

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, JANUARY 13, 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, JANUARY 13, 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. SUBDIVISION DOCKET 124/14** – Request by ALGIERS DEVELOPMENT DISTRICT AND THE STATE OF LOUISIANA FOR THE USE AND BENEFIT OF THE LOUISIANA COMMUNITY AND TECHNICAL COLLEGE SYSTEM, DELGADO COMMUNITY COLLEGE, ALGIERS CAMPUS to resubdivide portions of the former Algiers Naval Air Station and Lots F and G of Prosper Marigny plantation into Square 1, Lots 1 and 2; Square 2, Lot 1a; Square 3, Lots 1 and 2; Square 4, Lot 1; Square 5, Lot 1; Square 6, Lot 1; Square 7, Lot 1; Square 8, Lot 1; Square 9, Lot 1; Square 10, Lot 1; Square 11, Lot 1; Square 12, Lots 1 and 2; Square 13, Lots 1, 2 and 3; Square 14, Lot 1; Square 15, Lots 1 and 2; Square 16, Lot 1; Square 17, Lot 1; and the dedication of Hebert Street, Heerman Street, Hunley Lane, O'Bannon Street, Savage Street, Shirley Drive, Carmick Street, Constellation Street, Constitution Street, Coral Sea Street, Guadal Canal Street, Opelousas Street, Sanctuary Drive and Patterson Street as public rights-of-way, in the Fifth Municipal District, generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue and Merrill Street. There are multiple municipal addresses. (PD 12) **(SK) (DEFERRED FROM THE DECEMBER 9, 2014 MEETING)**

2. **PROPERTY DISPOSITION 005/14** - Consideration of the sale of one certain portion of ground situated in the Second Municipal District, City of New Orleans, Orleans Parish, Louisiana, being the N. Rendon Street right-of-way between Square 449 and Square 426, shown on a survey by Dufrene Surveying and Engineering, Inc., dated December 4, 2002 and more fully described as follows: BEGINNING at the point and corner of the southerly corner of Square 449, being the intersection of N. Rendon Street and Conti Street and measure along the southeasterly boundary of Square 449 in a northeasterly direction a distance of 65.71 feet to a point and corner on the southwesterly boundary of the New Orleans Sewerage and Water Board servitude; THENCE measure in a southeasterly direction along said SWB servitude a distance of 53 feet to a point and corner on the northwesterly boundary of Square 426; THENCE measure in a southwesterly direction along the northwesterly boundary of Square 426 a distance of 70.16 feet to a point and corner on the northeasterly side of Conti Street right-of-way; THENCE measure in a northwesterly direction along the northeasterly side of Conti Street right-of-way a distance of 53 feet to the point of beginning and corner, and containing approximately 3600 square feet. **(PC)**
(DEFERRED FROM THE DECEMBER 9, 2014 MEETING)

B. NEW 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)**
2. **ZONING DOCKET 2/15** – Request by PETER D. COLEMAN, INTERNATIONAL PROPERTIES, INC., AND DOWNTOWN STAR, LLC for a Conditional Use to permit a parking garage providing nonaccessory off-street parking spaces in a CBD-1 Central Business District, on Square 262, Lots 23 through 25, 26, 27, 1 through 3 or 28 through 30, and 31, or X & Y, 1, 2, 3, 2, 1, 23 to 25, in the First Municipal District, bounded by O’Keefe Avenue and Perdido, Poydras, and Penn Streets. The municipal addresses are 412 O’KEEFE AVENUE AND 908-940 PERDIDO STREET. (PD 1A) **(DG)**

3. **ZONING DOCKET 3/15** – Request by CITY COUNCIL MOTION NO. M-14-478 for a Text Amendment to Article 2, Section 2.2.17 of the Comprehensive Zoning Ordinance to redefine “Bed and Breakfast Accommodation” as “an owner-occupied residential structure, originally constructed as either a single-family or a two-family structure that is easily converted to a single-family structure or a former institutional or commercial structure that is easily converted into a single-family structure, which provides sleeping rooms for overnight paid occupancy of up to seven (7) nights. Common bathroom facilities may be provided rather than private baths for each room. Proof of owner occupancy shall be established by submission of proof of a homestead exemption. If more than one building is existing on a lot of record or a site (meaning two (2) or more contiguous lots historically acquired together), and the second building was originally constructed and has been used for habitable space, as defined by the Building Code, at least five (5) years prior to the establishment of the bed and breakfast, then it may be included in the operation of the bed and breakfast. (SK)
4. **ZONING DOCKET 4/15** - Request by CITY COUNCIL MOTION NO. M-14-477 for a Conditional Use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District and the rescission of Ordinance No. 19,536 MCS (Zoning Docket 104/99, which granted a conditional use to permit a community center), on Square 322, Lot 13 or 99 and 100, in the Second Municipal District, bounded by Saint Philip, North Dorgenois, Dumaine, and North Rocheblave Streets. The municipal address is 2552 SAINT PHILIP STREET. (PD 4) (SK)
5. **ZONING DOCKET 5/15** - Request by 800 BARTHOLOMEW STREET DEVELOPMENT, LLC for a Conditional Use to permit thirteen single-family residences in an LI Light Industrial District, on Square 242, Lots A, C, D, D-2, 8, 9, and 10 (proposed Lots N, O, P, Q, R, S, T, U, V, W, X, Y, and Z), in the Third Municipal District, bounded by Burgundy, Bartholomew, Alvar, and Dauphine Streets. The municipal addresses are 832-840 BARTHOLOMEW STREET AND 831-835 ALVAR STREET. (PD 7) (EA)
6. **ZONING DOCKET 6/15** – Request by CITY COUNCIL MOTION NO. M-14-465 for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 1084, Lot T, in the Third Municipal District, bounded by Mazant, North Galvez, Bartholomew and North Miro Streets. The municipal addresses are 2138 MAZANT STREET AND 4032 NORTH MIRO STREET. (PD 7) (SK)

7. **ZONING DOCKET 7/15** – Request by CITY COUNCIL MOTION NO. M-14-516 for the rescission of Ordinance No. 25,972 MCS (Zoning Docket 045/14, which granted a conditional use to permit a neighborhood center in an RD-2 Two-Family Residential District) for the purposes of combining the originally-approved neighborhood center into a larger mixed-use development request, and to consider a request for an RPC Residential Planned Community District overlay to re-authorize the originally approved neighborhood center and to allow the additional development of the site with a residential care center in an RD-2 Two-Family Residential District, on Square 791, Lots A and B (also known as Pt. Square or Lots 1 & 12), in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal addresses are 3900 GENERAL TAYLOR STREET AND 4222 SOUTH BROAD STREET. (PD 3) **(KB)**
8. **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)**
9. **ZONING DOCKET 9/15** – Request by RIAD MCDERMOTT, LLC for a Conditional Use to permit a four-family dwelling in an HMR-3 Historic Marigny/Tremé Residential District, on Square 386, Lot 4 or 6, in the Third Municipal District, bounded by Saint Anthony Street, Marais Street, Pauger Street, Henriette Delille Street, and Saint Claude Avenue. The municipal addresses are 1227-1229 SAINT ANTHONY STREET. (PD 4) **(VM)**
10. **ZONING DOCKET 10/15** – Request by ANCONA INVESTMENTS, LLC for an amendment to a Conditional Use Ordinance No. 24,005 MCS (Zoning Docket 024/09, which amended Ordinance No. 20,898 MCS to permit the expansion of an existing restaurant’s kitchen in a B-2 Neighborhood Business District) to allow the existing restaurant to sell high alcoholic content beverages, on Square 13, Lot A or Pt. Lots 14 and 15, in the Sixth Municipal District, bounded by Magazine, Eleonore, Constance and State Streets. The municipal addresses are 735-741 STATE STREET. (PD 3) **(EA)**
11. **ZONING DOCKET 11/15** – Request by SHIRLEY G. STEWART for a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on Square 276, Lot G, in the Second Municipal District, bounded by Harrison Avenue, Milne Boulevard, Catina Street, and French Street. The municipal address is 228 HARRISON AVENUE. (PD 5) **(NK)**

C. ZONING/PLANNING MATTERS:

- 1. SUBDIVISION DOCKET 158/14** – Request by 800 BARTHOLOMEW STREET DEVELOPMENT, LLC to resubdivide Lots A, C, D, D-2, 8, 9 and 10 into Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31, Square 242, in the Third Municipal District, bounded by Alvar, Burgundy, Dauphine and Bartholomew Streets. The municipal addresses are 3924-34 BURGUNDY STREET, 832-40 BARTHOLOMEW STREET AND 831-841 ALVAR STREET. (PD 7) **(EA)**
- 2. SUBDIVISION DOCKET 161/14** – Request by STEPHEN C. TYLER AND DOROTHY A. MALIK to resubdivide Lots 1, 2, 47 and 48 into Lot 1A, Square 32, in the Third Municipal District, bounded by Mirabeau Avenue, Marigny, Carnot and Western Streets. The municipal addresses are 4700 MARIGNY STREET AND 4705 WESTERN STREET. (PD 6) **(VM)**
- 3. SUBDIVISION DOCKET 162/14** – Request by ESPLANADE NOLA, LLC to resubdivide Pt. Lot 9 and Pt. Lot 9 into Lot 9X, Square 108, in the Second Municipal District, bounded by Esplanade Avenue, N. Rampart, Barracks and Burgundy Streets. The municipal addresses are 1036-38 and 1040 ESPLANADE AVENUE. (PD 1B) **(SK)**
- 4. DESIGN REVIEW 157/14** – Request by LAMAR ADVERTISING OF NEW ORLEANS to appeal **Article 12, Section 12.3** *Outdoor General Advertising and Certain Large Signs Prohibited* and **Article 12, Section 12.5.5** *Spacing Along Freeways and Interstate Highways* of the Comprehensive Zoning Ordinance, to permit the installation of a new billboard in an LI Light Industrial District, on CSX Railroad property between the I-10 right-of-way and the CSX rail line near Industry Street and St. Roch Avenue, in the Third Municipal District. There is no municipal address. (PD 7) **(KB)**
- 5. CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(AB)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the December 9, 2014 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RR/ab