

ADDITIONAL COMMENTS ON DRAFT ZONING ORDINANCE # 13

BY PAUL MAY

SUBMITTED NOVEMBER 18, 2013

61. Additional comment about driveway slope. Suggest that if a standard is adopted that it be relatively simple for a building inspector to determine. Example a driveway 20 feet in length allows a maximum rise or elevation of only 2.5 feet. This would equal a slope of 12.5 % . Just for comparison a handicapped ramp has a rise of 1 ft for 12 feet of ramp or a slope of about 8.3 %. Another example is to allow a rise of 1 ft for every 10 ft of run which equals a 10% slope The purpose is to ensure that a driveway is functional. 22
62. Section 18.13.C.3 .c: The CT-3 Lakeview Corridor Transformation Overlay District . The intersection designated as Harrison Avenue and Orleans Avenue appears to be incorrect. The area within 250 feet of the intersection does not include any commercial development. On one side is Hynes School and the other side is residential. I think this has to be changed to Harrison Avenue and Argonne Boulevard. 18V
63. General comment about how building height is measured. I believe the method in the building code is different and you may want the two methods to be consistent. Additionally, did the consultant examine current or best practices in other cities to determine if the CZO method is current. Just because the City has been measuring height the same way since 1970 doesn't mean there isn't a better method out there. GEN

More to follow:

GRETCHEN BOMBBOY

2509 Burgundy Street

New Orleans, Louisiana, 70117

COMMENTS ON THE CZO

To All Concerned,

Nov. 29, 2013

First, Section 8.1 mandates that the VCC only issue a permit under the following conditions: *The historic character of the Vieux Carré shall not be injuriously affected; signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted; building designs shall be in harmony with the traditional architectural character of the Vieux Carré; the value of the Vieux Carré as a place of unique interest and character shall not be impaired.* **None** of this language is included in the draft CZO. We strongly believe that these vital protections must continue to be a part of the VCC's evaluation process.

Second, changes to the rules about restaurants and alcoholic beverage outlets amount to a loosening of the current restrictions to the point that all standard restaurants would be able to serve alcohol and many (particularly those in the CBD and historic neighborhoods) would be automatically permitted to offer live entertainment, **personally, I believe that all restaurants should be allowed to serve wine and beer to seated diners**. This change is best made through changes in the **State Alcohol** regulations in which full service bars are the only license available. Neighborhood Restaurants do not need full service bars. The regulations for music in restaurants needs to be very strict, no stage, **ONLY** 3 piece acoustic performances, amplification for vocalists only. Without these protections, standard restaurants could become incompatible with their neighborhoods.

Third, we have a variety of concerns about the **Arts and Cultural Overlay** as it applies to Frenchman Street.

- 1) **The overlay should not merge Frenchman with other areas.** Frenchman has already grown beyond what was envisioned and is becoming a tourist trap rather than a neighborhood arts district. Other overlay districts are currently encouraging growth, and are also located along commercial corridors that may allow for more intensive use. The overlays should be separated, and Frenchman should continue to have its own.
- 2) **The following should be added to the purpose statement:** "The Arts & Cultural Overlay District seeks to maintain and reinforce small-scale uses and a balance of

daytime and night-time uses, that are compatible with the character of the residential neighborhood in which it is located"

3) The Change from the 80/20 rule related to bars and other uses to limiting bars to two per block face is supported. This is a clearer rule than before. It is imperative, however, that bars disguised as restaurants are not allowed.

4) The addition of Indoor amusement facility should not even be under discussion. This is entirely inappropriate for a neighborhood street with residences above the businesses.

5) live entertainment-secondary use should not be under discussion as it is inappropriate..

6) Restaurants with live entertainment should be limited to non-amplified music, so that the restaurant component cannot be used as "make-up" to allow them to become defacto bars with live entertainment.

7) Outdoor art markets should be added back in as a conditional use, under their current definition (including no live music, no food, etc.)

Fourth, The reason we have been against the RDO in the triangle is the excessive number of residential properties zoned commercial. The XXX Shop comes to mind. This draft is better than the last but is still not what is needed to correct very old problems. If ALL of the residential properties not located on St. Claude, including Elysian Fields are re zoned properly to be residential then the RDO would be welcome as there are several buildings that would benefit from it.

Fifth, It is very understandable why planners would see that the buildings at Architect Row should be commercial. However, this should have been done 40 years ago before private individuals purchased homes and renovated with their entire life savings assuming that the residential zoning would protect them. The City of New Orleans is responsible for the problem as these businesses should have been reined in 10 years ago. Now you plan to reward their illegal operations with a change in zoning ? If their current behavior continues it will be impossible to live near them. The human element should be in play here, not college book learning.

Sixth, It is crucial to leave the parking requirements in the Zoning Ordinance, that is the only tool we have to regulate oversized and out of scale developments that stay within the 50 foot height requirement.

We only have this one last chance to save what we have spent 40 years building, please consider the humanity of those that live here and do not wish to be driven out by greedy developers.

Thank You,

Gretchen Bomboy

Christopher C. Mills

18

From: Andrew Grate <andrewgrate@hotmail.com>
Sent: Friday, November 29, 2013 7:08 PM
To: CPCInfo
Cc: Kristin G. Palmer; shesd@nola.gov; LaToya Cantrell; Susan G. Guidry; James A. Gray; Mayor Mitchell J. Landrieu
Subject: CZO comments

To whom it may concern,

I'm writing today to offer some feedback about the upcoming changes to the CZO based on what I've heard from various members of the CPC and other city staff at assorted public forums over the last year or so.

First off, I appreciate the city's desire to update what is--in many ways--an antiquated zoning document, and there are many components that seem to have the good of the whole of New Orleans in mind. That said, I'm concerned about the various "cultural overlays" and how they may potentially benefit or restrict our culture and the things that make our city great.

While I agree with the notion of having specific areas dedicated to certain uses, (in this case bars and/or live entertainment venues), I feel that these districts will ultimately restrict property owners' ability to have a business of their choice in their establishment if it falls outside of the cultural overlay areas. The fact that live entertainment is one of the only uses that is required to get a special authorization from the city, and is essentially prohibited unless said authorization is approved, seems counterproductive to the well-being of our culture and economy. Perhaps we as a city should extend this right to a larger area, and not simply a couple of streets around town?

Further, rather than take this defensive position, business owners who want to provide live entertainment should be allowed to do so under our zoning code unless there's a specific reason that a particular location should be restricted.

The fact that restaurants that want to have music are restricted in the size and sound level of the band seems to be another area where city government and/or zoning is creating an issue where there doesn't need to be one. These establishments should be allowed to book whatever entertainment they see fit, and if it's too loud, we have noise restriction laws to deal with that already. This is to say nothing of the fact that a restaurant who's music is too loud will likely run its business off and fall victim to its own bad decisions anyway.

In closing, while I appreciate the city's desire to reform and update our zoning code, I would hate to see a new zoning law which restricts our citizens' ability to make money and contribute to both the city economy and culture. Neighborhood businesses, of whatever style, are one of the things that make our city great and promote our unique neighborhoods. Thank you for your time.
Best, Andrew

Sent from my iPhone

Christopher C. Mills

18

From: Ethan Ellestad <ethanellestad@gmail.com>
Sent: Saturday, November 30, 2013 1:19 PM
To: Geoffrey N. Moen
Cc: CPCInfo
Subject: CZO comments for Treme
Attachments: CZO comments_Music and Culture Coalition of New Orleans.docx

Geoff--

I wanted to pass along a few specific comments about Zoning within HFTA's boundaries (Rampart, Basin, Claiborne, St. Bernard). These comments come from me alone, and do not represent an official HFTA position.

First, I support all changes suggested by the Music and Culture Coalition of New Orleans, a document which I have attached.

I especially want to emphasize my support for adding live entertainment as a permitted use to standard restaurants. I would also like to see standard restaurants be allowed in the properties that are a part of the RDO.

Of the comments submitted by MacCNO, there are three that I think need be singled out for their importance in the Treme neighborhood. The first two are found in the live entertainment definition--Mardi Gras Indian practices, Social Aid and Pleasure Club activities and Jazz Funerals need to be added to the list of exemptions, as do private residences. In addition to these two, home businesses need to be defined and added as a permitted use.

Finally, I want to express my support for the Arts and Culture Overlay on St. Bernard.

Thanks, and I look forward to working with you in the future.

Ethan Ellestad

CPC Staff, Commissioners and other City Leaders—

First, we would like to commend you for all the work you have undertaken in updating such a massive document. It certainly was needed, and the current draft of the Comprehensive Zoning Ordinance is a major improvement over the current one. We would also like to acknowledge the time Planning Commission staff has taken to listen to our concerns and answer our questions. We know it is no easy task when dealing with subjects as detailed and controversial as land use and zoning changes.

The Music and Culture Coalition has reviewed the current draft, and we are submitting a number of comments that we believe will make for a stronger document that will better meet the needs of the City's cultural community. While we recognize that there was a strong effort to improve the sections dealing with live entertainment—the definition, in particular, is vastly improved, and we strongly support the inclusion of live entertainment as an 'as of right' use in restaurants—this document still, however, fails to correct the Zoning Ordinances' most glaring flaw: live entertainment is still forbidden unless otherwise permitted, rather than permitted unless explicitly forbidden. Indeed, even in the draft zoning ordinance, in many establishments you can play a recorded version of a song, while if the actual musician was there to perform it live, even at the exact same volume, it would be illegal. This is counterintuitive, and given the role of live music as a driver for both tourism and residential investment counterproductive to New Orleans' development. We urge you to address this issue as well. In the meantime, please see our additional comments below.

Arts and Culture Overlays (18.8 and 18.9)

Rather than creating two types of Arts and Culture overlays (AC-1 and AC-2), which actually differ very little, we believe that Arts and Culture should be individualized based on the neighborhood, rather than grouped into two (very similar) categories. This will allow the districts to better fit the character of their neighborhoods and the desires of residents. Previous efforts, such as the St. Claude Overlay, should serve as a model. However, we are also submitting comments based directly on AC-1 and AC-2 as currently written.

- Outdoor art markets and farmer's markets must be re-added as a permitted use to the draft A/C overlays. It is unclear why this was omitted, as existing outdoor markets have proven to be both popular and effective. Art markets do not fit into any definition in the current draft, including Flea Market. A definition was added to the current zoning ordinance when the Frenchmen Art Market had outdoor art markets added to the Frenchmen overlay, and should remain appropriate.
- Restaurants in Arts and Culture Overlays should not be limited to musical groups of 3 non-amplified members. This is overly restrictive, creating an undue determination of business model better left in the hands of business owners. In practice, it eliminates brass bands, string quartets, etc, and is not practical. Virtually no vocalist will perform in a similar space without amplification, as it will ultimately ruin their voice.
- Restaurants should not be restricted to closing at 11PM / 1AM.
- Coffee shops should be able to have some form of live entertainment (right now you can have poetry, but not poetry accompanied by a bongo drum or guitar, for example).

- The prohibition on t-shirt shops, novelty shops, gift, and souvenir shops should be reinserted to the language in the draft overlays.

In addition, we believe that the Arts and Culture Overlay on Frenchmen does not accurately reflect the current conditions on the street and needs to be revisited as soon as possible to bring it closer to the current reality. We do not support the 80/20 rule as it is too restrictive, if a non-entertainment business closes, or a lot is allowed to languish undeveloped by its owner should a successful business be asked to close its doors just to keep the proportions correct?

Live Entertainment

Definition

- Strike 'unamplified' from restaurant exemption, for reasons outlined above.
- Add private residences to the list of exemptions. It shouldn't be illegal to play your own instrument in your own home, and the pending Noise Ordinance more than covers any potential excesses in volume.
- Add 'Mardi Gras Indian practices, Social Aid and Pleasure Club activities (including parades), jazz funerals and other traditional cultural practices' to the list of exemptions.
- Change 'wedding and similar religious events' to 'weddings or religious functions'.

Use Standards

- GG (3a). It is not feasible for a venue to submit a live performance schedule to the CPC, nor Zoning law should not have the right to dictate business plans in such detail. Does the CPC want to be involved every time a small business wants to change their performance schedule? What if a restaurant wants to add a Sunday brunch performance, but it wasn't in their initial application?
- GG (4). Educational Facilities needs to be more clearly defined. Does this include a community center or a home-based daycare, for example?
- GG (5). Remove "In the Vieux Carre Districts, music of any kind is prohibited outside the building". This is inaccurate, and while it seems to refer to sound leakage, is far too broad as written, in a manner that could impact street musicians, or public whistling. Furthermore, it is not feasible to stop 100% of sound leakage from a venue. It would also eliminate all music from courtyards. The Historic New Orleans Collection has a series of courtyard concerts, among others.
- GG (6). This is overly prohibitive, as it would prevent any venue from offering go-cups.

General CZO Comments

- Home businesses need to be included in residential districts. We propose language similar to the following: "Home businesses will be permitted, including businesses that involve direct interaction with the public such as artist's studios and sales and works of art, culture and tradition".
- Cultural Facilities should be a permitted use in both residential and commercial districts.

- We support the Treme Overlay as proposed by Treme 4 Treme/ Greater Treme Consortium.
- The six month window for reopening a 'non-conforming use' is too short for the practical capacities of our permitting process, and too easily manipulated by opponents, as all they have to do is find a way to stop progress and wait out the duration. Credit should be given for showing ongoing 'reasonable progress' in achieving compliance, rather than a full reopening.

Once again, we thank you for your efforts, and we look forward to continuing to work together with you to help meet the needs of New Orleans' music and cultural communities as well as the cultural economy from which we all benefit.

Sincerely,

The Music and Culture Coalition of New Orleans (MaccCNO)
Planning and Facilitation Committee

To contact us directly, please e-mail us at mailings@maccno.com, or call Ethan Ellestad, MaccCNO coordinator, at 504-327-7713.

/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO

From: Gilda Mantle <mizupfront@gmail.com>
Sent: Saturday, November 30, 2013 1:03 AM
To: CPCInfo
Subject: CZO Comments

- Live entertainment is virtually the only use that is prohibited anywhere in the city unless specifically allowed. This should be reversed--live entertainment should be allowed unless specifically prohibited.
- Arts and Culture overlays should be created to craft the needs of the neighborhood, rather than a using a 'one size fits all' approach.
- While we applaud adding live entertainment as a permitted use in restaurants, the stipulation that they only have a 'three-piece, unamplified' band needs to be eliminated in Arts and Culture Overlays, and possibly city-wide.
- Home businesses need to be added as a permitted use in residential areas.
- Live performance venues (note that this is different than live performance-conditional use) should not be limited to plays/musicals only.

--
Gilda Mantle
New Orleans, LA
LadyFest New Orleans
NOWIM

Christopher C. Mills

18

From: Jeff Klein <africanola1@gmail.com>
Sent: Friday, November 29, 2013 8:34 PM
To: CPCInfo
Subject: czo comments

Live entertainment is virtually the only use that is prohibited anywhere in the city unless specifically allowed. This should be reversed--live entertainment should be allowed unless specifically prohibited.

-- Arts and Culture overlays should be created to craft the needs of the neighborhood, rather than a using a 'one size fits all' approach.

-- While we applaud adding live entertainment as a permitted use in restaurants, the stipulation that they only have a 'three-piece, unamplified' band needs to be eliminated in Arts and Culture Overlays, and possibly city-wide.

-- Home businesses need to be added as a permitted use in residential areas.

-- Live performance venues (note that this is different than live performance-conditional use) should not be limited to plays/musicals only.

thanks,
Jeff Klein



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: DONNA WAKEMAN

ADDRESS: 2815 N RAMPART ST

PHONE: 504.368.8619

EMAIL: donna.wakeman@gmail.com

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

9
10
107
18 ✓

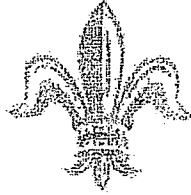
Please provide your specific comments in the space below (PLEASE PRINT):

I support keeping existing HMC-1 zoning on Franklin Ave. Keeping the existing mix benefits businesses and residents.

I support Mixed-Use zoning on the 2700 Block of Royal St.

I support RDO implementation in the Marigny Triangle, but am against restaurants as a permitted use.

I am against changes in Minimum lot area per dwelling and maximum FAR of 1.4



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: DONNA WAKEMAN

ADDRESS: 2815 N RAMPART ST

PHONE: 860.368.8619

EMAIL: donna.wakeman@gmail.com

OPTIONAL:

TEXT COMMENTS - SECTION #: 18.10

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

NO Gateways, NO Height Bonuses!
The master plan calls for new buildings to embody the spirit of historic neighborhoods, i.e. human scale, sustainability, facades that frame and enliven public streets, a sense of responsibility for the civic quality of neighborhoods. Conditional use of downtown riverfront requires neighborhoods to repeatedly fight the same fight which in the case of Faubourg Marigny has been fought for over 35 years. Enough is enough.

PD7

18



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: DONNA WAKEMAN

ADDRESS: 2815 N RAMPART ST

PHONE: 860.368.8619

EMAIL: donna.wakeman@gmail.com

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

I fully support the conversion of dozens of lots from commercial to residential. These lots are unsuitable for business use. The EMIA has delineated these in detail.

I am in support of RDO conditional use being applied to lots up to 5,000 sq. ft.

Dale W. Thayer

From: CPInfo
Sent: Wednesday, November 27, 2013 8:16 AM
To: Paul Cramer
Subject: FW: Comprehensive Zoning Ordinance, Marigny Triangle

From: Michele White [mailto:mwhite@michelewhite.org]
Sent: Monday, November 25, 2013 6:34 PM
To: CPInfo
Subject: Comprehensive Zoning Ordinance, Marigny Triangle

Michele White
1916-1918 Burgundy Street
New Orleans, LA 70116

To the City Planning Commission:

I appreciate your work on the Comprehensive Zoning Ordinance and engagement with New Orleans residents about these proposals. As a resident and property owner in the Marigny Triangle, I am deeply concerned about some of the proposed changes to the CZO. The Marigny Triangle is a charming historic district and part of our cultural heritage that should be preserved. As an already densely populated neighborhood and cultural district, the area has problems because of overbuilding (including the breakdown of buildings into numerous condos) and overcrowding of music venues, bars, and related businesses. This has led to problems with crime, late night noise and fights, unavailability of parking and safety risks for residents, illegal alcohol sales, and graffiti and vandalism. There are also issues with infringements in business codes and B&B rules.

In order to keep the integrity of the Marigny Triangle neighborhood and architecture and the quality of life of its current residents and businesses, I encourage you to keep regulations regarding the size of buildings and the review of business proposals that do not meet the current approved uses. Review processes that allow neighbors to be stakeholders in their lives and neighborhood are vital. This is even more imperative since there has been an unfortunate history of businesses and builders stretching or breaking permits that dictate type of use and the size of building projects.

1. I am against RDO implementation in the Marigny Triangle and against restaurants as a permitted use.
2. I am against citywide reduction in Parking Requirements. It is deeply worrying that large venues in the Marigny and on Frenchmen Street have been allowed to open without meeting the associated parking requirements. Parking regulations in the Triangle should be in operation 24-hours a day and should be enforced.
3. There should be no "Gateways" or height bonuses given to projects. These buildings ruin the character of neighborhoods and historic architectural proportions of the associated neighborhoods and lead to further overcrowding and parking problems. In some cases, the building practices and pylon driving from these construction projects are causing architectural damage to the surrounding historic buildings.
4. I am against Gateways, and height bonuses in the Riverfront Overlay.
5. The 20% / 80% guideline in the Arts & Cultural Overlay is vital to keeping a mix of businesses in the area, curtailing crowding and parking problems, and encouraging businesses that serve the community.
6. I am only in support of converting commercial lots into residential use if the associated building projects are small in scale and are for single or double family use.

Jeremy E. Tennant

From: Jason@jazzcent.com on behalf of Jason Patterson <jason@snujazz.com>
Sent: Friday, November 29, 2013 4:16 PM
To: Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jiblackarson@nola.gov; Stacy Head; VCPORA; info@frenchquartercitizens.org; Secretary FMIA; Sylvia Patterson; Johan & Bethany Bultman
Subject: Re: CZO should remain the same Part 2

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Sincerely,

Jason Patterson

C Jason Patterson
628 Frenchmen Street
504-309-1AZZ

On Fri, Nov 29, 2013 at 4:10 PM, Jason Patterson <jason@snujazz.com> wrote:

1. **I agree** : NO "Gateways," NO Height Bonuses, Size Matters! From the Master Plan: "New buildings and public spaces benefit from the lessons learned from the city's historic neighborhoods – buildings that embody qualities of human scale, sustainability, facades that frame and enliven public streets, and a sense of responsibility for the civic quality of the neighborhoods and districts they help build." For City Planning to suggest "conditional use" for almost the entire downtown riverfront requires the neighborhoods to fight the same fight over and over- without pay- the complete opposite of the purpose of zoning.

2. **I agree** : AGAINST Gateways, previously nodes, and height bonuses in Riverfront Overlay, Chapter 18.10, these elements are in direct opposition to the ideals of the Master Plan: "Working Draft 3-20-09, 4.2. "The majority of comments received on the website have centered on preserving neighborhood character, including: preventing or mitigating unwanted land uses, preserving the historic character of neighborhoods and the historic assets throughout the city, preventing demolition of historic buildings and increasing the capacity of code enforcement mechanisms."

3. **I am in support** of keeping the existing HMC-1 zoning on Franklin Ave.

4. **I am in support** of against- Mixed-Use zoning on the 2700 Block of Royal Street (Mardi Gras Zone).

5. **I am against**- RDO implementation in the Marigny Triangle, and am against restaurants as a permitted use.

9. **I am against**- city-wide reduction in Parking Requirements. It is unfair to require less parking if you own a car, especially in view of the yearly threat for possible evacuation, and the unproven/ untested municipal evacuation plan. Decreased parking is inappropriate without growth in Public Transportation. Increase in streetcars, while facilitating development, does not change the reality on the ground of commuting to work, without increased schedules.

Regards,

JASON

C Jason Patterson
628 Frenchmen Street resident
Snug Harbor Jazz Bistro
504-309-JAZZ

Dale W. Thayer

From: Robert D. Rivers
Sent: Monday, December 02, 2013 11:43 AM
To: Paul Cramer
Subject: FW: CZO should remain the same

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Phone: (504) 658-7033
Fax: (504) 658-7032
rdrivers@nola.gov

From: Sylvia Mena-Patterson [<mailto:suitejazz@gmail.com>]
Sent: Saturday, November 30, 2013 11:19 AM
To: Leslie T. Alley
Cc: Robert D. Rivers; Leslie T. Alley; Kristin G. Palmer; jblckarson@nola.gov; Stacy Head; VCPORA; info@frenchquartercitizens.org; Secretary FWIA
Subject: Re: CZO should remain the same

1. **I agree** : NO "Gateways," NO Height Bonuses, Size Matters! From the Master Plan: "New buildings and public spaces benefit from the lessons learned from the city's historic neighborhoods – buildings that embody qualities of human scale, sustainability, facades that frame and enliven public streets, and a sense of responsibility for the civic quality of the neighborhoods and districts they help build." For City Planning to suggest "conditional use" for almost the entire downtown riverfront requires the neighborhoods to fight the same fight over and over- without pay- the complete opposite of the purpose of zoning.
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Regards,

Absolutely against restaurants morphing into bars!

Sylvia Patterson
628 Frenchmen St.
NO LA 70116

Geoffrey N. Moen

From: CPCInfo
Sent: Wednesday, November 27, 2013 8:15 AM
To: Paul Cramer
Subject: FW: Overlay Zoning Districts.

-----Original Message-----

From: Patrick Cooper [mailto:cooptie@gmail.com]
Sent: Monday, November 25, 2013 6:23 PM
To: CPCInfo
Subject: Overlay Zoning Districts.

Hello---

I am a local musician, and I do think having regulations is a good idea, as long as they are rational.

Having said that, I think the closing the doors idea is good, but the no amplification rule is silly. Why not just have decibel limits that would apply across the board, whether there is amplification or no amplification?

A horn unamplified can be much louder than a small combo with low level amplification and a mic for vocals. Same with drums. They are "acoustic", but loud if played with sticks (hands and brushes would work better in a restaurant setting).

Let's have these regs make sense in the real world of entertainment!

Thanks.

Patrick Cooper
www.patrickcoopermusic.com
New Orleans, LA

Dale W. Thayer

From: jnathan.ci@gmail.com on behalf of Jeanne Nathan <nathan@cano-la.org>
Sent: Saturday, November 30, 2013 6:40 PM
To: CPCinfo; Paul Cramer
Subject: Comments

I recommend the czo please include cultural districts that encourage the development of cultural/community assets/facilities/projects that will anchor cultural/ economic development in neighborhoods throughout the city. On the other hand, I recommend that outdoor events, especially with amplified music be strictly regulated to minimize negative impact on the quality of life of residents. Jeanne Nathan, Vice President, DNIA.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS – OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: DEBORAH OPPENHEIM

ADDRESS: 600 St. Roch

PHONE: 504-319-4262

EMAIL: deborah.o14@gmail.com

OPTIONAL:

TEXT COMMENTS – SECTION #: 3.3/3.4 2036
18, 20

MAP COMMENTS – LOCATION:

Please provide your specific comments
in the space below *(PLEASE PRINT)*:

October 16, 2013

Comments From: Deborah Oppenheim
3.3 and 3.4 HMC 1, HMC 2 HMLI, HMR-3

- HMR-3 Maximum FAR should stay 1.2
- HMC-2 keep no drive through
- Restaurants - keep 15% of holding bar
- Parking Structures - should have restrictions on height and design -50ft.
- HMC-1, HMC-2, HMLI retail sales of alcoholic beverages still should be conditional use
- Area regulations: Maximum FAR changed from current to 1.4 - not acceptable
- HMLI -live performance venue - needs provisions for parking, noise, quality of life issues
- HMLI - remain conditional to ensure appropriateness such as frozen chicken
- Retail sales of alcoholic beverages - package liquor - should keep the prohibition in the residential areas.

Section H - Nodal Area Design Standards and Bonuses:

- The height limit is 50ft. with NO exceptions and not 75ft. This applies to the nodal areas as well.
- The language is ambiguous and since the Marigny is in the historic district, all designs in the riverfront overlay be reviewed by HDLC.
- Section H - this area should fall under the same restrictions as 50ft. as existing zoning.
- If a very large building is constructed with continuous street frontage, a lower height may be more appropriate to allow for sight lines, airflow and light.

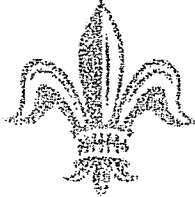
Section 20.3G:

- Current zoning says no other B& B on the same block frontage and should say the same. B & B within 500 ft. of existing B & B inn.

AC and RD Overlay:

- Keep the restaurants non-amplified
- Live performances is ambiguous - clarification
- Indoor Amusement facility - sq. ft. has increased? is it conditional use?
- RD - keep the sq. ft. to 2,000sq. ft.
- RD - sign requirements - keep under HDLC restrictions

Overall: The analysis is not complete and ambiguous. A lot of clarification is needed. Adding more density to HMC1, HMC2, HMR3, HMLI is not taking the consideration of the traffic, parking, infrastructure, sewer system etc. Franklin Avenue should not be allowed to become an Arts and Cultural Overlay District.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: Eric Walton

ADDRESS: 712 Touro ST

PHONE: 512-689-4113

EMAIL: ericwaltonlaw@yahoo.com

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

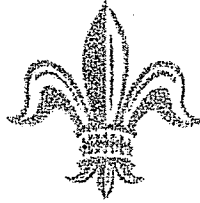
MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

- No SPOT zoning
- No approval of new construction above the current height limit

NO 75

- No expansion of Freshman st int. zone



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 4

NAME: JANET HAYS

ADDRESS: 2206 SONBAT ST

PHONE: 274 6091

EMAIL: JUSTICE@LOUISIANA@HOTMAIL.COM

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

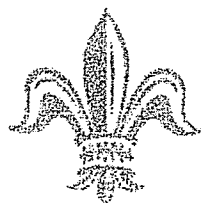
MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

IN THE CULTURAL OVERLAY DISTRICTS I WOULD LIKE TO SEE SOME SORT OF WAY THAT RESIDENTS/DEVELOPERS AND BUSINESS OWNERS CAN WORK TOGETHER TO ADDRESS SPECIFIC ISSUES UNIQUE TO EACH CORRIDOR.

FOR EXAMPLE! I LIVE HALF A BLOCK FROM FRONT - LATELY, EVEN ON MONDAY NIGHT WE GET OVERFLOW MUSIC, LOUDNESS AND TRAFFIC AFTER 11PM. THAT IS AN HOUR I WOULD LIKE TO BE WINDING DOWN BUT ON FRENCHMAN ST. THEY ARE JUST WINDING UP.

ALSO - @IN AREAS THAT HAVE BEEN CHANGED FROM LI TO COMMERCIAL - AT SOME POINT LIGHT INDUSTRIAL BUSINESS SHOULD LOSE THEIR GRANDFATHER STATUS SO OUR VISION FOR THE 21ST CENTURY CAN COME TO FRUITION.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: _____

NAME: Jill Walton

ADDRESS: 712 Toure Street

PHONE: 504 344 5423

EMAIL: marigny.jill@
yahoo.com

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

I am against spot-zoning changes that bring increased entertainment + hospitality use deeper into residential blocks.

No expansion of Frenchmen Street Entertainment Overlay District onto cross streets or locations as "nodes".

Jeremy E. Tennant

To: valerie robinson; Bao Robert Nguyen; Geoffrey N. Moen
Cc: david giglio
Subject: RE: Questions on Overlay

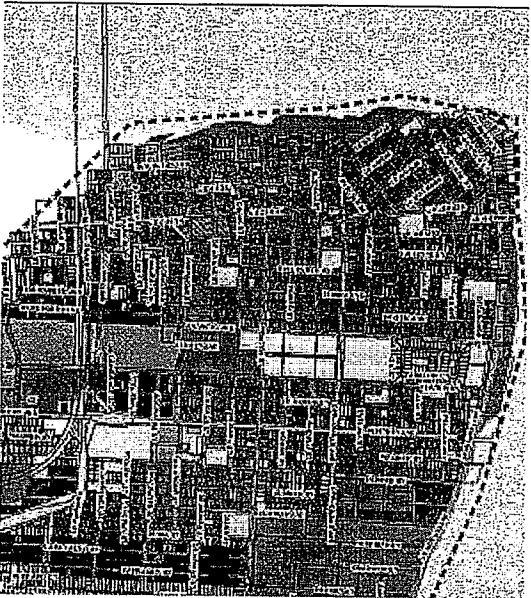
Valerie:

I checked the MI sites by going back to the adopted Future Land Use Maps from the Master Plan. I have a copy below. You can also check them out on our web site. It looks like those areas are designated Industrial in the Master Plan. The Charter requires consistency between the Master Plan and the CZO. Our options relative to Industrial Land Use are Light Industrial, Heavy Industrial and Maritime Industrial. So that is a pretty limited set of choices.

If you think one of the other industrial districts would be more appropriate, please let us know. Otherwise, if something other than industrial land is anticipated, then we would first need to change the Master Plan to enable us to look to other zoning classifications.

Best,

Leslie



From: valerie robinson [mailto:robinsonetal@gmail.com]
Sent: Tuesday, October 15, 2013 11:25 AM
To: Leslie T. Alley; Bao Robert Nguyen; Geoffrey N. Moen
Cc: david giglio
Subject: Questions on Overlay

Hi Leslie et al.

I know David has been corresponding with you. He and I discussed some of his questions/concerns about Old Algiers.

I am mostly interested in the Arts and Culture Overlay District. I can't tell if Teche is included. We wanted it to pretty much mirror the state Cultural District along Newton and Teche. We are part of the state's Creative Communities initiative, and the area around Newton/Teche intersection is our area of focus, so we touted the overlay in our proposal to the state.

Also, is the overlay represented through the zoning designation on the base map, or will it actually be "overlaid"? The allowed uses imply that Newton can accommodate pretty much anything that would be allowed in an overlay district; however, I thought that we would have some control over the number and locations of specific types of businesses. Honestly, it's been a while since it has been discussed, and I may just be confused.

My other concern is the MI designation along the riverfront. It seems that would allow for more intense use/density than what we identified in the Riverfront Plan. The East bank seems to have a more deliberate thought process in terms of zoning, but perhaps I am misinterpreting because of the new designations that I am still trying to wrap my head around.

Just trying to make sure we are all on the same page. Thanks.

Valerie Robinson

Robinson et al. Marketing & Public Relations, LLC

504-529-4341 (o)

504-421-6692 (c)

robinsonetal@gmail.com

qqqqq1

Dale W. Thayer

From: Robert D. Rivers
Sent: Monday, December 02, 2013 11:41 AM
To: Paul Cramer
Subject: FW: Draft CZO - Comments from VCPORA

Robert D. Rivers
Executive Director
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Phone: (504) 658-7033
Fax: (504) 658-7032
rdrivers@nola.gov

From: Meg Lousteau [mailto:meglousteau@gmail.com]
Sent: Saturday, November 30, 2013 3:52 PM
To: Robert D. Rivers; Leslie T. Alley; CPCInfo
Cc: Carol Allen; TrnTop12@aol.com; Susan Klein; Stacy Head; Jackie B. Clarkson; Kristin G. Palmer
Subject: Re: Draft CZO - Comments from VCPORA

I understand that some people were not able to open the attachment. I have cut and pasted the text below. Thanks, Meg

November 30, 2013

Dear City Planning Commissioner and Planning Staff:

Over the past few weeks, we have undertaken a review of the draft Comprehensive Zoning Ordinance, and come away from it with a deep appreciation for all the work you have done, and of the input and effort of the thousands of citizens whose participation played a huge part in the development of this document.

VCPORA has been advocating for the protection and preservation of the Vieux Carre for over 75 years, and we appreciate the opportunity to weigh in on this vital guide to development in the city.

We know that you are aware of the profound importance of the French Quarter, not just architecturally and historically, but economically. It is the iconic neighborhood of our city, and one whose unique character and tout ensemble have been enshrined by the Louisiana Supreme Court and our state's constitution.

As you will see in our detailed notes below, we have numerous questions and comments about the draft

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APP. A

CZO. We trust that all will be read, but wanted to list some of the most important issues here:

Section 8.1. has been removed from this draft CZO. That language (copy below), whose authority was upheld by the Louisiana Supreme Court and the United States Supreme Court, is critical to the future viability of the Vieux Carré and must be returned to the CZO.

Section 8.1. Procedures In Vieux Carré Historic Districts.

No occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change of exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this district, subject to the following conditions and safeguards:

1. The historic character of the Vieux Carré shall not be injuriously affected.
2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.
3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.
4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.

Many of the current restrictions on alcoholic beverage outlets and live entertainment have been loosened, and that must be reversed. The prohibition on ABOs within 300' of a church, school or playground have been removed. Virtually all standard restaurants would be able to serve alcohol as a matter of right. And, most troublingly, Appendix A would allow all standard restaurants to offer live entertainment.

Our neighborhood, along with many others, has seen the effects of unenforced live entertainment provisions on the community. Even when a proprietor has the best of intentions, the tendency is to push the envelope, as has been borne out time and time again. We strongly urge you to leave the current restrictions in place.

The regulations for legal nonconforming uses have also been loosened, and those must remain intact. The draft CZO contains language that would allow structural alterations for nonconforming uses, and even expansion of them. We urge that the current restrictions be kept in place.

Our detailed review is below. We have coded it to the format used in the draft in the hopes that this will make it easy to follow.

Again, thank you for all your work, and we look forward to further discussion about the CZO.

Regards,

Meg Loustean

Executive Director, VCPORA

ARTICLE 1
no comments

ARTICLE 2

2.5.D. "minor map adjustments" needs to be defined. Also, what is the purpose of the Future Land Use Map once the new CZO and maps are approved?

2.6.C. same comment on minor map adjustments

2.9.A. more structure and standards are needed to ensure decisions are based firmly on zoning code and that such decisions are made easily available to the public for review in a timely fashion.

2.10 The standards for review by the Vieux Carre Commission currently in Section 8.1 have been removed. We urge in the strongest possible terms that these standards be put back into the draft CZO.

ARTICLE 3

3.2.B. what are the standards for a "complete" application?

3.2.D.3. we do not understand this sentence: "However, if an application that was withdrawn is resubmitted, the new submittal shall be filed within thirty (30) days of the date the decision being appealed was rendered.

3.2.E.2. who makes the determination of "substantial new evidence?"

3.3 "Published Notice" should include required posting on the city website

3.3.C.2.1. are notice signs required for all applications? all S&P applications? all BZA applications?

3.3.C.2.b. what are the standards for making the determination that notice may be required?

3.4.B. this section states that matters continued from one meeting to the next do not have to be publicly noticed. We strongly believe that every item on an agenda, whether new or old business, should be included in the public notice for the meeting at which it is to be discussed. To do otherwise does not serve the purpose of public participation and is not transparent.

ARTICLE 4

General matters:

- where is the language about the timing of the release of staff reports? We have been told in meetings that the staff reports will now come out in advance of the deadline for written comment on an agenda item and hope that this timeline is codified somewhere.

4.2.D.2. A project NPP should also be required for any application or text amendment initiated by the City Council.

Table 4-1

Item 1 refers to the Master Plan and the Future Land Use Map. We are unclear as to why the FLUM will still be in use once the CZO is adopted.

Item 6. Remove "length of time" as a standard for evaluation, and replace with "Character of the immediately surrounding area."

Item 11. What constitutes "significant?" Suggest that criteria be added to this standard so that there can be objective evaluation.

Item 12. suggest removal of this item as "trend" is a subjective term, and even if standards for a "trend" can be established, that does not mean that furtherance of that trend is beneficial for the surrounding communities.

4.3.D.4. we would suggest that the CPC vote immediately after the public hearing on a given agenda item rather than deferring voting until all of the matters have been heard. Such a change would relieve citizens of having to wait for the entire meeting to end before learning the decision on their particular matter, and would also bring the CPC into line with the voting procedures of other boards such as BZA, HDLC, VCC, and City Council.

4.3.E.4. states that the council "may waive or modify specific zoning standards." What does this mean, what are the situations in which they council may waive, and what are the practical implications of such waiver authority?

4.3.F. mandate that the BZA follow the standards set forth in the code by requiring them to list how a variance granted addresses each of the 9 criteria specifically, rather than a blanket "finding that the application meets the 9 criteria."

4.3.F.5. add "deprivation of light and air" to list of what the proposed use is not detrimental.

4.4. Where are Planned Developments allowed?

4.5.B.1. suggest that all developments over 40,000 sf go through site plan and design review

4.5.C. add #17 - parking plan

General: who is on the Design Advisory Committee? When do they meet? Are their meetings public?

4.5.C.15. what is a fiscal impact analysis?

4.5.D.2.b.ii and .iii why do the appeals mentioned here go to the BZA and not the CPC?

4.6.D.2.b.vi. NPP should include contact phone numbers and email addresses of neighborhood leadership to facilitate CPC validation of information

4.6.D.2.b.vii. CPC should send electronic copies of the submitted NPP to neighborhood leadership and any and all interested parties for verification, and should also post the document to a dedicated page on the city's website.

4.7. minor map adjustments that result in the "up" zoning of a property (from residential to commercial, from B-1A to C, for example) should not be made administratively but should have to go through a public process, either with BZA or CPC. Also, the person responsible for making that determination must state on the approval or denial the justification for that decision, citing applicable law. This decision must be posted on a dedicated page on the city's website.

4.7.C. Again, what is the purpose of the FLUM once the CZO is adopted?

4.8.c. In order for this time limit to be fair to citizens, decisions of the director of S&P must be made public and readily available. Such notice must be specific and timely, posted to a dedicated page on the city's website at least once a week.

4.9. tighter controls are needed for zoning verifications, particularly where they involve ABOs. We suggest the public notice as per an earlier suggestion, and also that ABO zoning verifications require two signatures (ie the director and the zoning administrator), and that the section of the zoning code that supports the decision must be cited in the approval documents.

4.9.E. change the date for the 45 day clock to start ticking to be the date that the zoning verification is posted on the dedicated page on the city's website.

ARTICLE 9

9.1.A. Add "and good maintenance should be encouraged." as is written in the current CZO.

Table 9-1

Day Care Home, Adult or Child, Large - remove as a permitted use

Permanent Support Housing - change from permitted to conditional use

Cultural Facility - change from permitted to conditional use

9.3.B.1. - to further emphasize the grade-to-sky requirement for the open space ratio, add "above-grade courtyards or other rooftop uses such as gardens, recreation areas, etc., shall not be considered as open space for the purposes of calculating open space."

9.3.C. We greatly appreciate the codification of the importance of encouraging historic features - balconies, stoops, overhangs - in new construction.

Table 9-2

Maximum FAR for VCR-1 and VCR-2 - change from none to 2.0

9.4.A. add a minimum square footage per unit of 800 sf.

9.5. add "and shall be made available via the city's website."

9.7.B. exclude food trucks from the VC districts, as the area has a plethora of eating options and food trucks

would take up very limited parking.

ARTICLE 10

General: any live entertainment venues in the VCE-1 that abut residential properties on the side or rear of their properties shall keep all doors and windows closed on exteriors that are along the same property lines as the abutting residential uses. Furthermore, all live entertainment venues in the VCE-1 district that are on corners shall keep doors and windows along the side streets closed

10.1.A. Reword “will attract and service tourists and local residents” to “will attract and service local residents and visitors.” Reword “not adversely affect the character of nearby residences” to “not adversely affect the character and/or quality of life of nearby residences and businesses.” Repeat in all Purpose Statements in Article 10.

10.1.B. Add “business uses” after “quality of life of the adjacent residential uses.”

10.1.C. Reword “and serve primarily visitors” to say “and serve residents and visitors.” Add “business uses” after “quality of life of the adjacent residential uses.”

10.2.B.1.a. Delete “may be structurally altered” from the opening sentence. This major change would be a complete departure from the current prohibition against existing hotel uses being allowed to undergo structural changes; a prohibition that has been in place since 1952.

10.2.B.1.b. Delete reference to the VCS districts as there are no hotels in those districts at present and the zoning code prohibits any from opening. Change “enclosed area” to “enclosed structure” so that it matches the definition in the definitions section.

10.2.B.1.2. For hotels with more than 30 rooms, make live entertainment a conditional rather than a permitted use.

10.2.B.2. It’s unclear why adult uses are singled out as prohibited in the truncated triangle described here - they are prohibited everywhere but the VCE district so why is it necessary to mention this?

Table 10-1

Delete “Supper Club” from the Use list.

Table 10-2

Under Maximum FAR for VCC-1, VCC-2, VCE, VCE-1, VCS, and VCP districts, add 3.0.

ARTICLE 18

18.2.4.F. Where on N. Rampart is the ACCO district proposed? We would not support such a district on N. Rampart between Canal and Esplanade.

18.10.G.3. We join with our neighbors in Faubourg Marigny in opposing increases in height limits along Poland, Press and Elysian Fields. Height limits are key to the character of our historic neighborhoods and those limits must be maintained.

ARTICLE 20

20.3.B Remove “Adult Use” as a permitted use in the VCS and VCS-1 district.

20.3.E.1. add “litter, traffic and parking” to list of required plans that must be submitted by an indoor or outdoor amusement facility.

20.3.E.2. “Security and Operation Plan” should be included in the Article 26 as a definition. Also, this calls for submission of a plan, but does not require that it be reviewed or approved/denied by anyone. Such language is crucial if this plan is to have any significance. This plan and signed approval or denial of the plan should be posted to a dedicated page on the city’s website.

20.3.E.c. lighting design should be reviewed to ensure that light is contained to the establishment’s property and not spilling over into neighboring properties. Also, lighting standards should ensure that light is projected down, and not up, as per the tenets of the International Dark Sky Association <http://www.darksky.org/>

20.3.E.3. This draft mentions that an ABO application “may trigger a prohibition as part of Section 10-110.” The current CZO language that prohibits ABOs within 300’ of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300’ radius sign written agreements of support. We urge that that language be retained.

20.3.E.5. Increases in intensity trigger an updated and resubmitted S&O plan, but there is no mention of who must review and approve or deny that plan. A designated person must be included as part of this process.

20.3.E.6. Again, there is mention of a plan being submitted for approval, but no mention of the person responsible for reviewing and authorizing the plan. Additionally, all such plans should be posted on a dedicated page on the city’s website.

20.3.E.7 (we are proposing this as an additional item in 20.3.E): Any building operator, along with the building owner, who fails to comply with the provisions of 20.3.F. shall be fined and subject to suspension or revocation of the occupational license and ABO license if applicable.

20.3.F.2 “Public gathering space” does not specify indoor or outdoor, which would affect the impact on neighboring properties.

20.3.G.1. Calls for bars to submit impact management plans, but does not mention review and approval or denial of such plans, nor is a department or person designated as responsible for such review/analysis/approval. Such details must be included for the plan to have any significance.

20.3.G.1.iii Restrictions need to be added for cases in which the proposed outdoor seating is adjacent to residential zones and uses.

20.3.G.1.iv lighting design should be reviewed to ensure that light is contained to the establishment’s property and not spilling over into neighboring properties. Also, lighting standards should ensure that light is projected down, and not up, as per the tenets of the International Dark Sky Association <http://www.darksky.org/>

20.3.G.1.b In addition to a noise abatement plan, plans to address litter, parking and traffic impacts should also be submitted, and a designated body should be bound to review and approve or deny such plans.

20.3.G.2. This requires that bars merely submit a summary of places of worship, educational facilities and

parks and playgrounds within 300' of the proposed location.

The current CZO language that prohibits ABOs within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign written agreements of support. We urge that that language be retained.

20.3.G.4. The language about live entertainment as principal and secondary uses is confusing. We would like clarification on this.

20.3.G.5. Add: where a bar is a legal non-conforming use, such increases in intensity shall be prohibited.

20.3.H.1.b.iii (this is a proposed addition to bring the list of prohibited areas in line with city ordinance precluding any new short-term rentals in the Vieux Carre): the area known as the Vieux Carre, bounded by the downriver side of Canal Street, the riverside of N. Rampart Street, Esplanade Avenue (including properties fronting both sides of Esplanade Avenue), and the Mississippi River.

20.3.H.3 This creates a new category of Bed and Breakfasts which remove the owner-occupancy requirement and instead allow "occupier occupancy" with more than double the units (4 versus 9) allowed for Bed and Breakfast Accessory (which must be owner-occupied). Such non-owner-occupant management contradicts the spirit of the bed and breakfast concept and creates a form of hotel. We urge you to delete this category and to retain the obligation of bed and breakfasts to be owner-occupied.

20.3.GG.2 Requires that live entertainment venues must submit a noise abatement plan, but does not say to whom, and does not set forth any standards for review and approval or denial. Such language must be included for this provision to have any significance.

20.3.GG.4. This requires that live entertainment venues merely submit a summary of places of worship, educational facilities and parks and playgrounds within 300' of the proposed location. The current CZO language prohibits ABOs within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign written agreements of support. We urge that that language be retained.

20.3.GG.5. This mentions a "closed door and window policy" but the policy is not described or codified in the definitions section of the CZO. It needs to be. We suggest that "music" be changed to "live entertainment and/or amplified sound" and that "outside the building" be changed to "beyond the enclosed structure" as "enclosed structure" is defined in the definitions section.

20.3.GG.7. Add language to prohibit increases in intensity of use or occupancy in live entertainment venues that are legal non-conforming uses.

20.3.SS.7.2. Change "completely enclosed building" to "completely enclosed structure" so that the language tracks what is defined in the definitions section. Change "Music" in last sentence to "live entertainment and/or amplified sound."

20.3.VV.1 This Calls for restaurants to submit a Security and Operation plan, but does not mention review and/or approval or denial of such plans, nor is a department or person designated as responsible for such review and approval or denial. Such details must be included for the plan to have any significance.

20.3.VV.4. This requires that standard restaurants merely submit a summary of places of worship, educational facilities and parks and playgrounds within 300' of the proposed location. The current CZO language prohibits ABOs (and standard restaurants may serve alcohol as a matter of right) within 300' of places of worship, educational facilities, and parks and playgrounds unless 75% of the property owners in the 300' radius sign

written agreements of support. We urge that that language be retained.

20.3.VV.8. Add language to prohibit increases in intensity of use or occupancy in live standard restaurants that are legal non-conforming uses.

20.3.YY.1. Who determines whether the design of a social club will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties? What are the standards for review, approval or denial?

20.3.YY.3. Are there standards for "membership" or can a social club create any standard it chooses? Do these standards have to be a recorded part of their occupational license or other licensing/permitting approvals from the city?

20.3.AAA We appreciate the removal of the VCC districts from this use standard.

ARTICLE 22

General Comments:

revisions to the Residential Parking Program in the Vieux Carre are needed. The RPP either needs to be in effect 24 hours a day, or at least the 2 hour limit needs to be in force from the end of the workday until the next morning, so that residents returning home from work have parking availability. the size of service vehicles, including delivery vehicles and garbage trucks, must be scaled down. The length and weight of these vehicles is causing daily damage to the buildings and infrastructure in the French Quarter. all vehicles over 31' - including but not limited to buses, limousines, 18-wheelers, recreational vehicles - must be prohibited in the French Quarter. Improved signage at all entry points to the French Quarter is needed, as are stepped up enforcement efforts.

ARTICLE 25

25.2.D. Add "clear and convincing" before the words "legality of a nonconformity."

25.2.E. add "historic preservation" to the list of what is to be promoted after health, safety and welfare.

25.3.B. A notice provision must be added here, and should be the same standards as are notified for a BZA appeal, as well as notice to registered neighborhood associations. Determinations of nonconforming use would have to be signed off by the Director of the Department of Safety and Permits and the Zoning Administrator; would have to include a written explanation and citation of the section of the code that supports the decision; and the document would have to be posted on a dedicated page on the city's website at least once a week.

25.3.B.2. Add "the property owner, or his/her agent, is required to produce clear and convincing evidence."

25.3.C.1. A definition is needed for "renovate." Agree with the 180 day timeline from permit issuance to completion but suggest that language be added to clarify that the nonconforming use will become illegal if a certificate of occupancy is not issued within those 180 days.

25.3.C.3. Change the last line from "the use of land or structure shall be open for business (4) hours a day, five (5) days a week" to "the non-conforming use itself, not merely the primary business at the location, shall be open for business (4) hours a day, five (5) days a week and its usage must be obvious and continuous."

25.3.G. This section is a reversal of the current prohibition of expansions of nonconforming uses and should be

deleted from the draft CZO.

25.6. There is no acquisitive prescription for nonconforming signs. Current code specifies that once a sign becomes nonconforming, the director of Safety and Permits shall call for it to be removed. We urge that this language be retained.

ARTICLE 26

26.6.

Accessory Use - why was the word "incidental" added to the definition?

Bed and Breakfast - remove B. Bed and Breakfast, Principal. This creates a new category of Bed and Breakfasts which remove the owner-occupancy requirement and instead allow "occupier occupancy" with more than double the units (4 versus 9) allowed for Bed and Breakfast Accessory (which must be owner-occupied). Such non-owner-occupant management contradicts the spirit of the bed and breakfast concept and creates a form of hotel. We urge you to delete this category and to retain the obligation of bed and breakfasts to be owner-occupied.

Billboards - add that billboards are prohibited outright in the Vieux Carre - the area known bounded by the downriver side of Canal Street, the riverside of N. Rampart Street, Esplanade Avenue (including properties fronting both sides of Esplanade Avenue), and the Mississippi River.

Building, Height B. add that all appurtenances - chimneys, elevator housing, etc. shall be included in building height calculations in the Vieux Carre districts.

Cultural Facility - there should be a maximum number of events permitted per year, and a requirement that the facility be owned by a bona fide non-profit organization.

Indoor Amusement Facilities - the separate approval required for live entertainment and/or bar as a secondary use should require a conditional use application be filed and approved. Impact analyses for parking, sound, traffic should be required.

Live Entertainment - Secondary Use B. Supper Clubs - remove supper clubs from the definition entirely.

Non-conforming Use - delete "prior to the enactment of the current ordinance" and replace with "prior to the enactment of the more restrictive ordinance."

Outdoor Entertainment - a definition and restrictions are needed for this type of use.

Reception Facility - can a restaurant have a reception facility as a permanent part of its operation?

Renovation - there must be a definition and standards for renovation.

Restaurant, Fast Food - change "Typically, a fast-food restaurant's design or principal method of operation involves three or more of the following characteristics" to "If a restaurant's design or principal method of operation involves three or more of the following characteristics, then it shall be considered a fast-food restaurant." Add 9. uses disposable flatware and/or serving ware and 10. is part of a chain of other establishments. Also add that live entertainment shall be prohibited at fast-food restaurants.

Note: live entertainment shall be considered an accessory use in standard restaurants.

Restaurant, Standard - this definition must include the language in the current CZO that prohibits live entertainment.

Rooming House - this definition should be revised to include a 60 day minimum in the Vieux Carre district so that it will be in compliance with existing city code on short-term rentals.

Supper Club - this definition should be removed from the CZO as there are no businesses currently functioning according to these parameters nor have their been for many years. It is an outdated business model.

Temporary Use - could there be a limit on "temporary duration," ie "not to exceed X days?"

Tout Ensemble - add this definition, as it was used in the Supreme Court case protecting the Vieux Carre and has tremendous significance.

Vacant - change the standards for determining vacancy to include required review of last date taxes were paid; last date water and/or electrical service was on at the property; and date when occupational, ABO or other city licenses expired. If the date on which any of these ceased is 6 months or more from the date of the application to resume a non-conforming use, then that application shall be denied.

APPENDIX A

On-Premise Consumption of Alcoholic Beverages

The impact management plans for bars and restaurants must have standards for review, and a designated person or department to conduct such review and approve or deny the plans. Such application and plans must be posted on a dedicated page on the city's website.

LIVE ENTERTAINMENT

The exemption for "periodic entertainment by educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, performances at weddings and similar religious events, the playing of recorded music over speakers without a disc jockey, poetry readings, or non-amplified musical accompaniment for patrons at a restaurant" is far too broad and would allow significantly higher-impact uses for many residential and small-scale commercial areas. We particularly object to the "non-amplified musical accompaniment for patrons at a restaurant" and urge you to retain the current language which limits live entertainment to areas specifically zoned for live entertainment.

District Permissiosns Table

Remove Retail Sales of Package Liquor as conditional uses in the VCC-1 and VCC-2 zones. Current zoning laws prohibit new package liquor establishments in the Vieux Carre and we urge you to maintain that prohibition.

Remove Standard Restaurant from the VCC-1, VCC-2 and VCS districts as permitted *unless* the live entertainment exemption mentioned above is deleted from the draft/future CZO.

Remove Indoor Amusement Facility from the VCS district as a permitted use.

Remove Standard Restaurant from the CBD-1 district as permitted *unless* the live entertainment exemption mentioned above is deleted from the draft/future CZO.

Remove Live Entertainment - Secondary Use from the CBD-1 district as a permitted use.

Meg Lousteau
Executive Director
Vieux Carre Property Owners, Residents, and Associates
816 N. Rampart Street
New Orleans, LA 70116
504.581.7200 o 504.621.4080 c
meglousteau@vcpo.org
www.vcpo.org

On Sat, Nov 30, 2013 at 3:37 PM, Meg Lousteau <meglousteau@gmail.com> wrote:
Dear Mr. Rivers and Ms. Alley - please find attached our comments on the city's draft Comprehensive Zoning Ordinance.

As mentioned in the attached opening remarks, we realize the amount of effort that has gone into the creation of this document, and greatly appreciate the years of work that you and your staff have put into the CZO. Because of the complexity of this document and its affect on the Vieux Carre and the city as a whole for decades to come, we, along with French Quarter Citizens, would like to arrange a meeting with a senior planner to go over some of our comments and questions.

Thank you for your dedication and consideration.

Best,
Meg Lousteau

Meg Lousteau
Executive Director
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Jeremy E. Tennant

From: Bicycle Michael's <staff@bicyclemichaels.com>
Sent: Monday, November 18, 2013 8:14 PM
To: Jan Ramsey; Leslie T. Alley; alexvialou@gmail.com; Jason Patterson; secretary@faubourgmarigny.org; Kristin G. Palmer; Cynthia S. Lear; Jeffrey H. Walls; Mary B. Cunningham; Nicole Webre; Deborah J. Langhoff; Mayor Mitchell J. Landrieu; Ken Caron; president@faubourgmarigny.org; Costello; gwilson@nola.com; mperlstein@wwltv.com
Subject: Re: URGENT! PLEASE READ- Controversy re Bamboula's and Frenchmen Street, also copy of proposed changes to the Cultural District overlay zoning

Hello All,

I write because you all care about the direction Frenchmen Street is going to take and I, for one, have been a fixture here on Frenchmen St for 20 years at a business that is celebrating 30 years on Frenchmen St.

To the points:

Garbage cans everywhere at all hours of the day and night. They wreak to high heaven and are never cleaned or put away. Fix it please.

Barricades are illegal when there is no permit and though they can be helpful, they need to go away. d.b.a., Bamboula's and Maison are the top violators, but others do it too.

Garbage trucks (Progressive is the worst) are NOT picking up behind themselves and often leave piles of broken glass in their wake... really?? ugh.

Graffiti is out of control. We caught one guy just yesterday but it's a drop in the bucket. Keep your eyes open, take pictures, and call the police.

Noise deserves a paragraph:

Club's with amplified music and open doors are a nuisance. Cafe Negril is the worst about this because the have no one regulating the amplifiers. Maybe there needs to be a requirement for them to have a sound guy who is responsible when noise gets out of control. Bamboula was jammint' loudly when I spoke to Vaughn the other evening, but even though it was very loud with the doors open, I was overwhelmed by the Brass Band that regularly sets up on the corner of Frenchmen and Chartres to busk for a couple of hours. Spotted Cat does a great job of keeping sound levels under control. Snug Harbor is a premier venue with classy acts that truly showcases New Orleans' Music on Frenchmen Street. DJ music and Electronic Dance Music are great but need to reigned in under an appropriate decibel level so that the wash of noise that makes up the cacophony of loud sounds becomes a scene worth walking through instead of a nuisance to be avoided.

Quotas of alcohol serving bars, restaurants, and live music clubs seem like a good idea, even when considering the protectionist argument against them. Too much of a good thing is like T-Shirt shops in the French Quarter, Coffee Shops on Magazine St., Stripper Clubs on Bourbon St.. All of this competing to turn a nice historic neighborhood into Disney World for adult drinkers..

Who approved a two-story hotdog stand?? Really?? 40 feet tall with a wrap around gallery?? The grade of the sidewalk they poured is like 15%... I'm imagining drunks tilting into the street as they try to walk down it. It

just seems that zero public input went into the discussion of the design of Constantine Georges DatDog Palace. It just would have been nice to know what they had planned before they put cranes in the sky..

We have not heard or seen any of the plans for the new construction next to Bamboula's of the three-story Pizza Joint. Just saying. They get approval of massive construction projects while a sinkhole and several sewer and water leaks languish.. We want wise growth with honest impact assessments.

Look, we want great things for Frenchmen St., but want serious consideration taken as to their long term impact on the neighborhood, it's residents and the long suffering businesses that pioneered us to the level of success that has attracted these newer entrepreneurs and their investments. The infrastructure has been teetering for quite a while and the quality of life waning in the last few years. They want to own the street in front of their business.. HELL NO. They want regular closing of the street to traffic and/or parking restrictions.. HELL NO. They want to come in here and play loud amplified music at all hours with no regard.. HELL NO. They want to recreate what already exists on Bourbon St. in the Faubourg Marigny.. HELL NO. They want to call it a restaurant when the food isn't good enough for the food court at the mall and they're really nothing but a cocktail lounge and live music club.. HELL NO.

All we, and I speak for many voices (names upon request), all we want is some respect. Keep it down, make it good, take care, clean up, be nice, and know how to act. We pride ourselves on being tolerant, but what we cannot tolerate is being railroaded by money that does want it wants and I realize that money has found Frenchmen St., but is it possible to keep money from destroying the very thing that brought money here in the first place.

If you made it this far, thank you dearly for reading,

-Tim Eskew,

Bicycle Michael's
622 Frenchmen Street
New Orleans, LA 70116
<http://www.bicyclenichaels.com>

On Nov 18, 2013, at 4:55 PM, Jan Ramsey <janramsey@offbeat.com> wrote:

I know this is a long thread, but you need to see this.

Most of it concerns the 500 block of Frenchmen, and the issues that the current FMIA president has pointed out regarding Bamboula's and Frenchmen Street.

Note, important stuff highlighted below in **YELLOW**

Personally, I think that there should be at least one side of Frenchmen that prohibits parking on the street after a certain hour. This would probably solve the barricade issue.

Also...an attaching proposed changes to the Comprehensive Zoning Ordinance proposed by the city.

Take a good look at this. Comments?

If we don't provide our comments as a business association to the city, the CZO change will stand. I believe we have til the end of this month. Unfortunately, I will be out of town through November 30.

Do you want to postpone a meeting with the city with the FMBA represented until after I return?

Speak now.

PROPOSED CHANGES TO 2013 DRAFT CZO

(30 November 2013)

Submitted to _____ City Planning Commission _____

Planning District _____ 5 _____

CZO District _____ Middle Harrison Avenue Corridor Sub-District (MHACSD) _____

These proposed changes to the 2013 Draft CZO are submitted by:

Name _____ John P. Lyons _____

Address _____ 6342 Louisville St., New Orleans, LA 70124 _____

Phone _____ 258-7148 _____

Email _____ johnlyons@providenceeng.com _____

8. Re: **ARTICLE 14. SUBURBAN NEIGHBORHOODS
NON-RESIDENTIAL DISTRICTS**

Include in this section where appropriate a statement that the Middle Harrison Avenue Corridor Sub-District shall be exempt from all Site Development, Setback and Yard regulations in any Overlay Zoning District.

9. Re: **ARTICLE 18. OVERLAY ZONING DISTRICTS**

Include in this section where appropriate a statement that the regulations in any Overlay Zoning District shall not apply to any base zoning district that exempts itself from regulations in an Overlay Zoning District.

LCIA ZONING COMMITTEE RECOMMENDATIONS

ON

PROPOSED ZONING ORDINANCE

NOVEMBER 22, 2013

RECOMMENDATIONS FOR S-LRS1 LAKEVIEW SINGLE FAMILY RESIDENTIAL DISTRICT

PERMITTED USES –TABLE 13.1

1. ESTABLISHED TWO FAMILY DWELLING: THAT A MAXIMUM VACANCY PERIOD OF ONE YEAR BE ESTABLISHED TO PREVENT AN EXTENDED PERIOD OF VACANCY BEFORE A STRUCTURE IS DEMOLISHED AND REBUILT AS PERMITTED BY SECTION 25.3.G.9.
2. REQUEST CLARIFICATION ON "ESTABLISHED MULTI- FAMILY DWELLING" REGULATIONS, IS A MULTI-FAMILY SUBJECT TO A LOSS OF NON-CONFORMING STATUS FOR VACANCY?
3. THAT GOVERNMENT OFFICES BE CLASSIFIED AS A CONDITIONAL USE INSTEAD OF A PERMITTED USE.
4. THAT VOCATIONAL SCHOOLS BE DELETED AS A CONDITIONAL USE.

BULK AND YARD REGULATIONS – TABLE 13.2

1. THAT THE TABLE BE AMENDED TO DELETE ALL REFERENCE TO REQUIREMENTS FOR A TWO FAMILY DWELLING BECAUSE NEW TWO FAMILY DWELLINGS ARE NOT PERMITTED IN THE S-LRS1 DISTRICT.
2. THAT THE MINIMUM SIDE YARD SETBACK BE PORPTIONAL TO THE LOT WIDTH. THAT THE MINIMUM SIDE YARD ON EACH SIDE OF A LOT SHALL HAVE A WIDTH OF NOT LESS THAN 10 % OF THE WIDTH OF THE LOT. PROVIDED THAT A SIDE YARD OF GREATER THAN 5 FEET IS NOT REQUIRED. THAT A LOT HAVING A WIDTH OF LESS THAN 30 FEET SHALL HAVE A MINIMUM SETBACK OF 3 FEET.

ACCESSORY USES:

1. THAT THE FOLOWING ACCESSORY USES BE DELETED AS PERMITTED ACCESSORY USES IN THE LRS-1 LAKEVIEW SINGLE FAMILY RESIDENTIAL DISTRICT:
 1. AQUAPONICS
 2. PIGEON LOFTS
 3. COLUMBARIUM
2. THAT THE STORAGE OF CRAB TRAPS MUST BE WITHIN AN ENCLOSED STRUCTURE.

SPECIAL PARKING AND DRIVEWAY REQUIREMENTS:

1. THAT THE SPECIAL PARKING AND DRIVEWAY REQUIREMENTS FOR LAKEVIEW BE INCLUDED IN ONE SECTION INSTEAD OF BEING IN DIFFERENT SECTIONS.
2. ALTERNATIVELY, THAT THE PROHIBITION ON CIRCULAR DRIVES REFLECT EXISTING LANGUAGE TO INCLUDE POSSIBLE VARIABLES " CURVED, CIRCULAR OR SQUARE DRIVEWAYS IN THE FRONT YARD SETBACK SHALL BE PROHIBITED." CLARIFY THAT THIS APPLIES TO THE AREA BETWEEN THE FRONT FAÇADE AND FRONT LOT LINE.
3. REQUEST THAT CITY PLANNING COMMISSION EXPLAIN DELETION OF THE PROVISION THAT REQUIRED THAT FRONT FACING GARAGES OR PARKING AREAS BE AT LEAST FIVE FEET BEYOND THE FRONT FAÇADE AND DELETION OF DIAGRAM IN CURRENT SECTION 9A.1.8
4. REQUEST THAT CITY PLANNING COMMISSION EXPLAIN SECTION 22.6.B.C WHICH PROVIDES THAT PARKING IS PROHIBITED WITHIN 5 FT OF THE FRONT PROPERTY LINE WHEN LOCATED ON A CORNER LOT.
5. THAT A CONDITIONAL USE PROCESS SHOULD NOT BE REQUIRED FOR CURB CUTS ALONG WEST END BOUEVARD AND PONTCHARTRAIN BOULEVARD.

BUILDING DESIGN STANDARDS FOR LB1 AND LB2 LAKEVIEW NEIGHBORHOOD BUSINESS

DISTRICTS (SECTION 14.3.B)

1. THAT FLAT ROOFS SHALL BE ENCLOSED BY PARAPET WALLS A MINIMUM OF 42 INCHES IN HEIGHT INSTEAD OF 12 INCHES.
2. THAT OPERABLE SHUTTERS ARE ENCOURAGED INSTEAD OF REQUIRED. FIXED SHUTTERS ARE PROHIBITED.
3. DELETE FROM DESIGN REQUIREMENTS IN LAKEVIEW THAT SINGLE PLANE FAÇADES ARE LIMITED TO 30 FT LENGTHS WITH OFFSETS A MINIMUM OF 6 INCHES IN DEPTH.
4. DELETE FROM DESIGN REQUIREMENTS IN LAKEVIEW THAT THE FIRST FLOOR OF COMMERCIAL BUILDINGS HAVE A MINIMUM CEILING HEIGHT OF 12 FEET.
5. DELETE FROM DESIGN REQUIREMENTS IN LAKEVIEW THAT THE GROUND FLOOR OF A COMMERCIAL FAÇADE SHALL MAINTAIN A TRANSPARENCY OF 50% AND WINDOWS SHALL BE CONSTRUCTED OF CLEAR AND NON-TINTED GLASS.
6. THAT GREEN MATERIALS BE CLARIFIED.
7. THAT IN SECTION 14.3.B.J.ii DELETE FROM THE DESIGN REQUIREMENTS IN LAKEVIEW THE FOLLOWING AS PROHIBITED MATERIALS:

CONCRETE MASONRY UNITS (CMU)

KING SIZE OR JUMBO BRICK

ALUMINIUM SIDING OR PANEL SYSTEMS OR METAL PANELS

EXPOSED AGGREGATE (ROUGH FINISH) CONCRETE WALL PANELS

EXTERIOR INSULATING FINISH SYSTEMS (EIFS, DRYVIT)

PLASTIC

RECOMMENDATIONS ON THE OVERLAY DISTRICT

THE CT CORRIDOR TRANSFORMATION DESIGN OVERLAY DISTRICT

REPLACES THE LAKE AREA DESIGN CORRIDOR OVERLAY DISTRICT

THE OVERLAY IS LIMITED TO LOTS WITHIN 250 FEET OF THE CENTERLINE OF THE FOLLOWING INTERSECTIONS

1. HARRISON AVENUE AND CANAL BOULEVARD
2. HARRISON AVENUE AND ORLEANS AVENUE
3. ROBERT E. LEE BOULEVARD AND CANAL BOULEVARD

1. THAT THE CENTERLINE OF THE INTERSECTION IS NOT THE APPROPRIATE STANDARD AND SHOULD BE CHANGED TO ANOTHER STANDARD OR CLARIFIED, BECAUSE USING THE CENTERLINE REDUCES THE AREA SUBJECT TO DESIGN REVIEW.

2. THE HARRISON AVENUE AND ORLEANS AVENUE INTERSECTION SHOULD BE CHANGED TO HARRISON AND ARGONNE BOULEVARD TO INCLUDE COMMERCIAL DEVELOPMENT. USING HARRISON AND ORLEANS RESULTS IN OVERLAY APPLYING ONLY TO HYNES SCHOOL AND RESIDENTIAL DEVELOPMENT.

3. THAT THE LOTS WHICH ARE SUBJECT TO THE CURRENT TO LAKE AREA DESIGN CORRIDOR OVERLAY DISTRICT AS SET FORTH IN SECTION 9A.13.2 BE INCLUDED IN A DESIGN OVERLAY DISTRICT. THERE SHOULD BE NO REDUCTION IN THE LOTS SUBJECT TO THE DESIGN OVERLAY.

RECOMMENDATIONS ON THE LB1 AND LB2 DISTRICTS

1. THAT THE LB1 AND LB2 DISTRICTS BE CONSOLIDATED INTO ONE DISTRICT-BECAUSE THERE ARE 10 DIFFERENCES BETWEEN THE TWO DISTRICTS. A SEPARATE DISTRICT IS NOT NECESSARY TO ADDRESS THESE 10 USES AND THE ORDINANCE CAN BE SIMPLIFIED BY HAVING ONE DISTRICT – THE LB1 DISTRICT

THE DIFFERENCES ARE:

1. THE LB2 DISTRICT ALLOWS A HEIGHT OF 55 FT (LB1 HT LIMIT IS 40 FT)

2. THE LB2 DISTRICT ALLOWS FUNERAL HOMES AS A PERMITTED USE
3. THE LB2 DISTRICT ALLOWS HEALTH CLUBS AS A PERMITTED USE
4. THE LB2 DISTRICT ALLOWS HEAVY SALES, RENTAL AND SERVICE AS A PERMITTED USE. DEFINED AS RETAIL, RENTAL AND/OR SERVICE ESTABLISHMENT OF A HEAVIER COMMERCIAL CHARACTER TYPICALLY REQUIRING PERMANENT OUTDOOR SERVICE OR STORAGE AREAS OR PARTIALLY ENCLOSED STRUCTURES. EXAMPLES OF HEAVY SALES, RENTAL AND SERVICE ESTABLISHMENTS INCLUDE LARGE SCALE HOME IMPROVEMENT CENTERS WITH OUTSIDE STORAGE AND DISPLAY AND RENTAL COMPONENTS, LUMBERYARDS, TRUCK RENTAL ESTABLISHMENTS, AND SALES, RENTAL AND REPAIR OF HEAVY EQUIPMENT.
5. THE LB2 DISTRICT PERMITS MULTI –FAMILY DEVELOPMENT AS A CONDITIONAL USE.
6. THE LB2 DISTRICT PERMITS LARGE GROUP HOMES AS A CONDITIONAL USE.
7. THE LB2 DISTRICT PERMITS PERMANENT SUPPORTIVE HOUSING AS A CONDITIONAL USE. DEFINED AS A FACILITY THAT PROVIDES HOUSING AND SUPPORTIVE SERVICES FOR HOMELESS PERSONS WITH DISABILITIES.
8. THE LB2 DISTRICT PERMITS A UNIVERSITY AS A CONDITIONAL USE
9. THE LB2 DISTRICT PERMITS A VOCATIONAL FACILITY AS A CONDITIONAL USE.
10. THE LB2 DISTRICT PERMITS STANDARD RESTAURANTS WITH AN ABO AS A PERMITTED USE. IN THE LB1 AN ABO REQUIRES A CONDITIONAL USE APPROVAL.

2. RECOMMEND THAT THE FOLLOWING USES BE DELETED FROM THE LIST OF PERMITTED OR CONDITIONAL USES IN THE LB2 DISTRICT:

1. UNIVERSITY
2. VOCATIONAL FACILITY
3. PERMANENT SUPPORTIVE HOUSING – A FACILITY THAT PROVIDES HOUSING AND SUPPORTIVE SERVICES FOR HOMELESS PERSONS WITH DISABILITIES
4. HEAVY SALES, RENTAL AND SERVICE

IF THESE 4 USES ARE ELIMINATED THEN THERE ARE ONLY 5 USE DIFFERENCES BETWEEN THE LB1 AND LB2 DISTRICTS.

3. THE REMAINING DIFFERENCES COULD BE MADE PART OF THE LB1 DISTRICT EITHER AS PERMITTED USES OR CONDITIONAL USES AND THE LB1 HEIGHT OF 40 FEET WOULD APPLY.

1. RECOMMEND THAT FUNERAL HOMES BE ALLOWED AS A CONDITIONAL USE
2. RECOMMEND THAT HEALTH CLUBS BE ALLOWED AS A PERMITTED USE
3. RECOMMEND THAT MULTI-FAMILY DEVELOPMENT BE ALLOWED AS A CONDITIONAL USE
4. THAT LARGE GROUP HOMES BE ALLOWED AS CONDITIONAL USE
5. STANDARD RESTAURANTS WITHOUT ABO ARE PERMITTED USES AND STANDARD RESTAURANTS WITH AN ABO ARE A CONDITIONAL USE

RECOMMENDATIONS ON RESIDENTIAL DEVELOPMENT IN LB1 AND LB2

BOTH THE LB1 AND LB2 COMMERCIAL DISTRICTS ALLOW RESIDENTIAL DEVELOPMENT SUBJECT TO THE REQUIREMENTS IN TABLE 14.2

1. THAT SEPARATE OR INDEPENDENT RESIDENTIAL DEVELOPMENT SHOULD NOT BE ALLOWED IN COMMERCIAL DISTRICTS (BOTH LB1 AND LB2) BECAUSE THE RESIDENTIAL REQUIREMENTS ALLOW RESIDENTIAL ON SMALL LOTS THAT ARE INCONSISTENT WITH THE LAKEVIEW AREA.
2. THAT RESIDENTIAL DEVELOPMENT BE ALLOWED ONLY AS PART OF A MIXED USE DEVELOPMENT.
3. IF INDEPENDENT RESIDENTIAL IS ALLOWED THEN THE MINIMUM LOT WIDTH FOR A SINGLE FAMILY DWELLING BE 40 FEET INSTEAD OF 30 FEET (APPLIES TO BOTH DISTRICTS)
4. THAT THE MINIMUM LOT AREA FOR A SINGLE FAMILY DWELLING BE 5,000 SQUARE FEET INSTEAD OF 3125 SQUARE FEET (APPLIES TO BOTH DISTRICTS)
5. THAT THE MINIMUM INTERIOR SIDE YARD BE 10% OF THE LOT WIDTH.
6. THAT THE MINIMUM LOT AREA FOR A MULTI-FAMILY DWELLING BE 1 DWELLING UNIT PER 1200 SQUARE FEET INSTEAD OF A VARYING SCHEDULE.
7. THAT THE NON-RESIDENTIAL USE BE DEFINED OR CLARIFIED AS IT COULD BE INTERPRETED AS APPLYING TO ANY COMMERCIAL USE AND THE REQUIREMENTS FOR LOT WIDTH AND LOT AREA ARE SUBSTANTIAL.

APPROVED:

LCIA Zoning Committee Nov. 22, 2013

Revised per LCIA Board November 29, 2013

Christopher C. Mills

18

From: Jeffrey Schwartz <jeff@broadcommunityconnections.org>
Sent: Friday, November 29, 2013 6:43 PM
To: CPCInfo
Cc: Geoffrey N. Moen
Subject: Broad Community Connections CZO Comments
Attachments: BCC_CZO-Comments_112913.pdf; ATT00001.htm
Importance: High

Hi!

Congrats on wrapping up the latest round of CZO comments! Please find attached BCC's comments for Broad Street, and please don't hesitate to contact me if you would like to discuss anything related to our comments (or otherwise).

Best,
Jeff

BROAD COMMUNITY CONNECTIONS

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info@broadcommunityconnections.org
o 504 / 561 7495
f 504 / 525 4620

18

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November 29, 2013

City Planning Commission
City of New Orleans
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: Comprehensive Zoning Ordinance Comments

On behalf of Broad Community Connections, the Broad Street Main Street program working to revitalize Broad Street as a vibrant commercial corridor, bringing together the surrounding neighborhoods and promoting their economic, residential, and cultural development, I am pleased to submit our comments on the City Planning Commission's latest draft of the Comprehensive Zoning Ordinance which pertain to our work on Broad Street.

Our comments are relatively minor, and directly support our efforts to make Broad a more vital mixed-use district. In particular, we are suggesting two text amendments and one map change. BCC would like to see Broad Street be included as an AC-1 Arts and Culture Diversity Overlay District, and expand the intersections included in the EC-3 Enhancement Corridor Overlay Design District/Broad Street Sub-District. In addition, we suggest a map change from HU-MU to MU-1 on a section of Broad that will support high-quality and appropriate mixed-use development on Broad Street and along the new Lafitte Greenway.

Thank you all for your hard work updating the City's Master Plan and Comprehensive Zoning Ordinance over the last several years. I'm looking forward to seeing the fruits of your labors, and please don't hesitate to let me know if you would like to discuss any of these (or other) items further, or if I can be of assistance in any way.

Sincerely,



Jeffrey Schwartz
Executive Director

Revitalizing Broad Street from Tulane Avenue to Bayou Road as a vibrant commercial corridor, bringing together the surrounding neighborhoods and fostering their economic, residential, and cultural development.
BCC is a 501(c)(3), tax-exempt organization • broadcommunityconnections.org

Broad Community Connections has the following comments to the CZO:

Article 18: Overlay Zoning Districts

- 18.8 AC Arts and Culture Diversity Overlay District:
 - Broad Street should be zoned as an AC-1 District.
 - The Broad Street AC-1 Overlay boundaries should be as follows:
“All properties in non-residential districts with frontage on North and South Broad Street, between Washington Avenue and St. Bernard Avenue, including such lots fronting on Bayou Road from North Broad Street to Esplanade Avenue, fronting on Washington Avenue and Toledano Street from Salcedo to South Galvez, and fronting on St. Bernard Avenue from Hope Street to North Dorgenois Street.”
- 18.12 EC Enhancement Corridor Overlay Design District:
 - EC-3: All of Broad Street should be included in the North/South Broad Street Sub-District; the following intersections should be added to the ones already listed for site plan and design review:
 - North Broad Street at Bayou Road
 - North Broad Street at Esplanade Avenue
 - North Broad Street at Ursulines Avenue
 - North Broad Street at Orleans Avenue
 - North Broad Street at Bienville Street

Zoning Map

BCC generally supports the CPC's zoning map as it pertains to Broad Street. However, while we think that the MU-1 designation is appropriate for South and North Broad Street below the Greenway, we believe that the transition to HU-MU should not happen until North Broad Street gets above Orleans Avenue. Not only is MU-1 more appropriate for the existing and potential uses on North Broad Street, it is also more appropriate for the former light industrial uses along the Lafitte Greenway, as well as the prospect of medium-density mixed use development along North Broad and the Greenway in the near future. For this reason, we suggest that the area generally bounded by Lafitte Street, Moss Street, Orleans Avenue, and North Rocheblave currently zoned HU-MU be changed to MU-1. We believe the proposed HU-MU zoning for the remainder of North Broad Street—up to the Bayou Road commercial district—is appropriate.

/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO

From: Maggie Marx <maggiemarx@gmail.com>
Sent: Friday, November 29, 2013 12:55 PM
To: CPCInfo
Subject: CZO

Dear City Leaders:

I thank you for the work you've done to update the city's Comprehensive Zoning Ordinance, but want to express concern about two elements of the draft document so that vital protections for the French Quarter, Marigny and for neighborhoods across the city are retained. First, please keep the language currently enshrined in Section 8.1 of the CZO that protects the character and uniqueness of the Vieux Carre. Second, please don't change the rules for standard restaurants to allow them to be alcoholic beverage outlets, and in many cases, become live entertainment venues as matters of right. Without these protections in place, standard restaurants throughout our city's neighborhoods could become establishments that are incompatible with their surroundings. We need to keep the current rules in place.

Also, do away with the Gateways/Nodes along the riverfront. We do not want bonus heights to be used as barter. The height regulation laws were made for a reason. Do not change the zoning on the 2700 block of Royal St. This is a residential street and those businesses functioning as commercial are in buildings of no architectural importance or interest and should be razed and returned to residential structures. Also we need the parking requirements for large structures, as much as we would like to pretend this is a walking community that is not true for all. Many older residents can't get around solely on foot or bicycle. Additionally it is imperative to have a car in case of the increasingly prevalent evacuation declarations. How many thousands more would have died if not for their cars in Katrina? Do you really want to make thousands more of us dependent on the government for our lives?

Sincerely,
Margaret Marx
2727 Royal St.
New Orleans, La. 70117

November 30, 2013

Leftwich

Via E-Mail

Robert D. Rivers, Executive Director
New Orleans City Planning Commission
1300 Perdido St., 7th floor
New Orleans, LA 70112

Re: Comments on second draft
Comprehensive Zoning Ordinance

Mr. Rivers,

My comments are informed by Smart Growth principles, documented best practices in urban design, and demographic shifts in population and subsequent housing preferences and requirements.

In all planning meetings since Katrina, the residents of Bywater have said that they want:

- a. a streetcar to Poland Ave.
- b. a decent grocery store and more walk-to amenities
- c. more housing they can afford

The number of people living in the community drives the fulfillment of these desires.

According to Rich Campanella, Bywater density peaked at nearly 50 people per acre in 1910. By 1940, it was down to 38 people/acre. By 1960, it dropped to 35 people/acre and by 2000 it was down to 20.3 people per acre. The 2010 census indicated that we are now about 12 people/acre.

Dr. John Renne of UNO has stated many times that we need a lot more population to get a streetcar from Press to Poland.

The lack of the type of housing that the demographic preference points to (small, multi-family) is scarce and expensive.

Comments on the CZO:

The CZO should be encouraging compact development, especially in above sea level areas of the city, which is more economically beneficial

to the city and its residents while making for a more resilient, healthier community.

1. Article 18.10 Riverfront Gateway Design Standards and Bonuses

As proposed, the CZO is lowering the potential housing & population potential, city revenue generation and value of commercial and light industrial property by reducing both the height and FAR limits from 75' to 50' and from 4.006 to 2.0 respectively.

The 75' height is necessary to help meet future housing needs; and should include all currently zoned L1 properties along the riverside of Chartres between Press and Piety.

The FAR should be kept to 4.0 as is for current MU.

One should not have to go through the conditional use process to accomplish this. It's too divisive of a process.

Data from a new book to be released by Victor Dover (and presented at the Smart Growth Summit in Baton Rouge this past month) regarding property taxes generated per acre/building type relative to single family suburban style housing shows the economic benefits to the city for low rise buildings:

6 story = \$415K
3 story = \$106K
2 story = -\$54K

2. Table 9-2: Bulk & Yard Regulations HMR-3

Changing the requirement for three to four living units from 800 s.f. of land area to 1200 s.f. of land area per living unit prevents Bywater from adding sorely needed residences to accommodate the housing preferences of today and the future.

Regards,

Carolyn Leftwich
621 Bartholomew St.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 1B

NAME: Kate Simister

ADDRESS: 833 Saint Ann St.

PHONE: 524-1220

EMAIL: KLASIMISTER@HOTMAIL.COM

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

WOULD I RECOGNIZE THE NEED FOR THE
 VOC AND CBD HALL TO HAVE SOMEWHAT
 UNIQUE PROCESSES, IT'S UNFORTUNATE THAT
~~THESE AREAS~~ ARE TOTALLY EXCLUDED FROM THE
 DESIGN REVIEW PROCESS PARTICULARLY
 WHEN IT COMES TO HEIGHT RESTRICTIONS.
 THE 1631 CANAL DEVELOPMENT IS A GOOD
 EXAMPLE WHERE A PROJECT OF OVER 4000
 WAS NOT REQUIRED TO BE VIEWED IN 3-D
 MODEL FORM AS DOING SO WOULD HAVE
 CLEARLY SHOWN HOW OUT OF SCALE IT IS
 COMPARED TO THE SURROUNDING AREA



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 2

NAME: Shelley Landrieu

ADDRESS: _____

PHONE: _____

EMAIL: standrieu@bellsouth.net

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific ^{question} comments in the space below (PLEASE PRINT):

① IS filming and/or ~~the~~ periodic use of a residence regulated in the CZO. If so where is it permitted?

② Please explain design corridors again (magazine) - who determines if design review is needed?

Who reviews & advises? - Architects or planners or city council?

How does this interface w/ HDUC

Is this just for commercial spaces locations or residential as well?

③ CZO should consider storm water management ~~is~~ in more areas for

multi-family & amount of surfaces (impermeable)

18

23



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 6

NAME: Judy Murphy

ADDRESS: 4051 Clermont Dr.

PHONE: 504-949-6544

EMAIL: mm.puzzles@att.net

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Elysian Fields & Gentilly
Bld.

Please provide your specific comments in the space below (PLEASE PRINT):

What is process to check that an existing improvement is acceptable w/in an enhancement overlay district?

The southwest corner of Elysian Fields & Gentilly Blvd. was recently renovated (~~with~~ ^{with} McDonalds, then a Chinese restaurant) ~~to~~ I.M.H.O, it was done very inexpensively, with ~~no~~ input from community. - maybe done in a hurry so they would not have to involve community as new CZO will require. Not tastefully thought out - we, G.C.A. & neighbors had hoped for so much nice development there.



Stroud

November 8, 2013

Ms. Kelly Brown
Chair, City Planning Commission
City Hall
1300 Perdido Street
New Orleans, Louisiana 70112

Re: Draft Comprehensive Zoning Ordinance comments

Dear Chairperson Brown,

I wanted to provide my comments to the Draft CZO for your information and use. As a real estate development consultant and founding Director of the Master of Sustainable Real Estate Program at Tulane University, I have a particular interest in making sure we get this rezoning effort right.

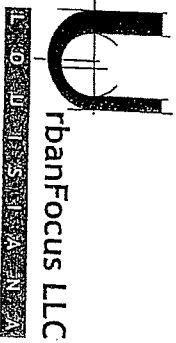
First let me start by commending the thoughtfulness in the process thus far and of the document. Clearly, best practices in planning and zoning have been considered and it is exciting to see Low Impact Design strategies, storm water management strategies and innovative parking solutions being considered. The narrative seems to have been well vetted and considered. I would like to suggest only a few adjustments to the narrative.

There are many great opportunities for mixed use projects around the city and while I commend the extent to which this is promoted, I would encourage more mixed use development opportunities. Many areas of our city are in transition and while certain uses may not be viable currently, the zoning ordinance should allow for the transition from one use to another. For example, currently there are areas that cannot support retail uses and cannot attract them. In these cases, while supporting retail uses on the ground floor of an HU-B1 use (for example) is laudable, please consider allowing residential as an alternative. As these areas become stronger, the market will demand these ground floor uses be retail, but currently, there need to be options other than retail or commercial to make it viable. The allowable uses in HU-B1, also eliminate the possibility of multi-family housing where particularly along major corridors, logically more density would be allowed, leaving the lower single family density to

12

8518 Oak Street
New Orleans, Louisiana 70118
504.444.6422

astroud@urbanfocusllc.com
www.urbanfocusllc.com



the interior of the neighborhood. Mixed use and multi-family should be allowed along major corridors.

Secondly, I think it is important that shared parking being considered and encouraged in the document. This comment ties to the previous comment that mixed use development should be encouraged. By allowing for shared parking and using best practices for determining the calculus (residents use their cars at night and workers during the day), parking can be optimized which is sustainable from both a financial and ecological perspective.

22

Finally, there are several uses, particularly within historic overlay districts, where buildings are limited to three stories and 40 feet in height. This is a costly change. The height limits should more closely correlate to construction types and their allowable heights. Stick built construction can go as high as 5 stories (four above a concrete retail base) according to the International Building Code. Beyond 5 stories, construction type must change to concrete and is much more expensive to build. There is a financial equilibrium between the construction cost per square foot and the height of the building and lowering the height allowed makes projects more difficult to financially support and build. A height limit of 60' should be considered so that the construction type and height limits correlate.

12

The height limits should also be carefully considered because depending on where you are building in the City, flood zone elevations add at a minimum 3' to the structure and good Class A or B retail on the ground floor should be 15-20' in height depending on the street frontage of the space, therefore the 40' height limit is restrictive for even going to three stories in many cases.

In general, I think it is critical to recognize how dramatically the zoning changes in designation in some neighborhoods will affect property owners land values. For example, shifting the zoning along major thoroughfares from a C-1 zoning to a HU B1 zoning will have a dramatic impact on property values -- a shift from 100' height (or even 50' height as is currently allowed along Esplanade Avenue) to the new zoning proposed of 40' has a drastic impact on the allowed density along this corridor which in turn affects what can be affordably built.

These property owners may not realize the extent of the changes and how this will affect the value of their land but it is a pretty direct correlation: larger building equates to more square



footage built which equates to more rent and conversely, a smaller building equates to less rent. This directly translates into the value of the land.

Next, I think it important that the CZO take into consideration the many current initiatives that are in process throughout the City. I am not aware of all of them but notably, there is an interest in investing and promoting economic development in the Claiborne Avenue Corridor. Whether this results in the removal of the overpass or not, there is interest in revitalizing this area and there are a few things in the CZO that need to reflect this initiative. First, the Tremé Cultural Overlay District along St Bernard Avenue should extend beyond Claiborne Avenue (heading toward the Lake) and should include both sides of Claiborne Avenue. The Cultural District overlay should to capture the heritage of the Creole community to the lakeside of Claiborne and up St Bernard Avenue. The Aristocrat, for one, is an important venue and the Creole Community is a critical part of the culture of this area. And, the zoning on both sides of Claiborne Avenue and in this cultural area, should support mixed use development and height that is envisioned through this New City Initiative on both sides of the street. Currently the lakeside is zoned differently (and is not in the overlay) than the riverside.

18

I hope you will take these recommendations into consideration. This has been a major undertaking for the City and I commend your efforts to share and discuss openly the concerns of the citizenry as the CZO moves forward.

If I can be of any additional assistance, please let me know.

Sincerely,

Alexandra Stroud
Principal

8518 Oak Street
New Orleans, Louisiana 70118
504.444.6422

astroud@urbanfocusllc.com
www.urbanfocusllc.com

10
18 ✓
22

AD-7
(x3)



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: SUSAN DRONGOWSKI

ADDRESS: 2447 ROYAL ST.

PHONE: 702-429-6034

EMAIL: S.DRONGOWSKI@EARTHLINK.NET

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific comments in the space below (PLEASE PRINT):

- ① NO "GATEWAYS", NO HEIGHT BONUSES! WE DO NOT WANT TO FIGHT THIS BATTLE CONTINUOUSLY. ENOUGH ALREADY.
- ② I AM AGAINST "GATEWAYS", PREVIOUSLY NODES AND HEIGHT BONUSES IN RIVERFRONT OVERLAY.
- ③ I AM IN SUPPORT OF ~~KEEPING~~ KEEPING THE EXISTING AMC-1 ZONING ON FRANKLIN AVE.
- ④ I AM AGAINST MIXED-USE ZONING ON THE 2700 BLOCK OF ROYAL ST. (MARDI GRAS ZONE)
- ~~⑤~~
- ⑥ I AM IN SUPPORT OF THE CONVERSION OF DOZENS OF LOTS FROM COMMERCIAL TO RESIDENTIAL, (E.G. 2326 CHARTRÉS) AND MY NEIGHBORHOOD ASSOC. (EMIA) HAS DELINEATED THESE IN DETAIL.
- ⑦ I AM IN SUPPORT OF
- ⑧ I SUPPORT THE CHANGES IN MINIMUM LOT AREA PER DWELLING AND MAXIMUM FAR, 1:4.
- ⑨ ~~I AM IN SUPPORT OF THE~~
I AM AGAINST CITY-WIDE REDUCTION IN PARKING REDUCTIONS.

LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

Mr. Robert Rivers
Executive Director, City Planning Commission of New Orleans
1300 Perdido St. 7th Floor
New Orleans, LA 70112

November 29, 2013

re: Comprehensive Zoning Ordinance
Public Draft 2013

Dear Mr. Rivers:

The Lafitte Greenway Steering Advisory Committee (LGSAC), in consultation with the Board of Friends of Lafitte Corridor (FOLC), are pleased to offer the following review of the Comprehensive Zoning Ordinance Public Release Draft 2013. Members of both of these community-based organizations have worked closely over the last several years with the Planning Commission staff and the CZO consultants, as well as the Lafitte Greenway planning team, to coordinate the new CZO with the planning goals and concepts that are documented in the Lafitte Greenway Master Plan and the Lafitte Corridor Revitalization Plan. The Lafitte Greenway Master Plan establishes a blueprint for the future build-out of the publicly-owned land within the Lafitte Greenway. The Lafitte Corridor Revitalization Plan offers comprehensive urban design recommendations for guiding land use change in support of the City's Master Plan vision for the Lafitte Corridor as a "mixed-use district with central greenway." These two documents, which were developed by Design Workshop with robust public input, were adopted for guidance by CPC in May 2013.

This review focuses on elements within Article 7 Open Space Districts and Article 18 Overlay Zoning Districts that are germane to the Lafitte Corridor and Greenway. We have not reviewed the sections within the draft CZO pertaining to the underlying zoning districts in the blocks flanking the Greenway, choosing to focus our attention in this review on those elements that will determine future land use within the Greenway itself and which will shape its potential to function successfully as a new public space.

ARTICLE 7 OPEN SPACE DISTRICTS

OS-G GREENWAY OPEN SPACE DISTRICT

We emphatically support the establishment of an OS-G Open Space District for greenways. The Purpose statement provides an excellent characterization of the unique place of greenways within the realm of urban open spaces.

7.2 USES: In general, the draft matrix of proposed permitted and conditional uses does not support the range of proposed uses within the Greenway as framed in the Greenway Master Plan.

COMMERCIAL USES

Limited commercial uses should be permitted where they support the public space functions and activities that are integral to the Greenway. The careful promotion of

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ORDINANCE CAL. NO. 26,620 AUGUST 9, 2007

LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

commercial activities along the Greenway, undertaken in concert with the establishment of an appropriate management and leasing policy can help generate much-needed revenue for operations and maintenance of the Greenway. Development impacts including loss of open space, requirements for parking and provisions for service activities and trash must be carefully considered in the evaluation of individual proposals. The following commercial uses should be added as Conditional Uses within OS-G

- Outdoor Amusement Facility
- Live Performance Venue
- Outdoor Amphitheatre
- Farmers Market
- Carry-Out Restaurant
- Specialty Restaurant
- * Standard Restaurant (no alcohol sales)

* (Note: there was a difference of opinion regarding Standard Restaurants. The Lafitte Greenway Steering Advisory supports permitting of Standard Restaurants as a Conditional Use, provided that the sale of alcoholic beverages is not permitted. Friends of Lafitte Corridor does not support Standard Restaurants as either a Permitted or Conditional Use.)

INDUSTRIAL USES

Solar Gardens should be added as a Conditional Use.

INSTITUTIONAL USES

The Greenway will link the City's two major cultural nodes: Mahalia Jackson/Congo Square/Armstrong Park and NOMA/City Park. Friends of Lafitte Corridor has long envisioned development of a cultural history trail along the Greenway. An interpretive center could be a very desirable use at a location such as the community pavilion that is envisioned in the Greenway Master Plan. It should also be noted that Sojourner Truth Neighborhood Center is a longstanding community center in close proximity to the Greenway.

In general, institutional uses should be permitted as Conditional Uses if their mission supports the Greenway vision and if site planning issues such as requirements for parking and trash do not negatively impact the public open space of the Greenway. The following institutional uses should be added as Conditional Uses within OS-G:

- Cultural Facility
- Community Center
- Public Works and Safety Facility

OPEN SPACE USES

In general, open space uses should be permitted if they serve the community's needs for recreational and cultural activity and are compatible with the Greenway Master Plan. In addition, "Living with Water" was noted in the Greenway Master Plan as a guiding principle for development of the Greenway between N. Broad St. and Jefferson Davis

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LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

Parkway, and there is broad support for the “Lafitte Blueway” concept as presented in the Greater New Orleans Urban Water Plan.

The following Open Space uses should be added as Permitted Uses within OS-G:

- Agriculture-No Livestock
- Forest/Nature Preserve
- Public Fishing
- Stormwater Management

The following Open Space uses should be added as Conditional Uses within OS-G

- Agriculture-With Livestock
- Boat Launch
- Fairgrounds
- Horse Stables
- Pier (Public)
- Open air pavilions and picnic shelters should be permitted structures within the Parks and Playgrounds use under OS-G.

OTHER

We recommend that Pumping Stations should be a Conditional Use, subject to review by the Design Advisory Committee. We recommend that Wireless Communications Antennae, Facilities and Towers not be allowed as either a Permitted or Conditional Use.

7.4 OS-G DISTRICT DESIGN STANDARDS

This section should be deleted from Article 7. The urban design standards noted under this section should be addressed in Article 18 Overlay Zoning Districts.

ARTICLE 18 OVERLAY ZONING DISTRICTS

The September 2013 Draft document that was released to the public contains no mention of a Design Overlay Zone for the Lafitte Corridor. However, it is our understanding that language was inadvertently omitted that proposes designation of a Lafitte Corridor Sub-District as one of 13 Enhancement Corridor Overlay Design Districts, as follows:

“The Lafitte Greenway Steering Advisory Committee ...shall be established ...to provide advice and counsel with respect to the planning and implementation of The Lafitte Greenway.”

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11. EC-11 Lafitte Corridor Sub-District

In addition to the thresholds of applicability for design review and site plan review in Sections 4.5 and 4.6, the following developments are also subject to design review and site plan review:

- b. Development on any lot that faces the Lafitte Greenway.*

Transformation of the old Lafitte Corridor transportation right of way into a safe, continuous public greenway presents unique urban design challenges and opportunities, as outlined in the Lafitte Corridor Revitalization Plan:

- light industrial and warehouse buildings which line much of the old rail right of way must be encouraged to evolve towards a mix of uses that are compatible with adjoining neighborhoods and that establish a new pattern of trail-oriented development
- the pattern of blank walls, loading docks and service entries that enfront the Greenway right of way must evolve to create an active public edge and facilitate passive surveillance of the public space
- the space of the greenway, along with landscape buffers in adjoining properties, offers unique opportunities for sustainable stormwater design infrastructure
- the safety of trail users must be ensured by maximizing visibility of the Greenway trail and prohibiting new vehicular crossings of the trail

If the new CZO is to effectively promote the vision for transformation of the Lafitte Corridor, as articulated in the Master Plan, i.e. a "Mixed Use District with central greenway", the Lafitte Corridor Design Overlay should be developed as a distinct Design Overlay District, not as a sub-classification within the Enhancement Corridor group. The Design Review Standards for Enhancement Corridors outlined under Article 18.12 B may be appropriate for guiding development along established historic inner city commercial corridors defined by major streets and boulevards, but they do not offer the urban design review tools that are required to promote the development of a new public edge for the Lafitte Greenway.

Furthermore, we feel it is important for stakeholders that the existence of the new Lafitte Corridor Design Overlay District be readily apparent in the CZO text; i.e. listed at the top of Article 18 among the primary Overlay Zoning Districts, not buried within the chapter as a sub-district within the Enhancement Corridor text.

Recommended Design Review Standards

"The Lafitte Greenway Steering Advisory Committee ...shall be establishedto provide advice and counsel with respect to the planning and implementation of The Lafitte Greenway."

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LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

1. The creation of compact neighborhood centers at major intersections along the Greenway, with well-designed non-motorized access to the Greenway, is encouraged.
2. New development should promote safe, convenient and attractive pedestrian and bicycle access to the Greenway.
3. No new motor vehicle crossings are permitted to cross the Greenway, except for emergency or invasive repair purposes. Any proposed vehicular crossing of the Greenway, either public or private, requires City Planning Commission approval.
4. Pedestrian and main entrances of new developments shall be located wherever possible facing the Greenway and shall be clearly articulated. Curb cuts, loading and service areas and vehicular parking should be located on the side streets.
5. Building facades shall contain variation in façade materials, and shall employ offsets, fenestration, bays and balconies, etc. in order to eliminate blank walls, enhance the architectural character of the public right of way of the greenway and encourage passive surveillance of the greenway. The ground floor walls of commercial uses shall maintain a transparency of forty percent (40%). Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.
6. Blank walls fronting the Greenway right of way are prohibited. Primary or secondary building entrances are encouraged to be located on facades fronting the Greenway.
7. No mechanical or service equipment or service access may be located adjacent to the Greenway trail right of way without full permanent screening.
8. Loading and service areas, including trash and utilities, shall be internal to the development block and shall be accessed through service corridors; not through the Greenway trail corridor.

Recommendations from the Lafitte Corridor Revitalization Plan

1. CZO should include guidance for minimum setback requirements for properties fronting the Greenway.
2. The use of new or existing setbacks fronting the Greenway for active outdoor uses such as outdoor dining should be encouraged.
3. Where open space is required by underlying zoning district regulations, the required open space should be located adjacent to the Greenway and should be accessible from the Greenway.
4. Fencing located on property lines fronting the Greenway shall be designed to maximize visual continuity and passive surveillance of the public space.
5. Bicycle parking shall be provided in connection with all new vehicular parking facilities.
6. Surface parking lots shall be set back a minimum of ten feet (10') from the Greenway, with landscape buffer provided.

"The Lafitte Greenway Steering Advisory Committee ...shall be establishedto provide advice and counsel with respect to the planning and implementation of The Lafitte Greenway."

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LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

7. Billboards and internally illuminated box signage shall not be permitted enfronting the Greenway.

We appreciate the opportunity to offer you these recommendations and look forward to working with you and the City Planning Commission staff to ensure that the new CZO serves as an effective tool for implementation of the vision embodied in the Lafitte Greenway Master Plan and the Lafitte Corridor Revitalization Plan.

Yours truly,

Daniel Samuels

Chair, Lafitte Greenway Steering Advisory Committee

November 29, 2013

LAFITTE GREENWAY STEERING ADVISORY COMMITTEE

Blake Gill
Emelda Paul
Steve Picou
Leonetta Terrell
Dana Eness, Secretary
Edgar Chase, Vice-Chair
Daniel Samuels, Chair

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Ryan Bordenave
Annalisa Kelly
Andreanecia Morris
Daniel Samuels
Jeff Schwartz
Leonetta Terrell
Emily Valentino
Mark Venczel
Matt Rufo, Secretary
Alli deJong, Treasurer
Sam Spencer, Chair
Harry Vorhoff, Vice President and Interim President

cc: Deputy Mayor Cedric Grant, Bill Gilchrist, Councilmember-at-Large Jackie Clarkson, Councilmember-at-Large Stacy Head, Councilmember Susan Guidry, Councilmember LaToya Cantrell, Councilmember Kristin Palmer

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ORDINANCE CAL. NO. 26,620 AUGUST 9, 2007

NOV15'13 01:58PM

Please provide your specific comments in the space below (PLEASE PRINT):

Current C20 Section 10.3A includes an overlay for inner city urban corridors including Eastport Blvd. The overlay to "retain a positive and unified streetscape along inner city corridors" should be included in the new C20 and applied to Eastport Blvd. from the park lane to the CBD. Eastport is a major entry point with the city, especially from that it has been repaired but the development along the thoroughfare is really lacking. There are vacant lots, blighted properties, industrial sites, and abandoned commercial properties. We really need to do a better job of encouraging aesthetic development in an appropriate scale to improve the major gateway into the city and provide a better impression of downtown as well as better amenities for people who live and work in that area.

CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 3

NAME: Sandy Suarez

ADDRESS: 4230 Vincennes Place

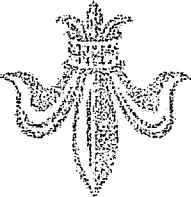
PHONE: 504-258-3846

EMAIL: Suarez8@cox.net

OPTIONAL:

TEXT COMMENTS - SECTION #:

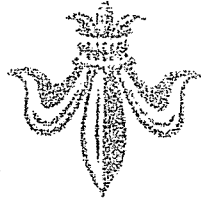
MAP COMMENTS - LOCATION:



Please provide your specific comments in the space below (PLEASE PRINT):

TEXT

Several intersections in various Planning Districts have several overlays. District designations on one parcel of property. This is confusing. Which one applies? Cf. Chabrous & Popokan



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT:

NAME: M. Wilson

ADDRESS: 5629 BELLAIR

PHONE: 304-7313

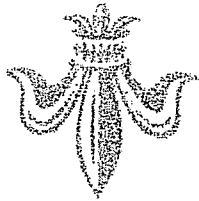
EMAIL: ~~jack153@cox.net~~

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Version



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT:

7

NAME: LEE MULLIKIN

ADDRESS: 4603 ANNUNCIATION 70115

PHONE: 504 891 5493

EMAIL: unleee@yahoo.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

Dear City Planners,

I urge you to respect the

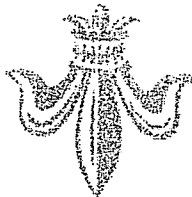
50' height limit for new buildings

in the Tarbourg-Maigny.

Let's protect this beautiful,

historic neighborhood.

L Mullikin



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: _____

NAME: Carol Gilman

ADDRESS: 910 St. Robert New Orleans

PHONE: 948-1859

EMAIL: ~~Carol.Gilman@cityofneworleans.com~~

OPTIONAL:

TEXT COMMENTS - SECTION # _____

MAP COMMENTS - LOCATION: _____

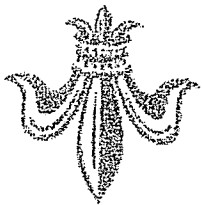
Please provide your specific comments in the space below (PLEASE PRINT):

100

Please keep the height limitation at 50 ft - use to not need High rises in the majority/ by water neighborhoods - Anything higher than 50 ft will be completely out of scope and inappropriate for this historic district - just don't do it.

Thank you

g



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 4

NAME: DANIEL SAMUELS

ADDRESS: 1452 MOSS ST

PHONE:

EMAIL: dsamuel@cox.net

OPTIONAL:

TEXT COMMENTS - SECTION #:

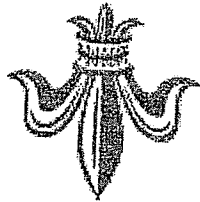
MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

OS-G: PLEASE MAKE SURE THAT PERMITTED USES ARE W/ LATITE GREENWAY MASTER PLAN. USES ENVIROUNED IN MASTER PLAN INCL. OUTDOOR REFORMANCE, STORMWATER MANAGEMENT SUPERSEDED BY DESIGN? REVIEW CORRIDOR? LATITE GREENWAY DESIGN REVIEW OVERLAY RESTORE TO C.Z.O TEXT

74 →

SHOULD LATITE GREENWAY BE ENHANGEMENT COR. OR TRANSFORMATION CORRIDOR?



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: B

NAME: Linda Smith

ADDRESS: 1450 Tennessee

PHONE: 504 899 5900 x107

EMAIL: _____

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

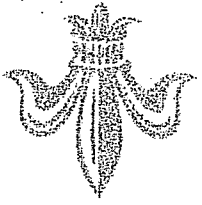
Please provide your specific comments
in the space below (PLEASE PRINT):

I worry that music is not
organized throughout the City.

In the same way a hard fella
people have been able to stop

the music on N Rampart... and
other folk haven't been able to use

Steward S. Rampart music opportunities,
if seems that all ~~transitions~~ the
combers should be able to encourage
live music.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 2

NAME: LOUIS COSTA

ADDRESS: 1420 EUTRERIE ST.

PHONE: 504-606-8592 & W 504-3561

EMAIL: LOUIS.COSTA@AT&T.COM

OPTIONAL

TEXT COMMENTS - SECTION #

MAP COMMENTS - LOCATION

Please provide your specific comments in the space below (PLEASE PRINT):

- 1. Expand Lower St. Charles Ave. Use restriction on RICHARD ST. TO ANNUNCIATION ST. FROM 2nd TURN HU-RD 2 GET ON JACKSON ST CHARLES, THE EXPRESSWAY & MAKE STAY BE HU-RD 1. 3. WHILE IT DOESN'T IMPACT MY NEIGHBORHOOD, I CONTINUE TO BE PUZZLED BY THE SAVING OF THE MOUNT RIZABAD AS A BUSINESS DISTRICT. DOESN'T INCLUDE "ASSESSMENT TERMINAL" IT HAS BY PLANS TO PUT THAT GROUP HOME, SMOKE RESIDENTIAL CARE FACILITY ARE INCLUDED IN HU-RD 1 HU-RD 200'S OF FAIR HOUSING LAWS, BUT I WOULD ASK THAT THEY BE CONDITIONAL, NOT PERMITS IN THOSE 2 DISTRICTS.
- 5. ON P. 20-7, H. B. 1 SAYS BXB'S ARE PROHIBITED IN AREA ~~PROHIBITED~~ BOUND BY PENNSYLVANIA, EX-PASSWAY, MAKELINE & DOWNWARD SIDE OF FACILITY [THIS IS GREAT] BUT IT COES ON TO SAY "FROM CORNER TO MAKELINE" WHAT DOES THIS MEAN? WHAT IS A "CULTURAL FACILITY"? I WANT FLAB IT IN THE ORDINANCE.

18 MAP 26 20 11

Please provide your specific comments in the space below (PLEASE PRINT) :

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS

- OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 3

NAME: Chor Oats

ADDRESS: 8416 Oak St #A

PHONE: 504-233-4625

EMAIL: choroats@gmail.com

MAP COMMENTS - LOCATION:

TEXT COMMENTS - SECTION #: Article 18

OPTIONAL :

Please include the following new overlay district and included specifications in Article 18 of the new Comprehensive Zoning Ordinance. I support the creation of new zoning ordinance with the below provided wording.

A. Applicability
 The AC-3 Overlay District is intended as an overlay district to base commercial districts that creates a commercial environment with additional permissions for live entertainment. An AC-3 Overlay District shall encompass an area zoned non-residential and a minimum of two (2) contiguous blocks. The AC-1 Overlay District applies to the following areas:
 1. All properties fronting Oak Street between S. Carrollton Ave and the parish line, the properties fronting Leonidas Street between Oak Street and South Claiborne Ave.
 B. Uses
 In addition to all uses authorized in the base district, the following uses are permitted as permitted uses subject to the use standards of Article 20 and Paragraphs C below.
 a. Art gallery
 b. Cultural facility
 c. Indoor amusement facility up to a maximum of six-thousand (6,000) square feet in floor area
 d. Live entertainment - secondary use
 e. Live performance venue
 f. Standard restaurant, which may sell alcoholic beverages for consumption on premises in conjunction with meals
 g. Community centers
 h. Green markets
 In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.
 a. Bar, limited to two (2) bars per blockface
 b. Indoor amusement facility over six-thousand (6,000) square feet in floor area
 c. Use Standards
 1. Live Performance Venue
 a. A live performance venue is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and during performances.
 2. Live Entertainment - Secondary Use
 a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.
 b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance. Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
 c. A bar may provide live entertainment, including a permanent area for dancing, but adult uses are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.
 3. Standard Restaurant
 a. Licensed standard restaurant may provide live entertainment limited to a soloist or combos (up to three (3) members).
 b. Restaurants providing live entertainment shall hold a Live Entertainment Permit. Charging fees for any performance or for entrance into the facility are prohibited.
 c. The full menu shall remain available during the performance.
 d. No performances are permitted after 1:00 a.m. on Sunday thru Thursday, or 3:00 a.m. on Friday and Saturday.
 e. A permanent stage is prohibited.
 f. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.
 4. Bar
 a. Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

Please provide your specific comments in the space below (PLEASE PRINT) :

Please include the following new overlay district and included specifications in Article 18 of the new Comprehensive Zoning Ordinance. I support the creation of new zoning ordinance with the below provided wording.

AC-3 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT

A. Applicability

The AC-3 Overlay District is intended as an overlay district to base commercial districts that creates a commercial environment with additional permissions for live entertainment. An AC-3 Overlay District shall encompass an area zoned non-residential and a minimum of two (2) contiguous blocks. The AC-1 Overlay District applies to the following areas:

1. All properties fronting Oak Street between S. Carrolton Ave and the parish line, the properties fronting Leonidas Street between Oak Street and South Claiborne Ave.

B. Uses

1. Permitted Uses

In addition to all uses authorized in the base district, the following uses are permitted as permitted uses subject to the use standards of Article 20 and Paragraphs C below.

a. Art gallery

b. Cultural facility

c. Indoor amusement facility up to a maximum of six-thousand (6,000) square feet in floor area

d. Live entertainment – secondary use

e. Live performance venue

f. Standard restaurant, which may sell alcoholic beverages for consumption on premises in conjunction with meals

g. Community centers

h. Green markets

2. Conditional Uses

In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.

a. Bar, limited to two (2) bars per blockface

b. Indoor amusement facility over six-thousand (6,000) square feet in floor area

c. Use Standards

1. Live Performance Venue

a. A live performance venue is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and during performances.

2. Live Entertainment – Secondary Use

a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.

b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance.

c. All establishments providing live entertainment are subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.

d. A bar may provide live entertainment, including a permanent area for dancing, but adult uses are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.

3. Standard Restaurant

a. Licensed standard restaurant may provide live entertainment limited to a soloist or combos (up to three (3) members).

b. Restaurants providing live entertainment shall hold a Live Entertainment Without Admissions Permit. Charging fees for any performance or for entrance into the facility are prohibited.

c. The full menu shall remain available during the performance.

d. No performances are permitted after 1:00 a.m. on Sunday thru Thursday, or 3:00 a.m. on Friday and Saturday.

e. A permanent stage is prohibited.

f. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.

4. Bar

a. Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS – OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 3

NAME: Cheryl Epling

ADDRESS: 31 Wagon Pl

PHONE: 504-450-8671

EMAIL: ~~cheryl.epling@gsx.com~~

OPTIONAL :

TEXT COMMENTS – SECTION #: Article 18

MAP COMMENTS – LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT) :

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 3

NAME: Daniel Tom

ADDRESS: 8416 Oak St #A

PHONE: 504-666-4518

EMAIL: no.com@dwgms.com

MAP COMMENTS - LOCATION:

TEXT COMMENTS - SECTION #: Article 18

OPTIONAL :

Please include the following new overlay district and included specifications in Article 18 of the new Comprehensive Zoning Ordinance. I support the creation of new zoning ordinance with the below provided wording.

A. Applicability
 AC-3 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT
 The AC-3 Overlay District is intended as an overlay district to base commercial districts that creates a commercial environment with additional permissions for live entertainment. An AC-3 Overlay District shall encompass an area zoned non-residential and a minimum of two (2) contiguous blocks. The AC-1 Overlay District applies to the following areas:
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 1. Permitted Uses
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 a. Art gallery
 b. Cultural facility
 c. Indoor amusement facility up to a maximum of six-thousand (6,000) square feet in floor area
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 e. Live performance venue
 f. Standard restaurant, which may sell alcoholic beverages for consumption on premises in conjunction with meals
 g. Community centers
 h. Green markets
 i. Conditional Uses
 In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.
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 d. A bar may provide live entertainment, including a permanent area for dancing, but adult uses are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.
 3. Standard Restaurant
 a. Licensed standard restaurant may provide live entertainment limited to a soloist or combos (up to three (3) members) or for entrance into the facility are prohibited.
 b. Restaurants providing live entertainment shall hold a Live Entertainment Without Admissions Permit. Charging fees for any performance or performances are permitted after 1:00 a.m. on Sunday thru Thursday, or 3:00 a.m. on Friday and Saturday.
 c. The full menu shall remain available during the performance.
 d. No performances are permitted.
 e. A permanent stage is prohibited.
 f. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.
 4. Bar
 a. Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

Dale W. Thayer

From: David T. Giglio <framesinc1@aol.com>
Sent: Thursday, November 28, 2013 11:33 AM
To: Leslie T. Alley; Paul Cramer
Cc: Kristin G. Palmer; Jackie B. Clarkson
Subject: Draft CZO Comment Card Info

Draft CZO Comment Card
PD: 12
Name: David T. Giglio
Address: 818 Brooklyn Street
Phone: Work: 393-8383 Mobile: 606-6994
Email: framesinc1@aol.com

As a resident and property owner along the Algiers riverfront I believe, as do many of my neighbors, that an Old Algiers Riverfront Overlay is imperative for the future development of the largely undeveloped properties between the River and Brooklyn Street from Opelousas Avenue to the Jefferson Parish line. Rather than the MU2 designation, there should be an overlay in place that would allow construction encouraging vertical density with height exceeding the proposed MU2, versus horizontal, in exchange for accessibility and additional green space. I request that this concept be considered and brought to public review prior to acceptance of the current CZO draft.

David T. Giglio
www.framesinc.com
Frames, Inc.
3439 Kabel Dr.
New Orleans, LA 70131
P: 504.393.8383
F: 504.393.2383

Christopher C. Mills

From: Aimee Charbonneau <acharbo@hotmail.com>
Sent: Friday, November 29, 2013 10:10 AM
To: CPCInfo
Subject: Draft CZO Comments

Regarding:
Planning districts 7 & 8

Aimee Charbonneau

Resident
2231 Royal St., Apt. 3

Property owner
5505-07 N. Rampart St.

Cell phone: 240-447-7873

E-mail: acharbo@hotmail.com

Comments:

As a resident, property owner, and professional in the field of architecture and historic preservation, I have the following concerns regarding the proposed CZO:

- 1) The proposed changes are difficult to assess for most citizens. In keeping with the Louisiana Landmarks Society's request, I am requesting a side-by-side comparison of the current and proposed ordinance, and an extension for community input so that residents can adequately review the CZO.
- 2) The proposed changes to allowable building heights in planning districts 7 & 8 are disturbing. Both districts feature national register historic districts. Raising the allowable height to 75 ft in district 7 and 60 ft in district 8 is inappropriate and completely disregards the existing context of primarily one and two story historic structures. Maintaining a maximum height limit of 40 ft would be more appropriate. These historic districts are an intact architectural fabric that would be ruined by incompatible development. People choose to live, work and visit these neighborhoods because they are distinctive communities, unlike anywhere else in the world. The zoning ordinance should recognize this and strive to maintain that distinction, not compromise it.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: ALEXANDRE VIALOU

ADDRESS: 903 ELYSIAN FIELDS AVENUE

PHONE: 504-496-1235

EMAIL: alexviola@gmail.com

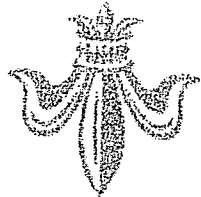
OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

11 Is it possible to have the Residential
 Density overlay (R20) to the triangle
 area of the Kangaroo ramp?
 REAL ESTATE IN THE FAUBOURG MARGINAL IS VALUABLE
 ENOUGH AS TO MAKE THE REDEVELOPMENT OF THE ABANDONED
 PARCELS ALONG THE PROPOSED RIVERFRONT OVERLAY WITHOUT
 THE HEIGHT INCREASE FROM 50 FT TO 75 FT. BUT SUCH
 INCREASES WOULD DENATURE THE ARCHITECTURAL INTEGRITY
 OF THE NEIGHBORHOOD.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: _____

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

OPTIONAL:

TEXT COMMENTS - SECTION #: _____

MAP COMMENTS - LOCATION: _____

Please provide your specific comments
in the space below (PLEASE PRINT):

ONE city.
ONE size fits all.
No changes, 50 foot

Dale W. Thayer

From: David <d1319dec@cox.net>
Sent: Wednesday, November 27, 2013 10:32 AM
To: CPCInfo
Subject: Bywater

In regard to the height on the riverfront please consider the not over 50 feet, 18

As for density in the neighborhood please retain the 1,200 square feet of lot per living unit as is mentioned now 9

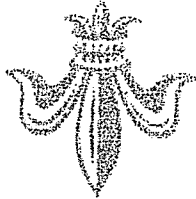
Also please retain parking requirements for businesses. 22

As for the proposed (residential diversity overlay), low-intensity businesses on the corners of residential areas is fine, 18
BUT a high-intensity business is not.

Please encourage high-intensity businesses to develop along the St. Claude Ave corridor providing adequate parking
Thank You

David Peltier

817 Montegut St
NOLA 70117
504-948-7330



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: Marigny

NAME: Dexter Ford

ADDRESS: 931 Mandeville

PHONE: 947 2706

EMAIL: DBF3rd@aol

OPTIONAL:

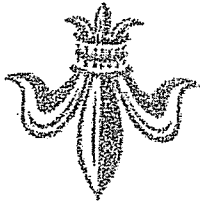
TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Historic Marigny

Please provide your specific comments in the space below (PLEASE PRINT):

I am a home owner and do not want to see any High Rises on the Miss. River near my neighborhood. Or max.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: Eugene P. Czok

ADDRESS: 2010 Burgundy St

PHONE: 504-250-1630

EMAIL: e.czok@cox.net

OPTIONAL:

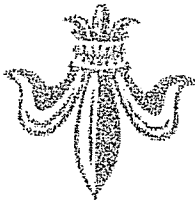
TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

The "Waterway zoning" should not
 as the accident of Embarras
 Menigy and the FRIIA had
 stated from the beginning of these
 planning processes, the height
 limit should remain at 50 feet. If the
 we not adhere to, we will lose the
 integrity and image and some of
 place that all of us have worked for.

These planners or past planners
 that have been asked when
 design or the aspect of the vertical
 in a horizontal landscape should
 not be looking for zoning power
 Damontanya 40 year resident of Morgan
 but an architect, urban planner, city and
 regional planner (LSP&R&MRT) and
 got a B.Sc. for Architecture Technology,
 in Design, Interior - Furniture & Fin. in
 the area parish. from Tulane University



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: Tom Luckett

ADDRESS: 2235 Parkway St

PHONE: 811-8843

EMAIL: TLuckett@Acad.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

TRM

We strongly object to the "No-look" address zone. The 75 foot height is completely out of draft. List the entire measuring and would effectively destroy surrounding measuring. It will take place we will be grandfathered out of existence.

18

/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO

From: Joe Brown <JBrown@powerhouse1.com>
Sent: Friday, November 29, 2013 4:13 PM
To: CPCInfo; Kristin G. Palmer
Subject: Petition Supporting Fifty (50) Foot Height Limit
Attachments: 50 Foot Height Limit Petition.pdf
Importance: High

City Planning Commission Members and Councilmember Kristin G. Palmer: Attached is a scanned version of a petition to the City Planning Commission members and Councilmember Palmer that includes the signatures of 18 residents in our neighborhood that strongly oppose any change to the existing 50 foot building height limit. While these residents are amenable to development and change that is conducive to and in keeping with the architectural character of our neighborhood and do support a zoning change for Bywater to HMR-3, all of these petition signers are opposed to any change to the existing 50 foot height limit.

I am aware that you have already received a large amount of signatures already to this same petition. We have attempted to weed out any duplicates but we are not sure that is 100% the case.

Thank you very much for your attention to this petition and the concerns of the large number of residents that have signed it.

Sincerely,

Joseph P. Brown
Senior Consultant
PowerHouse Consulting, Inc.
619 France Street
New Orleans, LA 70117
Office: 603-488-0230
Mobile: 603-566-2208
E-Mail: jbrown@powerhouse1.com

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS

- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conductive development and change - and in fact do support a zoning change for Bywater to FMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. **WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:**

PRINT NAME	STREET number and Name (NOLA 70117)	SIGNATURE
Joseph Brown	619 France Street	Joseph O. Brown
1402E DOWDY	633 FRANCE ST.	Shirley D. Dwyer
RON BIRMINGHAM	4123 Royal St	Ron Birmingham
Joyce Birmingham	4123 Royal St	Joyce Birmingham
Steve Mills	717 France st	Steve Mills
ANTONINO PARRI	720 France St.	APARRI
Lennie Upchurch	730 France St 70117	Upchurch
Jessica Rhodes	832 France 70117	Jessica Rhodes
Sue Rhodes	832 France 70117	Sue Rhodes
Jacqueline Robison	4030 Burgundy 70117	Jacqueline Robison
Matt Guidy	880 Bartholomew 70117	Matt Guidy
MA Nagady	715 Bartholomew 70117	MA Nagady
Mark Saffle	701 Bartholomew St 70117	Mark Saffle
Peter ISAACS	625 Frenchy 70117	Peter ISAACS
MATT MESSIERE	714 FRANCE ST NOLA 70117	MATT MESSIERE

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphin Street
(Questions or concerns: knittingduck@aol.com)

PETITION SUPPORTING FIFTY FOOT (50') HEIGHT LIMITS



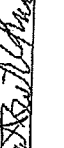
- TO: 1. City Planning Commission 2. Kristin G. Palmer
New Orleans, Louisiana City Council, NOLA

In View of the fact that Bywater and Marigny have a very long tradition limiting building height to fifty feet (50') which has served our neighborhoods well.

Noting that we, the undersigned residents of / or business owners in Council District "C", like our community - and want to keep this building height limit in place without exception (such as calling a site a "node" or "gateway" "bonus" or other loop-hole for building over 50 feet)...

And noting that we are not opposed to conductive development and change - and in fact do support a zoning change for Bywater to HMR-3 so long as the Planning Commission recommendation of 1,200 sq. ft. of lot space per living unit is retained, and that we support including Bywater in the Residential District Overlay (RDO) - as long as new restaurants are not included (as recommended by the Neighbors First for Bywater) we support existing off-street parking requirements. WE, THE UNDERSIGNED RESIDENTS OF COUNCIL DISTRICT "C", AS NOTED ABOVE, SUPPORT A 50 FOOT BUILDING LIMIT, and the zoning and RDO changes as noted herein-above:

PRINT NAME STREET number and Name (NOLA 70117) SIGNATURE

1. Richard Allen 708 France St. 70117 
2. Kathy Brown 619 France 
3. Patrick Kauben 623 France St. 
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Return Signatures / Petitions to: NEIGHBORS FIRST FOR BYWATER, at 3106 Dauphine Street
(Questions or concerns: knittingduck@aol.com)

10

/O=FIRST ORGANIZATION/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=CPCINFO

From: Joe Brown <JBrown@powerhouse1.com>
Sent: Friday, November 29, 2013 3:03 PM
To: CPCInfo
Cc: Kristin G. Palmer
Subject: Comments Regarding Draft Comprehensive Zoning Ordinance

City Planning Commission Members:

My wife and I are residents of 619 France Street in Bywater and are strongly opposed to any change to the current building height limit of 50 feet – without exception. No matter what developers may promise as amenities or “superior design elements” as part of their development proposals, we are opposed to any increase in building height limits in both Bywater and Marigny. During your deliberations on the Comprehensive Zoning Ordinance, we strongly urge you to retain the current height limits.

Sincerely,

Joseph P. Brown and Katherine M. Brown
Senior Consultant
PowerHouse Consulting, Inc.
619 France Street
New Orleans, LA 70117
Office: 603-488-0230
Mobile: 603-566-2208
E-Mail: jbrown@powerhouse1.com

Dale W. Thayer

From: Julie Jones <jjones1@uno.edu>
Sent: Wednesday, November 27, 2013 10:08 AM
To: CPCinfo
Subject: draft CZO comments

Dear City Planners,

I am writing to comment on the draft CZO as it affects Bywater.

I object to any bonus height at the gateways to the riverfront. If over 50 feet is too high, it's too high no matter what the aesthetic (or pecuniary) ambitions of the developer. And just on an aesthetic note, the impact of the "rusty rainbow" will be lost if it's surrounded by over-height buildings. This is a low-rise neighborhood.

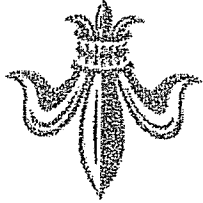
I support the 1,200 square feet of lot space per living unit.

I urge you to retain parking requirements for businesses. We need our cars--for hurricane evacuation, for taking our animals to the vet, for going to a movie in the suburbs, for a host of things that a bike cannot accommodate. Keep in mind, too, that many of our older residents are not up to "biking the 'hood."

I am in favor of the RDO provided that it **exclude** restaurants. This use is far too intense for a business that is cheek-by-jowl with Bywater residences, which, typically, are small, frame structures. What works in city areas with multi-storied, masonry structures has a very different effect in wooden houses that admit every sound.

Thank you for your attention and for your hard work on this huge project.

Julie Jones
827 Louisa Street
New Orleans, LA 70117



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: Julie Jones

ADDRESS: 827 Louisia St.

PHONE: 944-5422

EMAIL: julien@cmwp.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

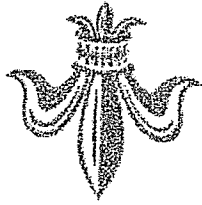
MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

7201

① No 25' bonus for setbacks. In fact, no setbacks.

② The 1200 sq. ft lot per residential ~~unit~~ unit. There should also be a minimum size for the residential unit itself.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: MARK COTTEN

ADDRESS: 604/608/614 Ruffalo St

PHONE: 858-3062

EMAIL: MARKCOTTEN@bellsouth.net

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

13

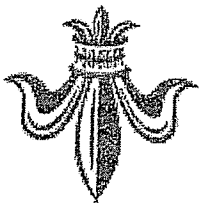
MAP

Object to 75' height -

Object to allowing

changing double into

"MULTI" Residences "



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: ~~MARK SWARTZ~~ GRILLS

ADDRESS: ~~624 ST BACH~~

PHONE: ~~(504) 945-8914~~

EMAIL: ~~mgs@cs.com~~

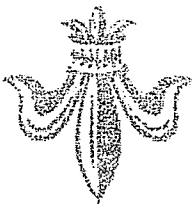
OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

- 1) Final version only available 2 weeks (?) before 1st comment opportunity. With a document this complex, time to review changes-urgently inadequate.
- 2) Any increase to 75 feet in the Marigny is a non-starter. The value of an intact 19th century neighborhood outweighs any developer's profit motive. We finally renovated the unique neighborhood its historic integrity (+value) must be maintained. 50 foot height limit can accommodate all reasonable development.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: D. St. 7

NAME: Matt DelVecchio

ADDRESS: 934 St. Roch Ave

PHONE:

EMAIL:

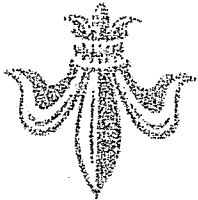
OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

As a resident & home owner,
 we do Not want 75'
 tall buildings along the river.
 The current height limit of
 50' is Just fine!
 Developers don't need to make
 more money.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: Michele Jones

ADDRESS: 915 Toure St.

PHONE: 504-301-1973

EMAIL: msjones@uno.edu

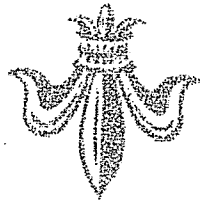
OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

There is absolutely nothing wrong with the way the original zoning was drawn. PH1A has been working on this since before Katrina. Allowing these proposed changes (esp. the increase from 50 ft to 75 ft) will destroy the historic fabric of our neighborhood. It will also promote gentrification - in the negative sense of that word - providing a playground for the wealthy, most of whom do not even live here. Regular, full-time, working class citizens including teachers, public servants, service industry workers will be forced out of neighborhood by high rents + skyrocketing housing prices. The changes in the draft overlay will decrease our quality of life & promote the "Disneyfication" of our city.



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: ~~Not~~ Marsh

ADDRESS: 719 Spain St.

PHONE: 943-6748

EMAIL: ~~not~~ t.marsh@gmail.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments
in the space below (PLEASE PRINT):

I emphatically resist & refuse the idea of ~~the~~ greater density in this district. 1,000 square feet is not enough for residential historic core where 1,500 was the norm. Most especially it is deceptive and sneaky to water the "gateway" area so that 75' tall buildings can take up half or more blocks, effectively creating a wall of tall buildings' between the neighborhood & the river. We all fought against these ideas during the development of the Master Plan, but now the CPC wants to disregard all that hard work and do what will benefit developers not residents, at least that's how it seems. You say that this document is clear, but it is nearly impossible to find specifics in it. Trevelyan St. Arts & Culture district is not working. It has caused a lot of anger - have because of noise, crowding, trash etc. You did most of the talking.

Christopher C. Mills

18

From: Patrick Knudsen <pt_knudsen@yahoo.com>
Sent: Saturday, November 30, 2013 3:18 PM
To: CPCInfo
Cc: Kristin G. Palmer
Subject: Re: Draft Comprehensive Zoning Ordinance

City Planning Commission Members:

I am a resident of 623 France Street in Bywater and am strongly opposed to any change to the current building height limit of 50 feet – without exception. No matter what developers may promise as amenities or “superior design elements” as part of their development proposals, I am opposed to any increase in building height limits in both Bywater and Marigny. During your deliberations on the Comprehensive Zoning Ordinance, I strongly urge you to retain the current height limits.

Sincerely,

Patrick Knudsen

Christopher C. Mills

From: Ray G. Kern <raygkern@yahoo.com>
Sent: Saturday, November 30, 2013 10:28 PM
To: CPCinfo
Subject: CZO Comments for PD-7 - Faubourg Marigny

In Article 18.10, you should delete Section G. The gateway concept proposed with height bonuses contradicts the Master Plan emphasis for preserving the historic nature of neighborhoods. It appears to benefit only a few developers at the expense of the neighborhood character, scale, and quality of life. Really, it stinks.

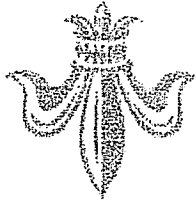
I am also against the proposed Mixed-Use zoning for the 2700 block of Royal Street bounded by Chartres, Port, and St. Ferdinand Streets. Although the block predominantly contains warehouse structures, it is surrounded on all four sides by residences. Any use of the buildings there should go through a conditional use process that would allow for neighborhood input. Keep it as it is, HMR-2, or at best HMC-1. HM-MU would allow for too many permitted uses that would adversely affect neighboring residences. I understand the need for zoning that makes sense with respect to the structures that are already there, but non-residential uses in a residential area should be conditional.

Thank you for considering these comments.

Ray G. Kern
Business Address:
2716 Royal Street
New Orleans, LA 70117

Home Address:
8240 Panola Street
New Orleans, LA 70118

Phone: 504-866-4458
Email: raygkern@yahoo.com



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

7

PLANNING DISTRICT:

NAME: Rhonda Finley

ADDRESS: 3430 St Claude

PHONE: 819 St Roch

EMAIL: ~~504 2371284~~

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

50 Foot Height Limit
MUST STAY IN MARGIN

Historic Core
Neighborhood Values
maintained.

No Bonus for
Developers *



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT:

NAME: Richard Eoger

ADDRESS: 2105 Burgundy

PHONE:

EMAIL:

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments
in the space below (PLEASE PRINT):

Gene Cizek spent years developing
reasonable, resident friendly
regulations. Just follow the rules!



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

(PLEASE PRINT)

PLANNING DISTRICT: 7

NAME: STEVEN I Pallet SA

ADDRESS: 4210 Burgundy St

PHONE: 504 874-9442

EMAIL: bartholomew1@gmail.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

Please provide your specific comments in the space below (PLEASE PRINT):

I do not want 75ft Heights at the end of Canal / Pity / want 1 from 5ft

keep 50ft height

keep Bywater with its present density

no 3/4 with in double

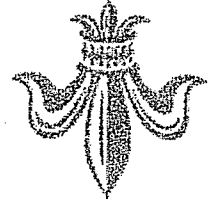
Bywater in free zone just as it is

MAP

18

ENCLOSED IS THE N.O. ADVOCATE OCT. 17, 13

Please provide your specific comments in the space below (PLEASE PRINT):



CITY OF NEW ORLEANS

CITY PLANNING COMMISSION

DRAFT C.Z.O. MEETINGS - OCTOBER 2013

Manigny (PLEASE PRINT)
Bywater
PLANNING DISTRICT: 7th 3?

NAME: SUE HALL

ADDRESS: 921 TOURDOU

PHONE: 504-947-6155

EMAIL: suehall921@yahoo.com

OPTIONAL:

TEXT COMMENTS - SECTION #:

MAP COMMENTS - LOCATION:

trying to still get a
handing on this ~~last~~
draft, one thing I know -
I ~~do not~~ want any build-
ing over 50 ft. I used to
rent in the FG when it was
a neighborhood. I bought
in the Marigny because it
was affordable and a real
neighborhood. We are losing
neighborhood with air B&B
base with air B&B
illegal vacation rentals (which
representatives we won the
battle of Elision lots on
Elysian Fields. Now the same
battle, reminding me of the
battle, reminding me of the
debt ceiling fight, I hope
the voters residence are
given a voice. We live
here! Thank's, I love New
Orleans and ~~do not~~ want
to live in any other city!
New Orleans is ~~unique~~
just follow the rules
of 50 ft!

43
YRS!

Garden District Association

POST OFFICE BOX 50836 NEW ORLEANS, LA 70150
504-525-7608 gardendistrictno@bellsouth.net

November 19, 2013

Mrs. Leslie T. Alley, Deputy Director
New Orleans City Planning Commission
1300 Perdido Street
City Hall - 7th Floor
New Orleans, LA 70112

RE: Comments on the Proposed Comprehensive Zoning Ordinance

Dear Leslie,

On behalf of the Garden District Association (GDA) Board and members, we want to commend you and the City Planning Commission staff for the effort performed in preparation of the Proposed Comprehensive Zoning Ordinance (CZO). As I have mentioned to you previously the GDA hired Karen Fernandez to assist us in reviewing and understanding the Proposed CZO. Our planning group and/or planning committee have met several times with Karen to discuss numerous matters of the Proposed CZO. We would like to schedule a meeting with you prior to the November 30th deadline to receive comments to clarify several matters with the Proposed CZO. To assist in preparation for the meeting we have outlined our concerns and questions as follows:

1. Bed and Breakfasts – Section 20.3.H.1 should be further expanded to restrict the use to only those Bed and Breakfasts that are legally licensed in the city. 20
2. The Proposed CZO does not include the prohibition of townhouses in the Garden District within the HU-RD1 (currently RD-2) as the current CZO does in Section 4.5.8. The GDA would like for the prohibition of Townhouses in the Garden District to be included in the Proposed CZO. The GDA will oppose townhouses in the Garden District. 11
3. In reviewing the Use Tables (Articles 11, 12 and 15) of the Proposed CZO it appears that numerous uses that are currently not allowed and/or Conditional Uses within the zoning districts will become either Conditional Uses or Permitted Uses under the Proposed CZO. The following tables are attached outlining these changes between the Current CZO and the Proposed CZO and their respective zoning districts. 12
 - Table 3.1 Change in Uses for Residential Districts: RM-2, RM-1, RM-2, RM-2A/HURD-1, HU-RD1, HU-RM1
 - Table 3.2 Change in Uses for Neighborhood Business Districts: B-1, B-1A/HU-B1A, HU-B1, HU-MU
 - Table 3.3 Change in Uses for General Commercial District: C1-A/MU-1

4. With regard to all zoning districts we would like clarification on what appears to be new uses that will either be Conditional Uses or Permitted Uses under the Proposed CZO as follows:

- Dwelling, Above Ground Floor
- Dwelling, Established Multi-Family
- Group Home, Congregate (16 or more)
- Permanent Supportive Housing
- Neighborhood Commercial Establishment
- Community Center
- Public Works and Safety Facilities
- Stormwater Management (Principle Use)
- Planned Development
- Amusement Facility, Indoor
- Amusement Facility, Outdoor
- Micro-Brewery
- Micro-Distillery
- Social Club or Lodge
- Mardi Gras Den
- Warehouse
- Hostel

5. We have great concerns with the introduction of Live Entertainment – Secondary Use within Bars, Standard Restaurants and Amusement Facilities and would like to discuss this further. 12
6. We are very concerned about the potential impacts and types of developments within our historic residential neighborhoods with the Proposed CZO's Planned Developments. 5
7. Regarding the Bulk and Yard Regulations of the Proposed CZO we do not feel a nearly 50% reduction in the minimum lot area for single-family developments within the current RD-2 and RM-1 zoning districts (HU-RD1) is in keeping with the character of the development in the Garden District. The same is true for two-family developments with a nearly 40% reduction in minimum lot area. 11
8. Similarly, the nearly 30% reduction in minimum lot area from the current RM-2 single-family development to the Proposed HU-RD-2 district is not characteristic of the Garden District. 11
9. We would like clarification on the determination of the rear yard setback, as it appears the use of 20% of the lot depth will likely result in 15 feet. 11

10. We would like clarification on the determination of the front yard setback and the three different methods of determination. 11

11. We would like further clarification of nonconforming uses, specifically Article 25 and how existing nonconforming uses will be determined under the Proposed CZO. 25

12. We would like clarification regarding the CPC Character Preservation Corridor Design Overlay District and its application to Magazine Street and St. Charles Avenue. 18

13. We have compared the current zoning utilizing the On-Line Zoning Look Up Tool with the Proposed CZO map and have found the following discrepancies that need clarification. MAP

Square	Lot(s)	Zoning Look-Up Tool	Proposed CZO Map
158	158	C-1A	HU-MU
210	D, E	RM-1	MU-A
211	42, E1	RM-1	MU-1
224	7	C-1A	HU-RM1
253	A-1, C-1	C-1A	HU-RM1
332		MS	MU-1
333	44	RD-2	HU-RM1
333	21A	MS	HU-RM1
379		MS	MU-1
380	various lots	RM-2A	MU-1

I feel a meeting prior to the November 30th deadline would be very beneficial for the GDA and would help clear-up many of the above matters. I would like to include Frank Tessier of the GDA Planning Group and Karen Fernandez in the meeting. We are available to meet with you next Monday, November 25th or Tuesday, November 26th. I will call you this week to confirm a meeting time.

Again, thank you and the CPC staff for all your hard work and dedication to the city.

Sincerely,

Shelley

Shelley Landrieu
Executive Director

Attachments

cc: Frank Tessier
Karen Fernandez

Table 3.1 Changes in Uses for Residential Districts in the GDA

Current/Proposed (general area of GDA):
 RD-2/HU-RD1 (majority of GDA Boundaries); RM-1/HURD1 (properties fronting Josephine Street);
 RM-2/HU-RD2 (properties fronting Magazine Street); RM-2A/HU-RM1 (properties primarily along St. Charles Avenue to Carondelet Street)

	CURRENT ARTICLES				PROPOSED ARTICLES				See Notes
	RD-2 Section 415	RM-1 Section 448	RM-2 Section 419	RM-2A Section 410	HURD1 (Formerly RD-2 & RM-1)	HURD2 (Formerly RM-2)	HURM1 (Formerly RM-2A)		
RESIDENTIAL USE									
1	Day Care Home, Adult or Child - Small (up to 5)	C	C	C	C	P	P	P	
2	Dwelling, Townhouse	P	P	P	P	C	C	P	1
3	Dwelling, Multi-Family		P	P	P			P	
4	Dwelling, Established Multi-Family					C	C	P	2
5	Group Home, Large (7 to 15)				C			P	
6	Group Home, Congregate (16 or more)							C	3
7	Permanent Supportive Housing							P	4
COMMERCIAL USE									
8	Day Care Center, Adult or Child - Small (up to 12)	P, C	P, C	C	C			P	
9	Neighborhood Commercial Establishment					C	C	C	5
10	Private Residential Recreation Facility (Indoor or outdoor)	*	*	*	*			P	
11	Racetrack (Only those existing as of Ordinance effective date; must be 10 acres or more)	*	*	*	*	C			
12	Social Club or Lodge (excludes Fraternalities & Sororities)		C	C	C	C	C	C	
INDUSTRIAL USE									
13	Solar Energy System - Solar Garden Only					C	C	C	6
INSTITUTIONAL USE									
14	Community Center					C	C	C	7
15	Convent and Monastery	C	P	P	P	P	P	P	
16	Cultural Facility	C	C	C	C	C	C	C	8
17	Government Offices	C	C	C	C	P	P	P	
18	Public Works and Safety Facilities					C	C	C	9
OPEN SPACE USE									
19	Agriculture - No Livestock	*	*	*	*			P	P
20	Agriculture - With Livestock	*	*	*	*			C	C
21	Stormwater Management (Principal Use)					C	C	C	10
OTHER									
22	Planned Development					C	C	C	11
23	Wireless Communications Antenna	C, P	C, P	C, P	C, P	C, P	C, P	C, P	12
24	Wireless Communications Facility					C	C	C	13
25	Wireless Communications Tower					C	C	C	14

Table 1. Notes

1	Unable to locate in the Proposed CZO prohibition of Townhouses in the Garden District. Current CZO reference - Section 4.5.8 "No townhouses shall be permitted within the area zoned as the RD-2 Two-Family Residential District and bounded by St. Charles Avenue, the downtown side of Jackson Avenue, Magazine Street and the uptown side of Louisiana Avenue, inclusive of lots bordering on said boundary frontages where RD-2 zoning is applicable, the area commonly referred to as the Garden District."
2	This appears to be a new use in the Proposed CZO and is defined (page 26-15) as follows: "A residential structure within a single-family or two-family residential district that is a multi-family dwelling in its original construction." Section 20.3.U (Use Standards, page 20-17) of the Proposed CZO states: ... "(2) The structure is limited to the existing building footprint. No increase in building footprint or intensity is permitted. (3) One (1) parking space shall be provided for each dwelling unit. (4) No additional conversions are permitted to the structure that would increase in the number of dwelling units from that originally constructed."
3	This appears to be a new use (to accommodate large group homes - 16 or more) in the Proposed CZO and is defined (page 26-21) as follows: "A group care facility in a residential dwelling, licensed by the state, for twenty-four (24) hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. Group homes include youth transitional residences, adult residential care facilities, emergency child shelters, an child residential care facilities licensed by the state."

Table 3.1 Changes in Uses - Residential Districts

Table 3.1 Changes in Uses for Residential Districts in the GDA

4	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-31) as follows: "A facility that provides housing and supportive services for homeless persons with disabilities." Section 20.3.MM (Use Standards, page 20-27) of the Proposed CZO state, "Permanent supportive housing is subject to the regulations of the Louisiana Administrative Code."</p>
5	<p>This appears to be a new use in the Proposed CZO defined as follows: "A commercial use within a residential neighborhood that is non-residential in its original construction and use" (page 26-28). Section 20.3.KK of the Use Standards (page 20-25) of the Proposed CZO sets forth the following requirements: (1) The existing structure is non-residential in its construction and original use. (2) The existing structure and the proposed use shall be pedestrian-oriented in design, including public entrances oriented to the street and storefront windows along the first floor. (3) Neighborhood commercial establishments are limited to the first floor of the structure and three-thousand (3,000) square feet in gross floor area. (4) The following uses are permitted within a neighborhood commercial establishments: Art Gallery, Arts Studio, Day Care Center (Adult or Child), Office, Personal Services Establishment, Restaurant (Specialty), Retail Goods Establishment. (5) The structure is limited to the existing building footprint. No increase in building footprint or intensity of use is permitted. (6) The principal entrance shall be a direct entry from the street to the property abuts. (7) No off-street parking is required. (8) Drive-through facilities are prohibited. (9) Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure. (10) Any signs are subject to the requirements of the HU-B1A District."</p>
6	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-43) as follows: "Solar Energy System - Equipment that directly converts and then transfers or stores solar energy into usable forms of thermal or electric energy. A system is further defined as: Solar Garden - A solar energy system that supplies power primarily for use by the principal and accessory uses of a group of buildings."</p>
7	<p>Community Center is not defined in the Current CZO. The Proposed CZO defines (page 26-12) Community Center as follows: "A facility used as a place of meeting, recreation or social activity, and not operated for profit, which is open to the public." Article 20 of the Proposed CZO, Use Standards, does not include any additional requirements.</p>
8	<p>The current CZO includes museums, aquariums, zoos, art galleries, etc. as Conditional Uses in the above residential districts but does not define Cultural Facility. The Proposed CZO defines (page 26-13) Cultural Facility as follows: "A use that is open to the public and provides cultural services and facilities including, but not limited to, libraries, museums, zoos, botanical gardens, and historical societies. A cultural facility may have ancillary retail uses, that offers items related to the facility for sale, and ancillary restaurants, which are open during the hours of operation of the facility. A cultural facility may hold special events and receptions on-site, including events that take place after closing hours." Article 20, Use Standards, does not include any additional requirements.</p>
9	<p>The Current CZO does not define "Public Works and Safety Facilities" and it does not appear that such uses (as defined by the Proposed CZO) are Permitted and/or Conditional Uses. The Proposed CZO defines (page 26-33) Public Works and Safety Facilities as follows: "Facilities operated by: 1) public safety agencies, including fire stations, and police and sheriff substations and headquarters, including the dispatching, storage, and maintenance of police and fire vehicles; or 2) public works facilities of the city or parish for municipal repair, storage, or production facilities, including the dispatching, storage, and maintenance of municipal vehicles. A public works and safety facility includes associated office or meeting rooms." Article 20 of the Proposed CZO, Use Standards, does not include any additional requirements.</p>
10	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-43) as follows: "Any technique, apparatus, or facility that controls and/or manages the path, storage, or rate of release of stormwater runoff and include storm sewers, retention/detention basins, drainage swales and bioswales, rainwater reuse systems, drainage channels, inlet or outlet structures, and other similar techniques and facilities." Article 23 of the Proposed CZO, Section 23.12, Landscape, Stormwater Management, and Screening, provides BMPs and other requirements for Stormwater Management facilities.</p>
11	<p>Planned Developments are a new use under the Proposed CZO. Article 5 of the Proposed CZO outlines standards for Planned Developments. Section 5.2 of Article 5 outlines general standards as follows: "A. The site of the planned development shall be under common ownership and/or unified control. If there are two (2) or more owners, the application for the planned development shall be jointly filed by all such owners." "B. Planned development are allowed within the...3. Historic Core and Historic Urban Residential Districts for the adaptive reuse of institutional and industrial structures." Section 5.2, C states "The minimum size considered appropriate for planning developments is five (5) acres....However, the following exceptions to this minimum size apply: 1. The minimum size of a planned development in the Historic Core and Historic Urban Residential Districts is two (2) acres. 2. The adaptive reuse of an existing industrial, commercial, or institutional structure in any district, including the Historic Core and Historic Urban Residential Districts, shall be a minimum of ten thousand (10,000) square feet in area and is not subject to the five (5) acre minimum." Section 5.6 B of Article 5 provides development bonuses including innovative stormwater management, affordable housing thresholds, LEED certification and for adjacency to transit routes.</p>
12	<p>Section 11.55 of the Current CZO allows personal wireless communication facilities including mast-mounted and façade-mounted antennas as permitted uses. Monopoles are Conditionals Uses under the current CZO. Towers are not permitted. Footnote 2 to Table 11-1 of the Proposed CZO states, "Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.EEE (Use Standards) are considered permitted uses."</p>
13	<p>It is unclear in the Current CZO that Wireless Communications Facility is a Conditional Use as in the Proposed CZO. The Proposed CZO defines (page 26-48) it as follows: "An un-staffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators."</p>
14	<p>It is unclear in the Current CZO that Wireless Communications Tower is a Conditional Use as in the Proposed CZO. The Proposed CZO defines (page 26-48) it as follows: "A structure designed and constructed to support one (1) or more wireless communications antennas and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction." The Use Standards (Section 20-43.EEE) of the Proposed CZO do not include any height limitations on towers.</p>

Table 3.1 Changes in Uses - Residential Districts

Table 3.2 Changes in Uses for Neighborhood Business Districts in the GDA

	CURRENT Article 5		PROPOSED Article 2, Table 12.1			See Notes
	B-1 Section 54	B-1A Section 55	HUB1A (Formerly B-1)	HUB1 (Formerly B-1)	HUB1U (Formerly B-1A)	
RESIDENTIAL USE						
1	Day Care Home, Adult or Child - Small (up to 5)	P	C	P	P	
2	Day Care Home, Adult or Child - Large (6 or more)			P	P	
3	Dwelling, Above the Ground Floor			P	P	
4	Dwelling, Townhouse	P	P		P	1
5	Dwelling, Established Multi-Family			P	P	2
6	Group Home, Small (up to 6)	P	P	P	P	
7	Group Home, Large (7 to 15)		C		P	
8	Group Home, Congregate (16 or more)				P	
9	Permanent Supportive Housing				C	3
					P	4
COMMERCIAL USE						
10	Amusement Facility, Indoor				P	P
11	Art Gallery	C	C	P	P	5
12	Art Studio	C	C	P	P	6
13	Bar	C	C		C	7
14	Day Care Center, Adult or Child - Small (up to 12)	P,C	P,C	P	P	8
15	Day Care Center, Adult or Child - Large (13 to 30)	P,C	P,C	P	P	
16	Day Care Center, Adult or Child - Commercial	P,C	P,C	P	P	
17	Green Market			P	P	
18	Hostel (appears to be rooming/boarding house in Current CZO)		C		C	9
19	Hotel/Motel				C	
20	Live Entertainment - Secondary Use				C	10
21	Micro-Brewery				C	11
22	Micro-Distillery				C	12
23	Pet Day Care Center			P	P	
24	Restaurant, Carry-Out	C	P	P	P	13
25	Restaurant, Fast Food (includes drive-in & former cafeteria)	P,C	C	C	C	14
26	Restaurant, Specialty			P	P	15
27	Restaurant, Standard	P	P	P	P	16
28	Retail Sales of Alcoholic Beverages				C	17
29	Social Club or Lodge			P	P	18
INDUSTRIAL USE						
30	Manufacturing, Artisan				P	19
31	Mardi Gras Den				C	20
32	Mini-Warehouse				C	21
33	Warehouse				C	22
INSTITUTIONAL USE						
34	Community Center			C	C	23
35	Cultural Facility	C	C	C	C	24
36	Government Offices		C	P	P	
37	Place of Worship	P	P	P	P	
38	Public Works and Safety Facilities				C	25
OPEN SPACE USE						
39	Agriculture - No Livestock	*	*	P	P	
40	Agriculture - With Livestock	*	*	C	C	
41	Stormwater Management (Principal Use)			C	C	26
OTHER						
42	Parking Lot (Principal Use)	P	C		C	
43	Parking Structure (Principal Use)			C	C	27
44	Utilities (electricity, gas, water, sewer, telephone)	C		C	C	
45	Wireless Communications Antenna	C,P	C,P	C,P	C,P	
46	Wireless Communications Facility		C	C	C	28
47	Wireless Communications Tower			C	C	

Table 3.2 Changes in Uses - Neighborhood Business Districts

Table 3.2 Changes in Uses for Neighborhood Business Districts in the GDA

Table 3.2 Notes

1	<p>Unable to locate in the Proposed CZO prohibition of Townhouses in the Garden District. Current CZO references - Section 4.5.8 "No townhouses shall be permitted within the area zoned as the RD-2 Two-Family Residential District and bounded by St. Charles Avenue, the downtown side of Jackson Avenue, Magazine Street and the uptown side of Louisiana Avenue, inclusive of lots bordering on said boundary frontages where RD-2 zoning is applicable, the area commonly referred to as the Garden District."</p>
2	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-15) as follows: "A residential structure within a single-family or two-family residential district that is a multi-family dwelling in its original construction." Section 20.3.U (Use Standards, page 20-17) of the Proposed CZO states: "... (2) The structure is limited to the existing building footprint. No increase in building footprint or intensity is permitted. (3) One (1) parking space shall be provided for each dwelling unit. (4) No additional conversions are permitted to the structure that would increase in the number of dwelling units from that originally constructed."</p>
3	<p>This appears to be a new use (to accommodate large group homes - 16 or more) in the Proposed CZO and is defined (page 26-21) as follows: "A group care facility in a residential dwelling, licensed by the state, for twenty-four (24) hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. Group homes include youth transitional residences, adult residential care facilities, emergency child shelters, an child residential care facilities licensed by the state."</p>
4	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-31) as follows: "A facility that provides housing and supportive services for homeless persons with disabilities." Section 20.3.MM (Use Standards, page 20-27) of the Proposed CZO state, "Permanent supportive housing is subject to the regulations of the Louisiana Administrative Code."</p>
5	<p>The Proposed CZO defines Indoor Amusement Facilities (page 26-22) as follows: "Spectator and participatory uses conducted within an enclosed building, such as movie theaters, bowling alleys, pool halls, arcades, and indoor sporting exhibitions. Indoor amusement facilities do not include stadiums, arenas, or live performance venues. Indoor amusement facilities may include ancillary uses such as snack bars or restaurants for the use of patrons but do not serve alcoholic beverages. However, if a standard restaurant, live entertainment - secondary use, or bar is allowed within the district, such uses may be included as part of the indoor amusement facility so long as separate approval is obtained for the standard restaurant, live entertainment - secondary use, or bar. Section 20.3.E (Use Standards, page 20-4) includes additional requirements including a noise abatement plan, security and operation plan including days and hours of operational, size, maximum occupancy and exterior lighting design. Section 20.3.E.3 states, "If a standard restaurant or bar is allowed within the zoning district, such uses may be included as part of the indoor amusement facility so long as separate approval is obtained for the standard restaurant or bar. If alcoholic beverages are served, the applicant shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location, which may trigger a prohibition as part of Section 10-110 of the City Code." Section 20.3.E.4 states, "Retail sales of alcoholic beverages for consumption off-premises are prohibited."</p>
6	<p>The Current CZO allows Art Galleries as Conditional Uses but does not provide a definition. It does require the site to be at least 50,000 square feet. The Proposed CZO defines (page 26-5) Art Gallery as follows: "A commercial establishment engaged in the sale, loan, and exhibition of paintings, sculpture, photography, video art, or other works of art. An art gallery does not include a cultural facility, such as a library, museum, or non-commercial gallery that may also display paintings, sculpture, photography, video art, or other works of art. This includes a permanent outdoor art market on private property where artists display and sell hand-crafted or personally produced art directly to retail customers at stalls, booths, tables, platforms, or similar display areas, under the supervision of a proprietor that rents or otherwise arranges for assigned spaces for each vendor." No additional Use Standards are provided in the Proposed CZO.</p>
7	<p>The Current CZO allows Art Galleries or Libraries as Conditional Uses but does not provide a definition. The Proposed CZO (page 26-5) defines Art Studio as follows: "An establishment for the instruction or study of an art or type of exercise or activity such as dance martial arts, photography, music, painting, gymnastics, or yoga. No additional Use Standards are provided in the Proposed CZO."</p>
8	<p>The Current CZO allows bars as Conditional Uses in the B-1 and B-1A (provided there is no more than one (1) such use per block face) zoning districts. The Current CZO defines bar or cocktail lounges as, "A place for service or consumption of alcoholic beverages but not including live entertainment (Section 2.47). The Proposed CZO defines (page 26-6) Bar as follows: "An establishment serving alcoholic beverages in which the principal business is the sale of such beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use only. No retail sales of alcoholic beverages for consumption off-premises is permitted. A bar may include a micro-brewery on-site as an ancillary use only." Article 20.3.G of the Proposed CZO Use Standards (page 20-6) provides additional requirements as follows: (1) A bar shall submit impact management plans including days and hours of operation, size, outdoor seating plan (if part of the establishment), exterior lighting design, maximum occupancy, floor plan for brewing facility (if part of the establishment), and a noise abatement plan. Article 20.3.G.4 states, "Bars with live entertainment are also subject to the standards of this Article for "live entertainment - secondary use". Live entertainment is a separate principal use and subject to separate approval." See Notes #10 (Live Entertainment - Secondary Use) and #11 (Micro-Brewery).</p>
9	<p>The Proposed CZO defines (page 26-21) as "An establishment providing sleeping accommodations for a fee in a sociable accommodation where guests can rent a bed in a dormitory and share bathroom, lounge, and kitchen facilities." No further Use Standards are provided. It appears this is replacing "Guest House" and/or "Rooming House" in the Current CZO.</p>

Table 3.2 Changes in Uses for Neighborhood Business Districts in the GDA

	<p>Under the Current CZO, Live Entertainment is not allowed in bars and cocktail lounges (by definition). Under the Proposed CZO Bars and Live Entertainment Secondary Use will be a Conditional Use within the HU-MU district (current B-1A). Further, "Live Entertainment - secondary use shall be part of a standard restaurant, indoor amusement facility or bar and shall be approved separately" (page 26-3, Definitions). Article 20.3.GG of the Proposed CZO, Use Standards (page 20-22) provides additional requirements as follows: "(1) Live entertainment - secondary use is considered a separate principal use. Live entertainment - secondary use may only be established when allowed within a zoning district and in conjunction with a bar, standard restaurant, or indoor amusement facility." Additional requirements include a noise abatement plan, security and operation plan including days and hours of operation, and the days and hours of operation for the live entertainment component, configuration of the live entertainment area, exterior lighting design, and maximum occupancy loads. Further, live entertainment - secondary use shall submit a summary of the number and locations of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location. Appendix A (page A-4) of the Proposed CZO further specifies that "Live entertainment - secondary use," when allowed within a zoning district, must be part of a standard restaurant, indoor amusement facility, or bar, and must be approved separately.</p>
10	<p>Under the Proposed CZO Micro-Brewery facilities can produce and package malt beverages of low alcoholic content for wholesale distribution, with a capacity of less than fifteen thousand (15,000) barrels per year and may include a tasting room as well as sell manufactured items on-site. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site (page 26-27 of Article 26). No additional use standards are provided in the Proposed CZO.</p>
11	<p>Under the Proposed CZO Micro-Distillery facilities can produce and package alcoholic beverages in quantities not to exceed twelve thousand (12,000) gallons per year and may include a tasting room and sell products manufactured on-site. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site (page 26-27 of Article 26). No additional use standards are provided in the Proposed CZO.</p>
12	<p>Proposed CZO defines Carry Out Restaurant as an establishment that serves food, beverages or desserts in disposable containers for consumption off the premises. Carry Out Restaurants are prohibited from offering the sale of alcoholic beverages.</p>
13	<p>Under the Current CZO, Fast Food Restaurants are permitted uses provided the sites is greater than 2.5 acres, otherwise they are Conditional Uses in the B-1 zoning district. Under the Proposed CZO Fast Food Restaurants will be Conditional Uses without minimum lot area. The Proposed CZO does prohibit the sale of alcoholic beverages.</p>
14	<p>Specialty Restaurants under the Proposed CZO sell a single specialty type food or beverage that is not considered a complete meal (e.g., candy, coffee, or ice cream). Specialty Restaurants may not offer alcoholic beverages for sale.</p>
15	<p>Standard Restaurants are typical sit down, order and consume the food at the restaurant. "Standard Restaurants may offer alcoholic beverages for sale as incidental to food and non-alcoholic beverage service. Food service and the sale of non-alcoholic beverages shall constitute at least fifty percent (50%) or more of the revenue for said establishment" (page 26-34, Definitions). Article 20.3.VI, Use Standards, provide additional requirements for all restaurants including: Submittal of a security and operation plan - days and hours of operation, size of the establishment, outdoor seating (if included), maximum occupancy loads, and for outdoor component, how the facility will control the sales of alcoholic beverages to ensure consumption on-premises, a noise abatement plan and a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location. Section 20.3.VV further limits the hours of operation (excluding Vieux Carre Districts, CBD Districts, and in the C-1, C-2 and C-3 Districts of the Proposed CZO) for restaurants that serve alcoholic beverages to closing by midnight, Sunday through Monday and by 2 AM, Thursday through Saturday. No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, withi[n] two (2) hours of the closing time (page 20-32). Finally, Standard Restaurants with live entertainment are subject to separate approval (see Note #12).</p>
16	<p>Retail Sales of Alcoholic Beverages are defined in the Proposed CZO as "Retail sales of alcoholic beverages for consumption off-premises when licensed by the City. Sale of alcoholic beverages shall be in factory original containers" (page 26-34, Definitions). The Proposed CZO does not include any further standards.</p>
17	<p>A Social Club or Lodge is operated by fraternal, social, educational or recreational with a common purpose and primarily not for profit or to render services typically carried on as a business. Under the Proposed CZO, the organizations and associations shall be incorporated by the laws of the state of Louisiana as a non-profit corporation or registered with the Secretary of State of Louisiana. Fraternities/sororities are not considered social clubs or lodges (page 26-42, Definitions). Section 20.3.VY, Use Standards, prohibits sleeping facilities.</p>
18	<p>Manufacturing, Artisan appears to be a new use under the Proposed CZO. It is defined (page 26-25, Definitions) as follows: "A manufacturing establishment for artisan-related crafts that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, pottery, leathercraft, hand-woven articles, and related items." The Proposed CZO does not include any further Use Standards.</p>
19	<p>Mardi Gras Den is not a Permitted or Conditional Use within the B-1 and/or B-1A zoning districts under the Current CZO. The Proposed CZO defines (page 26-26, Definitions) as follows: "A warehouse used for the construction, maintenance, repair, and storage of Mardi Gras floats." The Proposed CZO does not include any further Use Standards.</p>
20	<p>Mini-Warehouse is not a Permitted or Conditional Use within the B-1 and/or B-1A zoning districts under the Current CZO. The Current CZO defines (Section 2.2.129A) it as follows: "A structure which is used for the purpose of storing personal effects such as household goods and clothing; or small retail merchandise. Individual compartments shall not exceed 1,000 square feet." The Proposed CZO definition (page 26-27) states, "A structure that rents individual compartments for the purpose of storing personal property." The Proposed CZO does not include any further Use Standards.</p>
21	<p>Warehouse is not a Permitted or Conditional Use within the B-1 and/or B-1A zoning districts under the Current CZO nor is it defined. The Proposed CZO defines (page 26-47) Warehouse as follows: "A facility for the storage and distribution of manufactured products, supplies, and equipment." The Proposed CZO does not include any further Use Standards.</p>

Table 3.2 Changes in Uses for Neighborhood Business Districts in the GDA

23	<p>Community Center is not a Permitted or Conditional Use within the B-1 and/or B-1A zoning districts under the Current CZO nor is it defined. The Proposed CZO defines (page 26-12, Definitions, Article 26) as follows: "A facility used as a place of meeting, recreation or social activity, and not operated for profit, which is open to the public." The Proposed CZO does not include any further Use Standards.</p>
24	<p>The current CZO includes museums, aquariums, zoos, art galleries, etc. as Conditional Uses but does not define Cultural Facility. The Proposed CZO defines (page 26-13) Cultural Facility as follows: "A use that is open to the public and provides cultural services and facilities including, but not limited to, libraries, museums, zoos, botanical gardens, and historical societies. A cultural facility may have ancillary retail uses, that offers items related to the facility for sale, and ancillary restaurants, which are open during the hours of operation of the facility. A cultural facility may hold special events and receptions on-site, including events that take place after closing hours." Article 20, Use Standards, does not include any additional requirements.</p>
25	<p>The Current CZO does not define "Public Works and Safety Facilities" and it does not appear that such uses (as defined by the Proposed CZO) are Permitted and/or Conditional Uses. The Proposed CZO defines (page 26-33) Public Works and Safety Facilities as follows: "Facilities operated by: 1) public safety agencies, including fire stations, and police and sheriff substations and headquarters, including the dispatching, storage, and maintenance of police and fire vehicles; or 2) public works facilities of the city or parish for municipal repair, storage, or production facilities, including the dispatching, storage, and maintenance of municipal vehicles. A public works and safety facility includes associated office or meeting rooms." Article 20 of the Proposed CZO, Use Standards, does not include any additional requirements.</p>
26	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-43) as follows: "Any technique, apparatus, or facility that controls and/or manages the path, storage, or rate of release of stormwater runoff and include storm sewers, retention/detention basins, drainage swales and bioswales, rainwater reuse systems, drainage channels, inlet or outlet structures, and other similar techniques and facilities." Article 23 of the Proposed CZO, Section 23.12, Landscape, Stormwater Management, and Screening, provides BMPs and other requirements for Stormwater Management facilities.</p>
27	<p>The Proposed CZO defines (page 26-30, Definitions) as, "A structure composed of one (1) or more levels or floors used for the parking or storage of motor vehicles." Article 22 (Off-Street Parking and Loading) provides required parking spaces by use.</p>
28	<p>It is unclear in the Current CZO that Wireless Communications tower is a Conditional Use as in the Proposed CZO. The Proposed CZO defines (page 26-48) it as follows: "A structure designed and constructed to support one (1) or more wireless communications antennas and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction." The Use Standards (Section 20-43.EEE) of the Proposed CZO do not include any height limitations on towers.</p>

Table 3.3 Changes in Uses for General Commercial Districts in the GDA

Blank (no letter) = Not Permitted; C = Conditional Use; P = Permitted Use; * = Need Clarification for Comparison		CURRENT Article 5 C-1A Section 58	Proposed Article 15 MU-1 (Formerly C-1A)	See Notes
RESIDENTIAL USE				
1	Bed and Breakfast - Accessory (was Accommodation)	P	P	1
2	Bed and Breakfast - Principal (was Historic Homes)	P	P	1
3	Dwelling, Above the Ground Floor		P	
4	Dwelling, Townhouse	P	P	2
5	Dwelling, Multi-Family	P	P	
6	Group Home, Large (7 to 15)		P	
7	Group Home, Congregate (16 or more)		C	3
8	Permanent Supportive Housing		P	4
9	Timeshare/Transient Vacation Rentals		C	5
COMMERCIAL USE				
10	Amusement Facility, Indoor	C	P	6
11	Amusement Facility, Outdoor		C	7
12	Animal Hospital		P	
13	Bar	C	C	8
14	Broadcast Studio		P	9
15	Bus Terminal		C	
16	Financial Institution	P, C	P	
17	Green Market		P	
18	Health Club	P	P	
19	Hostel (appears to replace rooming/boarding house in Current CZO)	C	P	10
20	Hotel/Motel	C	P	
21	Kennel		C	
22	Live Entertainment - Secondary Use	C	C	11
23	Live Performance Venue	C	C	12
24	Mardi Gras Den		C	13
25	Micro-Brewery		P	14
26	Micro-Distillery	C	P	15
27	Motor Vehicle Service & Repair, Minor	C	P	16
28	Movie Studio		C	
29	Pet Day Care Center	C	P	
30	Restaurant, Fast Food	P, C	P	
31	Restaurant, Specialty	P	P	
32	Restaurant, Standard	P	P	17
33	Retail Sales of Alcoholic Beverages		C	18
34	Social Club or Lodge		P	19
35	Tattoo Parlor		P	
INDUSTRIAL USE				
37	Manufacturing, Artisan		P	20
37	Research & Development		P	
38	Warehouse		C	21
INSTITUTIONAL USE				
39	Cultural Facility	C	P	22
40	Educational Facility, Primary	C	P	
41	Educational Facility, Secondary	C	P	
42	Education Facility, University		P	
43	Education Facility, Vocational	C	P	
44	Government Offices	P	P	
45	Hospital	C	C	
46	Place of Worship		P	

Table 3.3 Changes in Uses for General Commercial Districts in the GDA

7	<p>The Proposed CZO defines (page 26-29, Definitions) as follows: "Participatory and spectator uses conducted outdoors, which may include partially enclosed facilities. Typical uses include, but are not limited to, miniature golf courses, batting cages, archery ranges, outdoor race tracks, theme parks, and amusement parks. An outdoor amusement facility includes ancillary uses, such as food stands, snack bars, or restaurants for the use of patrons, but do not serve alcoholic beverages." Article 20.3.E (Use Standards, page 20-4) provides additional requirements including submission of a noise abatement plan, security and operation plan - days and hours of operation, size of the establishment, exterior lighting design and maximum occupancy loads.</p>
8	<p>The Current CZO allows bars as Conditional Uses in the C-1A district. The Current CZO defines bar or cocktail lounges as, "A place for service or consumption of alcoholic beverages but not including live entertainment (Section 2.47). The Proposed CZO defines (page 26-6) Bar as follows: "An establishment serving alcoholic beverages in which the principal business is the sale of such beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use only. No retail sales of alcoholic beverages for consumption off-premises is permitted. A bar may include a micro-brewery on-site as an ancillary use only." Article 20.3.G of the Proposed CZO Use Standards (page 20-6) provides additional requirements as follows: "(1) A bar shall submit impact management plans including days and hours of operation, size, outdoor seating plan (if part of the establishment), exterior lighting design, maximum occupancy, floor plan for brewing facility (if part of the establishment), and a noise abatement plan. Article 20.3.G.4 states, "Bars with live entertainment are also subject to the standards of this Article for "live entertainment - secondary use". Live entertainment is a separate principal use and subject to separate approval." See Notes #12 (Live Entertainment - Secondary Use) and #15 (Micro-Brewery).</p>
9	<p>The Current CZO does not define Broadcast Studio. The Proposed CZO defines (page 26-7) Broadcast Studio as follows: "Commercial and public communications facilities, including radio, internet, television broadcasting and receiving stations, and studios. No additional Use Standards are provided in Article 20 of the Proposed CZO.</p>
10	<p>The Proposed CZO defines (page 26-21) Hostel as "An establishment providing sleeping accommodations for a fee in a sociable accommodation where guests can rent a bed in a dormitory and share bathroom, lounge, and kitchen facilities." No further Use Standards are provided. It appears this is replacing "Guest House" and/or "Rooming House" in the Current CZO.</p>
11	<p>Under the Current CZO, Live Entertainment is not allowed in bars and cocktail lounges (by definition). Under the Proposed CZO Bars and Live Entertainment - Secondary Use will be a Conditional Use within the MU-1 district (Current C-1A). Further, "Live Entertainment - secondary use shall be part of a standard restaurant, indoor amusement facility or bar and shall be approved separately" (page 26-3, Definitions). Article 20.3.GG of the Proposed CZO, Use Standards (page 20-22) provides additional requirements as follows: "(1) Live entertainment - secondary use is considered a separate principal use. Live entertainment - secondary use may only be established when allowed within a zoning district and in conjunction with a bar, standard restaurant, or indoor amusement facility." Additional requirements include a noise abatement plan, security and operation plan including days and hours of operation, and the days and hours of operation for the live entertainment component, configuration of the live entertainment area, exterior lighting design, and maximum occupancy loads. Further, live entertainment - secondary use shall submit a summary of the number and locations of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location. Appendix A (page A-4) of the Proposed CZO further specifies that "Live entertainment - secondary use," when allowed within a zoning district, must be part of a standard restaurant, indoor amusement facility, or bar, and must be approved separately.</p>
12	<p>Live Performance Venue is defined (page 26-23) of the Proposed CZO as follows: "An indoor facility for the presentation of live performances, including musical acts, theatrical plays or acts, stand-up comedy, magic, dance clubs, and disc jockey performances using vinyl records, compact discs, computers, or digital music players. A live performance venue is only open to the public when a live performance is scheduled. Unless otherwise restricted by this Ordinance, a live performance venue may serve alcoholic beverages as an ancillary use but only when the venue is open to the public for the live performance. A live performance venue does not include adult uses." Article 20.3.GG of the Proposed CZO, Use Standards (page 20-22) provides additional requirements including a noise abatement plan, security and operation plan including days and hours of operation, and the days and hours of operation for the live entertainment component, configuration of the live entertainment area, exterior lighting design, and maximum occupancy loads. Further, live entertainment performance venue shall submit a summary of the number and locations of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.</p>
13	<p>Mardi Gras Den is not a Permitted or Conditional Use within the C-1A zoning district under the Current CZO. The Proposed CZO defines (page 26-26, Definitions) as follows: "A warehouse used for the construction, maintenance, repair, and storage of Mardi Gras floats." The Proposed CZO does not include any further Use Standards. Further, Article 12 includes this use under Industrial Uses. Article 15 includes it under Commercial Uses.</p>

Table 3.3 Changes in Uses - General Commercial Districts

Table 3.3 Changes in Uses for General Commercial Districts in the GDA

14	<p>Under the Proposed CZO Micro-Brewery facilities can produce and package malt beverages of low alcoholic content for wholesale distribution, with a capacity of less than fifteen thousand (15,000) barrels per year and may include a tasting room as well as sell manufactured items on-site. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site (page 26-27 of Article 26). No additional use standards are provided in the Proposed CZO.</p>
15	<p>Under the Proposed CZO Micro-Distillery facilities can produce and package alcoholic beverages in quantities not to exceed twelve thousand (12,000) gallons per year and may include a tasting room and sell products manufactured on-site. Sales of alcoholic beverages manufactured outside of the facility are prohibited. A separate liquor license is required for sales of alcoholic beverages manufactured on-site (page 26-27 of Article 26). No additional use standards are provided in the Proposed CZO.</p>
16	<p>The Proposed CZO defines (page 26-28, Definitions) Motor Vehicle Service & Repair, Minor as follows: "A business that includes, but is not limited to, minor repairs to motor vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield/wiper blades, grease retainers, wheel bearings, and the like. The business may also include the sale of tires, including tire installation." This definition is refined compared with the Current CZO. Article 20, Section 20.3.J.I, Use Standards, requirements include: minimum lot size of 5,000 square feet, no sales of automobiles is permitted, no work or storage may be conducted in the public right-of-way, may include gas stations as an accessory use, vehicles may not be stored outdoors for more than fifteen (15) days, wrecked or junked vehicles may not be stored on-site, all repair operations and tire retail shops shall be fully enclosed, and when such use abuts a residential use, the facility shall install an opaque fence at least six (6) feet high on the property line to buffer the residential use (page 20-24).</p>
17	<p>Standard Restaurants are typical sit down, order and consume the food at the restaurant. "Standard Restaurants may offer alcoholic beverages for sale as incidental to food and non-alcoholic beverage service. Food service and the sale of non-alcoholic beverages shall constitute at least fifty percent (50%) or more of the revenue for said establishment" (page 26-34, Definitions). Article 20.3.VV, Use Standards, provide additional requirements for all restaurants including: Submittal of a security and operation plan - days and hours of operation, size of the establishment, outdoor seating (if included), maximum occupancy loads, and for outdoor component, how the facility will control the sales of alcoholic beverages to ensure consumption on-premises, a noise abatement plan and a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location. Section 20.3.VV further limits the hours of operation (excluding Vieux Carre Districts, CBD Districts, and in the C-1, C-2 and C-3 Districts of the Proposed CZO) for restaurants that serve alcoholic beverages to closing by midnight, Sunday through Monday and by 2 AM, Thursday through Saturday. No new customers are permitted after the closing hour, and the restaurant shall be completely shut down, including no staff present on the premises, with[in] two (2) hours of the closing time (page 20-32). Finally, Standard Restaurants with live entertainment are subject to separate approval (see Note #12).</p>
18	<p>Retail Sales of Alcoholic Beverages are defined in the Proposed CZO as "Retail sales of alcoholic beverages for consumption off-premises when licensed by the City. Sale of alcoholic beverages shall be in factory original containers" (page 26-34, Definitions). The Proposed CZO does not include any further standards.</p>
19	<p>A Social Club or Lodge is operated by fraternal, social, educational or recreational with a common purpose and primarily not for profit or to render services typically carried on as a business. Under the Proposed CZO, the organizations and associations shall be incorporated by the laws of the state of Louisiana as a non-profit corporation or registered with the Secretary of State of Louisiana. Fraternalities/sororities are not considered social clubs or lodges (page 26-42, Definitions). Section 20.3.YY, Use Standards, prohibits sleeping facilities.</p>
20	<p>Manufacturing, Artisan appears to be a new use under the Proposed CZO. It is defined (page 26-25, Definitions) as follows: "A manufacturing establishment for artisan-related crafts that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, pottery, leathercraft, hand-woven articles, and related items." The Proposed CZO does not include any further Use Standards.</p>
21	<p>Warehouse is not a Permitted or Conditional Use within the C-1A zoning district under the Current CZO nor is it defined. The Proposed CZO defines (page 26-47) Warehouse as follows: "A facility for the storage and distribution of manufactured products, supplies, and equipment." The Proposed CZO does not include any further Use Standards.</p>

Table 3.3 Changes in Uses for General Commercial Districts in the GDA

22	<p>The current CZO includes museums, aquariums, zoos, art galleries, etc. as Conditional Uses but does not define Cultural Facility. The Proposed CZO defines (page 26-13) Cultural Facility as follows: "A use that is open to the public and provides cultural services and facilities including, but not limited to, libraries, museums, zoos, botanical gardens, and historical societies. A cultural facility may have ancillary retail uses, that offers items related to the facility for sale, and ancillary restaurants, which are open during the hours of operation of the facility. A cultural facility may hold special events and receptions on-site, including events that take place after closing hours." Article 20, Use Standards, does not include any additional requirements.</p>
23	<p>The Current CZO does not define "Public Works and Safety Facilities" and it does not appear that such uses (as defined by the Proposed CZO) are Permitted and/or Conditional Uses. The Proposed CZO defines (page 26-33) Public Works and Safety Facilities as follows: "Facilities operated by: 1) public safety agencies, including fire stations, and police and sheriff substations and headquarters, including the dispatching, storage, and maintenance of police and fire vehicles; or 2) public works facilities of the city or parish for municipal repair, storage, or production facilities, including the dispatching, storage, and maintenance of municipal vehicles. A public works and safety facility includes associated office or meeting rooms." Article 20 of the Proposed CZO, Use Standards, does not include any additional requirements.</p>
24	<p>This appears to be a new use in the Proposed CZO and is defined (page 26-43) as follows: "Any technique, apparatus, or facility that controls and/or manages the path, storage, or rate of release of stormwater runoff and include storm sewers, retention/detention basins, drainage swales and bioswales, rainwater reuse systems, drainage channels, inlet or outlet structures, and other similar techniques and facilities." Article 23 of the Proposed CZO, Section 23.12, Landscape, Stormwater Management, and Screening, provides BMPs and other requirements for Stormwater Management facilities.</p>
25	<p>Planned Developments are a new use under the Proposed CZO. Article 5 of the Proposed CZO outlines standards for Planned Developments. Section 5.2 of Article 5 outlines general standards as follows: "A. The site of the planned development shall be under common ownership and/or unified control. If there are two (2) or more owners, the application for the planned development shall be jointly filed by all such owners." "B. Planned development are allowed within the...3. Historic Core and Historic Urban Residential Districts for the adaptive reuse of institutional and industrial structures." Section 5.2, C states "The minimum size considered appropriate for planning developments is five (5) acres....However, the following exceptions to this minimum size apply: 1. The minimum size of a planned development in the Historic Core and Historic Urban Residential Districts is two (2) acres. 2. The adaptive reuse of an existing industrial, commercial, or institutional structure in any district, including the Historic Core and Historic Urban Residential Districts, shall be a minimum of ten thousand (10,000) square feet in area and is not subject to the five (5) acre minimum." Section 5.6 B of Article 5 provides development bonuses including innovative stormwater management, affordable housing thresholds, LEED certification and for adjacency to transit routes.</p>