

CPC MINUTES

**March 10, 2015
Meeting**

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)

Proposal: Re-subdivision of 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 1; 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.

Location: Federal City, 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)

Zoning: RD-2 Two-Family Residential District/LI Light Industrial District

Land Use: The site historically served as a Naval Support Activity (NSA) site of the United States Navy. As a former naval site, the site is formed by several large parcels that have historically been developed with large military facilities, including administrative buildings, dormitories, and recreation facilities. The site is traversed by a network of undedicated private streets that were historically restricted to authorized personnel and closed to the public at large.

The site was transferred from the Department of the Navy to the Algiers Development District, which became effective in May, 2013. Currently, the site remains a series of large parcels. The streets extending through the site remain undedicated private streets, although they are now available for use by the public at large and an easement has been granted to the City to allow it to maintain the streets.

The Algiers Development District now proposes to re-subdivide the site into squares and street rights-of-way, as shown on the attached re-subdivision survey. The proposed street rights-of-way are to be dedicated to the City. The Algiers Development District intends for the site to be eventually redeveloped with a mix of commercial, residential, and institutional buildings. When fully developed, it is intended to include over 100,000 square feet of office space, 375,000 square feet of institutional space, 150 hotel rooms, and 1,400 residential units, according to the Algiers Development District's website for Federal City (nolafederalcity.com)

Required: As the re-subdivision proposal calls for the creation of more than five lots and a public street, it is classified as a major subdivision pursuant to **Article 3, Section 3.1.2** of the Subdivision Regulations. It is to be reviewed as a Policy D subdivision in accordance with **Article 3, 3.2.4** of the Subdivision Regulations, which requires it to be considered by the City Planning Commission following a public hearing. This report reviews the proposal's compliance with the applicable requirements contained within the Subdivision Regulations, the Comprehensive Zoning Ordinance, as well as the comments of other departments and agencies.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)

The Principal City Planner summarized the information in the foregoing report. He noted that while the report released to the Commission recommended tentative approval, the applicant subsequently requested deferral of the application to allow it an opportunity to reconsider whether the new streets should be public or private streets. At the meeting, the Principal City Planner noted the staff's support of deferring the application indefinitely.

Commissioner Wedberg made a motion to defer the request indefinitely. The motion was seconded by Commissioner Hughes and adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT SUBDIVISION DOCKET 124/14 IS HEREBY DEFERRED INDEFINATELY.

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

NAYS: None

ABSENT: Mora

ZONING DOCKET 020/15 – Request by CITY COUNCIL MOTION NO. M-15-22 for a Conditional Use to permit a hotel and parking garage as per Article 6, Section 6.4.5 of the Comprehensive Zoning Ordinance and height and floor area ratio variances of the Central Business District Height and Floor Area Ratio Interim Zoning District for property on Square 133, Lots 1, 13, 14, 15, 16, 17, 18, and 19, in the First Municipal District, bounded by Canal,

Tchoupitoulas, Common, and Magazine Streets. The municipal addresses are 103-111 TCHOUPITOULAS STREET AND 408-422 CANAL STREET. (PD 1A)

Applicant: City Council Motion No. M-15-22

Request: This is a request for a conditional use to permit a hotel and parking garage in the CBD-3 Central Business District with waivers of the applicable height and floor area ratio requirements of the Central Business District Height and Floor Area Ratio Interim Zoning District.

Location: The petitioned property is located on Square 133, Lots 1, 13, 14, 15, 16, 17, 18, and 19, in the Third Municipal District, bounded by Canal, Tchoupitoulas, Common, and Magazine Streets. The municipal addresses are 103-111 Tchoupitoulas Street and 408-422 Canal Street. The site is located within the Canal Street Local Historic District. (PD 1A)

Description: This report considers a proposal for a hotel/parking garage development, which is to occupy a site located at the intersection of Canal and Tchoupitoulas Streets. The site, which is formed by multiple contiguous lots, has frontage on Canal Street, Tchoupitoulas Street, and Common Street. It has 194 feet, 8 inches of frontage on Canal Street, 98 feet, 10 inches of frontage on Tchoupitoulas Street, and 226 feet, 5 inches of frontage on Common Street. The site has an area of 24,343 square feet (0.56 acres).

The site is developed with six structures, all of which face Canal Street or Tchoupitoulas Street. These include 422 Canal Street, a five-story commercial structure constructed in the 1860s and expanded in the 1880s, the ground floor of which is now occupied by a retail store selling souvenirs and other products oriented towards tourists; a single-story metal structure facing Canal Street which is identified as a “tourist information center” and which sells tickets for various tours and museums; 400 Canal Street/103 Tchoupitoulas Street, a mid-to-late 20th century single-story commercial structure at the intersection of Canal and Tchoupitoulas Streets which is occupied by a retail store selling food and general merchandise; and a row of three four-story commercial structures (105, 109, and 111 Tchoupitoulas Street) dating from the 1840s, the ground floors of which are now occupied by a restaurant, a cocktail lounge, and a massage parlor. The center of the site is undeveloped and paved for use as a surface parking lot.

The developer proposes for the site to be redeveloped with a hotel operating under the Residence Inn and Springhill Suites by Marriott brands. The hotel would occupy the entirety of the site and would involve the demolition of the existing structures, although the façades of 105, 109, and 111 Tchoupitoulas Street would be retained and incorporated into the base of the new structure. The structure is to contain 20 stories, measuring 232 feet in height at the top of its roof’s parapet wall and 250 feet at its highest point, the peak of crystalline geometric form angled toward the intersection of Canal and Tchoupitoulas Streets. The structure’s

first and second floors floor would be occupied the hotel's lobby, dining and bar areas, meeting rooms, and service areas. The third through fifth floors would be parking levels providing a total of 164 accessory parking spaces. The sixth through nineteenth floors would contain a total of 378 guest rooms and a swimming pool. The twentieth floor would contain three hospitality suites and various common/event areas, including a ballroom, a club room, and a bar and lounge area. There would be a total of 381 guest rooms occupying 227,600 square feet of floor area and 44,350 square feet of public/back of house areas. Including all guest rooms, public/back of house areas, parking levels, and all other areas, the building would have a total floor area of approximately 390,000 square feet.

This hotel/parking garage proposal can be allowed only if authorized as a conditional use with a waiver of the Central Business District Height and Floor Area Ratio Interim Zoning District's height limit. The site is located within the CBD-3 Central Business District which applies to the site, which allows hotels only as conditional uses, necessitating the granting of a conditional use. The site is also located within the Central Business District Height and Floor Area Ratio Interim Zoning District, which limits the height of new structures at this site to 70 feet. As such, the structure's proposed height of 250 feet at its highest point requires a waiver of that height limit.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)

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

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

Commissioner Steeg made a motion for denial. Commissioner Bryan seconded the motion, which was adopted.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 020/15 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, Duplessis, Hughes, Marshall, Mitchell, Steeg, Wedberg

NAYS: None

ABSENT: Mora

REASONS FOR RECOMMENDATION

1. The proposed development is fundamentally too tall and massive for its site. The site is located in a portion of Canal Street where building height is limited to 70 feet to ensure that new buildings respect the scale and character of the historic building stock, which generally ranges from four- to six-floors in height. This 250 foot tall structure would dwarf surrounding structures, altering the historic character of this part of Canal Street and the adjacent portions of the Central Business District and Vieux Carré to its detriment.
2. The waiver of the Central Business District Height and Floor Area Ratio Interim Zoning District's 70 foot height limit to allow this 250 foot tall structure cannot be justified. The request does not fulfill any of the three standards for waivers of Interim Zoning Districts, as contained in **Article 16, Section 16.4.5** of the Comprehensive Zoning Ordinance. The proposal is inconsistent with the general intent of the Interim Zoning District, and so the first standard is not met. The second standard is not met because the proposed structure would adversely affect surrounding historic structures and the historic character of the area as a whole due to its extreme height. The third standard is not met, as there are no special conditions particular to the site which prevent a structure meeting the 70 foot height limit from being constructed.
3. In addition to being much taller and out-of-scale with the historic four- to six-story structures that give this portion of Canal Street its distinctive character, the proposed tower would also likely be more impactful on the streetscape than the few existing towers in the vicinity of the site, including the Canal Place complex, the Marriott hotel, and the Sheraton hotel. Due to the site's shallow depth, the proposed C-shaped tower would be oriented parallel to Canal Street, creating a wall along Canal Street. As a result, the tower would appear more massive from Canal Street than would those three other towers, which are oriented perpendicular to Canal Street and appear more slender from Canal Street.
4. The proposal conflicts with the Master Plan. It conflicts with the Master Plan's land use element because the structure's out-of-scale height does not comply with the site's Mixed-Use Downtown future land use designation, which requires that new development be appropriate in height and massing for their surroundings, particularly in historic contexts. The hotel development would tower over nearby historic structures, include the very historic structures that give Canal Street its distinctive character, and therefore cannot be said to be appropriate in height for its location.

The proposal is also not consistent with the Master Plan's historic preservation element, which emphasizes the importance of historic structures in giving the city its character. The demolition of historically significant structures to allow for a hotel that is completely out of scale for the historic Canal Street corridor would irreversibly alter the character of the corridor, not preserve it.

Finally, the proposal is not consistent with the Master Plan's goal of having predictable zoning regulations. Granting a waiver of the Central Business District Height and Floor Area Ratio Interim Zoning District's 70 foot height limit to allow this 250 foot tall proposed hotel would undermine the Master Plan's intent of creating predictable, enforceable zoning regulations that encourage "the right form in the right place".

ZONING DOCKET 023/15 – Request by CITY COUNCIL MOTION NO. M-15-34 for an amendment to Ordinance No. 25,555 MCS (Zoning Docket 084/13) to grant a Conditional Use to permit a fast food restaurant in a B-2 Neighborhood Business District and UC Urban Corridor District overlay and to consider setback waivers that were inadvertently omitted from Ordinance No. 25,555 MCS, on Square 207, Parcels A & B or Lot A-1, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, and General DeGaulle Drive. The municipal address is 3901 GENERAL DEGAULE DRIVE. (PD 12)

Applicant: City Council Motion M-15-34

Request: This is a request for an amendment to Ordinance No. 25,555 MCS (Zoning Docket 084/13) to grant a Conditional Use to permit a fast food restaurant in a B-2 Neighborhood Business District and UC Urban Corridor District overlay and to consider setback waivers that were inadvertently omitted from Ordinance No. 25,555 MCS.

Location: The petitioned property is located on Square 207, Parcels A & B or Lot A-1, in the Fifth Municipal District, bounded by Behrman Place, Holiday Drive, and General DeGaulle Drive. The municipal address is 3901 General DeGaulle Drive. (PD 12)

Description: The subject site is a vacant parcel at the corner of General DeGaulle and Holiday Drives in Algiers. The irregular-shaped parcel measures approximately 20,500 square feet. The site has approximately one-hundred seventy feet (170') of frontage along General DeGaulle Drive and approximately two-hundred fifteen (215') of frontage along Holiday Drive. The applicant proposes to construct a 3,590 square foot strip shopping center which will include a 1,415 square foot fast food restaurant. Thirty-one (31) parking spaces are proposed. The parking lot will be accessed via curb cuts on Holiday and General DeGaulle Drives.

The applicant proposes to open a fast food restaurant in a new structure which will include an additional retail space. The conditional use was not closed within one year of approval of the final ordinance and the applicant is requesting a waiver to permit parking within twenty feet (20') of the street right-of-way.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)

The Senior City Planner read a summary of the report. The applicant's representative spoke in support of the request. There were no opponents.

Commissioner Hughes made a motion for approval of the request as recommended by staff. The motion was seconded by Commissioner Mitchell and adopted.

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 023/15 IS HEREBY RECOMMENDED FOR **APPROVAL** SUBJECT TO THREE (3) WAIVERS AND EIGHTEEN (18) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

WAIVERS:

1. The developer shall be granted a waiver of **Article 10, Section 10.1A.11 (1)(c) *Site Requirements*** to allow a permeable surface or courtyard pavers to be installed for an outdoor courtyard seating area along yard setback area between the building and the sidewalk along General DeGaulle Drive.
2. The applicant shall be granted a waiver of **Article 10, Section 10.1A.11 (4e)** of the Comprehensive Zoning Ordinance to permit no screening of the off-street loading area.
3. The applicant shall be granted a waiver of **Article 10, Section 10.1A.11 (1)(c)** which prohibits parking or pavement in the twenty foot setback from the street right-of-way, to permit parking within the setback area on the Holiday Drive side of the subject site.

PROVISOS:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall submit two sets of detailed site plans (including but not limited to existing landscaping, dumpster location, proposed off-street parking, curbs and curb cuts), floor plans and elevations (including proposed signage and exterior lighting) of the site subject to final approval by CPC staff.
3. The applicant shall submit drawings for repair of sidewalks and curbs for review and approval by the Department of Public Works prior to final approval by CPC staff.

4. The dumpster area shall be screened from view by an opaque wooden or masonry fence that is at least six (6) feet tall.
5. The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of litter pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the restaurant shall be included in this letter to be kept on file in case of any violation. In no case shall litter be stored so that it is visible from the public right-of-way.
6. The applicant shall submit a revised site plan showing landscaping between the sidewalks and the building or parking areas which conform to Article 10, Section 10.1A.11.1 Special Site Requirements of the Comprehensive Zoning Ordinance.
7. Any proposed site lighting must conform to Article 10, Section 10.1A.11.4 Overall Landscaping and Design Standards of the Comprehensive Zoning Ordinance.
8. The applicant shall save on-site oak trees located along the southwestern edge of the site subject to the review and approval of the Department of Parks and Parkways.
9. The applicant shall submit a revised site plan showing a pedestrian connection between the building and the public sidewalks.
10. The applicant shall submit revised plans which will include details of all signage of the site which shall conform to Article 5, Section 5.6.6 Permitted Signs for the B-2 Neighborhood Business District, Article 10, Section 10.1A.8 Permitted Attached Identification Signs and Article 10, Section 10.1A.9 Permitted Detached Identification Signs for the UC Urban Corridor District, and Article 12, General Sign Regulations of the Comprehensive Zoning Ordinance.
11. Revised site plans shall indicate that all of the parking spaces meet the design standards in Article 15, Section 15.2.5 of the Comprehensive Zoning Ordinance.
12. The applicant shall provide revised site plans which indicate a loading space that meets the standards in Article 15, Section 15.3.4 of the Comprehensive Zoning Ordinance. Access to the loading space shall not be obstructed by parking spaces or any other site elements.
13. The revised site plans shall indicate an off-street loading area in compliance with Article 10, Section 10.1A.11.4c of the Comprehensive Zoning Ordinance.
14. Any new or modified curbs cuts must be approved by the Department of Public Works and the Louisiana Department of Transportation and Development.

15. The applicant shall provide at least 5 bike parking spaces which shall be included in the final site plan to be approved by the staff of City Planning.

16. An outdoor court yard area shall be constructed and maintained along General DeGaulle by the main entrance.

17. Prior to the City Planning staff's approval of the final landscaping and lighting plan, plans shall be submitted to District "C" councilmember for review and approval to then be forwarded to City Planning staff. A maintenance and watering/irrigation plan shall be incorporated in the landscaping plans to insure that the trees, shrubs and greenery are maintained and healthy. Also, an outdoor landscape lighting plan shall be included with emphasis on the courtyard seating area and up-lights in the trees to be planted in and around the site.

18. The revised site plans shall include the location of house connections and the main water line, as well as a five foot (5') buffer within which no trees shall be planted.

Yeas: Brown, Bryan, Duplessis, Hughes, Marshall, Mitchell, Wedberg

Nays: none

Absent: Mora, Steeg

REASONS FOR RECOMMENDATION

1. The proposal will add commercial uses along an existing commercial corridor at a major intersection.
2. The request will have minimal impact on parking and traffic in the area.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.

ZONING DOCKET 024/15 – Request by PATRICIA B. TOMBAR, AUGUST J. ROQUES, JR., DORIS H. KIMBLE, SCOTT WOLFE, JANE L. WOLFE, AND 5000 N. CLAIBORNE, LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a B-2 Neighborhood Business District, on Square 676, Lots 1, 2, 3, 4, 9 through 12, A, B, C, G, H, I in the Third Municipal District, bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The municipal addresses are 5000-5030 NORTH CLAIBORNE AVENUE, 1502-1510 FORSTALL STREET, AND 5011 NORTH ROBERTSON STREET. (PD 8)

Applicant: Patricia B. Tombar, August J. Roques Jr., Doris H. Kimble, Scott Wolfe, Jane L. Wolfe, and 5000 N. Claiborne, LLC

Request: This is request for a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a retail pharmacy in a B-2 Neighborhood Business District and within the Inner-City Urban Corridor District.

Location: The petitioned site is located on Square 676, Lots 1, 2, 3, 4, 9 through 12, A, B, C, G, H, and I (proposed Lot 1A, SD005-15), in the Third Municipal District, bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The municipal addresses are 5000-5030 North Claiborne Avenue, 1502-1510 Forstall Street, and 5011 North Robertson Street. (PD 8)

Description: The subject site is the entirety of Square 676, which contains a total of fourteen (14) lots. Square 676 is bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. It has a frontage of 240.5 feet on North Claiborne Avenue and North Robertson Street and a frontage of 213.5 feet on Reynes and Forstall Streets. Lots A and B are occupied by a single-family residential development. Lots 1 through 4, and C are currently vacant land and void of structures. Lots 9, 10, 11, and 12 combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural shell of a vacant building. Lots G, H, and I combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural remains of a vacant gasoline service station.

The applicant is proposing to develop the site with a 13,225 square foot pharmacy with a masonry façade. A drive-thru window is proposed for the part of the building nearest the intersection of North Robertson Street and Reynes Street. A one-way drive-through lane is provided wrapping around the western and southern walls of the proposed building. Sixty (60) off-street parking spaces will be provided on a paved accessory surface parking lot with the majority of spaces located between the pharmacy and North Claiborne Avenue and Forstall Street. Ingress and egress is provided at Reynes and Forstall Streets and North Claiborne Avenue. No curb cuts are proposed on the North Robertson Street frontage. Should the conditional use request be approved, the pharmacy will sell packaged alcoholic beverages for off-premises consumption. The applicant intends for the pharmacy to operate from 8 a.m. to 8 p.m. Monday through Friday, 9 a.m. to 6 p.m. Saturday, and 10 a.m. to 6 p.m. Sunday. The retail portion of the development is proposed to operate 8 a.m. to 10 p.m. every day.

CITY PLANNING COMMISSION MEETING (March 10, 2015)

The Principal City Planner summarized the request and recommendation.

The applicant and two people spoke in favor of the request. No one spoke in opposition.

Commissioner Wedberg stated that other similar projects have developed Good Neighbor Agreements in response to concerns about the sale of alcohol, and asked if they planned

to execute a similar agreement for this site. The speaker answered that they do plan to enter into such an agreement to respond to any neighborhood-specific concerns.

Commissioner Duplessis then asked the applicant if there was any opposition to the proposal. The applicant responded that there has been significant interest in the proposal, but no opposition to date.

Commissioner Wedberg made a motion for approval of staff's recommendation. The motion was seconded by Commissioner Hughes and adopted.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 024/15 IS HEREBY RECOMMENDED FOR **APPROVAL** SUBJECT TO ONE (1) WAIVER AND SEVENTEEN (17) 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 15.2.1** which requires sixty-seven (67) off-street parking spaces to be provided, to allow sixty (60) off-street parking spaces to be provided.

Provisos

1. The applicant shall not use Exterior Insulation Finishing System (EIFS) as an exterior building material for the proposed development.
2. The applicant shall provide awnings of sufficient size to protect walkways nearest the two main facades of the building which lead to the pharmacy's entrance, subject to the review and approval of the City Planning Commission staff.
3. The applicant shall lower the proposed windows on the front facades to be no higher than three feet from the ground to provide for a visually active ground level experience.
4. The subdivision request for the site shall be finalized prior to the issuance of the certificate of use and occupancy by the Department of Safety and Permits.
5. The applicant shall relocate the building to 20 feet from the North Claiborne Avenue frontage and provide the front yard landscaping required by the Inner City Urban Corridor District.
6. The applicant shall secure the approval of LA DOTD for improvements within the right-of-way, including but not limited to curb-cut width and sidewalk

modifications along North Claiborne Avenue.

7. The developer shall secure the approval of the Department of Public Works for all proposed curb cuts along Reynes and Forstall Streets. The applicant shall restore the sidewalks and unused curb cuts within the public rights-of-way surrounding the site to the standards of the Department of Public Works. Evidence of their review and approval shall be submitted to CPC staff prior to final site plan approval.
8. The applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way. Alternatively, masonry wall, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted. Any residual areas not used for parking or vehicular access shall be landscaped with trees, shrubs and groundcover.
9. The applicant shall work with City Planning Commission staff and the Department of Parks and Parkways staff to determine appropriate tree plantings and widths of planting areas near the perimeter of the property.
10. The applicant shall relocate the dumpster and compactor area to the area between the building and North Robertson Street.
11. The dumpster and compactor area shall contain a landscaped strip wrapping around two sides of the area with shrubs and other plantings, subject to the review and approval of the City Planning Commission staff.
12. The applicant shall comply with the required twenty-five foot height of light standards as enumerated in **Article 10, Section 10.3A**.
13. The applicant shall obtain the approval of the Department of Safety and Permits to ensure that no lights project onto adjacent properties prior to the issuance of the certificate of use and occupancy. Lighting shall be directed towards the commercial use and parking lot and shall not be projected onto adjacent properties.
14. The applicant shall submit a signage plan indicating the location of all signage and which complies with **Article 10, Section 10.3A.6.3 Signage** of the Comprehensive Zoning Ordinance.
15. The operator shall discourage loitering on the site and the adjacent public right-of-way. If needed, signs to that effect shall be posted, the size and design of which shall be subject to the approval of the staff of the City Planning Commission.
16. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the

frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.

17. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

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

NAYS: None

ABSENT: Mora

REASONS FOR RECOMMENDATION:

1. The intent of the Inner-City Urban Corridor District will be preserved through the adherence to the provisos regarding the overall design of the site.
2. Those negative impacts sometimes associated with the retail sale of packaged alcoholic beverages, such as litter, noise, and loitering, can be minimized through the adherence to standard operational provisos and the responsible management of the pharmacy.
3. The retail sale of packaged alcoholic beverages at the pharmacy for off-premises consumption is not in conflict with the *Plan for the 21st Century*.

ZONING DOCKET 025/15 – Request by SOUTH MARKET DISTRICT D, LLC for an amendment to Ordinance No. 25,025 MCS (Zoning Docket 077/12, which granted a conditional use to permit a non-accessory parking garage) to grant a conditional use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a CBD-5 Central Business District, on Square 258, Lot B, in the First Municipal District, bounded by O’Keefe Avenue and Girod, Lafayette and Baronne Streets. The municipal address is 939 GIROD STREET. (PD 1A)

Applicant: South Market District D, LLC

Request: This is a request for the amendment of Ordinance No. 25,025 MCS (Zoning Docket 077/12, which granted a conditional use to permit a non-accessory parking garage) to grant a conditional use to permit the sale of alcoholic beverages for off-premises consumption at a retail store in a CBD-5 Central Business District.

Location: The petitioned site is located in the First Municipal District, Square 258, Lot B, bounded by O’Keefe Avenue and Girod, Lafayette, and Baronne Streets. The municipal address is 939 Girod Street. The site is located within the Lafayette Square Local Historic District. (PD 1A).

Description: The petitioned site is located at the downriver, river-side of the intersection of Girod Street and O’Keefe Avenue. It has 255’-8” of frontage on Girod Street, 145’-5” of frontage on O’Keefe Avenue, and an area of 36,131 square feet.

The site is in the process of being developed with a five (5) story retail/parking structure that will occupy the entirety of the site. The retail/parking structure, which is called the Park at South Market, will serve as one component of the larger South Market District development. The South Market District development is occurring in phases and will cover portions of four squares bounded by Loyola, Baronne, Julia, and Lafayette Streets (Squares 258, 273, 274, and 293). Once fully developed, the South Market District development will include approximately 700 residential units, 200,000 square feet of commercial space, and 1,300 parking spaces in total. Currently, two of the development’s buildings (the Park at South Market and a residential/commercial building called the Paramount) are nearly complete and a third (a residential/commercial building called the Beacon) is in the early stages of development.

Once completed, the Park at South Market structure will contain ground floor commercial space and upper floor parking spaces. The ground floor will provide a total of 24,452 square feet of commercial space, which is to be divided between multiple units of varying size. The structure’s second through fifth floors and its roof will serve as parking levels, containing a total of 437 parking spaces.

One of the structure’s first floor commercial units is to be a CVS pharmacy, which is to occupy a 10,300 square foot space. The interior of that commercial unit is to be built-out for the pharmacy but there will be no changes to the building’s exterior except for the installation of signage. The pharmacy is permitted by right under the site’s CBD-5 Central Business District and the conditional use ordinance which authorized the development. That applicant proposes for the CVS to sell alcoholic beverages for off-premises consumption. The sale of alcoholic beverages at the pharmacy is allowable only as a conditional use. As such, for the CVS to sell alcoholic beverages, the existing conditional use ordinance must be amended to authorize it.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)

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

The Principal City Planner summarized the request, stating the staff’s recommendation of approval subject to two (2) waivers and eleven (11) provisos.

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

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 025/15 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO (2) WAIVERS AND ELEVEN (11) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waivers

1. The developer shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which require three (3) off-street loading spaces, to allow one (1) off-street loading space to be provided.
2. The developer shall be granted a waiver of **Article 6, Section 6.6.7 (Table 6F) Height, Area and Bulk Requirements**, which requires a minimum open space ratio of 0.10, to permit an open space ratio of 0.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall obtain approval from the Department of Public Works for new or modified curb cuts at the site. All un-utilized curb cuts along Girod Street and O'Keefe Avenue shall be restored to six (6) inch vertical curbing.
3. The developer shall obtain a lease and/or grant of servitude from the Department of Property Management Division of Real Estate and Records for all encroachments into the public rights-of-way. Where required, the developer shall also obtain the approval of the Downtown Development District for said encroachments.
4. The developer shall obtain the approval of the Department of Public Works and the Downtown Development District for sidewalk improvements within the public rights-of-way. The developer shall modify the sidewalks to the design specifications of the respective department and/or agency.

5. The developer shall obtain a Certificate of Appropriateness from the Historic District Landmarks Commission for all improvements visible from the adjacent public rights-of-way prior to the finalization of the Conditional Use.
6. The developer shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the installation of street trees within the Girod Street and O'Keefe Avenue rights-of-way abutting the site, at a rate of one (1) tree per thirty (30) feet of frontage, subject to the review and approval of the Department of Parks and Parkways and the Downtown Development District.
7. The developer shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of litter storage, the type and quantity of trash receptacles and the clearing of all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall litter be stored so that it is visible from the public right-of-way.
8. The developer shall submit a signage plan prior to the finalization of the conditional use subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission staff.
9. The applicant shall secure the review and approval of the traffic impact analysis from the Department of Public Works. The applicant shall make any modifications that are determined to be necessary by the Department of Public Works.
10. The applicant shall provide bicycle parking spaces on the curb extension on Girod Street at its intersection with O'Keefe Avenue, subject to the approval of the Department of Public Works and the Downtown Development District.
11. The sale of alcoholic beverages for off-premises consumption shall be permitted in the 10,300 square foot pharmacy subject to the following requirements:
 - a. The Department of Safety and Permits shall issue no building permits or licenses for this use until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
 - b. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. The

applicant shall submit revised floor plans to the City Planning Commission staff indicating that the area used for the display of packaged alcoholic beverages does not exceed ten (10) percent of all display area. These revised plans shall indicate the total lineal feet of all shelving and other display areas and the total lineal feet of shelving and other areas used for the display of alcoholic beverages.

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

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

NAYS: None

ABSENT: Mora

REASONS FOR RECOMMENDATION

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

ZONING DOCKET 026/15 – Request by NEW ORLEANS BAPTIST MINISTRIES, INC. for an RPC Residential Planned Community District overlay to permit a multiple-family residential development in an RD-3 Two-Family Residential District, on Square 77, Lots B, 13, 14, 24, and half Lot 25, in the Fourth Municipal District, bounded by Second, First, Annunciation, and Chippewa Streets. The municipal addresses are 729 SECOND STREET AND 718 FIRST STREET. (PD 2)

Applicant: NEW ORLEANS BAPTIST MINISTRIES, INC

Request: This is a request for an RPC Residential Planned Community District overlay to permit a multiple-family residential development in an RD-3 Two-Family Residential District.

Location: The petitioned property is located on Square 77, Lots B, 13, 14, 24, and half lot 25 in the Fourth Municipal District, bounded by Second, First, Annunciation, and Chippewa Streets. The municipal addresses are 729 Second Street and 718 First Street. The property is located within the Irish Channel Local Historic District. (PD 2)

Description: The petitioned site, occupied by an existing structure previously developed with the former Rachel Sims Baptist Mission, is composed of three (3) interior lots with frontage on Second Street. The site measures approximately eighty-five (85) feet in width and approximately one hundred twenty-six (126) feet in depth and has a total area of approximately ten thousand seven hundred ten (10,710) square feet or approximately point twenty-five tenths (.25) of an acre. The site is presently occupied by a two-story brick structure with twelve thousand six hundred thirty-six (12,636) square feet of floor area, of which approximately six thousand three hundred eighteen (6,318) square feet are located on each of the two (2) floors.

The applicant proposes to renovate the existing structure to accommodate ten (10) condominium units of which nine (9) units will contain two bedrooms and one unit will contain three (3) bedrooms. An interior court yard would be located on



the 1st floor and accessed by passing through the front entry way area or through access from the first floor's individual condominium units. An existing curb cut would provide access to the site's driveway and rear parking area, which the site plan indicates would provide four (4) off-street parking spaces.

It should be noted that the applicant has submitted an additional site plan for the parcel on 1st Street and is currently a vacant parcel measuring thirty-eight (38) feet in width and one hundred twenty-six (126) feet in depth for a total area of four thousand seven hundred eighty-eight (4,788 sq.ft.) square feet. In Plan B, the applicant proposes to construct a two thousand four-hundred (2,400) square foot

1 See next page for layout of Site Plan A and Site Plan B.

single-family residence and include an additional parking area, which would be utilized by both the residents of the proposed ten (10) unit condominium and the single-family home. Combined the two properties would constitute Plan B and have a total area of fifteen thousand four hundred ninety eight (15,498 sq. ft.) square feet (.36 acre). The applicant communicated to staff that the preference is to review the aforementioned plan (Plan A) and make its recommendations based on this plan. Plan B is submitted as an alternative in the event that it would better meet the RPC requirements.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)

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

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

Commissioner Steeg inquired about the difference in the submitted plans, to which the staff stated the applicant submitted both plans with a preference toward Plan A, which includes the existing structure, but not the adjacent lot. The staff further explained that since the submission of the application, the applicant has met with and received more support for Plan B from the neighbors and that there is a suggested proviso addressing Plan B, should that plan be approved.

Commissioner Marshall asked staff about the zoning of the property and if the structure's use would be limited to two (2) residential units. The staff confirmed that the property is located in a RD-3 Two-Family Residential District.

Commissioner Marshall made a motion for approval of the applicant's proposed Plan B, subject to the waiver and provisos suggest in the staff report. Commissioner Duplessis seconded the motion, which was adopted.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 026/15 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO (2) WAIVERS AND TEN (10) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waivers

1. The applicant shall be granted a waiver of **Article 10, Section 10.7.4**, which requires a minimum of one (1) contiguous acre or one-half (1/2) of a City square, whichever is greater, to permit an RPC District on a site containing approximately 0.36 acres.

2. The applicant shall be granted a waiver of **Article 15, Section 15.3.1 – Off-Street Loading Regulations**, which requires two (2) off-street loading spaces to permit no off-street loading spaces.

Provisos

1. Should Plan B be approved, the applicant shall submit a detailed site plan, with the final development plans, prior to approval by City Planning Commission staff.
2. The developer shall complete the consolidation of all lots comprising the site into one lot of record prior to the issuance of a Certificate of Use and Occupancy for the Residential Planned Community.
3. The developers shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the items listed below. The landscape plan shall be subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways for any proposed planting within a public right-of-way.
 - a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
 - b. The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and rear parking area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
 - c. The installation of street trees at a maximum interval of thirty (30) feet along the public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.
4. The applicant shall install a minimum six (6) foot tall opaque fence along the site's interior side and rear yard property lines, subject to review and approval of the City Planning Commission staff.
5. The applicant shall secure the approval of the Department of Public Works for the installation/restoration of all public sidewalks, curbs, and curb cuts adjacent to the site.
6. The developer shall ensure that trash and dumpsters are positioned out of view from all rights-of-way and shall be screened from view with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.
7. The developer shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of

trash receptacles, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

8. All site lighting shall be arranged to eliminate glare on residential properties and shall be a maximum of twenty five feet (25') from grade in height. Locations and directions of any existing or proposed outdoor lighting fixtures shall be indicated on the final site plan.
9. The developer shall submit a signage plan in compliance with **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance for any proposed signage to the staff of the City Planning Commission for review and approval.
10. The applicant shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission for any and all exterior renovations and repairs.

YEAS: Brown, Bryan, Duplessis, Hughes, Marshall, Steeg, Wedberg

NAYS: None

ABSENT: Mitchell, Mora

REASONS FOR RECOMMENDATION

1. The Residential Planned Community District overlay will allow for the preservation and adaptive reuse of an existing building.
2. As the proposed multiple-family use would have a lot area per dwelling unit less than the requirements of the RD-2 District and would provide eight (8) off-street parking spaces, the impacts of the use in terms of noise, litter, traffic, and parking should be similar on a per-unit basis to what would be generated if the site was developed with several two-family residences, as is permitted by right.

ZONING DOCKET 027/15 - Request by CITY COUNCIL MOTION NO. M-15-81 for a Conditional Use to permit a green market in a C-1 General Commercial District on Square 424, Lots B and C, in the Third Municipal District, bounded by Saint Claude Avenue and Forstall, Reynes and Marais Streets. The municipal address is 5029 SAINT CLAUDE AVENUE. (PD 8)

Applicant: City Council Motion M-15-81

Request: This is a request for a conditional use to permit a green market in a C-1 General Commercial District.

Location: The petitioned property is located on Square 424, Lot R, in the Third Municipal District, bounded by Saint Claude Avenue and Forstall, Marais, and Reynes Streets. The municipal address is 5029 Saint Claude Avenue.
(PD 8)

Description: The subject site is vacant and located at the corner of Saint Claude Avenue and Forstall Street in the Lower 9th Ward. The property has thirty feet (30') of frontage on Saint Claude Avenue and one hundred eighteen feet (118') of frontage on Forstall Street. The total site area is 3,540 square feet. The applicant proposes to establish a green market as the permanent location of the Sankofa Farmers Market. The proposal includes a 328 square foot produce stand with three parking spaces and a loading space towards the rear of the lot.

CITY PLANNING COMMISSION MEETING (MARCH 10, 2015)²

The Senior City Planner read a summary of the report. The applicant spoke in support of the request. There were no opponents.

Commissioner Hughes made a motion for approval of the request, removing proviso #2 and #7. Commissioner Wedberg made a friendly amendment, which was accepted by Commissioner Hughes, to also remove proviso #4, and #6. The motion was seconded by Commissioner Steeg and adopted.

Additional waivers are required in order to remove proviso #6 and #7. They are included in the recommendation as shown below.

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 027/15 IS HEREBY RECOMMENDED FOR **APPROVAL** SUBJECT TO TWO (2) WAIVERS AND NINE (9) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waivers

1. The applicant shall be granted a waiver of Article 11, Section 11.52.i of the Comprehensive Zoning Ordinance which requires perimeter landscaping with shrubs and trees with a minimum depth of five feet (5') and shrubs with a minimum height of thirty (30) inches and trees that are two and one-half (2½) inches caliper with a height of one (1) to twelve (12) feet.
2. The applicant shall be granted a waiver of Article 10, Section 10.3A.6.2b of the Comprehensive Zoning Ordinance which requires a landscape hedge with a minimum height of 30" around the parking area.

Provisos

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 027/15.

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall secure approval from the Department of Public Works for the proposed curb cut.
3. The applicant shall pave the off-street parking areas in compliance with Article 15, Section 15.2 of the Comprehensive Zoning Ordinance, subject to approval by CPC staff.
4. Any chain link fencing that is adjacent to the public right-of-way shall incorporate plant material that is intended to grow on the fence. The plants and fencing adjacent to the public right-of-way shall be maintained and shall not encroach into the adjacent sidewalks.
5. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street right-of-way, as necessary. The name and phone number of the market proprietor, as defined in Article 2, Section 2.2.92A.d of the Comprehensive Zoning Ordinance, shall be kept on file in case of any violation.
6. The hours of operation shall be limited to 7:00am to 7:30pm in compliance with Article 11, Section 11.52.d of the Comprehensive Zoning Ordinance.
7. All vendors selling food for on- or off-premises consumption must be licensed by the City of New Orleans with approval by the Department of Health as required by Article 11, Section 11.52.l of the Comprehensive Zoning Ordinance.
8. Any proposed light standards shall be limited in height to twenty-five feet (25') and shall not be directed towards any adjacent residences, in compliance with Article 10, Section 10.3A.6.2f of the Comprehensive Zoning Ordinance.
9. The revised site plan shall clearly indicate the property line around the site.

Yeas: Brown, Bryan, Duplessis, Hughes, Marshall, Steeg, Wedberg

Nays: none

Absent: Mitchell, Mora

REASONS FOR RECOMMENDATION

1. The proposal will provide fresh food in an area that is considered a food desert.
2. The proposed green market will be located on a commercial corridor.
3. Minimal adverse impacts are anticipated on parking and traffic in the area.
4. The request is consistent with the *Plan for the 21st Century:New Orleans 2030 Land Use Plan*.

CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions.

There were none.

Adoption of minutes of the February 24, 2015 meeting.

The minutes were accepted as written.

Committee Reports.

There were none.

Announcements.

There were none.