

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, MARCH 8, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 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, MARCH 8, 2016 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. OLD BUSINESS:

- 1. SUBDIVISION DOCKET 121/15 – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1 and Y-2 into Lots Y1-1 through Y1-32 and the creation of a public street, Square SP-1, Algiers Riverpoint Subdivision, Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue, and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) (SKK) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**
- 2. ZONING DOCKET 007/16 – Request by S & R PROPERTY INVESTMENTS, LLC for a Conditional Use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District, on Square 139, Lot 6B or 6, in the Fourth Municipal District, bounded by Hastings Place and Saint Mary and Magazine Streets. The municipal address is 1814 MAGAZINE STREET. (PD 2) (DA) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**
- 3. ZONING DOCKET 009/16 – Request by CAJUN BROAD, LLC for a Conditional Use to permit a fast food restaurant with a drive-through facility in an**

HU-MU Neighborhood Mixed-Use District, on Square 363, Lots 16B or Pts. 15-16, 15 A, 14 or 14 Pt. 13, 13 and M, in the Second Municipal District, bounded by Bienville Avenue and North Broad, Iberville and North White Streets. The municipal addresses are 217-233 NORTH BROAD STREET AND 2706-2716 BIENVILLE AVENUE. (PD 4) (TA) **(DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

4. **ZONING DOCKET 011/16** – Request by JENNIFER K. BAGERT for a text amendment to Article 11 and Appendix A of the Comprehensive Zoning Ordinance to create the HU-RML Low Density Multi-Family Residential District and to specify the district’s consistency with the Master Plan’s Future Land Use Designations. **(LM) (DEFERRED FROM THE FEBRUARY 29, 2016 CITY PLANNING COMMISSION MEETING)**

5. **ZONING DOCKET 012/16** – Request by WILLIAM VAN HOWENSTINE for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 131, Lot 1 or A, and Pt. 18 and Lot 17 and rear Pt. 18 or 17-A, in the Fifth Municipal District, bounded by Thayer, Slidell, and LeBoeuf Streets and Opelousas Avenue. The municipal address is 700 THAYER STREET. (PD 12) **(SK) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

6. **ZONING DOCKET 013/16** – Request by SAMUEL P. STEWART AND JACQUELINE L. STEWART for a Conditional Use to permit a fast food restaurant with a drive-through facility in a C-1 General Commercial District and ICUC Inner-City Urban Corridor District overlay, on Square 495, Lot 3 and Pt. 4 and B or Lots 5 Pt. 4, in the Seventh Municipal District, bounded by South Carrollton Avenue and Oleander, Dublin and Forshey Streets. The municipal address is 3212-3218 SOUTH CARROLLTON AVENUE. (PD 4) **(REQUEST WITHDRAWN - APPLICATION WAS DETERMINED TO NOT BE REQUIRED)**

7. **ZONING DOCKET 014/16** – Request by CONSTANT MANAGERS, LLC for a Conditional Use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 191, Lots 12 and 13, or 20 and 21, in the First Municipal District, bounded by Thalia, Prytania and Melpomene Streets and Saint Charles Avenue. The municipal addresses are 1407-1409 PRYTANIA STREET. (PD 2) **(DG) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

8. **ZONING DOCKET 015/16** – Request by TCHOUPAZINE, LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Multi-Family Residential District, on Square 113, Lot 30A, in the First Municipal District, bounded by Race, Constance, Euterpe and Annunciation Streets. The municipal address is 921 RACE STREET. (PD 2) **(VM)**

(DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)

9. **ZONING DOCKET 016/16** – Request by LORIN R. JOHANSON for a Conditional Use to permit a community center in an HU-B1A Historic Urban Neighborhood Business District, on Square 920, Lots H, I, J (Proposed Lot H1), in the Third Municipal District, bounded by Arts, North Johnson, Painters and North Prieur Streets. The municipal address is 1941 ARTS STREET. (PD 7) **(DA) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

10. **ZONING DOCKET 017/16** – Request by MAZANT, LLC AND JOHN J. CUMMINGS, III for a Conditional Use to permit a hotel/hostel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 132, Lots S or S2, 21 or 21A, R1 or R, S, and T, 6 or Pt. 4, 7 and 8, in the Third Municipal District, bounded by Mazant, Chartres, Bartholomew and Royal Streets. The municipal addresses are 600-626 MAZANT STREET, 4024-4030 ROYAL STREET AND 4019 CHARTRES STREET. (PD 7) **(SL) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

11. **ZONING DOCKET 018/16** – Request by CITY COUNCIL MOTION NO. M-16-21 for a Text Amendment to amend the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the *Adult Live Performance Venue IZD*, the intent of which is to classify Adult Live Performance Venues in the VCE Vieux Carré Entertainment District (Article 10, Section 10.2.A) as Conditional Uses; the area of applicability shall be limited to the VCE Vieux Carré Entertainment District (Article 10 Section 10.2.A). **(CB) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

12. **ADULT LIVE PERFORMANCE VENUE STUDY** – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study should consider amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance. The Study should consider limitations on the number of such establishments, best practices of other cities, land use regulatory mechanisms, use standards, and input from industry representatives and impacted businesses. **(SL) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

13. **SUBDIVISION DOCKET 009/16** – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1 and Y-2 into Lots Y1-1 through Y1-17, Square SP-1, Algiers Riverpoint Subdivision, in the Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue and Abalon Court. The municipal address

is 1100 PATTERSON STREET. (PD 12) **(SKK) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

14. **SUBDIVISION DOCKET 010/16** – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1-17 into Lots Y1-1-18 through Y1-45 and the creation of a public street, Square SP-1, Algiers Riverpoint Subdivision, in the Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) **(SKK) (DEFERRED FROM THE FEBRUARAY 29, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

15. **ZONING DOCKET 019/16** – Request by ACORN GLOBAL ENTERPRISES for a text amendment to the Comprehensive Zoning Ordinance to add “low power radio studio” as a permitted use in the HMC-2 Historic Marigny/Tremé/Bywater Commercial District. **(LM)**
16. **ZONING DOCKET 020/16** – Request by LUCINDA T. WILLIAMS for a Conditional Use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 5, Lot 24A, in the Sixth Municipal District, bounded by General Taylor, South Derbigny and Delachaise Streets and South Claiborne Avenue. The municipal address is 3939 GENERAL TAYLOR STREET. (PD 3) **(SK)**
17. **ZONING DOCKET 021/16** – Request by THE CITY OF NEW ORLEANS for a Conditional Use to permit a public works and safety facility (fire station) in a C-2 Auto-Oriented Commercial District, on Lot C-2, Lakratt Tract, Section 24, in the Third Municipal District, bounded by Read and Lake Forest Boulevards and Wright and Dwyer Roads. The municipal addresses are 5401-5403 READ BOULEVARD. (PD 9) **(NK)**
18. **ZONING DOCKET 022/16** – Request by ALBERT A. KATTINE for a Conditional Use to permit a drive-through facility for a restaurant in an MU-2 High Intensity Mixed-Use District and a Conditional Use to permit a bar in an HUC Historic Urban Corridor Use Restriction Overlay District and the rescission of Ordinance No. 13,443 M.C.S. (Zoning Docket 046/89), on Square 557, Lot 25-28, in the First Municipal District, bounded by Tulane Avenue, South Tonti and South Rocheblave Streets and Bradish Alley. The municipal addresses are 2400-2406 TULANE AVENUE AND 517-523 SOUTH TONTI STREET. (PD 4) **(CB)**
19. **ZONING DOCKET 023/16** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit a secondary educational facility in an S-RS Single-Family Residential District and an S-RM1 Multi-Family Residential District and the rescission of Ordinance No. 9,078 M.C.S., on Squares 1 and 4,

Lots 20-B1, 20-B2, 24-A4, H-1, H-5, K-2, 22-B and E, Cazelar Plantation, in the Fifth Municipal District, bounded by General Meyer Avenue, Steeple Chase Lane, Patterson Drive and Nie Parkway. The municipal addresses are 4400-4444 GENERAL MEYER AVENUE, 4501 PATTERSON DRIVE AND 4601-4631 PATTERSON DRIVE (PD 12) (NJ)

20. **ZONING DOCKET 024/16** – Request by CITY COUNCIL MOTION-15-535 for a Zoning Change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and a Conditional Use to permit a bar, on Square 197, Lot 11 and Lot 14 or 10, in the Second Municipal District, bounded by North Robertson, Dumaine, and Saint Philip Streets and North Claiborne Avenue. The municipal addresses are 919-923 NORTH ROBERTSON STREET AND 925 NORTH ROBERTSON STREET. (PD 4) (SL)
21. **DESIGN REVIEW 010/16** – Request by DWYER, CAMBRE & SUFFERN to permit the demolition of one (1) three-story structure located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances, on Square 299, Undesignated Lot 1, in the First Municipal District, bounded by Tulane Avenue, South Rampart Street, Gravier Street and Loyola Avenue. The municipal address is 1120 TULANE AVENUE. (PD 1a) (BD)
22. **SUBDIVISION DOCKET 004/16** – Request by 106 SHARON, LLC to re-subdivide Lots 69 through 72 into Lots 70A and 72A, Square 5, Metairie Park, Seventh Municipal District, bounded by Sharon Drive, Fleur Des Lis Drive, West Brooks Street, and Veterans Highway. The municipal addresses are 106-108 SHARON DRIVE. (PD 5) (NJ)

C. OTHER BUSINESS:

23. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the January 26, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk