRCLE HOMES, LLC to resubdivide Lot 9-A into Lots 9B and 9C, on Square 86, in the Third Municipal District, bounded by Spain Street, Dreux, Filmore and St. Roch Avenues. The municipal addresses are 2363 DREUX AVENUE AND 5200 ST. ROCH AVENUE. (PD 6) **(VM)**
4. **SUBDIVISION DOCKET 002/15** – Request by JASON B. JEE to resubdivide Lots Pt. 46, 47, 48 and Pt. 49 into Lots 47A and 48A, on Square 13, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Fleur de Lis Drive, 20th and 22nd Streets. The municipal addresses are 234 AND 236 22ND STREET. (PD 5) **(BN)**
5. **DESIGN REVIEW DOCKET 158/14** – Request by EVAN F. TRESTMAN to appeal **Article 9A, Section 9A.13.6.3(b) – Design Review Standards – Signage**, of the Comprehensive Zoning Ordinance, in an LB-1 Lake Area Neighborhood Business District and the Lake Area Design Corridor Overlay District, on Lot B, Square 228, bounded by Harrison Avenue, Milne Boulevard, Bragg and Colbert Streets. The municipal address is 313 HARRISON AVENUE. (PD 5) **(BP)**
6. **PROPERTY DISPOSITION 002/15** - Consideration of the sale of Square K, Lot H, Square U, Lot E, Square 2149, Lot G, and portions of the former Fairmont Drive (Lots F and I), portion of Elder Street right-of-way (Lot K), in the Third Municipal District, bounded by Clermont Drive, Fairmont Drive, W. St. Roch Avenue, and Humanity Street. (PD 6) **(NK)**
7. **PROPERTY DISPOSITION 003/15** - Consideration of the sale of a portion of the S. Miro Street public right-of-way adjacent to Lot BG, Square 134, Sixth Municipal District, as shown on a survey by the office of Gandolfo Kuhn, LLC, dated December 18, 2014. (PD 3) **(NK)**
8. **PROPERTY ACQUISITION 002/15** - Consideration of the acquisition of all Square 73, Square 72, (Lots 15-51) and a portion of Avenue B in the Seventh Municipal District, bounded by 38th Street, 40th Street, Avenue A, and Fleur de Lis Drive. This property would be maintained by the City as Fleur de Lis Park. (PD 5) **(VM)**

- 9. CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions.
(AB)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the January 27, 2015 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RR/ab