

# CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 11, 2018

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, DECEMBER 11, 2018 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:

1. **ZONING DOCKET 132/18** – Request by Gordon Kolb, Jr. for a text amendment to the Comprehensive Zoning Ordinance to amend Article 22, Section 22.4 *Required Off-Street Vehicle Parking Spaces* and Table 22-1 *Off-Street Vehicle and Bicycle Parking Requirements* to reduce the off-street vehicle parking requirement for mini-warehouses from one (1) off-street parking space per twenty-five (25) storage units to one (1) off-street parking space per one hundred (100) storage units. (TM)
2. **ZONING DOCKET 133/18** – Request by 1517 Terpsichore, LLC 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 194, Lot 10 or 15, in the First Municipal District, bounded by Terpsichore Street, Prytania Street, Saint Charles Avenue, and Melpomene Street. The municipal address is 1517 Terpsichore Street. (PD 2) (HD)
3. **ZONING DOCKET 134/18** – Request by Taghrid S. Mousa for a conditional use to permit the retail sales of packaged alcoholic beverages in an MU-2 High Intensity Mixed-Use District, on Square 184, Lot 1-A, in the Second Municipal District, bounded by Saint Louis, North Villere, Conti, and North Robertson Streets. The municipal

address is 1534 Saint Louis Street. (PD 4) (KB)

4. **ZONING DOCKET 135/18** – Request by Extra Space Properties Two, LLC for a conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District and an EC Enhancement Corridor Design Overlay District, on Parcel A and a portion of Lot E or an undesignated lot on Squares 518 and 519, Parcel A and Parcel E, or Parcel A, two undesignated lots, and the former Clio Street right-of-way, in the First Municipal District, bounded by South Jefferson Davis Parkway, Washington Avenue, South Rendon Street, Earhart Boulevard, and Calliope Street. The municipal address is 1120 South Jefferson Davis Parkway. (PD 4) (AN)
  
5. **ZONING DOCKET 136/18** – Request by City Council Motion No. M-18-438 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Algiers Riverfront Interim Zoning District. The Interim Zoning District applies to all lots, except for those zoned OS-N Neighborhood Open Space, within the following boundaries: from the Mississippi River at the Crescent City Connection to Brooklyn Avenue, continuing along Brooklyn Avenue, including Brooklyn Avenue becoming Powder Street, continuing along Powder Street to Pelican Avenue, continuing along Pelican Avenue to Bouny Street, continuing along Bouny Street to Morgan Street, continuing along Morgan Street until it becomes Patterson Road, continuing along Patterson Road to Hendee Street, and from Hendee Street north to the Mississippi River.

The use and building design restrictions contained within the Interim Zoning District shall apply in addition to the use, building design, and site design restrictions provided by the Comprehensive Zoning Ordinance for each base zoning district and overlay district, and in a conflict the heightened restrictions shall prevail.

The following use is prohibited:

1. Gas Station.

The following uses require conditional use approval by the City Council:

1. Amusement Facilities (indoor and outdoor);
2. Auditorium;
3. Bar;
4. Check Cashing Establishment;
5. Cultural Facility;
6. Food Processing;
7. Funeral Home;
8. Hostel;
9. Hotel/Motel;
10. Live Entertainment, Secondary Use;
11. Live Performance Venue;
12. Manufacturing, Light;
13. Motor Vehicle Service Repair, Minor;
14. Movie Studio;

- 15. Pumping Station;
- 16. Warehouse.

The following design standards and requirements shall apply to any use within the boundaries of the Algiers Riverfront Interim Zoning District:

- 1. Regardless of any law to the contrary, the height shall be limited to 40 feet and no more than three stories and the density as provided the correlating base zoning district;
- 2. In MU-1 and MU-2 base zoning districts, the building design standards shall be as provided in the HU-MU district. **(NJ)**

- 6. **ZONING DOCKET 137/18** – Request by City Council Motion No. M-18-448 for a conditional use to permit a hotel in an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 7, Lots 1 through 6, X, and Y, or an undesignated lot and Lot X-Y, or Lot 1 and Lot X-Y, in the Third Municipal District, bounded by Elysian Fields Avenue, Decatur Street, Marigny Street, and Chartres Street. The municipal addresses are 501 Elysian Fields Avenue and 548 Marigny Street. **(PD 7) (AW)**
- 7. **ZONING DOCKET 138/18** – Request by City Council Motion No. M-18-453 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 14, Section 14.3.A.1 *Site Design Standards – General Regulations*, Table 14-2: *Bulk and Yard Regulations*, for the S-LM Suburban Lake Area Marina District, to increase the maximum building height from 60 feet to 65 feet. **(BP)**
- 8. **ZONING DOCKET 139/18** – Request City Council Motion No. M-18-454 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 5, Section 5.2 *General Standards for Planned Developments* to consider reducing the threshold for institutional structures as described in Section 5.2.C.2, which is currently ten thousand (10,000) square feet in gross floor area, in order to provide for a mechanism for the adaptive reuse of smaller institutional, industrial, and commercial structures. **(SL)**
- 9. **ZONING DOCKET 140/18** – Request City Council Motion No. M-18-459 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 4, Section 4.3.D.4.(c) *Action By The City Council* for conditional use approval, as follows: “c. If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is then introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the City Council may adopt it. The City Council’s adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council’s approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.” **(RB)**

- 10. ZONING DOCKET 141/18** – Request by Victoria J. Naegele and BDK Investments, LLC for a conditional use to permit a bed and breakfast (principal) in an HMR-1 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 158, Lots 15 and 31, in the Third Municipal District, bounded by Dauphine Street, Touro Street, Pauger Street, Royal Street, and Kerlerec Street. The municipal addresses are 1924-1928 Dauphine Street. (PD 7) **(NK)**
- 11. ZONING DOCKET 142/18** – Request by Warren Easton Charter High School Foundation, Inc. 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 Square 399, Lots 16 and 17, in the Second Municipal District, bounded by Iberville Street, Bienville Street, North Gayoso Street, and North Salcedo Street. The municipal addresses are 3017-3023 Iberville Street. (PD 4) **(LWM)**
- 12. ZONING DOCKET 143/18** – Request by MSY Management, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 348, Lot A-2, in the Fourth Municipal District, bounded by Saint Andrew Street, Freret Street, Josephine Street, and Rev. John Raphael Jr. Way. The municipal addresses are 2432-2438 Saint Andrew Street. (PD 2) **(RJ)**
- 13. ZONING DOCKET 144/18** – Request by 5330 St Clude, LLC for a conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 337, part of Lot 2 and Lots 3 through 12 or Lot 35, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Eganias Street, Alice Court, and North Rampart Street. The municipal address is 5330 Saint Claude Avenue. (PD 8) **(JC)**
- 14. SUBDIVISION DOCKET 100/18** – Request by The Palms Louisiana, LLC to re-subdivide Lot 2-F into proposed Lots 2-F-1 and 2-F-2, Lakratt Tract, Section 24, in the Third Municipal District, bounded by Interstate 10 Service Road, Read Boulevard, Plainfield Drive, and the Farrar Canal. The municipal addresses are 10301 and 10251 Interstate 10 Service Road North. (PD 9) **(LWM)**
- 15. SUBDIVISION DOCKET 127/18** – Request by Thomas A. Lambert to re-subdivide Lots 1, 2, 3, 4, 5, 12, 13, 14, 15, and 16 into proposed Lots 14A, 1A, and 4A, Square 321, Riverside Park, in the Fifth Municipal District, bounded by Patterson Drive, Edward Street, Paysee Street, and Blythe Boulevard. The municipal addresses are 7611, 7631, and 7641 Patterson Drive. (PD 12) **(EH)**
- 16. SUBDIVISION DOCKET 131/18** – Request by Orleans Parish School Board to re-subdivide Lots 1 through 48 into proposed Lot 1A, Square 38, in the Third Municipal District, bounded by Carnot Street, Arts Street, Painters Street and Mirabeau Avenue. The municipal address is 4720 Painters Street. (PD 6) **(LMM)**

- 17. SUBDIVISION DOCKET 137/18** – Request by Joanne C. Diaz to re-subdivide Lots G and F into proposed Lots G1 and F1, Square 243, in the Seventh Municipal District, bounded by Dublin Street, Hickory Street, Dante Street, and Cohn Street. The municipal address is 8222 Cohn Street. (PD 3) (AN)
- 18. DESIGN REVIEW 155/18** – Request by Yeates & Yeates Architects, LLC for an amendment to an approved development plan in accordance with Article 4, Section 4.5.F.2 *Changes Approved by the City Planning Commission* of the Comprehensive Zoning Ordinance, for a property located on Square 414, Lot K-1, in the Sixth Municipal District, bounded by St. Charles and Napoleon Avenues and Jena and Carondelet Streets. The site is located within the Saint Charles Local Historic District. The municipal address is 4401 St. Charles Avenue. (PD 3) (LMM)
- 19. SMALL BOX RETAIL DIVERSITY STUDY** – Request by City Council Motion M-18-256 for the City Planning Commission to conduct a public hearing and a study to appropriately classify, define and regulate “small box discount stores.”
- 20. BILLBOARD STUDY** – Request by City Council Motion M-18-319 for the City Planning Commission to conduct a public hearing and a study to examine the existing billboard regulations within the Comprehensive Zoning Ordinance (CZO) and provide recommendations for potential amendments.

## **OTHER MATTERS:**

- A. Adoption of the minutes of the November 13, 2018 meeting.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk