

# CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 22, 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, MAY 22, 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 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:

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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) (Deferred from the May 8, 2018 City Planning Commission meeting)**

**B. NEW BUSINESS:**

2. **ZONING DOCKET 060/18** – Request by Garofalo Investments, LLC for a zoning change from a C-1 General Commercial District to an MU-1 Medium Intensity Mixed-Use District and a conditional use to permit drive-through facilities for a speciality restaurant in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 640, Lot A, part of Lot B, part of Lot 1, part of Lot 2, part of Lot 6, part of Lot 7, and part of Lot 15 in the Third Municipal District, bounded by Elysian Fields Avenue, North Claiborne Avenue, North Robertson Street, and Marigny Street. The municipal addresses are 1501-1511 Elysian Fields Avenue and 2215 North Robertson Street. (PD 7) **(RB)**
3. **ZONING DOCKET 061/18** – Request by City Council Motion No. M-18-84 for a conditional use to permit a bar in an HMC-2 Historic Marigny/Treme/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Lot 1-A or 1 or Pt 1, in the Third Municipal District, bounded by Frenchmen, Chartres, and Decatur Streets and Elysian Fields Avenue. The municipal addresses are 513-517 Frenchmen Street. (PD 7) **(RJ)**
4. **ZONING DOCKET 062/18** – Request by City Council Motion No. M-18-85 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 16, Section 16.2, Table 16-1: Permitted and Conditional Uses to allow multi-family dwellings as a permitted use in the MI Maritime Industrial District with a footnote limiting residential uses to only be permitted adjacent to Open Space Districts. **(AN)**
5. **ZONING DOCKET 063/18** – Request by Zakenya Perry 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 217, Lot 5 or 28, in the Second Municipal District, bounded by North Derbigny Street, Canal Street, Iberville Street, and North Roman Street. The municipal address is 125 North Derbigny Street. (PD 4) **(TM)**
6. **ZONING DOCKET 064/18** – Request by Sylvia Porche Johnson, et al. for a conditional use to permit retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District and the AC-2 Arts and Culture Diversity Overlay District, on Square 579, Lots 16, in the Sixth Municipal District, bounded by Freret Street, Robert Street, Soniat Street, and La Salle Street. The municipal addresses are 5012-5014 Freret Street. (PD 3) **(TJ)**
7. **ZONING DOCKET 065/18** – Request by Tchoupitoulas Commerce Center, LLC for a conditional use to permit a mini-warehouse in an MU-2 High Intensity Mixed-

Use District, on the entirety of Square 84, in the First Municipal District, bounded by Tchoupitoulas Street, Market Street, Richard Street, and Religious Street. The municipal addresses are 1601-1615 Tchoupitoulas Street. (PD 2) (AW/JC)

- 8. **ZONING DOCKET 066/18** – Request by 749 St. Charles Ave., LLC for a conditional use to permit a new curb cut along Saint Charles Avenue where otherwise prohibited, in the Saint Charles Avenue public right-of-way between Girod and Julia Streets and adjacent to Square 218, Lots 4 and 5, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street. The municipal addresses of the adjacent property to be accessed by the curb cut are 749-751 Saint Charles Avenue. (PD 1A) (NJ)
  
- 9. **ZONING DOCKET 067/18** – Request by Tchoup Party Stop, LLC for a conditional use to permit a mini-warehouse in an MU-1 Medium Intensity Mixed-Use District and an HU-MU Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 24, Lots 4-A or A-3, B-2, 4, W, D or 25, Pt. 27 or 26, Pt. 27 or 27, and 28, in the Fourth Municipal District, bounded by Tchoupitoulas Street, Third Street, Fourth Street, and Rousseau Street. The municipal addresses are 2619-2629 Tchoupitoulas Street, 412-418 Third Street, and 2612-2630 Rousseau Street. (PD 2) (HD)
  
- 10. **SUBDIVISION DOCKET 031/18** – Request by Valencia L. Williams, Constance M. Selico, Faye Anderson to re-subdivide Lots N and O into proposed Lots N-1, N-2, and N-3, on Square 218, in the Fifth Municipal District, bounded by Brooklyn Avenue, Lamarque Street, Teche Street, and Socrates Street. The municipal address is 301 Lamarque Street. (PD 12) (BP)

**OTHER MATTERS:**

- A. Adoption of the minutes of the May 8, 2018 meeting.
  
- C. Committee Reports.
  
- D. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk