

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, FEBRUARY 7, 2017**

**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, FEBRUARY 7, 2017 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. ZONING DOCKET 006/17** – Request by 3800 HOWARD INVESTORS, LLC for a Zoning Change from a BIP Business-Industrial Park District to an MU-2 High Intensity Mixed-Use District on Square 590, portions of Squares 571, 572, and 589, and portions of closed Palmetto and Dorgenois Streets, all of which are bounded by South Broad Street, the Pontchartrain Expressway, Howard Avenue, Euphrosine Street, and the Union Passenger Terminal right-of-way. The municipal address is 3800 HOWARD AVENUE. (PD 4) (NK) **(DEFERRED FROM THE JANUARY 10, 2017 CITY PLANNING COMMISSION MEETING)**

### **B. NEW BUSINESS:**

- 2. RIVERFRONT OVERLAY DESIGN STANDARDS AND HEIGHT LIMIT INCREASES STUDY** – Request by City Council Motion M-16-605 for the City Planning Commission to conduct a public hearing and study to (1) recommend whether height, density, and massing bonuses along the east bank of the River in exchange for heightened development standards, as currently contemplated in Section 18.13.G of the Comprehensive Zoning Ordinance are appropriate and consistent with the Master Plan; and (2) recommend appropriate bonuses and

other best practices to incentivize quality developments along the riverfront in a manner consistent with the Master Plan. (NJ/SL)

3. **ZONING DOCKET 015/17** – Request by CITY COUNCIL MOTION NO. M-16- 606 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Riverfront Gateway Design Standards and Height Limit Increases Interim Zoning District, the intent of which is to prohibit the applicability of Section 18.13.G, Riverfront Gateway Design Standards and Height Limit Increases, of the Comprehensive Zoning Ordinance relative to the following boundaries: The area bounded by Esplanade Avenue, a line extending from the centerline of Esplanade Avenue between North Peters Street and the center of the Mississippi River, the Mississippi River, the Inner Harbor Navigation Canal, a line extending from the centerline of Chartres Street between Poland Avenue and the center of the Inner Harbor Navigation Canal, Chartres Street, St. Ferdinand Street, Decatur Street, Elysian Fields Avenue, Chartres Street, the rear property line of lots with any frontage on Elysian Fields Avenue, Decatur Street, Frenchmen Street, and Decatur Street on the East Bank of the Mississippi River. (SL)
4. **ZONING DOCKET 016/17** – Request by CITY COUNCIL MOTION M-16-608 for a conditional use to permit a commercial use (medical clinic) over 25,000 square feet in floor area and a conditional use to permit drive-through facilities for a bank and a pharmacy in an S-B2 Suburban Pedestrian-Oriented Corridor Business District and a CT Corridor Transformation Design Overlay District, and the rescission of Ordinance 19,917 M.C.S. (Zoning Docket 104/00, which granted a conditional use to permit a fast food restaurant in a B-1 Neighborhood Business District), in the Vista Park Addition Subdivision on Square D, Lot B-1, in the Third Municipal District, bounded by Paris Avenue, Robert E. Lee Boulevard, and Aviators and Hamburg Streets. The municipal addresses are 1532-1544 ROBERT E. LEE BOULEVARD. (PD 6) (TJ)
5. **ZONING DOCKET 017/17** – Request by RHODES COMMERCIAL DEVELOPMENTS, LLC for a conditional use to permit a parking lot (principal use) in an HU-B1 Historic Urban Neighborhood Business District, on Square 485, Lots 12 through 14, in the Fourth Municipal District, bounded Fourth, South Broad, Third, and South Dorgenois Streets. The municipal addresses are 3945-3947 FOURTH STREET. (PD 2) (NJ)
6. **ZONING DOCKET 018/17** – Request by 3322 MAGAZINE, LLC for a Conditional Use to permit alcohol beverage sales in an existing standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 216, Lot 17, in the Sixth Municipal District, bounded Magazine Street, Toledano Street, Constance Street and Louisiana Avenue. The municipal addresses are 3322-3324 MAGAZINE

STREET. (PD 2) (DA)

7. **ZONING DOCKET 019/17** – Request by 400 LAKE MARINA AVE, LLC for a Zoning Change from an S-LRS1 Lakeview Single-Family Residential District to an S-LRM2 Lake Area High-Rise Multi-Family Residential District, on Lot A-4, Bruning Subdivision, in the Seventh Municipal District, bounded by West Robert E. Lee Boulevard, Regent Street, Lake Marina Avenue, and the Orleans Parish/Jefferson Parish Line. The municipal addresses are 343-345 WEST ROBERT E. LEE BOULEVARD. (PD 5) (NK)
8. **DESIGN REVIEW 011/17** - Request by NEW ORLEANS REGIONAL TRANSIT AUTHORITY to permit the demolition of a structure (the Canal Street ferry terminal) located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances. The structure is located along the Mississippi River at the foot of Canal Street. The municipal address is 54 CANAL STREET. (PD 1A) (BD)

**C. OTHER BUSINESS:**

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

**OTHER MATTERS:**

- A. Adoption of the minutes of the January 10, 2017 and January 24, 2017 meetings.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk