

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 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, SEPTEMBER 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 104/18** – Request by Michael G. Sherman for a text amendment to the Comprehensive Zoning Ordinance to amend Article 21, Section 21.5.C.1 *Exterior Lighting, Non-Residential Uses* to add language to allow for light poles for Industrial Uses to have a limitation of a maximum of thirty (30) feet in height and for any other additions, limitations, and modifications as may be deemed appropriate by the City Planning Commission staff. **(TM)**
2. **ZONING DOCKET 105/18** – Request by Melvet L. Dangerfield for a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and a conditional use to permit a standard restaurant in an HU-B1A Use Restriction Overlay District, on Square D, Lot 31, in the Sixth Municipal District, bounded by Toledano Street, South Roman Street, South Galvez Street, and Louisiana Avenue Parkway. The municipal address is 3100 Toledano Street. (PD 3) **(AW)**
3. **ZONING DOCKET 106/18** – Request by McDonald’s Corporation for a text amendment to the Comprehensive Zoning Ordinance to amend Article 18, Section 18.6 *St. Charles Avenue Use Restriction Overlay District* to:

- Amend Section 18.6.C *Conditional Uses* to permit the “[d]emolition and reconstruction of, the modification to, and/or the expansion of existing Restaurant, Fast Food” through the conditional use process.
 - Amend Section 18.6.C *Conditional Uses* to permit the “[d]emolition and reconstruction of, the modification to, and/or the and expansion of existing Drive-Through Facilities, ancillary to a Restaurant, Fast Food” through the conditional use process.
 - Add Section 18.6.D *Demolition and Reconstruction of Existing Facilities* to read: “1. Notwithstanding any provisions or restrictions in this Section 18.6 or any other provision of this ordinance to the contrary, any existing and operating Restaurant, Fast Food with existing Drive-Through Facilities, either operating as nonconforming structure or nonconforming use under Article 25 or through a duly approved and active Conditional Use permit, may be demolished and reconstructed provided that it is approved and completed pursuant to the terms and conditions set forth in the Conditional Use process of Section 4.3.” **(RB)**
4. **ZONING DOCKET 107/18** – Request by McDonald’s Corporation for a conditional use to permit a fast food restaurant with drive-through facilities in an HU-MU Historic Urban Neighborhood Mixed-Use District, the St. Charles Avenue Use Restriction Overlay District, and the CPC Character Preservation Corridor Design Overlay District, on Square 425, Lots 1, 2, 3, 4, 5, 29, 30, part of 31, and part of 33, in the Sixth Municipal District, bounded by Saint Charles Avenue, Louisiana Avenue, Toledano Street, and Carondelet Street. The municipal addresses are 3309-3321 Saint Charles Avenue and 1625 Louisiana Avenue. (PD 3) **(SL)**
 5. **ZONING DOCKET 108/18** – Request by Neighborhood Housing Services of New Orleans 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 583, a portion of Lot 17-A, in the Sixth Municipal District, bounded by Freret, La Salle, Cadiz, and Jena Streets. The zoning change would cause the entirety of Lot 17-A to be zoned HU-MU Historic Urban Neighborhood Mixed-Use District. Also a request for a conditional use to permit commercial use over five thousand (5,000) square feet in floor area and the rescission of Ordinances Nos. 24,712 MCS (Zoning Docket 099/11) and 17,545 MCS (Zoning Docket 028/96), in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 583, Lot 17-A, in the Sixth Municipal District, bounded by Freret, La Salle, Cadiz, and Jena Streets. The municipal addresses are 4528 Freret Street, 4527 La Salle Street, and 2439 Cadiz Street. (PD 3) **(HD)**
 6. **SUBDIVISION DOCKET 074/18** - Request by Building Speciali Ties Co. to re-subdivide Square 48, Lots 7, 17A, 18, & 19 into Lots 7A-7J, in the Fourth Municipal District, bounded by Rousseau, Second, Thomas, and Third Streets. The

municipal addresses are 2509-2511 Rousseau Street and 502-536 Second Street.
(PD 3) (TM)

7. **SMALL BOX RETAIL DIVERSITY STUDY PUBLIC HEARING** – 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”, including but not limited to recommended use standards – including requirements to provide fresh food and limitations on the sale of alcoholic beverages, proper restrictions (spacing/block-face), and recommendations as to the appropriate zoning districts whereby said use is to be permitted by-right, conditional, and prohibited. For purposes of this study, “small box discount stores” include businesses that have a floor area of 5,000 to 10,000 square feet, which sell at retail physical goods, products, or merchandise directly to the consumer, including food or beverages for off-premises consumption, household products, personal grooming and health products, and other consumer goods, with the majority of items being offered for sale at lower than the typical market price, but does not: dedicate at least 15% of floor area to fresh foods and vegetables, contain a prescription pharmacy or offer for sale gasoline or diesel fuel. (EH)

OTHER MATTERS:

- A. Adoption of the minutes of the August 28, 2018 meetings.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk