

CPC MINUTES

**January 27, 2015
Meeting**

ZONING DOCKET 12/15 – Request by POYDRAS PROPERTIES II, LLC for a Conditional Use to permit a parking garage providing non-accessory off-street parking spaces and an amusement place in a CBD-2 Central Business District and the rescission of Ordinance No. 21,270 MCS (Zoning Docket 051/03, which granted a Conditional Use to permit a parking lot), on Square 307A, Lot Z-4, in the First Municipal District, bounded by Poydras, Girod, and La Salle Streets and Loyola Avenue. The municipal address is 1200 POYDRAS STREET. (PD 1A)

Applicant: Poydras Properties II, LLC

Request: Request for a Conditional Use to permit a parking garage providing non-accessory off-street parking spaces and an amusement place in a CBD-2 Central Business District and the rescission of Ordinance No. 21,270 MCS (Zoning Docket 051/03, which granted a Conditional Use to permit a parking lot).

Location: The petitioned property is located on Square 307A, Lot Z-4, in the First Municipal District, bounded by Poydras, Girod, and La Salle Streets and Loyola Avenue. The municipal address is 1200 POYDRAS STREET. (PD 1A)

Description: The petitioned site is a rectangular lot located on the corner of Podras Street and Loyola Avenue. The lot measures approximately 207 feet along Poydras Street and 307 feet along Loyola Avenue for a total of approximately 65,935 square feet of area. The lot is currently used as a non-accessory, commercial parking lot with 128 parking spaces. The applicant proposes to redevelop the site as a 6-story mixed-use development containing a ground floor retail use with a parking, four floors of parking garage, and a top floor Dave & Buster’s restaurant/amusement place. The total development will contain approximately 264,400 square feet, with retail use occupying approximately 18,400 square feet, a restaurant/amusement place 40,000 square feet, and a garage with 393 parking spaces. Entrances and exits to the parking garage are proposed from both Poydras Street and Loyola Avenue.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)¹

The Planning Administrator summarized the request, stating the staff’s recommendation of approval. Three proponents representing the applicant spoke in favor of the request. They focused on three out of nineteen provisos of the staff report, including #1 (curb cut on Poydras Street), #6 (on-site security), and # 11 (signage). They stated that the applicant can meet all but these three provisos. Poydras Street access is considered critical for the project, as well as the proposed medallion signs. Regarding the security issue, it was stated that the applicants will develop their own security plan on a need basis and that their experience from other locations suggests that the type of security recommended in Proviso #6 is not warranted.

The staff, at the request of commissioners clarified the location of the Poydras Street entrance and the rationale for the provisos regarding security and signage.

¹ The speakers at the public hearing are listed on the attached public hearing speaker sheet.

Commissioner Mitchell made a motion to adopt the staff's recommendation, which was seconded by Commissioner Steeg. The motion was adopted unanimously.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 012/15 IS HEREBY RECOMMENDED FOR **APPROVAL**, SUBJECT TO ONE (1) WAIVER AND NINETEEN (19) PROVISOS. 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 **Article 15, Section 15.3** to allow one (1) loading space in lieu of the required five (5) off-street loading spaces.

Provisos:

1. The applicant shall eliminate Poydrass Street access to the garage. The floor plans shall be revised to reflect this change and submitted to the staff of the City Planning Commission for review and approval.
2. The applicant shall work with the Department of Public Works and the adjacent Hyatt Regency Hotel to develop an acceptable solution for the curb-side usage along the 600 block of Loyola Avenue.
3. The applicant shall provide a Turn Template Exhibit for the garage as an addendum to the Traffic Impact Analysis for review and approval by the Department of Public Works.
4. The project shall meet standards of **Article 15, Section 15.2.5** regarding the allocation of regular, compact and ADA accessible parking spaces. This allocation of parking spaces shall be shown on the floor plans.
5. The applicant shall comply with standards of **Article 15, Section 15.2.7 (11)** and provide the required twenty (20) spaces within the garage and in front of the ticket booth. The queuing, "reservoir spaces" shall be shown on the floor plans.
6. The amusement place operator shall provide a minimum of one (1) security guard at all times during which the use operates, who shall guard the entrances to the facility and the public right-of-way adjacent to the site.
7. The sale of alcoholic beverages shall be restricted to those for consumption on premises.

8. Live or recorded music shall be played within the building and not in the exterior areas of the site. Music of any kind shall be prohibited on the exterior of the building.
9. The operator of the amusement place shall not distribute or cause to be distributed for purposes of commerce, any menus, flyers or promotional materials from any public right-of-way, and shall also require all performers, on behalf of themselves and any of their agents, to execute a legally binding document attesting to their agreement to comply with conditions set forth in this proviso. The City Attorney shall approve the form and content of a standard legal document to be used.
10. The operator of the amusement place shall not affix or cause to be affixed to any public property or to any private property in a manner prohibited by law, any menus, flyers or promotional materials, and shall also require all performers, on behalf of themselves and any of their agents, to execute a legally binding document attesting to their agreement to comply with conditions set forth in this proviso. The City Attorney shall approve the form and content of a standard legal document to be used.
11. The applicant shall submit a detailed signage plan, indicating the type, size, and location of all signage to be installed within the site. Medallion type signs suspended over windows and glass panels are not permitted. All proposed signage shall be consistent with the type and size of signs in the district and subject to review and approval by the staff of the City Planning Commission.
12. No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.
13. The applicant shall install trees within the courtyard area as needed, and shall provide protection plan for existing trees within the Loyola Avenue and Poydras Street public rights-of-way, subject to the review and approval of the staffs of the City Planning Commission the Department of Parks and Parkways.
14. The applicant shall redesign the entry stairway to eliminate obstruction of the walking path on the Poydras Street sidewalk.
15. The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
16. The applicant shall indicate all areas for the storage of waste on the site plan or individual floor plans. No trash storage shall be visible from the public rights-of-way. Additionally, the owner of the development shall submit a litter abatement program letter to the Department of Sanitation for approval, which is inclusive of the type and quantity of trash receptacles, and the frequency of trash pickup if

contracted with a private trash removal company. The name and phone number of the manager of the business shall be included in this letter to be kept on file in case of any violation.

17. The applicant shall submit plans for review and approval of the Department of Public Works and the Downtown Development District for sidewalk improvements within the public rights-of-way. The applicant shall modify the sidewalks to the design specifications of the respective department and/or agency.
18. All new curb-cuts shall be subject to review and approval by the Department of Public Works.
19. 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 administrative extensions as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

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

NAYS: None

ABSENT: Duplessis, Wedberg

REASONS FOR RECOMMENDATION

1. The proposed parking garage will replace a non-accessory parking lot and enhance the overall appearance of the site.
2. The proposed development will contribute to the ongoing revitalization of the Central Business District as a 24-hour, vibrant, mixed-use environment.
3. The proposed use is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan* which designates the site Mixed-Use Downtown.

ZONING DOCKET 13/15 – Request by 700 FRENCHMEN STREET, LLC for a Zoning Change from an HMC-1 Historic Marigny/Tremé Commercial District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel exceeding 10,000 square feet in floor area, on Square 159, Lot 1-X, in the Third Municipal District, bounded by Frenchmen, Royal, Dauphine, and Touro Streets. The municipal address is 700 FRENCHMEN STREET. (PD 7)

Applicant: 700 Frenchmen Street, LLC

Request: This is a request for a zoning change from an HMC-1 Historic Marigny/Tremé Commercial 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.

Location: The site is located on Square 159, Lot 1-X, in the Third Municipal District, bounded by Frenchmen, Royal, Dauphine, and Touro Streets. The municipal address is 700 Frenchmen Street. The site is within the Faubourg Marigny Local Historic District. (PD 7)

Description: The site is a rectangular lot located at the uptown, lake-side corner of the intersection of Frenchmen and Royal Streets. The lot measures 96 feet, 11 inches in width along both its front property line on Frenchmen Street and along its rear property line. It measures 139 feet, 8 inches in depth along both its corner side property line on Royal Street and along its interior side property line. The lot has an area of 13,709 square feet.

The site is developed with a pair of adjoining Creole townhouses built to the Frenchmen and Royal Street property lines and facing Frenchmen Street, as well as a three-story rear service building. The two and one-half story, four-bay townhouses are in the Greek Revival style and of stuccoed masonry construction. They were originally constructed between 1833 and 1836 for residential use but were used as a series of commercial storefronts at least between 1909 and 1951, as indicated by historic Sanborn maps. The townhouses are now combined into a single building containing 9,564 square feet of floor area.

To the rear of the main townhouses is a 3,024 square foot, three-story auxiliary building. A courtyard is located between the main townhouses and the auxiliary building. The remainder of the site is occupied by an L-shaped surface parking area which extends along the site's interior and rear property lines. This 16 space parking lot is entered from one driveway along Royal Street and exited by another along Frenchmen Street. The site was most recently used as a home for children by Girls and Boys Town of Louisiana, a non-profit organization, but it is no longer occupied.

The applicant proposes to use the site as a hotel containing 19 guest units, including 13 single room units, 4 suites each containing 1 sleeping room, and 2 suites each containing 2 sleeping rooms. The townhouses' first floor is to contain the hotel's lobby and office space, kitchen, dining and bar areas, a handicap-accessible guest room, and storage and service areas, while the second and third floors will contain guest rooms. The rear building is to also contain guest rooms, as well as storage and housekeeping areas. As part of their conversion into a hotel, the buildings' interiors would be substantially renovated and modified, but there is to be no increase in their floor areas.

The courtyard separating the two buildings is to be modified to contain a small swimming pool and surrounding patio area. The L-shaped accessory parking lot is to be unaltered and would continue to provide 16 off-street parking spaces.

While the buildings' interiors are to be modified for the proposed hotel use, modifications to the buildings' exteriors would be limited to cleaning and restoration, as well as the installation of signage. Site modifications would also be minimal, limited mostly to the improvements to the courtyard area, the addition of a dumpster area to the accessory parking lot, and normal repairs to outside areas.

As the hotel use is not permitted by the site's zoning in an HMC-1 Historic Marigny/Tremé Commercial District, the applicant requests that the site be rezoned to an HMC-2 Historic Marigny/Tremé Commercial District. The HMC-2 District allows hotels that are no greater than 10,000 square feet in floor area as permitted uses and hotels that are over 10,000 square feet in floor area as conditional uses. As the proposed hotel would have a total of 12,588 square feet of floor area between the 9,564 square foot main building and the 3,024 square foot auxiliary building, it is allowable in the HMC-2 District as a conditional use and so the applicant has requested a conditional use for that purpose.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The speaker at the public hearing is listed on the attached public hearing speaker sheet.

The Principal City Planner summarized the request, stating the staff's recommendation of denial but noting that the staff supported the applicant's request to defer the application.

Commissioner Marshall made a motion to defer the application to the February 24, 2015 City Planning Commission meeting. Commissioner Hughes seconded the motion, which was adopted.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 013/15 IS HEREBY DEFERRED TO THE FEBRUARY 24, 2015 CITY PLANNING COMMISSION MEETING.

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

NAYS: None

ABSENT: Duplessis, Wedberg

ZONING DOCKET 14/15 – Request by MAGNOLIA MANSION HOTEL, LLC for a Zoning Change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District, on Square 210, Lots D and E, in the Fourth Municipal District, bounded by Prytania and Josephine Streets and Jackson and Saint Charles Avenues. The municipal address is 2127 PRYTANIA STREET. (PD 2)

Applicant: MAGNOLIA MANSION HOTEL, LLC

Request: This is a request for a zoning change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District.

Location: The property is located on Square 210, Lots D and E, in the Fourth Municipal District, bounded by Prytania and Josephine Streets and Jackson and Saint Charles Avenues. The municipal address is 2127 PRYTANIA STREET. (PD 2) The property is within the Garden District Local Historic District.

Description: The subject site is located at the corner of Jackson Avenue and Prytania Street in the Garden District neighborhood. The applicant is operating a bed and breakfast on the site which was authorized as an apartment hotel in Zoning Docket 74/92. The property is composed of two lots. Lot D is a rectangular lot that is fifty-five feet (55') in width, one hundred ten feet (110') in depth, with an approximate lot area of 6,050 square feet. Lot D is occupied by a parking lot for the bed and breakfast. Lot E is irregular in shape and envelopes Lot D on the Josephine Street and Saint Charles Avenue sides. Lot E has one hundred five feet (105') of frontage on Prytania Street and eleven feet (11') of frontage on Jackson Avenue and a depth of one hundred seventy-one feet ten inches (171'10") on the Josephine Street side. Lot E has an approximate area of 17,955 square feet. The bed and breakfast is located on Lot E which is developed with a one and a half-story Greek Revival home with Italianate features that is listed as a historic landmark. The Magnolia Mansion, also known as the Harris-McGinnis House, has an approximate floor area of 10,150 square feet.

The applicant is requesting a zoning change in order to open a restaurant, which is currently not permitted in the RM-1 Multiple-Family Residential District or in conjunction with an apartment hotel. The proposed restaurant would be located on the first floor.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)²

The Senior City Planner read a summary of the report. The applicants spoke in support of the request. Residents and neighborhood organizations spoke in opposition to the request. Commissioner Hughes made a motion to suspend the rules in order to add six minutes for the opponents to speak. The motion was seconded by Commissioner Mora and passed. After the opponents spoke, the applicant gave a rebuttal.

Commissioner Steeg made a motion for denial of the request, noting his motion for denial was not because of the proposed restaurant but rather his concern about the appropriateness of the potential uses that would be permitted with the requested zoning change. Commissioner Brown noted her concern about commercial zoning at the location and the potential uses allowed in the requested zoning district. The motion was seconded by Commissioner Marshall and adopted.

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 014/15 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Yeas: Brown, Bryan, Hughes, Marshall, Mitchell, Steeg

Nays: Mora, Wedberg

Absent: Duplessis

REASONS FOR RECOMMENDATION

1. Some of the Commissioners were concerned about the range of uses that would be allowed in the requested C-1A General Commercial District.
2. Some of the Commissioners were concerned about establishing commercial zoning at the subject site.
3. Some of the Commissioners believed that the restaurant was appropriate for the subject site.

ZONING DOCKET 15/15 - Request by ROBERT G. DAIGLE, JR. for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 85, Lot 19 or Ft. Pt. 19 or 19-A, in the Fifth Municipal District, bounded by Bouny, Eliza, Alix, and Seguin Streets. The municipal address is 538 BOUNY STREET. (PD 12)

² The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for ZD 014/15.

Applicant: ROBERT G. DAIGLE, JR

Request: This is a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District.

Location: The property is located on Square 85, Lot 19 or Ft. Pt. 19 or 19-A, in the Fifth Municipal District, bounded by Bouny, Eliza, Alix, and Seguin Streets. The municipal address is 538 Bouny Street. (PD 12)

Description: The petitioned site is located at the corner of Bouny and Eliza Streets, approximately two (2) blocks inland from the Mississippi River levee and approximately six (6) blocks upriver from where the river bends in the Algiers Point neighborhood. The site consists of a parcel measuring thirty-two feet (32') in width, eighty-five feet (85') in depth, with an area of two thousand seven hundred twenty square feet (2,720 sq. ft.). The property is developed with a single-story structure, which frames the corner of the site and has a total floor area of approximately one thousand three hundred sixty (1,360 sq. ft.) square feet. The site also contains a rear yard area and a detached garage fronting Eliza Street.



Through conversations with the applicant and viewing the Sanborn Maps, staff has concluded the site has historically been used as a mixed use commercial and residential development since the late 1800's. The Daigle Grocery Store most recently operated in the six hundred eighty (680 sq. ft.) commercial portion of the structure, which has been vacant since 2009. The property has since lost its non-conforming status for its commercial space due to vacancy. The rear six hundred eighty (680 sq. ft.) square foot portion of the structure has continually functioned as a single residential unit. The commercial space has a corner entry and two display windows facing Bouny and Eliza Streets. The overhang above the corner entry door wraps around both sides of the structure and the windows have awnings installed above them. The applicant is requesting a zoning change in order to re-use the six hundred eighty (680 sq. ft.) square foot commercial space as a jewelry maker's workshop. The proposal includes maintaining the residential unit in the rear portion.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The City Planner summarized the request, stating the staff's recommendation of approval.

No speakers were present to speak in support or in opposition of the request.

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

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 015/15 IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: None

ABSENT: Duplessis

REASONS FOR RECOMMENDATION

1. The request is consistent with the historic use of the property.
2. The property meets all of the criteria of the Historic Non-conforming Use Policy.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.

SUBDIVISION DOCKET 25/14 – Request by STAY FOCUSED, LLC. to resubdivide Lots 39 and 40 into Lot 39-A, Square B, in the Third Municipal District, bounded by South Muirfield Circle, North Muirfield Circle and East Muirfield Circle. The municipal addresses are 6001 and 6011 SOUTH MUIRFIELD CIRCLE. (PD 9)

Proposal: Subdivision of Lots 39 and 40 into Lot 39-A

Location: Square B, in the Third Municipal District, bounded by S. Muirfield Circle, N. Muirfield Circle and E. Muirfield Circle. The municipal addresses are 6001-6011 S. Muirfield Circle. (PD 9)

Zoning: RD-3 Two-Family Residential District

Current

Land Use: The subject lots form an irregularly shaped parcel located with Lots 39 and 40 having frontage on S. Muirfield Circle. The two lots are currently vacant and undeveloped.

Required: The applicants propose to combine the lots in order to construct a single-family residence. The proposal will result in a reversal of lot frontage for the lots which currently face S. Muirfield Circle, as proposed Lot 39-A would have frontage on N. Muirfield Circle.

The City Planning Commission is required to make a recommendation on certain subdivision applications which would result in the reversal of Lot Frontage, according to the Subdivision Regulations' **Article 5, Section 5.1.8 - Reversal of Lot Frontage**.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

Staff summarized the request, stating the staff's recommendation of denial. There were two proponents present, who were the applicant and the applicant's agent. Their names are reflected on the attached speaker cards. There was discussion as to whether the request should be deferred, to allow the applicant to submit site plans for the proposed residence in hopes of creating a compliant proposal. The CPC staff stated that the issue at hand is that the subdivision regulations state that the proposal would create a reversal of lot frontage along an undeveloped street, and that a deferral is not necessary to approve or deny this request. Commissioner Mitchell made a motion to approve the request subject to one (1) waiver and three (3) provisos. The motion was seconded by Commissioner Hughes and was adopted.

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 025-14 IS HEREBY GRANTED TENTATIVE APPROVAL, WITH FINAL APPROVAL SUBJECT TO ONE (1) WAIVER AND THREE (3) PROVISOS:

Waiver

1. The applicant shall be granted a waiver from the standards under **Article 5, Section 5.1.8 Reversal of Lot Frontage**, of the New Orleans Subdivision Regulations.

Provisos

1. 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, and the Department of Safety and Permits.
2. 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.

3. 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, Bryan, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

ABSENT: Duplessis

SUBDIVISION DOCKET 159/14 – Request by LAURICELLA BOURBON PROPERTIES, LLC AND MAISON BOURBON DEVELOPMENT, LLC to resubdivide Lots C1 and an undesignated parcel into Lots CAB and CAC, on Square 79, in the Second Municipal District, bounded by Bourbon, Gov. Nicholls, Dauphine and Barracks Streets. The municipal addresses are 1220 DAUPHINE STREET AND 1221-25 BOURBON STREET. (PD 1B)

Proposal: This is a proposal to subdivide Lot(s) C1 and an Undesignated Parcel into Lots CAB & CAC.

Location: The site is located on Square 79, in the Second Municipal District, bounded by Bourbon, Governor Nicholls, Dauphine and Barracks Streets. The municipal addresses are 1220 Dauphine Street and 1221-1225 Bourbon Street. All lots comprising the site are located within the Vieux Carré Historic District. (Planning District 1B)

Zoning: The site is located within a VCR-1, Vieux Carré Residential District.

Current

Land Use: The site on proposed lot CAB has a vacant existing structure that used to be a senior care facility. On proposed lot CAC, there is an existing structure that is currently being renovated into two residential units.

Reason for

CPC Action: The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)³

The applicants spoke in support of the request.

The Planner read a summary of the report. Commissioner Wedberg made a motion for **tentative approval**, which was seconded by Commissioner Bryan and adopted subject to three (3) provisos.

³ The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for SD 159/14.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 159/14 IS HEREBY GRANTED TENTATIVE APPROVAL, WITH FINAL APPROVAL SUBJECT TO THREE (3) PROVISOS.

Provisos

1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, Sewerage and Water Board, Entergy, and the Vieux Carré Commission.
3. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

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

Nays: None

Absent: Duplessis

Recuse: Steeg

SUBDIVISION DOCKET 163/14 – Request by STEPHEN LEGGIO to resubdivide Lots 19 and 20 into Lots 19A, 20A and 20B, on Square 74, in the Sixth Municipal District, bounded by Leake Avenue, Dufossat, Tchoupitoulas and Bellecastle Streets. The municipal addresses are 5234-5238 TCHOUPITOULAS STREET AND 417-419 BELLECASTLE STREET. (PD 3)

Proposal: Resubdivision of Lots 19 and 20 into Lots 19A, 20A, and 20B.

Location: Square 74, Sixth Municipal District, bounded by Tchoupitoulas Street, Bellecastle Street, Leake Avenue, and Dufossat Street. The municipal addresses are 5234-5238 Tchoupitoulas Street and 417-419 Bellecastle Street. (PD 3)

Zoning: LI Light Industrial District

Current

Land Use: One commercial structure and three residential structures

Proposed

Land Use: One commercial structure and three residential structures

Required: The subject properties are two rectangular lots, Lot 19 and 20, at the corner of Tchoupitoulas and Bellecastle Street. Lot 19 is developed with a single-family residential structure in the front and another single-family residential structure directly behind it.⁴ Lot 20 is developed with a commercial structure in the front. In the rear of both Lots 19 and 20 facing Bellecastle Street is a two-family residential structure that is located on both properties. The applicant is proposing to resubdivide the two lots into three lots, so the structure in the rear that faces Bellecastle Street will be on its own lot of record. Due to the age of the buildings on the site, this request is being considered under Policy E of the Subdivision Regulations. 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 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 criterion “d” under Policy E.

Description: The subject properties are two lots of record, Lots 19 and 20. The site is developed with two single-family structures at 5234-5234 ½ Tchoupitoulas Street, a commercial structure (Blue Dot Donuts) at 5236-5238 Tchoupitoulas Street, and a two-family structure at 417-419 Bellecastle Street. All of the structures are one-story. The applicant proposes to create three lots in order to place the two, single-family structures (proposed Lot 19A), the commercial structure (proposed Lot 20A), and the two-family structure (proposed Lot 20B) each on its own lot of record.

⁴ Per **Article 15, Section 15.5.7.3**, two main uses of single-family residential structures on a lot of record is not allowed. In this case, these uses are grandfathered to the site.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The City Planner summarized the request, stating the staff's recommendation for tentative approval. The applicant spoke in favor of the request.

Commissioner Mora made a motion to adopt staff's recommendation, which was seconded by Commissioner Bryan. The motion was adopted unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 163/14 IS HEREBY GRANTED **TENTATIVE APPROVAL**, WITH FINAL APPROVAL SUBJECT TO FOUR (4) WAIVERS AND FOUR (4) PROVISOS:

Waivers

1. The applicant shall be granted a waiver of **Article 5, Section 5.5.1 Lot Size** of the *Subdivision Regulations* for minimum lot depth on proposed Lot 20A.
2. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 (Table 4.I) – Area Regulations** of the Comprehensive Zoning Ordinance for minimum lot depth, lot area, and rear yard setback on proposed Lot 19A.
3. The applicant shall be granted a waiver of **Article 4, Section 4.9.7 (Table 4.I) – Area Regulations** of the Comprehensive Zoning Ordinance for minimum lot depth, lot area, side yard setback, and aggregate side yard setback on proposed Lot 20B.
4. The applicant shall be granted a waiver of **Article 3, Section 3.2.5.d** of the *Subdivision Regulations* requiring a minimum lot area of 1,800 square feet for Lot 20B.

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 and the Department of Safety and Permits.
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, Bryan, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

ABSENT: Duplessis

SUBDIVISION DOCKET 166/14 – Request by SOLUTIONS AUTOMOTIVE AND USED CAR SALES, INC. to resubdivide Lots 1 and 2 into Lots 1A and 2A, on Square 350, in the Second Municipal District, bounded by North Broad, Bellechasse, Crete and Orchid Streets. The municipal address is 1113 NORTH BROAD STREET. (PD 4)

Proposal: Subdivision of Lots 1 and 2 into Lots 1A and 2A.

Location: Square 350, Second Municipal District, bounded by North Broad, Belle Chasse, Crete, and Orchid Streets. The municipal address is 1113 North Broad Street. The petitioned property is located within the Esplanade Ridge Local Historic District. (PD 4)

Zoning: B-1 Neighborhood Business District

Current

Land Use: The site is currently being utilized as an automobile sales lot. No buildings are located on the site, however there is an opaque fence surrounding the perimeter of the property.

Required: The applicant proposes to reconfigure two (2) existing lots of record with frontage on North Broad Street into two (2) new lots of record with frontage on Belle Chasse Street which are to be developed with single-family residences. The proposal will result in a reversal of lot frontage for proposed Lots 1A and 2A. In addition, the proposed lots will be substandard in lot depth for the RM-1 Multiple-Family Residential District, which is the standards required for residential uses in the B-1 District.

In accordance with **Article 3** of the *New Orleans Subdivision Regulations*, all minor and major subdivisions are classified into seven categories. The proposed subdivision is classified as a Policy B subdivision request, which waives the requirement for a public hearing for subdivisions that meet all the requirements of the *Subdivision Regulations* or meet each of three conditions. All doubtful cases must be referred to the Commission. The proposed subdivision would result in a reversal of lot frontage, which has been interpreted to require review by the City Planning Commission in accordance with **Article 5, Section 5.1.8** of the *Subdivision Regulations*.

The subject site is located within a B-1 Neighborhood Business District. Pursuant to **Article 5, Section 5.5.1. Lot Size** of the *Subdivision Regulations*, lots in a commercial zoning district that are to be used for residential purposes shall

conform to the District Regulations of the Comprehensive Zoning Ordinance. Area requirements for residential uses located in a B-1 Neighborhood Business District are the same as for the RM-1 Multiple-Family Residential District. The proposed lots meet the minimum lot width and area requirements, but do not meet the minimum lot depth required for single-family residences in the RM-1 District, as shown in the table below.

Table 1: Area Requirements for Single-Family Residences in RM-1

Requirement	Standard
Minimum Lot Width	30 ft.
Minimum Lot Depth	90 ft.
Minimum Lot Area Per Dwelling Unit	3,600 sq. ft.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The City Planner summarized the request, stating the staff’s recommendation for tentative approval. No one spoke in favor or against the request.

Commissioner Marshall made a motion to adopt staff’s recommendation, which was seconded by Commissioner Hughes. The motion was adopted unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 166/14 IS HEREBY GRANTED **TENTATIVE APPROVAL**, WITH FINAL APPROVAL SUBJECT TO ONE (1) WAIVER AND FOUR (4) PROVISOS:

Waiver

1. The applicant shall be granted a waiver of **Section 5.1.8** of the *New Orleans Subdivision Regulations*, which requires the City Planning Commission to look with disfavor upon proposals for the reversal of lot frontage, to permit the creation of a lot that will result in required rear yards abutting required side yards, and a required side yard abutting a required rear yard.

Provisos

1. The applicant shall comply with all other Subdivision Regulations, which include the submittal of mortgage certificates, consent letters from any mortgage companies or lien holders (if applicable) and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, Historic District Landmarks Commission, and the Department of Safety and Permits.

3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final re-subdivision survey in dwg., dxf, or ESRI compatible file format.
4. The applicant shall secure approval from the Board of Zoning Adjustments for any necessary waivers, including lot depth, for proposed Lots 1A and 2A.

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

NAYS: None

ABSENT: Duplessis

SUBDIVISION DOCKET 170/14 – Request by 1013-17 AUSTERLITZ, LLC AND 1016 GENERAL TAYLOR, LLC to resubdivide Lots 5, A and Pt. 5 into Lots A1 and 5A, on Square 267, in the Sixth Municipal District, bounded by General Taylor, Austerlitz, Camp and Chestnut Streets. The municipal addresses are 1014-16 GENERAL TAYLOR STREET AND 1015-17 AUSTERLITZ STREET. (PD 3)

Proposal: Subdivision of Lots 5, Part of 5 and A into lots A1 and 5A.

Location: Square 267, Bouligny, Sixth Municipal District, bounded by General Taylor, Camp, Austerlitz and Chestnut Streets. Municipal addresses are 1014-18 Gen. Taylor Street and 1015-17 Austerlitz Street. (PD 3)

Zoning: RD-2 Two-Family Residential District

Current Land Use: Lot 5 - Single family residence
 Lot Pt. 5 – Vacant land
 Lot A – Vacant, former double

Lot size Required: All lots are zoned RD-2 Two-Family Residential District which, according to **Article 4, Section 4.5.7 Height, Area and Yard Requirements (Table 4.E)** requires a minimum lot width of 50 feet for residential doubles, 40 feet for singles; minimum lot depth of 90 feet, and minimum lot area of 5,000 square feet for doubles, and 4,400 for singles.

Existing Lots:

Lot 5 measures 30’ in width, 80’-9” to 84’-9” in depth, and has an area of 2,482.5 square feet. The lot fronts on Gen. Taylor Street.

Lot Pt. 5 measures 30’ in width, 42’ in depth and has an area of 1,260 square feet. The lot fronts on Austerlitz Street.

Lot A measures 30’ in width, 81’ in depth, and contain an area of 2,430 square feet. The lot fronts on Austerlitz Street.

Proposed

Lots: **Lot 5A** would measure 30' in width, 75'-9" to 79'-9" in depth, and will contain an area of 2,332.5 square feet. The depth of the existing Lot 5 will be reduced by 5 feet and its area by 150 square feet. This reduction in lot depth will increase the amount of non-compliances for this already substandard lot in terms of lot depth, lot area and rear yard depth. These reductions will require variances from the Board of Zoning Adjustments (BZA).

Lot A-1 would be an "L" shaped lot with a width of 60' (frontage on Austerlitz Street), 47' to 81' feet in depth and an area of 3,840 square feet. The proposed Lot A1 will meet the minimum lot width, but despite the fact that the lot is created by a consolidation of the two existing lots, it will still be deficient in terms of lot depth and lot area. These deficiencies are considered as improvements to the existing situation and will not require waivers from the BZA.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The Planning Administrator summarized the request, stating the staff's recommendation for modified approval. The applicant spoke in favor of the request and asked the Commission to approve the proposal as submitted. He explained that he is the owner of all lots involved in the proposal and that the additional five (5) feet, carved out from the rear of Lot 5, will allow for greater flexibility as he develops the proposed Lot A-1 with his residence.

Commissioner Wedberg stated that the proposed reduction of five (5) feet in the rear yard depth of Lot 5 should not have significant impact on that property. He believed that the applicant should be afforded the opportunity to consolidate lots as proposed. Commissioner Wedberg made a motion to approve the subdivision as proposed by the applicant subject to five (5) provisos. The motion was seconded by Commissioner Steeg and adopted unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 170/14 IS HEREBY GRANTED **TENTATIVE APPROVAL**, WITH FINAL APPROVAL SUBJECT TO FIVE (5) PROVISOS:

Provisos

1. The applicant shall obtain waivers from the Board of Zoning Adjustment for insufficient lot width, lot area and a rear yard setback for Lot 5A.
2. The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

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

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

NAYS: None

ABSENT: Duplessis

SUBDIVISION DOCKET 171/14 – Request by OUR LADY OF LOURDES NEW ORLEANS, INC. to resubdivide Lots 1 through 24 into Lots 1A and 24A, on Square 584, in the Sixth Municipal District, bounded by Napoleon Avenue, Jena, Freret and LaSalle Streets. The municipal addresses are 2419-2437 JENA STREET, 4423-4433 LASALLE STREET AND 2400-2428 NAPOLEON AVENUE. (PD 3)

Proposal: Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 into Lots 1A and 24A.

Location: Square 584, Boulogny, in the Sixth Municipal District, bounded by Napoleon Avenue, Freret, Jena, and LaSalle Streets. The municipal addresses are 4423-4433 LaSalle Street, 2419-2437 Jena Street, and 2400-2428 Napoleon Avenue. (PD 3)

Zoning: RD-2 Two-Family Residential District/ RM-2 Multiple-Family Residential District

Current

Land Use: School, vacant church, vacant single-family residence.

Proposed

Use: The property is composed of multiple lots and the applicant proposes to divide the existing buildings onto two lots.

Required: The proposal will create two double frontage lots. According to **Article 5, Section 5.5.5 – Double Frontage Lots**, of the *Subdivision Regulations*, double frontage lots shall be avoided, except where essential to provide separation of residential development from Major Streets or to overcome specific disadvantages of topography or adjacent non-compatible land uses. In an *established urban*

environment, double frontage lots shall be permitted in instances where a similar development pattern already exists in the surrounding blocks and where a second frontage will provide for the otherwise nonexistent off-street parking and fire access to the building.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)⁵

The applicant's representative spoke in support of the request.

The Senior City Planner read a summary of the report. Commissioner Marshall made a motion for **tentative approval** as recommended by the staff, which was seconded by Commissioner Wedberg and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 171/14 IS HEREBY GRANTED TENTATIVE APPROVAL, WITH FINAL APPROVAL SUBJECT TO FOUR (4) PROVISOS.

Provisos

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, the Department of Safety and Permits.
2. 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.
3. 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.
4. The applicant shall secure approval from the Board of Zoning Adjustments for any necessary waivers, including lot width for proposed Lot 1A.

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

Nays: None

Absent: Duplessis

⁵ The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for SD 171/14.

REASONS FOR RECOMMENDATION

1. The proposal will separate existing buildings on the site based on their uses.
2. There are other double frontage lots in the area.

SUBDIVISION DOCKET 181/14 – Request by USB CAPITAL, LLC to resubdivide Lots 8, 9, 10 and Pt. 11 into Lots 8A and 10A, Square 567, in the Sixth Municipal District, bounded by Valence, LaSalle, South Liberty and Upperline Streets. The municipal address is 2336 VALENCE STREET. (PD 3)

Proposal: Resubdivision of Lots 8, 9, 10, and Pt. 11 into proposed Lots 8A and 10A.

Location: Square 567, West Bouligny, Sixth Municipal District, bounded by Valence, La Salle, South Liberty, and Upperline Streets. The municipal address is 2336 Valence Street. (PD 3)

Zoning: RD-2 Two-Family Residential District

Current

Land Use: The four existing lots are located at the intersection Valence and La Salle Streets. Currently, they serve as a single development parcel, which is developed with a single-family residence (2336 Valence Street) and its rear accessory structure. The single-family residence, which was constructed around 2007, occupies the front portions of Lots 9 and 10. The front portion of Lot 8 serves as a large side yard for the residence. The rear accessory structure, which predates the residence and is proposed for demolition, extends along Pt. 11 and the rear portions of Lots 8, 9, and 10 and.

The site was historically developed with two residences facing Valence Street. As shown on the 1983 Sanborn map, these were a four-family residence at 2328-2330 Valence Street and a two-family residence at 2334-2338 Valence Street. The four-family residence at 2328-2330 Valence Street appears to have occupied Lot 8 and a portion of Lot 9, while the two-family residence at 2334-2338 Valence Street appears to have occupied Lot 10 and the other portion of Lot 9. Additionally, the existing rear accessory structure appears to have been present at the site. It was larger in footprint, as it included a small residential unit (2334 ½ Valence Street) and a series of contiguous storage buildings. The four-family residence at 2328-2330 Valence Street was demolished at some unknown point between 1983 and 1998, according to Google Earth aerial photography, and the two-family residence at 2334-2338 Valence Street was demolished in 2007.

Required: The applicant proposes to resubdivide the four existing lots into two new lots, proposed Lots 8A and 10A. Proposed Lot 10A, which would be developed with the existing single-family residence at 2336 Valence Street, would be 55 feet in width, 110 feet in depth, and 6,050 square feet in area. This lot would exceed the

lot size requirements of the RD-2 District, which requires a minimum width of 40 feet, a minimum depth of 90 feet, and a minimum area of 4,400 square feet for lots developed with single-family residences, as noted in **Article 4, Section 4.5.7** and **Table 4.E** of the Comprehensive Zoning Ordinance.

Proposed Lot 8A would be vacant once the rear accessory structure is demolished. It would measure 35 feet in width, 110 feet in depth, and 3,850 square feet in area. The lot would be compliant with the RD-2 District's minimum depth requirement but would be deficient of its of 40 foot minimum width and 4,400 square foot minimum area requirement for lots developed with single-family residences and 50 foot minimum width and 5,000 square foot minimum area requirement for lots developed with two-family residences. The applicant has expressed an intent to develop the proposed lot with a two-story two-family residence in the near future.

Since the proposed Lot 8A would be substandard in size and because the applicant has the alternative of consolidating the existing lots into a single lot that meets all lot size requirements, rather than creating one complaint lot and one substandard lot, the resubdivision is not eligible for administrative approval and must be considered by the City Planning Commission.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The Principal City Planner summarized the information in the foregoing report. Commissioner Steeg made a motion for **approval** as recommended by staff, which was seconded by Commissioner Bryan and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 181/14 IS HEREBY GRANTED TENTATIVE APPROVAL, WITH FINAL APPROVAL SUBJECT TO FIVE (5) PROVISOS.

Provisos

1. The applicant shall apply for and obtain variances from the Board of Zoning Adjustments of the minimum lot width and minimum lot area requirements contained in **Article 4, Section 4.5.7** and **Table 4.E** of the Comprehensive Zoning Ordinance for proposed Lot 8A.
2. The applicant shall ensure that the residence at 2336 Valence Street on proposed Lot 10A complies with the applicable aggregate side yard requirement, either by altering the resubdivision proposal to bring it into compliance with the aggregate side yard requirement in **Article 4, Section 4.5.7** and **Table 4.E** of the Comprehensive Zoning Ordinance or by applying for and obtaining a variance of the requirement from the Board of Zoning Adjustments.

3. 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, and the Department of Safety and Permits.
4. 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.
5. 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, Bryan, Hughes, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

ABSENT: Duplessis

REASON FOR APPROVAL

1. The proposal is eligible for consideration by the City Planning Commission under Policy B. The proposal satisfies the intent and criteria of Policy B and would be appropriate for the site as it would create two new lots that are larger than the existing lots, normal in size and shape for the surrounding area and consistent with the property's historic condition of including two development sites.

DESIGN REVIEW 166/14 – Request by LEPRE PROPERTIES, LLC to appeal the Central Business District Height and Floor Area Ratio Interim Zoning District, Motion M-14-430, to permit additional floors in a CBD-7 Central Business District, Lots 5, 6 and Pt. 4, Square 180, in the First Municipal District, bounded by St. Charles Avenue, Girod, Church and Julia Streets. The municipal address is 749-751 ST. CHARLES AVENUE. (PD 1A)

Applicant: Richard Choate, SCNZ Architects (for LePre Properties, LLC)

Request: This is an appeal of the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), as per Motion No. M-14-430, requesting an amendment to Article 18 of the Comprehensive Zoning Ordinance, to permit the conversion of an existing hotel into eighteen (18) condominiums with retail at the ground floor in a CBD-7 Central Business District.

Maximum Permitted Height (per proposed IZD): 5-stories and 65 feet
Height Proposed by the Applicant: 6-stories and 65 feet

Location: The petitioned property is located on Lots 4 and 5, Square 218 in the First Municipal District, bounded by St. Charles Avenue, Julia, Carondelet and Girod

Streets. The municipal addresses are 749-51 St. Charles Avenue. The site is located within the Lafayette Square Local Historic District (PD 1A).

Description: The petitioned site consists of two lots which front on St. Charles Avenue and combined measure approximately fifty one feet four inches (51' 4") in width and approximately one hundred fifteen feet (115') in depth for an area of approximately five thousand nine hundred and eleven (5,911 sq. ft.) square feet. Currently, the site is developed with two vacant buildings, a three-story 'L' shaped building located at 749 St. Charles Avenue, and a two-story rectangular shaped building located at 751 St. Charles Avenue. Both of these structures constituted the former Le-Dale hotel. Maintaining the façade and exterior walls of the historic 3-story structure fronting St. Charles Avenue, the applicant proposes demolition of the rest of the site, which will be replaced with a fourth floor addition and rooftop patio atop the 3-story structure and a new 6-story building to be built around the remaining structure.

The proposal includes construction of a new mixed-use development consisting of retail space, condo lobby, and storage and trash areas on the first floor (4,400 sq. ft.) and one- and two-bedroom condominium units on the second through sixth floors (16, 464 sq. ft.) with a total of twenty thousand eight hundred sixty four (20,864 sq. ft.) square feet of floor area in a 6-story, sixty-five foot (65') tall building. The first three (3) floors of the existing structure are located five (5) feet from the St. Charles Avenue property line while the first four (4) floors of the newly constructed portion will be developed to the front property line along St. Charles Avenue. Upper floors will be setback fifteen (15') feet from the St. Charles Avenue property line. A rear yard containing approximately seven hundred ninety-three (793 sq. ft.) square feet, will be located on the ground floor while a patio containing approximately one thousand three hundred seventy-five (1,375 sq. ft.) square feet will be located on the roof of the original building's fourth floor. The sixth floor rooftop will contain a one thousand six hundred ninety (1,690 sq. ft.) square foot terrace. Main pedestrian entrances to the condominium units, lobby and retail space will be from St. Charles Avenue. No off-street parking would be provided on the site.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)⁶

The City Planner summarized the information in the report and presented the staff's recommendation.

The attorney representing the applicant presented the project.

The architect representing the applicant presented the project and spoke further to the design of the project.

There were no speakers in opposition to the project.

⁶ Public Hearing speaker sheet is attached to this report.

Commissioner Marshall and Commissioner Wedberg requested further clarification about the request from both staff and the architect. Without further discussion, Commissioner Wedberg made a motion for approval of the request. Commissioner Hughes seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT DESIGN REVIEW DOCKET 166/14 IS HEREBY RECOMMENDED FOR **APPROVAL**, WITH THE REQUEST TO PERMIT THE CONVERSION OF AN EXISTING HOTEL INTO EIGHTEEN (18) CONDOMINIUMS WITH RETAIL AT THE GROUND FLOOR. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Yeas: Brown, Bryan, Hughes, Mitchell, Steeg, Wedberg

Nays: Marshall

Absent: Duplessis, Mora

REASONS FOR RECOMMENDATION

1. The development will retain an existing historic structure and will preserve the character of the block.
2. The request meets the sixty-five foot (65') height limit.

PROPERTY DISPOSITION 001/15: Consideration of the sale of a portion of the Argonne Street right-of-way, in the Second Municipal District, bounded by Florida Avenue, NOTC Railroad right-of-way, Square 400, and Square 401. (PD 5)

Consideration: Consideration of the sale of the sale of a portion of the Argonne Street right-of-way, in the Second Municipal District, bounded by Florida Avenue, NOTC Railroad right-of-way, Square 400 and Square 401.

Applicant: City of New Orleans

Purpose: In accordance with Section 6-306 Subsection 2 of the City Charter, the City Planning Commission is required to consider the sale or exchange of immovable property no longer needed for public purposes.

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

Staff summarized the request, stating the staff's recommendation of approval. There were three speakers present and their names are included on the attached speaker card and sign-in sheet. There was discussion as to whether the petitioned site was completely

owned by the City and if it encroached on adjacent property that is not owned by the City. The CPC staff stated that the request should be directed to Property Management's Division of Real Estate and Records. Commissioner Wedberg made a motion to approve the request. The motion was seconded by Commissioner Hughes and was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PROPERTY ACQUISITION 001-15 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION

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

NAYS: None

ABSENT: Duplessis

REASONS FOR RECOMMENDATION:

1. No agency of the City has indicated a need for any of the properties.
2. The proposed action is consistent with the criteria for approval as provided in the Administrative Rules, Policies, and Procedures of the City Planning Commission.

PROPERTY ACQUISITION 001/15: Consideration of the acquisition of Square 21, Marlyville, Sixth Municipal District, bounded by Broadway, Edinburgh, Audubon, and Olive Streets. (PD 4)

Consideration: Consideration of the purchase of Square 21, Marlyville, Sixth Municipal District, bounded by Broadway, Edinburg, Audubon and Olive Streets. (PD 4) The purpose of the acquisition is to construct a new police station and community pool. The municipal addresses are 3411 Broadway St. and 7100-7130 Edinburgh St.

Applicant: City of New Orleans

Purpose: In accordance with Section 6-302 subsection 3 of the City Charter, “[n]o immovable property shall be acquired by the City without the approval of the City Planning Commission as to its use[.]”

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)⁷

Staff summarized the request, stating the staff's recommendation of approval. There were no proponents or opponents present. Commissioner Wedberg made a motion to approve the request. The motion was seconded by Commissioner Hughes and was adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PROPERTY ACQUISITION 001-15 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION

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

NAYS: None

ABSENT: Duplessis

REASONS FOR RECOMMENDATION:

1. The proposed use will provide a public facility which provides residents with a valuable public service.
2. The proposed use of the petitioned site is consistent with the City's Master Plan.

STREET NAME CHANGE 01/15: Consideration of the re-naming of a section of Carondelet Street, from Felicity Street to Martin Luther King, Jr. Boulevard, to be changed to Robert C. Blakes, Sr. Drive. (PD 2)

Consideration: A request to consider the re-naming of a section of Carondelet Street, from Felicity Street to Martin Luther King Boulevard, to be changed to Robert C. Blakes, Sr. Drive. (PD 2)

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The City Planner summarized the request, stating the staff's recommendation for denial. Four proponents spoke in favor of the request and no one spoke in opposition to the request.⁸

⁷ The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for SD 140/14.

⁸ The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for SNC 01/15.

Commissioner Hughes made a motion for **APPROVAL** as proposed by the applicant, which was seconded by Commissioner Marshall. After some discussion by the Commissioners, the motion was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT STREET NAME CHANGE 01/15 TO RE-NAME OF A SECTION OF CARONDELET STREET, FROM FELICITY STREET TO MARTIN LUTHER KING BOULEVARD, TO BE CHANGED TO ROBERT C. BLAKES, SR. DRIVE IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Bryan, Hughes, Marshall, Mitchell, Steeg

NAYS: Brown, Mora, Wedberg

ABSENT: Duplessis

REASON FOR RECOMMENDATION:

1. There is support for this request from the Mayor, the Councilmember, and the community.
2. Certain evaluation criteria from the Street Name Change policy should be waived to honor this exceptional person.

STREET NAME CHANGE 02/15: Consideration of the re-naming of a section of LaSalle Street, between Earhart Boulevard and Simon Bolivar Avenue, to be changed to Rev. John Raphael Jr. Way. (PD 2)

Consideration: A request to consider the re-naming of a section of LaSalle Street, between Earhart Boulevard and Simon Bolivar Avenue, to be changed to Rev. John Raphael Jr. Way. (PD 2)

CITY PLANNING COMMISSION MEETING (JANUARY 27, 2015)

The City Planner summarized the request, stating the staff's recommendation for denial. Five proponents spoke in favor of the request and no one spoke in opposition to the request.⁹

⁹The names and contact information for those who spoke during the public hearing are included on the public hearing speaker sign-in sheet for SNC 02/15.

Commissioner Hughes made a motion for **APPROVAL** as proposed by the applicant, which was seconded by Commissioner Marshall. After some discussion by the Commissioners, the motion was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT STREET NAME CHANGE 02/15 TO RE-NAME OF A SECTION OF LASALLE STREET, BETWEEN EARHART BOULEVARD AND SIMON BOLIVAR AVENUE, TO BE CHANGED TO REV. JOHN RAPHAEL JR. WAY IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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

NAYS: Brown

ABSENT: Duplessis

REASON FOR RECOMMENDATION:

1. There is support for this request from the Mayor, the Councilmember, and the community.
2. Certain evaluation criteria from the Street Name Change policy should be waived to honor this exceptional person.
3. There was less concern about street name fragmentation because LaSalle changes from a major to a minor street for this section and it is a longer section of the street being renamed.

CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions.

RATIFICATION OF ACTIONS RELATIVE TO CERTIFIED OR APPROVED SUBDIVISIONS

1. 69/14 – Errol Larkins and Barbara Larkins – resubdivision of Lots 46 and 47 into Lot 46-A, Square B, Littlewoods Subdivision, Third Municipal District, bounded by Venice Blvd., S. Littlewoods, N. Littlewoods and W. Littlewoods Drives.
2. 117/14 – William R. Bishop and Catherine M. Bishop – resubdivision of Lots P and Pt. E into Lot P2, Square 347, Second Municipal District, bounded by Esplanade Ave., N. White, Bell and Crete Streets.
3. 34/13 – Joan Mitchell Center on Bayou Road, LLC – resubdivision of Lots F and D, Square 1191 and Lots 4, 5, 9, 10, A, B and an undesignated lot, Square 1192 into Lot B2,

- Square 1192, Third Municipal District, bounded by Bayou Road, N, Rocheblave, Kerlerec, Columbus and N. Tonti Streets.
4. 128/13 – Anne Marie Oppmann, Frank C. Gordon III and Succession of Anna Dailier Gordon – resubdivision of Lots 8, 9, 10, 11, 13 and 14 into Lots 8A, 10A and 13A, Square 225, Third Municipal District, bounded by Dauphine, Egania, Burgundy and Andry Streets.
 5. 113/14 – Providence Community Housing – resubdivision of Lots Pt. 5 and Pt. 5 into Lot 5-A, Square 293, Second Municipal District, bounded by N. Miro, St. Philip, N. Tonti and Ursulines Streets.
 6. 150/12 – Landcraft, LLC – resubdivision of Lots X-1 and X-2 into Lots 1 through 14, Square H and Lots 15 through 21, Square 10,000 and the creation of Oaktree Drive, a dedicated public street, Lakewood South, Seventh Municipal District, bounded by Academy, Cherlyn and Country Club Drives.
 7. 118/14 – Pie Dauphine LLC – resubdivision of Lot H into Lots H1, H2 and H3, Square 258, Third Municipal District, bounded by Dauphine, Mandeville, Burgundy and Spain Streets.
 8. 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, Chartres, Royal and Gallier Streets.
 9. 17/14 – Professional Funeral Service Inc., El Jaouhari LLC, Sophie Borowick Rodriguez and Frank S. Rodriguez – resubdivision of Lots 1-A, 4, 5, 6, 13 or undesignated, G, A, 8, 20, 7 or 19 and N into Lot CVS, Square 748, Third Municipal District, bounded by Elysian Fields and N. Claiborne Avenues, N. Derbigny and Frenchmen Streets.
 10. 114-14 – Sherif K. Sakla – resubdivision of Lots 19A, Pt. 19 and 20 into Lot 20-A, Square 81, Seventh Municipal District, bounded by Adams, Maple, Hampson and Burdette Streets.
 11. 76/14 – Jet Constance, LLC – resubdivision of an undesignated lot into Lots A and B, Square 140, First Municipal District, bounded by Magazine, Erato, Constance and Thalia Streets.
 12. 128/14 – Ann P. Uhlhorn and Natalie Lafont – resubdivision of Lots 7 and 8 into Lot 7-A, Square 820, First Municipal District, bounded by Cleveland Ave., S. Olympia, Palmyra and S. St. Patrick Streets.
 13. 90/14 – HSP II, LLC – resubdivision of Lots A and Pt. Lot 24 or 2 into Lot A-1, Square 142, First Municipal District, bounded by Magazine, Melpomene, Constance and Terpsichore Streets.

14. 102/14 – Providence Community Housing and Ujaama Community Development Corp. – resubdivision of Lots 1-B and 4 into Lot 4-B-1, Square 293, Second Municipal District, bounded by N. Miro, N. Tonti, St. Philip and Ursulines Streets.
15. 19/14 – Liberty Bank and Trust Co. – resubdivision of Lot L-1, parts of original lots 10, 11 and 12, and an undesignated lot into Lot X, Square 2659, Third Municipal District, bounded by Gentilly Blvd., Foy, Milton and Frenchmen Streets.
16. 85/14 – Anthony C. Cibilich and Alice C. Cibilich – resubdivision of Lots 20, 21, 22 and pt. 23 into Lot 22A, Square 9, Lake Vista, Second Municipal District, bounded by Marconi Dr., Poppy Lane, Hawk St. and Foliage Park.
17. 146/14 – Andrell Smith – resubdivision of Lots 10 and 11 into Lots 10-A and 11-A, Square 176, Second Municipal District, bounded by Ursulines, N. Robertson, N. Villere and Gov. Nicholls Streets.
18. 110/14 – Lorraine V. Bart, Jennifer B. Ellsworth, Lorna B Chapis and Calissa M. Bart – resubdivision of Lots 3 and 4 into Lot 3-A, Square 3455, Third Municipal District, bounded by Brutus, Carnot, Allen and New Orleans Streets.
19. 38/14 – Paul Bernstein and Jennifer Lee Bernstein – resubdivision of Lots 3, 4, 5 and 6 into Lot 3-A, Square 347, Lakeview, Second Municipal District, bounded by Argonne Blvd., Gen. Haig, Brooks and Polk Streets.
20. 39/14 – Joann B. Cousin – resubdivision of Lots 11 and 12 into Lot 11A, Square 2, St. Claude, Third Municipal District, bounded by Jackson Barracks, N. Galvez, Delery and N. Miro Streets.
21. 95/14 – Erroll G. Williams and Cynthia R. Williams – resubdivision of Lots 2 and 3 into Lots 2A and 3A, Square 3058-3058B, Bayou Park, Third Municipal District, bounded by Harrison Ave., Encampment St. and Bayou St. John.
22. 122/14 – 626 First Street LLC and Robert S. Summitt – resubdivision of Lots D and E into Lots D-1 and E-1, Square 62, Fourth Municipal District, bounded by First, Second, Chippewa and St. Thomas Streets.
23. 135/14 - 630 Carondelet LLC – resubdivision of Lot 8 or 22 and its Rear Portion, a portion of a 4 ft. alley and a portion of a 3 ft. alley into Lot 8A, Square 219, First Municipal District, bounded by St. Charles, Carondelet, Lafayette and Girod Streets.
24. 97/14 – Christian Matthew Mobley and Erica Pieper Mobley – resubdivision of Lots 5, X and X-1 into Lot X-1-A, Square 222, Fourth Municipal District, bounded by St. Charles Ave., Harmony, Prytania and Pleasant Streets.

25. 145/14 – Emblem Restaurant Group, LLC – resubdivision of Lots 49 thru 54 into Lot 51A, Square 14, Metairie Park, Seventh Municipal District, bounded by Pontchartrain Blvd., 22nd St., W. Harrison and Fleur de Lis Avenues.
26. 127/14 – Mark Gonzalez – resubdivision of Lots 1 and 2 into Lot 1-A, Square 20, Second Municipal District, bounded by Chartres, Ursulines, Decatur and St. Philip Streets.
27. 71/14 – Loyola University New Orleans – resubdivision of Lot C of Loyola Campus, Lot R, Lot S, Lots 1, 2 and 3, and Lot 4, the Rear Portion of Lots 5 and 6, Square 94, and a former portion of Loyola Street into Lot L-1, Square 94A, Sixth Municipal District, bounded by St. Charles Ave., Tulane University, Calhoun and Freret Streets.
28. 129/14 – Susan Swanner – resubdivision of Lots 93-A, 93-B, 98-B, 5-B and 6-A into Lot 93-A-1, Square 234, First Municipal District, bounded by Julia, Baronne, Girod and Carondelet Streets.
29. 173/12 – Antoine Banks – resubdivision of Lot 7 and a portion of Lot 6 into Lot 7-A, Second Municipal District, bounded by Orleans Ave., N. Rocheblave, St. Ann and N. Tonti Streets.
30. 147/14 – Aimee K. Thomas and Shannon Fortenberry – resubdivision of Lots 6-A, 7 and Pt. 8 into Lot 6-B, Square 106-C, Hurstville, Sixth Municipal District, bounded by Vincennes Place, State Street Dr., S. Tonti and S. Rocheblave Streets.
31. 108/14 – Bourbon and Canal, LLC – resubdivision of Lots 1 or A, B and E or Z into Lot B1, Square 67, Second Municipal District, bounded by Canal, Bourbon, Iberville and Dauphine Streets.
32. 148/14 – Carondelet Partners, LLC – resubdivision of Lots 1 thru 7 or 13 thru 19, 20 and A or 21 and a portion of a 3 ft. alley into Lot A1, Square 219, First Municipal District, bounded by Carondelet, Lafayette, ST. Charles and Girod Streets.
33. 77/14 – Davey Properties, LLC – resubdivision of an undesignated portion of ground or Lots 1, 2, 3 and 4 into Lots A, B, C, D, E, F, G and H, Square 2869B, Bayou Park, Third Municipal District, bounded by Bayou St. John, Davey St. and Harrison Ave.
34. 156/14 – Behind the Levee, LLC – resubdivision of Lots D and E into Lots D1 and E1, Square 43-A, Lakeview, Second Municipal District, bounded by Robert E. Lee and Argonne Boulevards, Conrad and Marshal Foch Streets.
35. 134/14 – Quality Recycling, LLC and Nelson Richard, Jr. – resubdivision of Lots 7, 8, 9, 19, 11 and 12 into Lot 7-A, Square 16, Pontchartrain Blvds. Sub., Third Municipal District, bounded by Vermillion Blvd., Rapides Dr., Elysian Fields and Filmore Avenues.

36. 157/14 – Ronald Washington and Geraldine Walker Washington – resubdivision of Lots 15 and 16 into Lot 15-A, Eastover Phase III, Third Municipal District, bounded by Eastover Drive South and Jahncke Rd. or Canal.
37. 133/14 – Volunteers of America New Orleans Inc. – resubdivision of Lots 26-A and 13-A into Lots 26-A1 and 13-A1, Square 783, First Municipal District, bounded by Canal and S. Solomon Streets, Cleveland and S. Carrollton Avenues.
38. 63/14 – Housing Authority of New Orleans – resubdivision of Lot 1A and a former portion of Foy St. into Lot 1B, Square 2687, Third Municipal District, bounded by St. Bernard Ave., Caton, Jumonville and Milton Streets.

DISCUSSION (JANUARY 27, 2015)

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

MOTION

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

Yeas: Brown, Bryan, Marshall, Mitchell, Steeg, Wedberg

Nays: None

Absent: Duplessis, Mora

Adoption of minutes of the January 13, 2015 meeting.

The minutes were accepted as written.

Committee Reports.

There were none.