

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 13, 2018

1:30 P.M.

HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 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, MARCH 13, 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. OLD BUSINESS:

1. **ZONING DOCKET 030/18** – Request by Morning Star Rising, Inc. for a conditional use to permit a parking lot in an HU-RD2 Historic Urban Two-Family Residential District providing off-street parking for a nonresidential use within 300 feet of the lot, on Square 674, Lot 6, in the Sixth Municipal District, bounded by Cadiz, Willow, and Upperline Streets and South Claiborne Avenue. The municipal addresses are 2916-2618 Cadiz Street. (PD 3) (AN) (**Application determined to be invalid**)
2. **ZONING DOCKET 010/18** – Request by 2126 Constance Street, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 108, Lot 10-A, in the Fourth Municipal District, bounded by Constance Street, Laurel Street, Josephine Street, and Jackson Avenue. The municipal addresses are 2126-2128 Constance Street. (PD 2) (SL) (**Deferred from the February 27, 2018 City Planning Commission meeting**)
3. **ZONING DOCKET 013/18** – Request by You Want Onion, LLC for conditional uses to permit a standard restaurant over five thousand (5,000) square feet of 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, Square 216, Lots 21 and 22, in the Sixth Municipal District, bounded by Magazine Street, Toledano Street, Louisiana Avenue, and Constance Street. The municipal addresses are 3300-3306 Magazine Street and 1030-1042 Toledano Street. (PD 2) **(RJ/TM) (Deferred from the February 27, 2018 City Planning Commission meeting) (This application has been withdrawn.)**

4. **ZONING DOCKET 017/18** – Request by The Palms Louisiana, LLC for a conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District, the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot 2-F, Section 24, Lakratt Tract, in the Third Municipal District, bounded by Interstate 10, Plainfield Drive, Read Boulevard, Read Lane, and the Farrar Canal. The municipal address is 10301 Interstate 10 Service Road. (PD 9) **(NK) (Deferred from the February 6, 2018 City Planning Commission meeting)**
5. **ZONING DOCKET 021/18** – Request by 3000-3032 St. Claude Ave., LLC for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, part of Lot E-2, part of Lot R, and part of Lot 10 or part of Lot F, part of Lot R, and part of Lot 10. Also a request for a conditional use to permit a hotel over ten thousand (10,000) square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, Lots A, B, C-1, E-2, R, S, and 10 or Lots A, B, C-1, E-2, part of Lot F, R, S, and 10. All of the above properties are bounded by Saint Claude Avenue, Montegut Street, North Rampart Street, and Clouet Street. The municipal addresses of the properties included in the zoning change request are 3014-3032 Saint Claude Avenue. The municipal addresses of the properties included in the conditional use request are 3000-3032 Saint Claude Avenue. (PD 7) **(NJ/JC) (Deferred from the February 6, 2018 City Planning Commission meeting)**
6. **ZONING DOCKET 022/18** – Request by St. Catherine Properties, LLC for a conditional use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 401, Lots N, R, and S, in the Third Municipal District, bounded by Saint Claude Avenue, Feliciana Street, Marais Street, and Clouet Street. The municipal addresses are 3039-3047 Saint Claude Avenue, and 1111-1113 Feliciana Street. (PD 7) **(TM) (Deferred from the February 6, 2018 City Planning Commission meeting)**
7. **ZONING DOCKET 029/18** – Request by 4734 Magazine St., LLC 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 199, Lot B, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Valence Street, and Constance Street. The municipal addresses are 4734-4738 Magazine Street and 841 Bordeaux Street. (PD 3) (HD/JC)

8. **ZONING DOCKET 032/18** – Request by City Council Motion No. M-17-620 for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District and a C-1 General Commercial District to an MU-2 High Intensity Mixed-Use District, on Square 289, Lots 5, R-8, R-9, R-10, 8, R-11, R-13, R-14, R-15, R-16, X, 8, and F, in the First Municipal District, bounded by South Rampart Street, Clio Street, South Saratoga Street, and Erato Street. The municipal addresses are 1201-1219 South Rampart Street and 1210-1218 South Saratoga Street. (PD 2) (KB) (Deferred from the February 27, 2018 City Planning Commission meeting)

B. NEW BUSINESS:

9. **ZONING DOCKET 034/18** – Request by City Council Motion No. M-18-8 for a text amendment to the Comprehensive Zoning Ordinance to consider the following amendment to Section 24.14.A, relative to “Billboard Permits”:

24.14(A) BILLBOARD PERMIT:

1. Provided that the applicant meets the requirements for a Billboard Permit per section 24.14 A of these regulations, any person or the City may apply for a conversion permit, of an existing Non-Conforming Structure for an existing sign, as of the date of adoption of this Ordinance, for the purposes of erecting, constructing or converting an Animated, Electronic Display Screen or Electronic Message Sign in a zoning district wherein formerly prohibited. Additionally, prior to the approval of any sign permit, said applicant shall agree to the demise of (5) existing sign structures and shall submit an updated inventory list, including a site plan showing the location of the billboard with GPS coordinates, a photograph of the billboard, a description of the size and type of billboard, and all contact information for the owner of such billboard, along with all requirements of the billboard permit to the Director of the Department of Safety and Permits. Permittee(s) shall continue to provide the annual updated inventory list as required pursuant to Section 24.14(E) of these regulations. (NJ/NK)
10. **ZONING DOCKET 035/18** – Request by Ulvenhout, LLC 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 290, Lot 5, in the Fourth Municipal District, bounded by Jackson Avenue, Oretha Castle Haley Boulevard, Danneel Street, and Josephine Street. The municipal addresses are 1917-1919 Jackson Avenue. (PD 2) (AW)

11. **ZONING DOCKET 036/18** – Request by 3821 Marais Manor, LLC for a conditional use to permit a neighborhood commercial establishment in an HURD2 Historic Urban Two-Family Residential District, on Square 474, Lot K, in the Third Municipal District, bounded by Marais Street, Pauline Street, Alvar Street, and Urquhart Street. The municipal address is 3821 Marais Street. (PD 7) **(EH)**

12. **ZONING DOCKET 037/18** – Request by City Council Motion No. M-17-621 for a conditional use to permit the retail sale of packaged alcoholic beverages in an HURD2 Historic Urban Two-Family Residential District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 398, Lot A or 8, in the Fourth Municipal District, bounded by Jackson Avenue, Willow Street, Josephine Street, and South Claiborne Avenue. The municipal addresses are 2801-2803 Jackson Avenue. (PD 2) **(JC)**

13. **SUBDIVISION DOCKET 005/18** – Request by Providence Community Housing to re-subdivide Lot 11-A into proposed Lots 11A1 and 11A2, on Square 382, in the Third Municipal District, bounded by Henriette Delille Street, Columbus Street, Kerlerrec Street, and Marais Street. The municipal address is 1459-1463 Henriette Delille Street and 1212 Columbus Street. (PD 4) **(TM)**

14. **SUBDIVISION DOCKET 010/18** – Request by the Gisleson Group, LLC to re-subdivide Lot 1 into proposed Lots 1-A and 1-B, on Square 157, in the Fifth Municipal District, bounded by Verret Street, Homer Street, Vallette Street, and Newton Street. The municipal addresses are 601-615 Homer Street and Verret Street. (PD 12) **(KB)**

15. **PROPERTY ACQUISITION 001/18** – Consideration of the acquisition of immovable property by the City from the Louisiana Stadium and Exposition District, consisting of a portion of Duncan Park, bounded by Perdido Street, Loyola Avenue, Gravier Street, and LaSalle Street in the 1st Municipal District. (PD 1) **(This application has been withdrawn.)**

16. **PROPERTY DISPOSITION 002/18** – Consideration of the disposition of immovable property by the City to the Louisiana Stadium and Exposition District, consisting of a portion of LaSalle Street (between Poydras Street and Dave Dixon Drive), a portion of Dave Dixon Drive between LaSalle Street and West Stadium Drive, and Le Rouge Street (between Dave Dixon Drive and Howard Avenue in the 1st Municipal District. (PD 1) **(This application has been withdrawn.)**

OTHER MATTERS:

- A. Adoption of the minutes of the February 27, 2018 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk