

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 24, 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, OCTOBER 24, 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 086/17 – Request by City Council Motion M-17-404 for a text amendment to Articles 4, 23, and 26 of the Comprehensive Zoning Ordinance to establish administrative processes for stormwater management plan review, provide a process for utilizing a fee-in-lieu of compliance for stormwater management and landscape requirements, and make miscellaneous changes to the stormwater management requirements to increase efficiency, clarity, and to otherwise provide with respect thereto. (BP) (DEFERRED FROM THE SEPTEMBER 26, 2017 CITY PLANNING COMMISSION MEETING)**

- 2. 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) (DEFERRED FROM THE OCTOBER 10, 2017 CITY PLANNING COMMISSION MEETING)**

3. **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 10, 2017 CITY PLANNING COMMISSION MEETING)**

4. **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) (DEFERRED FROM THE OCTOBER 10, 2017 CITY PLANNING COMMISSION MEETING)**

5. **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) (DEFERRED FROM THE OCTOBER 10, 2017 CITY PLANNING COMMISSION MEETING)**

6. **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) (DEFERRED FROM THE OCTOBER 10, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

7. **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)

8. **ZONING DOCKET 095/17** – Request by Harbor Community Church for a zoning change from an S-LRS1 Suburban Lakeview Single-Family Residential District to an S-LB1 Suburban Lake Area Neighborhood Business District, on Square 285, Lots 25, 26, 27, and 28 in the Second Municipal District, bounded by Canal Boulevard and Germain, Louis XIV, and French Streets. The municipal address is 6100 Canal Boulevard. (PD 5) (AN) (WITHDRAWN)
9. **ZONING DOCKET 096/17** – Request by City Council Motion No. M-16-478 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Middle Harrison Interim Zoning District, the intent of which is to prohibit certain uses, for all lots that front Harrison Avenue between Canal and West End Boulevards. (PD 5) (HD)
10. **ZONING DOCKET 097/17** – Request by City Council Motion No. M-16-479 for a text amendment of the Comprehensive Zoning Ordinance to create the Middle Harrison Use Restriction Overlay District, applicable to those lots that front on Harrison Avenue between Canal and West End Boulevard. (PD 5) (EH)
11. **SUBDIVISION DOCKET 116/17** – Request by Mark F. Heimann to resubdivide Lots 6, 7, and 10 into Lot 6-A, on Square 584, in the Third Municipal District, bounded by N. Robertson, Deslonde, N. Villere, and Tennessee Streets. The municipal addresses are 46587-88 Deslonde Street and 4914 N. Robertson Street. (PD 8). (KB)
12. **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)
13. **SUBDIVISION DOCKET 119/17** – Request by 516 Conti, LLC to resubdivide Lots 11 and 13-1 into Lot 13-A1, on Square 29, in the Second Municipal District, bounded by Bienville, Chartres, Conti, and Decatur Streets. The municipal addresses are 512-516 Conti St. (PD 1b) (NJ)

14. **PROPERTY DISPOSITION 004/17** – Consideration of the sale of Part Lot 6, Square 399, bounded by Earhart Boulevard, Hamilton, Belfast, and Mistletoe Streets in the Seventh Municipal District. The municipal address is 2707 Mistletoe Street. (PD 3) **(WITHDRAWN)**
15. **PROPERTY ACQUISITION 001/17** – Consideration of the acquisition of a small portion of Lot BT, Square 488-A, bounded by Earhart Boulevard, Erato, S. Galvez, and S. Roman Streets in the First Municipal District. The municipal address is 1201 S. Roman (acquisition would only be for a portion of that address. (PD 4) **(LM)**
16. **HAZARDOUS SITES INVENTORY – ENVIRONMENTAL STUDY (3PM)**
– Request by City Council Motion M-17-440 for the City Planning Commission to conduct a public hearing and study to create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards, to contemplate limiting certain types of developments/uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens. **(THE PUBLIC HEARING WILL TAKE PLACE AFTER THE ITEMS ON THE REGULAR AGENDA, WHICH BEGINS AT 1:30PM, BUT IN NO CASE WILL THE HAZARDOUS SITES INVENTORY – ENVIRONMENTAL STUDY PUBLIC HEARING TAKE PLACE BEFORE 3:00 PM.)**

OTHER MATTERS:

- A. Adoption of the minutes of the September 26, 2017 meeting. **(DEFERRED FROM THE OCTOBER 10, 2017 CITY PLANNING COMMISSION MEETING)**
- B. Adoption of the minutes of the October 10, 2017 meeting. **(MINUTES ARE NOT YET COMPLETE AND WILL BE CONSIDERED AT THE NOVEMBER 14, 2017 MEETING)**
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RDR/njk