

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 22, 2019

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, JANUARY 22, 2019 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 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) **(Deferred from the December 11, 2018 City Planning Commission meeting.) (NK)**

- 2. 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) **(Deferred from the December 11, 2018 City Planning Commission meeting.) (LWM)**

3. **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) **(Deferred from the December 11, 2018 City Planning Commission meeting.) (JC)**
4. **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) **(Deferred from the December 11, 2018 City Planning Commission meeting.) (AN)**

B. NEW BUSINESS:

5. **ZONING DOCKET 009/19** – Request by City Council Motion No. M-18-503 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 *Temporary Prohibitions* to establish a new Interim Zoning District (IZD) to be named the Lower Ninth Ward Housing Development IZD, the intent of which is to establish standards for the redevelopment of non-conforming lots in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District, which recently received new Future Land Use Map designations in the City’s Master Plan, generally bounded by N. Claiborne Avenue, the Industrial Canal, Florida Avenue, and Delery Street; to allow for the development of single-family residences on existing non-conforming lots of record, with lot widths of thirty (30) feet or less, regardless of whether the lot is in common ownership with the adjacent property, and to allow for the development of two-family residences, where permitted by the underlying zoning, to be developed on existing non-conforming lots, regardless of whether the lot is in common ownership with the adjacent property, with a lot width of thirty (30) feet; to permit a front yard setback of ten (10) feet while allowing a variation of three (3) feet plus or minus to provide variation on the block face; to eliminate the off-street parking requirement for single-family residences and to reduce the off-street parking requirement for a two-family residences to one (1) off-street parking space; and to otherwise provide for with respect thereto. **(NJ)**
6. **ZONING DOCKET 010/19** – Request by City Council Motion No. M-18-504 for a zoning change from an S-RD Suburban Two-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District for all properties currently zoned S-RD District, in the Third Municipal District, generally bounded by St. Claude Avenue, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line. (PD 8) **(LM)**

7. **EXECUTIVE SESSION** – Executive Session pursuant to Louisiana Revised Statute 42:17(2) to discuss Civil Action No. 18-2624 in the United States District Court, Eastern District of Louisiana.
8. **ZONING DOCKET 011/19** – Request by City Council Motion No. M-18-511 for a text amendment to the Comprehensive Zoning Ordinance to craft content-neutral regulations, which are mindful of current First Amendment jurisprudence, to create a less burdensome application process for those wishing to erect murals within the City. The recommendations should incorporate content-neutral submittal requirements and applicable time, place, and manner considerations, as well as clear guidelines for decisions by the City pertaining to these applications. These recommendations should further include a reasonable timeline for decision by the City and appeal process for the applicant, and should address applicable historic district standards. **(HD/EH)**
9. **ZONING DOCKET 012/19** – Request by 1432-34 North Dorgenois, 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 1345, Lot S-1, in the First Municipal District, bounded by North Dorgenois Street, Kerlerec Street, Columbus Street, and North Rocheblave Street. The municipal addresses are 1432-1434 North Dorgenois Street. (PD 4) **(BP)**
10. **ZONING DOCKET 013/19** – Request by QSR Properties, LLC for a zoning change from an VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District, on Square 86, Lot A or 1, in the Second Municipal District, bounded by Dumaine Street, Dauphine Street, Saint Ann Street, and Burgundy Street. The municipal addresses are 900-902 Dumaine Street and 837-839 Dauphine Street. (PD 1B) **(LM)**
11. **ZONING DOCKET 014/19** – Request by NOLA Ventures, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 155, Lots 1, 2, and 3 or Lots 27 and 28, in the First Municipal District, bounded by Camp Street, Thalia Street, Magazine Street, and Erato Street. The municipal addresses are 1236-1240 Camp Street. (PD 2) **(AW)**
12. **PROPERTY ACQUISITION 001/19** – Consideration of the acquisition of immovable property by the City from Josephine Cangelosi, consisting of Lots 15 and 16, Square 52, bounded by Camden Avenue, Fayette Street, Hatteras Avenue, and Greenwood Street in Jefferson Parish. The purpose of the acquisition is for future development of Louis Armstrong International Airport. **(RB)**
13. **PROPERTY ACQUISITION 002/19** – Consideration of the acquisition of immovable property by the City from Leblanc LLC, consisting of Lots 18, 19, 20, and 21, Square 53, bounded by Camden Avenue, Aberdeen Street, Hatteras Avenue, and Greenwood Street in Jefferson Parish. The purpose of the acquisition is for future development of Louis Armstrong International Airport. **(RB)**

14. PROPERTY DISPOSITION 003/19 – Consideration of the disposition of immovable property by the City consisting of a portion of Thayer Avenue, Thayer Avenue extension public right-of-way (unconstructed) and a portion of required right of way state project no. 283-08-51 in the Algiers Industrial Park, T13S-R11E, designated as Parcel T-2 as shown on a survey of proposed Parcel T-2 by Dading, Marques, and Associates, LLC dated April 25, 2018 and bounded by Thayer Avenue Extension, Mardi Gras Boulevard, Bodenger Blvd., and LB Landry Avenue, in the Fifth Municipal District. (PD 12) (PC)

OTHER MATTERS:

- A. Adoption of the minutes of the January 8, 2019 meeting.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk