

Planning Advisory Committee

October 10, 2023

Meeting Minutes

Members Present:

Chair – Rachael Berg

City Planning Commission – Larry Massey, Marin Stephens, 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

Non-Members Present

Office of Resilience and Sustainability – Matt Rufo

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 September 13, 2023

The minutes from the September PAC meeting were considered for adoption. The representative from HDLC made a motion to accept the minutes from the September 13, PAC meeting. The motion was seconded by Real Estate and Records and unanimously adopted.

Item number 2 – Consideration of Property Disposition 001/23

The representative from the City Planning Commission explained the second and third item were companion requests to complete a land swap between the City of New Orleans and the State of Louisiana. The representative from the City Planning Commission explained both items would be heard at the October 24, 2023, CPC hearing where Marin Stephens would be writing the reports as the lead planner assigned to these cases. The representative for these requests, Cindy Connick, explained the requests in greater detail. She explained the structure on the lot as part of the acquisition was not part of the request, only the land underneath, to ensure equal value between the land swaps. The representative from HDLC made a motion of no objection subject to further review from the City Planning Commission. The representative seconded the motion and the motion passed unanimously.

Item Number 3 – Consideration of Property Acquisition 002/23

See notes above.

The representative from HDLC made a motion of no objection subject to further review from the City Planning Commission. The representative seconded the motion and the motion passed unanimously.

Item number 4 – Consideration of Property Disposition 002/23

The representative from the City Planning Commission explained this request was heard informally by the PAC prior to the formal submittal of the application. The property disposition is a request by Tulane University to close off a section of S. Liberty Street, Monday-Friday from 9am – 5pm, thus requiring Tulane to go through the Property Disposition process. The lead planner for this request, Brennan Walters, gave a brief presentation on what Tulane’s request was for and turned it over to the Tulane representatives to go into further detail. Tulane is proposing removeable bollards to close off the street, lighting improvement and outdoor seating. The representative from the Department of Sewage and Water Board stated the lease would require a servitude to access utilities.

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

Item number 5 – Consideration of Subdivision Docket 127/23

The representative from the City Planning Commission stated Item number 5 and item number 6 were companion subdivisions that were heard at the October 10, 2023, CPC hearing, where they were recommended for tentative approval subject to ten provisos. The lead planner for these requests, Robin Jones, presented the requests and turned them over to the representative for the cases to provide a more detailed presentation. The Department of Real Estate and Records asked about rededication of the street.

There were three people present in opposition to the requests. The first person asked if the community was aware of the street dedication and if the process to handle this kind of request was done appropriately. She also asked about a traffic study. The applicant rebutted stating a traffic study was completed and the process was handled appropriately including an NPP meeting that happened over the summer.

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 and the Department of Real Estate and Records. The representative from Real Estate and Records seconded the Motion and the Motion passed unanimously.

Item number 6 – Consideration of Subdivision Docket 129/23

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 and the Department of Real Estate and Records. The representative from Real Estate and Records seconded the Motion and the Motion passed unanimously.

Item number 7 – Consideration of Street Name Change 004/23

The City Planning Commission representative provided a brief overview of the request and stated it would be heard at the November 14, 2023, CPC hearing. The lead planner for the request, Laura Bryan, was unable to attend the PAC meeting. There was no one from Council District E to represent the request. The City Planning Commission representative read a comment from the Office of Resilience and Sustainability. None of the members had comments.

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 representative from Real Estate and Records seconded the Motion and the Motion passed unanimously.