

Planning Advisory Committee

November 9, 2023

Meeting Minutes

Members Present:

Chair – Rachael Berg

City Planning Commission – Cameron Boissiere, Brennan Walters, Robin Jones

Historic District Landmarks Commission – Tracy St. Julien

The Department of Real Estate and Records – Ashley Spangenberg, Toni Thompson

Sewage and Water Board – LaJoyce Steib

Department of Public Works – Louis Haywood

Department of Safety and Permits – Todd Breckman

Parks and Parkways – Tica Hartman

A City Planning Commission representative called the meeting to order by describing the function of the PAC, to consider the technical merits of projects proposed in the public right-of-way to inform the City Planning Commission's decision.

Item #1 – Minutes from October 11, 2023, PAC meeting

The minutes from the October PAC meeting were considered for adoption. The representative from HDLC made a motion to accept the minutes from the October 11, PAC meeting. The motion was seconded by the Department of Public Works and unanimously adopted.

Item number 2 – Consideration of Property Disposition 003/23

The representative from the City Planning Commission explained the second request was for the leasing of the 1600 block of the St. Thomas Street right-of-way by Second line Studios. The representative explained this item will be heard at the December 12, 2023, CPC hearing. Prior to that hearing, the applicant will complete an NPP for the request and is working on completing a Traffic Impact Analysis. Brennan Walters will be writing the report as the lead planner assigned to this case. The applicant presented the request. SWB stated they would need a full width lease to ensure they have access to utilities that are on that portion of the affected street. The applicant stated the street would be unavailable to vehicular traffic of pedestrian access (from the public) but there are always guards available to allow entry for utility employees. HDLC passed a motion of no objection with further review from CPC, Real Estate and Records and SWP. The Motion was seconded by the Department of Safety and Permits and pass unanimously.

Item Number 3 – Consideration of Property Disposition 004/23

The representative from the City Planning Commission explained Item number 3 and Item number 4 are companion requests for a land swap to move a portion of the Melpomene Street right-of-way. The requests will be heard at the December 12, 2023, CPC hearing. The reports will be written by Robin Jones, the lead planner assigned to these cases.

The representative presented the request and stated the proposal would help with traffic flow and has been in the works for several years. There were two people present in opposition to the request who stated the Traffic Impact Analysis should be a final version prior to any decisions that are made. The applicant rebutted by stating there are no changes anticipated to the report and that this committee is simply an advisory body.

The representative from this Historic District Landmarks Commission put forth a Motion of no objection subject to further review from the City Planning Commission, the Sewage and Water Board, Real Estate and Records, the Department of Public Works and Parks and Parkways. The representative from the Department of Safety and Permits seconded the Motion and the Motion passed unanimously.

Item number 4 – Consideration of Property Acquisition 004/23

See notes above.

The representative from this Historic District Landmarks Commission put forth a Motion of no objection subject to further review from the City Planning Commission, the Sewage and Water Board, Real Estate and Records, the Department of Public Works and Parks and Parkways. The representative from the Department of Safety and Permits seconded the Motion and the Motion passed unanimously.

Item number 5 – Consideration of Subdivision Docket 127/23

The representative from the City Planning Commission explained this item was being heard by the Planning Advisory Committee because the proposed subdivision required a dedication of a street to the proposed lots would front on a right-of-way, as required by the subdivision regulations. This subdivision report will be written by Cameron Boissiere, the lead planner assigned to the case, and heard at the December 12, 2023, City Planning Commission hearing.

The applicant presented the case explaining they are trying to create single-family housing in New Orleans East. No one from the public was present to speak in support of in opposition to the request.

A representative from Real Estate and Records asked how they planned to connect the dedicated street from Welland to Reelfoot Street since Welland is unimproved from the subject site to Reelfoot, including portions of Welland that are not owned by the applicant. The developer (applicant) would incur the costs of improving the street the entire length. According to DPW, this would cost approximately 1 million dollars. The applicant stated it may not make sense to create these lots if that's the cost associated with improving the right-of-way. The representative from the City Planning Commission stated should the subdivision be tentatively approved, it would be subject to the dedication of the street and connection of utilities. If the applicant was unable to dedicate and improve the street on the backend, the subdivision would essentially become moot. The representative also provided some alternatives that would keep the lots fronting on Hayne Blvd.

The Department of Safety and Permits made a motion of no objection with further review from the department of Parks and Parkways, the Department of Public Works, City Planning Commission, Real Estate and Records and the Sewage and Water Board. The representative from the Historic District Landmarks Commissions seconded the motion which passed unanimously.