

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, NOVEMBER 14, 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, NOVEMBER 14, 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.**

**(Update 11/8/2017):** The City Planning Commission meeting has moved back to its original location in the **City Council Chamber in City Hall, Room 1E07.**

### **A. NEW BUSINESS (SD 122/17 to be considered prior to ZD 090/17):**

- 1. SUBDIVISION DOCKET 122/17** – Resubdivision of Lots 1 thru 6 and 13 thru 16 into Lots SVH, SVR, and SVE, on Square 150 in the Fifth Municipal District, bounded by Magazine, Orange, Camp, and Race Streets. The municipal addresses are 1507-1539 Magazine Street, and 1100 Race Street. (PD 2) (AN)

### **B. OLD BUSINESS:**

- 2. ZONING DOCKET 090/17** – Request by the Klaus-Peter Schreiber Trust for a conditional use to permit a reception facility greater than five thousand (5,000) square feet in floor area 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 and the rescission of Ordinance No. 15,759 MCS (Zoning Docket 06/93), on Square 150, on a portion of Lot M or a portion of Lots A and an Undesignated Lot, in the First Municipal District, bounded by Magazine Street, Race Street, Camp Street, and Orange Street. The municipal addresses are 1507-1539 Magazine Street and 1100 Race Street. (PD 2)

**(SL/JC) (DEFERRED FROM THE OCTOBER 24, 2017 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 094/17** – Request by Michael Sherman for a text amendment to Article 17 of the Comprehensive Zoning Ordinance to make timeshare a permitted use in the CBD-1, CBD-2, CBD-3, and CBD-4 Districts. **(NJ) (DEFERRED FROM THE OCTOBER 24, 2017 CITY PLANNING COMMISSION MEETING)**
  
4. **SUBDIVISION DOCKET 117/17** – Request by the Housing Authority Of New Orleans (HANO) subdividing existing lots (101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 113, 115, 116, 117, 118,119, 120, 121, 122, 123, 124, 130, 131, 132, 133, 134, 135, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147) within development into lots (101A, 102A, 103A, 104A, 106A, 107A, 108A, 110A, 111A, 113A, 115A, 116A, 117A, 118A,120A, 121A, 122A, 123A, 124A, 130A, 131A, 133A, 134A, 135A, 137A, 138A, 139A, 140A, 141A, 143A, 145A, 146A, 147A) Square 240-A Lafitte Block 6, in the Second Municipal District bounded by Laffitte Ave., N. Prieur St., Orleans Ave. & N. Roman St. The municipal addresses are: 702-710 N Prieur St, 1914-1920 Orleans Ave, 1905-1913 Lafitte Ave (PD 4). **(JC) (DEFERRED FROM THE OCTOBER 24, 2017 CITY PLANNING COMMISSION MEETING)**

**C. NEW BUSINESS:**

5. **ZONING DOCKET 098/17** – Request by Laumet Limited, 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 124, Lots 1 and 2, in the Fourth Municipal District, bounded by Magazine, Ninth, Constance, and Harmony Streets. The municipal addresses are 3138 Magazine Street and 1020 Ninth Street. (PD 2) **(TM)**
  
6. **ZONING DOCKET 099/17** – Request by Castnet Seafood, Inc. for a conditional use to permit a wireless telecommunications tower & facility in an S-B1 Suburban Business District, a CT Corridor Transformation Design Overlay District, and an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, on Square 51 or 51A, Lot F-1 or F-7, Edgelake Subdivision, in the Third Municipal District, bounded by Lafourche, Wales, and Lady Gray Streets and Hayne Boulevard. The municipal address is 8000 Lafourche Street. (PD 9) **(BP)**
  
7. **ZONING DOCKET 100/17** – Request by Marie-Helene Verdier for a conditional use to permit a principal bed and breakfast in an HMR-2 Historic Marigny/Treme/Bywater Residential District, on Square 389, Lot A, in the Third Municipal District, bounded by Marais and Frenchmen Streets and St. Claude and

Elysian Fields Avenues. The municipal address is 2110 Marais Street. (PD 4) **(RG)**

8. **ZONING DOCKET 101/17** – Request by Marie-Helene Verdier Sharpley for a conditional use to permit a principal bed and breakfast in an HMR-2 Historic Marigny/Treme/Bywater Residential District, on Square 510, Lot 3, in the Third Municipal District, bounded by Touro, Urquhart, Frenchmen, and N. Villere Streets. The municipal address is 1311 Touro Street. (PD 4) **(RG)**
9. **ZONING DOCKET 102/17** – Request by Elk Place LLC, 100 Elk LLC, and Matthew Family Elks Place LLC for a conditional use to permit a timeshare in an CBD-3 Cultural Arts District and an EC Enhancement Corridor Design Overlay District and the rescission of Ordinance No. 15,967 MCS (Zoning Docket 040/93), on Square 300, ½ of Lot 86, Lot 87, and ½ of Lot 88 or an Undesignated Lot, in the First Municipal District, bounded by Elk Place, Canal and S. Rampart Streets, and Tulane Avenue. The municipal addresses are 144 Elk Place and 145 S. Rampart Street. (PD 1a) **(AN)**
10. **ZONING DOCKET 103/17** – Request by Mary Wegmann for a conditional use to permit the retail sales of packaged alcoholic beverages in an HMC-1 Historic Marigny/Treme/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 154, an Undesignated Lot or Lot 22, in the Third Municipal District, bounded by Frenchmen, Royal, Kerlerec and Chartres Streets. The municipal addresses are 600-602 Frenchmen Street and 2015-2019 Chartres Street. (PD 7) **(RB)**
11. **ZONING DOCKET 104/17** – Request by Managing Change, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 161, Pt. Lot 16 or Lot 16, in the Sixth Municipal District, bounded by Louisiana Avenue and Constance, Delachaise, and Laurel Streets. The municipal addresses are 938-940 Louisiana Avenue and 3406 Constance Street. (PD 2) **(RB)**
12. **ZONING DOCKET 105/17** – Request by the Orleans Parish School Board for a conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District and an HUC Historic Urban Corridor Use Restriction Overlay District, on the entirety of Square 248, in the Second Municipal District, bounded by Bienville Avenue and North Johnson, Conti, and North Prieur Streets. The municipal addresses are 2001-2011 Bienville Avenue. (PD 4) **(EH/JC)**
13. **ZONING DOCKET 106/17** – Request by Royal Cosmopolitan, LLC for a text amendment to the Comprehensive Zoning Ordinance to amend Article 17, Section 17.4.A.2 (Figure 17-3) to change the maximum building height designation from “D” (70 feet) to “G” (120 feet) for a property located on Square 66, Lot 26, in the

Second Municipal District, bounded by Royal, Canal, Bourbon, and Iberville Streets. The municipal addresses are 121-123 Royal Street. (PD 1a) **(NJ)**

14. **ZONING DOCKET 107/17** – Request by the River Street Ventures, LLC for a conditional use to permit height and density bonuses for a multi-family residential dwelling in an MU-2 High Intensity Mixed-Use District and an RIV Riverfront Design Overlay District and the rescission of Ordinance Nos. 9,367 MCS and 10,144 MCS (Zoning Docket 038/83), on Square 216, Lots 1-A and 20-A or Lots 1-8, 13-18, 20, B, and Pts. Lot 13, 14, and 19, and on Square 217, Lot A-1 or A, in the Fifth Municipal District, bounded by Brooklyn Avenue, Socrates and De Armas Streets, and the Mississippi River Protection Levee and River Street. The municipal addresses are 200-240 Lamarque Street, 1239 Brooklyn Avenue, and 1316 River Street. (PD 12) **(KB/LM)**
15. **ZONING DOCKET 108/17** – Request by Middle Harrison, LLC for a conditional use to permit the retail sales of packaged alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 277, Lots 1 and 2, in the Second Municipal District, bounded by West End Boulevard, Harrison Avenue, and Catina and French Streets. The municipal address is 6251 West End Boulevard. (PD 5) **(RB/HD)**
16. **SUBDIVISION DOCKET 130/17** – Resubdivision of Lot 13-A into Lots 13-B and 13-C, on Square 185, in the Sixth Municipal District, bounded by Valmont, Laurel, Leontine, and Constance Streets. The municipal addresses are 742 Valmont Street and 5300-5306 Constance Street. (PD 3) **(RJ)**
17. **SUBDIVISION DOCKET 136/17** – Resubdivision of Lots D and E into Lots E1 and E2, on Square 1342, in the Third Municipal District, bounded by Lapeyrouse, N. Dorgenois, Onzaga, and N. Rocheblave Streets. The municipal addresses are 1635 N. Rocheblave Street and 2418 Onzaga Street. (PD4) **(EH)**
18. **PROPERTY DISPOSITION 005/17** – Consideration of the sale of Lot 4, Square 1027, New Marigny 7<sup>th</sup> Ward, bounded by Interstate 10, N. Galvez, and Pauger Streets in the Third Municipal District. The municipal address is 2014 N. Galvez Street. (PD 4) **(NJ)**
19. **PROPERTY DISPOSITION 006/17** – Consideration of the sale of Lot 22C, Square 1316, Upper Ninth Ward, bounded by Almonaster Avenue, Port, N. Rocheblave, and N. Dorgenois Streets in the Third Municipal District. The municipal address is 2862 N. Dorgenois Street. (PD 7) **(KB)**
20. **PROPERTY DISPOSITION 007/17** – Consideration of the sale of property located on the former ICRR railway corridor, Square 399, in the 7<sup>th</sup> Municipal District, bounded by Mistletoe, Apricot, Hamilton, and Belfast Streets. (PD 3) **(RB)**

21. **PROPERTY DISPOSITION 008/17** – Consideration of the disposition of immovable property owned by the City for the use and benefit of the New Orleans Public Belt Railroad, consisting of rights-of-way, property owned in fee simple, and servitudes. Property is located throughout the City of New Orleans and in Jefferson Parish. Properties are shown on maps and in legal descriptions posted on the City Planning Commission website and are available in the CPC office, 1300 Perdido Street, 7<sup>th</sup> floor City Hall, New Orleans, LA. **(PC)**
  
22. **PROPERTY ACQUISITION 002/17** – Consideration of the acquisition of immovable property by the City of New Orleans from the Port of New Orleans, consisting of the Governor Nicholls Wharf and the Esplanade Avenue Wharf, bounded by the Mississippi River, St. Phillip, N. Peters and Marigny Streets in the Second and Third Municipal Districts. Maps and legal descriptions of these properties are available on the City Planning Commission website and in the CPC office, 1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA. (PDs 1 and 7) **(PC)**

### **OTHER MATTERS:**

- A. Adoption of the minutes of the October 10, 2017 meeting.
- B. Adoption of the minutes of the October 24, 2017 meeting.
- C. **CONSIDERATION** – Ratification of Actions Relative to Certified Subdivisions
- D. Committee Reports.
- E. Announcements.

Robert D. Rivers  
Executive Director

RDR/njk