

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 21, 2017

1:30 P.M.

**HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL RM. 8E10)**

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 21, 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 002/17 – Request by FLOYD MCLAMB for a Conditional Use to permit a Principal Bed and Breakfast in an HMR-3 Historic Marigny/Tremé/Bywater Residential District, on Square 149, Lots P or 15 and F or 16, in the Third Municipal District, bounded by Chartres, Spain, and Royal Streets and Saint Roch Avenue. The municipal address is 2515-2521 CHARTRES STREET. (PD 7) (NJ) (DEFERRED FROM THE JANUARY 10, 2017 CITY PLANNING COMMISSION MEETING)**

- 2. 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) (DEFERRED FROM THE FEBRUARY 7, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

3. **ZONING DOCKET 020/17** – Request by 8040 ST. CHARLES, LLC for a conditional use to permit a commercial use (medical clinic/retail goods establishment) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, a CPC Character Preservation Corridor Design Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 51 or Square 5 (old Square 7), Lot 21 or part of Lot 20, part of Lot 19, and portions of Lots 1, 2, and 3, in the Seventh Municipal District, bounded by Saint Charles Avenue, South Carrollton Avenue, Leake Avenue, and Short Street. The municipal address is 8040 SAINT CHARLES AVENUE. (PD 3) **(BD)**
4. **ZONING DOCKET 021/17** – Request by EARL S. GOODEN for a zoning change from an HMR-2 Historic Marigny/Tremé/Bywater Residential District to an HMC-1 Historic Marigny/Tremé/Bywater Commercial District, on Square 619, Lot A-1 or Lots 20 and 21, in the Third Municipal District, bounded by Frenchmen Street, North Villere Street, Touro Street, and North Robertson Street. The municipal addresses are 1400 FRENCHMEN STREET AND 2031 NORTH VILLERE STREET. (PD 4) **(SK)**
5. **ZONING DOCKET 022/17** – Request by CITY COUNCIL MOTION NO. M-17- 23 for a text amendment to Article 17, Section 17.3.A Permitted and Conditional Uses (Table 17-1) of the Comprehensive Zoning Ordinance to establish the use of “Mini-Warehouse” as a permitted use in all Central Business Districts and to update Table 17-1 to reflect the permission changes. **(SL)**
6. **SUBDIVISION DOCKET 008/17** – Request by ARIYA MARTIN AND VICTORIA J. LASS to re-subdivide Lots K and 13 into proposed Lots 13A and 13B, Square 486, Third Municipal District, bounded by Marais, Port, Urquhart, and St. Ferdinand Streets. The municipal addresses are 1226 and 1228-30 St. Ferdinand Street (PD 7). **(EH)**
7. **SMART HOUSING MIX ORDINANCE STUDY** – Request by City Council Motion M-16-490 for the City Planning Commission to conduct a public hearing and study to investigate how the creation and implementation of a Smart Housing Mix Ordinance (Inclusionary Zoning) could leverage market rate development activity to build and preserve lower-priced housing, such as by requiring or incentivizing the addition of lower-priced homes and apartments within otherwise market-rate developments. The study should consider the creation and implementation of a Smart Housing Mix Ordinance (Inclusionary Zoning) and should recommend potential changes to the Comprehensive Zoning Ordinance and other applicable codes, if necessary. **(KB/NK)**

C. OTHER BUSINESS:

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

OTHER MATTERS:

- A. Adoption of the minutes of the February 7, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk