

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 10, 2017

12:30 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, OCTOBER 10, 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. NEW BUSINESS (ON DEADLINE):

- 1. SUBDIVISION DOCKET 107/17** – Request by Kevin Joseph Remmers to subdivide Lot 15 into Lots 15A and 15B, on Square No. 2, Lower 2/3 Section 8, in the 6th Municipal District, bounded by Louisiana Avenue and S. Robertson, Amelia, and Magnolia Street. The municipal addresses are 3444-3446 Magnolia Street. **(LM)**
- 2. SUBDIVISION DOCKET 109/17** – Request by MLM Holdings, LLC to subdivide Lot Y1 into Lots Y1A and Y1B, on Square No. 2293, in the 3rd Municipal District, bounded by Bruxelles, Pleasure, Republic, and Lafreniere Streets. The municipal address is 3437 Bruxelles Street. **(SL)**
- 3. SUBDIVISION DOCKET 112/17** – Request by High End Den Renovation, LLC for major subdivision to resubdivide 9 lots (A-B-C, D, 5, 9, M, N and part of 6) into 8 lots (1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H), on Square No. 42, in the 5th Municipal District, bounded by Pelican Avenue, Elmira Street, Delaronde Street, and Pacific Avenue. The municipal addresses are 909 Delaronde Street and 201 Pacific Avenue. **(AN)**

B. MASTER PLAN AMENDMENTS:

- 4. MASTER PLAN AMENDMENTS RECONSIDERATION** – Master Plan amendments that have been referred by the City Council to the City Planning Commission for reconsideration and modification. *Due to an anticipated quorum issue, the City Planning Commission will move the public hearing and reconsideration of Master Plan amendments to the beginning of its agenda at 12:30pm, October 10, 2017.*

Text Amenments

Chapter 2

- a. On page 41 where it states: “The Lindy Boggs Medical Center remains shuttered and in the midst of a lawsuit after plans to redevelop it as a cardiovascular center affiliated with the University Medical Center fell through.”, modify the statement to reflect the fact that “the law suit was recently settled, and the ownership is remediating environmental issues with the building and exploring specific redevelopment plans for the property, including an assisted living facility and/or related senior health care uses.”

Chapter 3

- a. Beginning on page 12, Section D titled “Plans Adopted After 2010”, modify the list of plans adopted after 2010 to reflect the Climate Action Strategy.

Chapter 5

- a. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) found on page 1, “Goal” 2, and in “Policies for Decision Makers” 2.A., and correlating references on page 15, relative to the redevelopment of blighted and vacant properties.
- b. Consider modifying the recommendation on page 12, regarding Goal 1, “Recommended Strategy” 1B, item 2 in the “How” column, to replace “rental registry” with the term “improved Code Enforcement system.”
- c. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) beginning on page 15, Goal 2, “Recommended Strategy” 2A, relative to the redevelopment of blighted and vacant properties.
- d. Consider modifying the recommendation to include the following additional language on page 15, to Goal 2, “Recommended Strategy” 2.A. ,“Establish neighborhood plans that direct investment strategies in each neighborhood.”

- e. Consider modifying the recommendation on page 16, regarding Goal 2, “Recommended Strategy” 2A, item 6 in the “How” column, to replace “rental registry” with the term “improved Code Enforcement system.”
- f. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) found on page 19, “Recommended Action” 2B, number 1 in the “How” column, relative to Neighborhood Land Trusts.
- g. Consider modifying the recommendation on page 21, Goal 2, “Recommended Strategy” column, subpart 2D, to define “vacant properties” to ensure legal consistency when used in the following sentence: “Encourage innovative, experimental and low-cost uses of **vacant properties** to enhance the likelihood that a vacant space will eventually find a permanent use.”
- h. Consider modifying the recommendation and retain the language proposed for deletion (in addition to the new language) on page 25, regarding Goal 4, “Recommended Strategy” 4B, relative to providing resources to restore housing with appropriate flood protection measures.
- i. Consider modifying the recommendation on page 26, Goal 4, “Recommended Strategy” 4B, item 4 in the “How” column, to define “adjudicated property” to ensure legal consistency when used in the following sentence: “Explore processes to direct publicly owned and **adjudicated property** toward affordable and mixed-income housing development in high-value, high-opportunity neighborhoods and in areas near high-frequency transit corridors.”
- j. Consider modifying the recommendation on page 26, Goal 4, “Recommended Strategy” 4B, item 8 in the “How” column, to consider the following alternative language: “Implement inclusionary zoning in areas of opportunity, especially along transit, in concert with existing and expanded incentive zoning and development cost offset mechanisms in order to leverage maximum investment in the development of affordable housing”.
- k. Consider modifying the recommendation on page 29, Goal 4, “Recommended Strategy” 4D, item 7 in the “How” column, to provide the following additional language “, and determine the appropriate Future Land Use Categories whereby the proposed ‘second main use dwelling units’ are appropriate.”
- l. Consider modifying the recommendation on page 40, Goal 1.B.2, to delete the recommended creation of a “rental registry” and replace it with referencing the utilization of an improved Code Enforcement system to manage inspections and fines for rental properties that are not up to code.
- m. Consider modifying the recommendation on page 50, Goal 2.A.6, to delete the

recommended creation of a “rental registry” and replace it with referencing the utilization of an improved Code Enforcement system to manage inspections and fines for rental properties that are not up to code.

- n. Consider modifying the recommendation on page 58, Goal 3, part 3.A., to revise the reference of “Rapid Reconnaissance Plans” with “land use surveys”.
- o. Consider modifying the recommendation on page 69, “Recommended Actions” number 8, to provide the following alternative language “Implement inclusionary zoning in areas of opportunity, especially along transit, in concert with existing and expanded incentive zoning and development cost offset mechanisms in order to leverage maximum investment in the development of affordable housing”.
- p. Consider modifying the recommendation on page 75, “Recommended Actions” number 7, to provide the following additional language “, and determine the appropriate Future Land Use Categories whereby the proposed ‘second main use dwelling units’ are appropriate.”
- q. Chapter 5 Grouping Vote (if needed)

Chapter 6

- a. Consider modifying the recommendation on page 7, to modify the “Equity” section to address displacement of long-time citizens throughout the historic neighborhoods and to modify the “Resilience” section to read as follows: “New Orleans’ resilience strategy should include the retrofitting, restoration, and protection of historic sites and districts in recognition of their importance as first and foremost, unique residential sites and neighborhoods that attest to the authenticity of the city. They also bring value as economic drivers behind the tourism economy and as cultural touchstones that enhance social resilience.”
- b. Consider modifying the recommendation on page 8, Goal 1, “Recommended Strategy” 1A, item 4 in the “How” column, to clarify that the City cannot exercise regulatory authority over infrastructure not legally within its jurisdiction.
- c. Consider modifying the recommendation on page 11, Goal 2, “Recommended Strategy” 2C, item 6 in the “How” column, to delete the proposed wording and clarify the existing language as it suggests that “preservation requirements” should be waived when in conflict with affordable housing development. If not deleted, the provision should be modified to be rephrased to specify that affordable housing and preservation goals can be accomplished simultaneously through leveraging available financial incentives for both.
- d. Consider modifying the recommendation on page 11, Goal 2, “Recommended Strategy” 2C, item 6 in the “How” column, to clarify that a waiver should not be granted to developers/agencies, but to existing low-income homeowners struggling to comply with historic regulations. Also modify to contemplate if

instead of waivers, it may be more appropriate to support a funding mechanism that allows low-income people with financial support to comply with historic regulations.

- e. Consider modifying the recommendation on page 12, Goal 3, “Recommended Strategy” 3B, and the correlating provisions on page 26, to delete the existing language and modify to provide ““Develop clear and focused preservation strategies and a pattern book that illustrates solutions that maintain historic and pedestrian friendly character while meeting the requirements for the ADA as well as elevated Base Flood Elevation Maps.”
- f. Consider modifying the recommendation on page 15, “Recommended Actions” number 3, to clarify that the City cannot exercise regulatory authority over infrastructure not legally within its jurisdiction.
- g. Consider modifying the recommendation on pages 24-25, “Recommended Actions” number 6, to delete the proposed wording and clarify the existing language as it suggests that “preservation requirements” should be waived when in conflict with affordable housing development. If not deleted, the provision should be modified to be rephrased to specify that affordable housing and preservation goals can be accomplished simultaneously through leveraging available financial incentives for both.
- h. Chapter 6 Grouping Vote (if needed)

Chapter 7

- a. Consider modifying the recommendation on page 3, Goal 12, “Policies for Decision Makers” 12.B., to delete the existing language and modify it to provide: "Enhance community input for design, maintenance, improvements, and particularly use changes, for all lands considered any type of parks or open space. Ensure a thorough public engagement process, and consider adding restrictions for the transfer of land from open to recreational space."
- b. Consider modifying the recommendation on page 3, Goal 12, “Policies for Decision Makers” 12.C., to modify the existing language into two separate goals to read: 12.C. “Prepare and update city wide parks, green/open space and recreation master plan”, and 12.D. “Regional parks shall prepare and update master plans regularly, and shall clearly identify the existing uses and any proposed uses, and the amount of land dedicated to recreational versus open parkland space.” Correlating page 41 should be updated to reference 12.D, and contemplate regional park qualifications and master plan submission information.
- c. Consider modifying the recommendation on page 4, the “fact sheet” regarding “Parks, Open Space, and Recreation” to update the status of pre-Katrina parks and facilities with the number of restored and undeveloped parks and facilities, including an explanation on the differences between neighborhood parks and the

multipurpose neighborhood parks.

- d. Consider modifying the recommendation on page 7, Goal 2, “Recommended Strategy” 2A, and correlating references on page 22, to retain the promotion of tree planting on private property.
- e. Chapter 7 Grouping Vote (if needed)

Chapter 8

- a. Consider modifying the recommendations on page 5 and retain “Policies for Decision Makers” “8.A.” and “8.C.”, as both are provided in the “Recommended Strategies” on page 21, and in the “recommended actions” on page 32.

Chapter 13 (former Chapter 14)

- a. Consider modifying the recommendations in the “Administration of the Land Use Plan” section, relative to the “1. Administrators” subpart, located on page 3, to reexamine the appropriate authority of the Executive Director of the City Planning Commission, the City Planning Commission, and the City Council regarding interpretation appeals of the Master Plan.
- b. Consider modifying the table titled “Summary of Land Use Strategies and Actions”, beginning on page 5, to create a new Goal of “Developing an Environmental Plan”, the Strategy of which is to “Create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards.”, with Actions that include “Contemplate limiting certain types of developments/uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens.”
- c. Consider modifying the recommendation on page 6, Goal 1, “Strategy” 1.D., “Actions” no. 5, to delete said action in its entirety.
- d. Consider modifying the recommendation on page 6, Goal 1, “Strategy” 1.B., “Actions” no. 14, to retain the proposed deletion of the sentence "Diversity New Orleans' housing stock in new residential developments." This sentence should be retained, and the proposed new language should remain as an additional “Actions” item.
- e. Consider modifying the recommendation on page 8, Goal 2, “Strategy” 2.D., “Actions” no. 11, to clarify the proposed language to ensure the desired intent is clear and understandable.
- f. Consider modifying the recommendation on page 8, Goal 3, “Strategy” 3.A., “Actions” no. 11, to delete the proposed revision in its entirety.
- g. Consider modifying the recommendations regarding the Future Land Use

Category “**Residential Single Family Pre-War**” on page 12, to consider modifying the “Range of Uses” therein as follows:

- g.1 Modify the sentence “Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified” to read: "Neighborhood-serving businesses and traditional corner stores may be allowed in existing structures where current or former commercial use is verified."
- g.2 Modify the sentence “Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical non-residential buildings” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."
- h. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Single Family Post-War**” on pages 12-13, to consider modifying the “Range of Uses” therein as follows:
 - h.1. Modify the sentence “Neighborhood serving businesses and traditional corner stores may be allowed where current or former commercial use is verified” to read: "Neighborhood-serving businesses and traditional corner stores may be allowed in existing structures where current or former commercial use is verified."
 - h.2 Modify the sentence “Conversion to multifamily and neighborhood serving commercial uses may be allowed for certain existing historical institutional or other non-residential buildings” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."
- i. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Low Density Pre-War**” on page 13, to consider modifying the “Range of Uses” therein as follows:
 - i.1. Modify the second sentence regarding the preservation of existing multifamily buildings to make the following considerations of paramount importance: the historical and architectural significance of the existing building, its structural integrity, whether the structure is or can be made to be compliant with current building codes, and the scale and character of the building within the context of the surrounding neighborhood.
 - i.2. Modify the sentence that says “Businesses, traditional corner stores, and mixed use may be allowed on sites where current or former commercial use is verified.” to read: “Businesses, traditional corner stores, and mixed use may be allowed in existing structures where current or former commercial use is verified.”

- i.3. Modify the sentence “Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential buildings” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”

- j. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Low Density Post-War**” on pages 13-14, to consider modifying the “Range of Uses” therein as follows:
 - j.1. Delete the ability for commercial developments to “expanded to adjacent lots” – proposed sentence should read “Commercial development may be allowed where it currently exists or formerly existed.”

 - j.2. Modify the sentence “Conversion to multifamily or commercial uses may be allowed for certain existing historical institutional, commercial or other non-residential buildings” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”

- k. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Medium Density Pre-War**” on page 14, to consider modifying the “Range of Uses” therein as follows:
 - k.1. Modify the sentence “Businesses, traditional corner stores, and mixed use development may be allowed on sites where current or former commercial use is verified” to read: “Businesses, traditional corner stores, and mixed use development may be allowed in existing structures where current or former commercial use is verified.”

 - k.2. Modify the sentence “Conversion to multifamily and commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”

- l. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Multifamily Pre-War**” on pages 14-15, to consider modifying the “Range of Uses” therein as follows:
 - l.1. Modify the sentence “Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”

- m. Consider modifying the recommendations regarding the Future Land Use Category “**Residential Multifamily Post-War**” on page 15, to consider modifying the “Range of Uses” therein as follows:
 - m.1. Modify the sentence “Conversion to commercial uses may be allowed for certain existing historical institutional or other non-residential buildings.” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- n. Consider modifying the recommendations regarding the Future Land Use Category “**Historic Core**” on page 15, to modify the “Range of Uses” therein as follows:
 - n.1. Modify the second sentence to read: "Neighborhood-serving businesses, traditional corner stores, and mixed-use developments may be allowed in existing structures where current or former commercial use is verified." (removing the reference to “businesses including those promoting New Orleans’ culture of food, music, and entertainment”
 - i. If this phrase is ultimately recommended for retention, include in the “Range of Uses” subpart language to provide clarity and specificity as to the meaning of “those [businesses] promoting New Orleans’ culture of food, music, and entertainment.”
 - ii. If this phrase is ultimately recommended for retention add the following additional language after the word “verified” - “and when deemed appropriate and consistent with the historic residential character of the neighborhood through a public review process.”
 - iii. If this phrase is ultimately recommended for retention, include in the “Range of Uses” subpart language to limit the circumstances and provide guidance as to the appropriate auspice, including: requiring a conditional use, limiting the number of such businesses within a city square (spacing restrictions); limit the size of such businesses; or providing a time period within which the former commercial use must have existed.
 - n.2. Modify the third sentence to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings."; and
 - n.3. Modify the fourth sentence to read: "Agricultural, storm water management, and supporting public recreational and community facilities may be allowed (e.g., schools and places of worship)."
- o. Consider modifying the recommendations regarding the Future Land Use Category “**Neighborhood Commercial**” on page 16, to modify the “Range of Uses” therein as follows:

- o.1. Modify the sentence “Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential buildings.” to read: "Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.”
- p. Consider modifying the recommendations regarding the Future Land Use Category “**General Commercial**” on page 16, to modify the “Goal” and “Range of Uses” therein as follows:
 - p.1. Modify the amendment recommended by the City Planning Commission within the portion labelled “Goal” to move the second and third sentences into the portion labelled “Range of Uses” to be consistent with the placement of those sentences within the other Future Land Use Categories.
- q. Consider modifying the recommendation on page 37, within the “Promote sustainability” heading, the first bullet point beginning with “Work with nature to enhance resilience”, to retain the deletion of “levees into the landscape”, so the sentence should read: “, managing stormwater to slow subsidence, integrating levees into the landscape, including both gray and green infrastructure strategies, and other ways of working with nature to protect the city from rising seas and more frequent storms.”
- r. Consideration of modifying the recommendations regarding the Future Land Use Category “**Industrial**” to include ‘urban, mixed-use activities’ in the Range of Uses. Consideration of modifying denial of request number Text 14-12 of the City Planning Commission’s Staff Report to allow “vacant or underutilized, industrial property that is adjacent to open space and recreation future land use categories, residential future land use categories, or mixed use future land use categories to be developed into mixed use and/or residential use.
- s. Consideration of modifying denial of request number Text 14-13 of the City Planning Commission’s Staff Report. Under the first strategy of Goal 1 “Promote walkable, mixed-use environments and transit-oriented development,” add new text: “Allow vacant or underutilized, industrial property that is adjacent to open space and recreation future land use categories, residential future land use categories, or mixed-use future land use categories to be developed into mixed-use and/or residential uses.” Under the second bullet point “Design mixed-use neighborhood centers on large sites, such as underutilized or vacant retail or industrial sites by...” add new text: “Allowing vacant or underutilized, industrial property that is adjacent to open space and recreation future land use categories, residential future land use categories, or mixed-use future land use categories to be developed into mixed-use and/or residential uses.”
- t. Chapter 13 Grouping Vote (if needed)

Future Land Use Map Amenments

Planning District 2

- a. Consideration of modifying the Future Land Use Map Designation from the recommendation of General Commercial to **Mixed Use High Density** for the property that includes Lots X, Pt 9 and F on Square 289, all lots on Squares 290 and 312, in the First Municipal District.
- b. Consideration of modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing **Neighborhood Commercial** designation for all lots designated Neighborhood Commercial on Squares 197 and 216, Fourth Municipal District, bounded by Washington and Saint Charles Avenues, Coliseum and Fourth Streets.
- c. Consideration of modifying the Future Land Use Map from the recommended Institutional to retain the **Residential Low Density Pre War** designation for the properties located on Lots D, 13A, 14A, Pt15, 16 and 23 on Square 602 in the Sixth Municipal District. There are multiple addresses.
- d. Planning District 2 Grouping Vote (if needed)

Planning District 3

- a. Consideration of modifying the Future Land Use Map to retain the **Residential Low Density Pre-War** future land use designation rather than the proposed Institutional designation for Lot C, Square 112, bounded by Clara, Calhoun, Magnolia streets and the Tulane Campus, containing the municipal address 6320 Clara Street.
- b. Consideration of modifying the Future Land Use Map and the recommended future land use designation of Institutional to remain **Residential Low Density Pre-War** for Lots K, 12, and 13, Square 106, bounded by Freret, S. Robertson, and Calhoun streets and the Tulane Campus, containing the municipal address 6301-25 Freret Street.
- c. Consideration of modifying the Future Land Use Map from Neighborhood Commercial to remain **Residential Low Density Pre-War** designation for properties located on Lot C, Square 450, Seventh Municipal District, bounded by Earhart Boulevard, Monroe, Colapissa, and Leonidas Streets, to specifically review the appropriateness of the Neighborhood Commercial designation for the row of shotguns located at 3014-16, 3018-20, 3022-24, 3026-28, 30-32, and 34-36 Leonidas St.
- c. Planning District 3 Grouping Vote (if needed)

Planning District 4

- a. Consideration of modifying the Future Land Use Map Designation from the recommended Mixed-Use Low Density and retaining the existing **Residential Low Density Pre War** designation for the area for between N. Prieur and N.Derbigny Streets on Squares 217 and 245. There are multiple municipal addresses.
- b. Consideration of modifying the Future Land Use Map Designation from the recommended Mixed Use Low Density to remain **Residential Low Density Pre-War** for the property located on Lot X-1-F, Square 654, in the First Municipal District. The municipal addresses are 3100-3108 Banks Street and 416 South Lopez Street.
- c. Consideration of modifying the Future Land Use Map Designation from the recommended Industrial to **Institutional** for all properties currently designated Transportation bounded by Interstate 10, the Pontchartrain Expressway, and S. Claiborne Avenue.
- d. Consideration of modifying the Future Land Use Map Designation from the recommended Industrial to **Institutional** for Squares 365, 366, 396, and 397 bounded by Bienville Ave, S White, Canal, and N Gayoso Streets. Municipal address is 2901 Canal Street.
- e. Planning District 4 Grouping Vote (if needed)

Planning District 5

- a. Consideration of modifying the Future Land Use Map to consider retaining the **Residential Single Family Post War** designation rather than the proposed Neighborhood Commercial designation for Lots 38 and 39, Square 270, bounded by Memphis, French, and Vicksburg Streets and Harrison Avenue, containing the municipal address 6240 Memphis Street.

Planning District 11

- a. Consideration of modifying the Future Land Use Map from Planned Development Area to **Industrial** on the large un-subdivided property in the Third Municipal District. The subject site is bounded by the Intracoastal Waterway, Interstate 510 (Paris Road) and Almonaster Boulevard (also known as the Port of New Orleans’ “Aurora” property)
- b. Consideration of modifying the Future Land Use Map from Natural Area to **Industrial** for the property located on multiple lots located on an unknown square, Lots Y, 2, 3, and 4 in the Third Municipal District. The subject site is bounded by the Gulf Intercostal Waterway, Old Paris Road right-of way and the Mississippi Gulf River Outlet (also known as the Port of New Orleans’ “Paris”

property)

Planning District 12

- a. Consideration of modifying the Future Land Use Map from Residential Multi-Family Post War to **Residential Low Density Post War** for lots A and B that abut Stratford Place, on Square 128, in the 5th Municipal District, bounded by Stratford Place, Sullen Place, Aurora Drive, and the Norman Canal. The municipal addresses are 6201 and 6301 Stratford Place
- b. Consideration of modifying the Future Land Use Map from Multi-Family Post War to **Mixed Use Low Density** for the lots designated Residential Multi-Family Post War bounded by Behrman Place, Behrman Highway, Oregon Street, Hudson Street, Maine Street, and General De Gaulle Drive, in the 5th Municipal District.
- c. Consideration of modifying the Future Land Use Map from the recommended General Commercial to **Natural Area** for the residential properties along Erie Street that abut the proposed General Commercial recommendation to create a 100-foot buffer zone between the Commercial and Residential designations.
- d. Consideration of modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to **Mixed Use Low Density** for all properties currently mapped Transportation on the river side of Patterson between Adrian and Nolan Streets.
- e. Consideration of modifying the Future Land Use Map recommendation from Industrial (currently Transportation) to **Mixed Use Low Density** for all properties currently designated Transportation bounded by the Mississippi River, Morgan, Seguin, Delaronde Streets.
- f. Consideration of modifying the Future Land Use Map from Parkland and Open Space, Industrial, and Mixed Use Medium Density to **Industrial** on Lots 1 – 12, Plantation Property, in the Fifth Municipal District, or, alternatively, consider modifying the Future Land Use Map from Parkland and Open Space to Industrial for only the portion of the site on the batture. The subject site is bounded by the Mississippi River, Odeon Street, Homer Street, Merrill Street, and DeArmas Street (also known as the Port of New Orleans’ “Todd Shipyard” property.)
- g. Planning District 12 Grouping Vote (if needed)

Williams Amendment (Council at Large)

Consideration of:

Group 1 (letters a. through i.)

- a. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density, for properties designated as such on square 86, bounded by Dublin St., Maple St., Leake Ave., and Dante St., to specifically review the appropriateness of the recommended classification for the properties with frontage on Dante St. and Maple St., and lot X-2, containing the municipal addresses 721-23 Dante St.
- b. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 87, bounded by Dante St., Leake Ave., and Maple St.
- c. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 134 fronting S. Carrollton Ave. and Oak St, bounded by Oak St., S Carrollton Ave., Zimpel St., and Dublin St.
- d. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 151, bounded by S Carrollton Ave., Plum St., Dublin St., and Oak St.
- e. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 164 fronting S. Carrollton Ave, bounded by Plum St., S Carrollton Ave., Willow St., and Dublin Street.
- f. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 181 facing S Carrollton Ave., including lot X, bounded by Willow St., Dublin St., Jeanette St., and S Carrollton Ave.
- g. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 194, bounded by Jeanette St., Dublin St., Birch St., and S Carrollton Ave.
- h. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 133, bounded by Short St., Oak St., S Carrollton Ave., and Zimple St.
- i. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 152, bounded by Oak St., Short St., Plum St., and S Carrollton Ave.

Group 2 (letters j. through l.)

- j. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 623, bounded by N Anthony St., Saint Louis St., and City Park Ave.
- k. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 845, bounded by Bottinelli Pl., Canal St., and Saint Patrick Cemetery No. 1.
- l. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 628, bounded by N Anthony St., Canal St., Helena St. extended, and Iberville St.

Group 3 (letters m. through ee.)

- m. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 783 fronting Canal St., bounded by S Carrollton Ave., Cleveland Ave., S Solomon St., and Canal St.
- n. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 532, bounded by N Pierce St., Iberville St., N Carrollton Ave., and Bienville Ave., specifically lots 17A, 18A, 19, 20A, 21, 22, and M, containing the municipal addresses 213 N. Pierce, 4001-03, 4005-07, 4009-11, 4017-19, and 4021 Iberville.
- o. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 756 fronting Canal St., bounded by S Pierce St., Cleveland Ave., S Carrollton Ave., and Canal St
- p. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 755, bounded by S Scott St., Cleveland Ave., S Pierce St., and Canal St.
- q. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 732, bounded by S Cortez St., Cleveland Ave., S Scott St., and Canal St.
- r. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 731, bounded by S Telemachus St., Cleveland Ave., S Cortez St., and Canal St.
- s. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 709, bounded by S Genois St., Cleveland Ave., S Telemachus St., and Canal St.

- t. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 708, bounded by S Clark St., Cleveland Ave., S Genois St., and Canal St.
- u. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 684, bounded by S Jeff Davis Pkwy, Cleveland Ave., S Clark St., and Canal St.
- v. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 683, bounded by S Rendon St., Cleveland Ave., S Jeff Davis Pkwy., and Canal St.
- w. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 658, bounded by S Lopez St., Cleveland Ave., S Rendon St., and Canal St.
- x. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 423, bounded by N Lopez St., Canal St., N Rendon St., and Iberville St.
- y. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on 452 facing Canal St., bounded by N Rendon St., Canal St., N Jeff Davis Pkwy, and Iberville St.
- z. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 453, bounded by N Jeff Davis Pkwy, Canal St., N Clark St. and Iberville St.
- aa. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 478 facing Canal St., bounded by N Clark St., Canal St., N Genois St., and Iberville St.
- bb. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 479 facing Canal St., bounded by N Genois St., Canal St., N Telemachus St., and Iberville St.
- cc. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 504 facing Canal St., bounded by N Telemachus St., Canal St., N Cortez St., and Iberville St.

- dd. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 505 facing Canal St., bounded by N Cortez St., Canal St., N Scott St., and Iberville St.
- ee. Modifying the recommended change to Mixed Use Medium Density versus retaining Mixed-Use Low Density for properties designated as such on square 534 facing Canal St., bounded by N Scott St., Canal St., N Pierce St., and Iberville St.

C. OLD BUSINESS:

- 5. **ZONING DOCKET 083/17** – Request by New Hope Baptist Church, Inc. for a conditional use to permit a community center and its accessory off-street parking lot in an HU-RD2 Historic Urban Two-Family Residential District, Lots 4, 5, 109, 7, M, PT of 111, and an Undesignated Lot or 107, 108, 109, 110, 111, M, and an Undesignated, on Square 323, bounded by Reverend John Raphael Jr. Way, and Felicity, South Liberty, and St. Andrew Streets, and Lots 7A, 7B, H-A, 8B, B, 4, A, B, C, and an Undesignated Lot or Lots 7A PT 8, 7B PT 8, 1, A or PT 5 & 6, A 2 or PT 3, CR PT 2, PT 7 PT 8 & 15, on Square 354, bounded by Reverend John Raphael Jr. Way and Felicity, Terpsichore, and Freret Streets, in the Fourth Municipal District. The municipal addresses are 1800 Reverend John Raphael Jr. Way, 2222-2244 Felicity Street, 2339 St. Andrew Street, 1607-1609 Reverend John Raphael Jr. Way, 2305-2321 Felicity Street, and 2320-2324 Terpsichore Street. (PD 2) **(TM/CB) (DEFERRED FROM THE SEPTEMBER 26, 2017 CITY PLANNING COMMISSION MEETING)**

D. NEW BUSINESS:

- 6. **ZONING DOCKET 089/17** – Request by 2801 Magazine Street, LLC for an amendment to Ordinance No. 25,567 MCS (Zoning Docket 080/13) for a conditional use to permit a 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 152, Lot Y-1-G, in the Fourth Municipal District, bounded by Magazine Street, Washington Avenue, Camp Street, and Sixth Street. The municipal addresses are 2801-2809 Magazine Street and 1100-1118 Washington Avenue. (PD 2) **(RB)**
- 7. **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)

8. **ZONING DOCKET 091/17** – Request by Patrick’s Place East, LLC and Bundy Palms, LCC for a zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 239, Lots A and B and Lot 11 or 71, in the Fourth Municipal District, bounded by Carondelet, Felicity, and St. Mary Streets and St. Charles Avenue. The municipal addresses are 1812-1824 Carondelet Street. (PD 2) (CB)
9. **ZONING DOCKET 092/17** – Request by New Basin Properties, LLC for a conditional use to permit a standard restaurant that sells alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and an CT Corridor Transformation Design Overlay District, on Square 53, Lot 6 or Lots 6, 7, 8, and 9, in the Second Municipal District, bounded by Robert E. Lee Boulevard and Wuerple, Conrad, and Catina Streets. The municipal addresses are 214-218 Robert E. Lee Boulevard. (PD 5) (TM/BP)
10. **ZONING DOCKET 093/17** – Request by Central St. Matthew United Church of Christ for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 306, a portion of Lot A-1-A, in the Second Municipal District, bounded by Bienville Avenue, N. Tonti, Conti, and N. Rocheblave Streets. The municipal addresses are 2401-2407 Bienville Avenue, 315-329 N. Tonti Street, and 2416-2418 Conti Street. (PD 4) (RJ)

OTHER MATTERS:

- A. Adoption of the minutes of the September 26, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/njk