

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, SEPTEMBER 25, 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 25, 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 109/18** – Request by Marcello Benetti and Laura L. Reid for a conditional use to permit an established multi-family dwelling in an HU-RS Historic Urban Single-Family Residential District, on Square 4, Park Heights, Lot 73, in the Third Municipal District, bounded by Belfort Avenue, Romulus Street, North Lopez Street, and Castiglione Street. The municipal addresses are 3337-3339 Belfort Street. (PD 4) **(RJ)**
- 2. ZONING DOCKET 110/18** – Request by 1532 St. Philip, LLC for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to HMC-1 Historic Marigny/Tremé/Bywater Commercial District, on Square 178, Lot 1 or 13, in the Second Municipal District, bounded by Saint Philip Street, North Robertson Street, North Villere Street, and Dumaine Street. The municipal addresses are 1532 Saint Philip Street and 934-936 North Robertson Street. (PD 4) **(NK)**
- 3. ZONING DOCKET 111/18** – Request by 2820-26 St. Claude Avenue LLC for a conditional use to permit a bar with live entertainment (secondary use) and the retail sale of packaged alcoholic beverages in an HMC-2 Historic

Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 365, Lot A-1, in the Third Municipal District, bounded by Saint Claude Avenue and Press, North Rampart, and Saint Ferdinand Streets. The municipal addresses are 2820-2826 Saint Claude Avenue. (PD 7) (JC)

4. **SUBDIVISION DOCKET 088/18** – Request by Iglesia Pentecostal Refugio de Salvación to re-subdivide Lots 21, 22, 23, and 24 into proposed Lot 21-A, Elmwood Sec. B, Square 86, Fifth Municipal District, bounded by Behrman Highway, Nevada Street, Elmwood Park Drive, and Kansas Street. The municipal address is 3001 Behrman Highway. (PD 12). (EH)
5. **SUBDIVISION DOCKET 095/18** – Request by Franklin C. Chamberlain to re-subdivide Lots 11-B and 12-B into proposed Lots 11-C and 12-C, on Square 599, Second Municipal District, bounded by North St. Patrick Street, Bienville Street, North Olympia Street and Iberville Street. The municipal addresses are 210, 212 and 218 North St. Patrick Street. (PD 4) (SL)
6. **SUBDIVISION DOCKET 098/18** – Request by the Housing Authority of New Orleans to re-subdivide Undesignated Parcel between squares 186 & 159; Undesignated Parcel between squares 159 & 156; Undesignated Parcel between Squares 156 & 129; Undesignated Parcel C between squares 185 & 160; Undesignated Parcel between squares 160 & 155; Undesignated Parcel B between squares 155 & 130; and Undesignated Parcel between the eastern side of Crozat Street and N. Robertson Street into Proposed streets: Portions of N. Villere Street, Marais Street and Treme Street between Iberville & Bienville Streets; Portions of N. Villere Street, Marais Street and Treme Street between Bienville & Conti Streets; Portion of Bienville Street between the eastern side of Crozat Street and N. Robertson Street. The undesignated parcels are located in the Second Municipal District, bounded by Iberville St., N. Robertson St., Conti St., and Basin Street. (PD 4) (NJ/TJ)
7. **2019-2023 CAPITAL IMPROVEMENT PLAN (CIP) – DRAFT** – To consider the draft plan for recommended capital expenditures for the five year period from 2019 through 2023. (NJ/AN)

**B. SHORT TERM RENTAL STUDY PUBLIC HEARING (TO BEGIN NO EARLIER THAN 3:00 P.M.):**

8. **2018 SHORT TERM RENTAL STUDY** – Request by City Council Motion M-18-194 for the City Planning Commission to conduct a public hearing and study on the impact of Short Term Rentals (STRs), utilizing the City’s existing regulations and STR data, to determine if amendments to existing laws are warranted or necessary, and if existing regulations should be modified to reduce any unintended secondary effects of STRs relative to the residential fabric of the city. (NK)

**Special rules for the Short Term Rental Study public hearing, adopted by the City Planning Commission at its September 11, 2018 meeting:**

- Each speaker shall be allowed a maximum of one (1) minute.
- Speakers shall not be able to cede their time to another speaker.

**OTHER MATTERS:**

- A. Adoption of the minutes of the September 11, 2018 meetings.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk