

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 28, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MARCH 28, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 019/17 – Request by 400 LAKE MARINA AVE, LLC for a zoning change from an S-LRS1 Lakeview Single-Family Residential District to an S-LRM2 Lake Area High-Rise Multi-Family Residential District, on Lot A-4, Bruning Subdivision, in the Seventh Municipal District, bounded by West Robert E. Lee Boulevard, Regent Street, Lake Marina Avenue, and the Orleans Parish/Jefferson Parish Line. The municipal addresses are 343-345 WEST ROBERT E. LEE BOULEVARD. (PD 5) (NK) (DEFERRED FROM THE MARCH 14, 2017 CITY PLANNING COMMISSION MEETING)**

- 2. ZONING DOCKET 029/17 – Request by 501 N GENOIS, LLC for a conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District and the GC Greenway Corridor Design Overlay District, on Square 474, Lot X or Lots 14 through 18, in the Second Municipal District, bounded by North Genois Street, Toulouse Street, North Clark, North Jefferson Davis Parkway, and the Lafitte Greenway. The municipal address is 501 NORTH GENOIS STREET. (PD 4) (BD) (DEFERRED FROM THE MARCH 14, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 3. ZONING DOCKET 030/17** – Request by GCE 2723 SOUTH BROAD, LLC for a conditional use to permit a bar in a C-1 General Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 488, Lot B or portions of Lots 15 and 16, in the Fourth Municipal District, bounded by South Broad Street, Washington Avenue, South White Street, and Eve Street. The municipal address is 2723 SOUTH BROAD STREET. (PD 2) **(TJ)**
- 4. ZONING DOCKET 031/17** – Request by LOC V. NGUYEN AND NGOC-LOI T. TRINH for an Amendment to Ordinance No. 27,200 MCS (Zoning Docket 95/16) for a conditional use to permit a bar in a C-1 General Commercial District, ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District and a CT Corridor Transformation Design Overlay District, on an undesignated square, Lee-Michoud Hiway Units Subdivision, Lot 42, in the Third Municipal District, bounded by Chef Menteur Highway, Alcee Fortier Boulevard, and Old Gentilly Road. The municipal address is 14400 CHEF MENTEUR HIGHWAY. (PD 10) **(BD)**
- 5. ZONING DOCKET 032/17** – Request by BARBARA B. BECHET for a zoning change from an HU-RD2 Historic Urban Two- Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 592, Lot 18, in the Sixth Municipal District, bounded by Freret Street, Delachaise Street, La Salle Street, and Louisiana Avenue. The municipal addresses are 3418-3420 FRERET STREET. (PD 2) **(SK)**
- 6. ZONING DOCKET 033/17** – Request by BROTHERS ST. ROSE, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 428/428A, Lots 1 through 4 and part of Lot 5 or Lots 1, 2, and 23, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Marais Street, and Flood Street. The municipal address is 5401 SAINT CLAUDE AVENUE. (PD 8) **(CB)**
- 7. ZONING DOCKET 034/17** – Request by CITY COUNCIL MOTION M-17-66 for an amendment to Ordinance No. 27,192 MCS (Zoning Docket 34/16, which permitted the expansion of an existing school to create outdoor green space) to amend proviso #24 requiring a seven (7) foot concrete wall, to permit an eight and half (8 ½) foot concrete wall, in an HU-RD2 Historic Urban Two-Family Residential District, on Square 277, Lots 18, 6-7, 4, B, A, Q, P and an undesignated lot or Lots 18, 4-A, Q-1, and Square 288, Lots 13 and 14 pt. 15 or Lots 13 and 14, in the Seventh Municipal District, bounded by South Carrollton Avenue and Spruce, Dublin and Sycamore Streets. The municipal addresses are 2014-2018 SOUTH CARROLLTON AVENUE, 8121-8127 SPRUCE STREET,

AND 8120-8142 PANOLA STREET. (PD 3) (NK)

8. **ZONING DOCKET 035/17** – Request by CITY COUNCIL MOTION NO. M-17-68 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named the SBA St. Bernard Avenue Overlay District, the purpose of which is to promote affordable housing for senior citizens along this critical corridor located within the historic core of the City of New Orleans in line with the City’s Housing for a Resilient New Orleans strategy and encourage high-quality development on the St. Bernard Avenue corridor; said District will apply to all non-residentially zoned properties on blocks with frontage on St. Bernard Avenue from the I-10 overpass/North Claiborne Avenue to North Broad Street that require Article 4, Section 4.5 Development Plan and Design Review approval; the District will permit height and parking bonuses for high-quality affordable housing developments within said overlay district of up to five (5) stories and sixty-five (65) feet in height and an adjustment for the parking calculation for any Residential Care Facility on applicable lots of .25 per dwelling unit; and any other bonus measures that may encourage and promote affordable housing, and in particular, affordable housing for seniors in this corridor. (KB)

9. **ZONING DOCKET 036/17** – Request by CHARLES H. AUSTIN IV AND ROOFLESS, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District on Square 1069, a portion of Lot 4 or 16, and for conditional uses to permit an indoor amusement facility and bar over 5,000 square feet in floor area and with live entertainment (secondary use) in an HU-MU Neighborhood Mixed-Use District on Square 1069, Lots 17, 18, and portions of Lots 4 and 16, or Lots 17, 18, and portions of Lot 3 and 16, in the Third Municipal District, bounded by Port Street, North Galvez Street, North Miro Street, and Almonaster Avenue. The municipal addresses are 2120-2126 PORT STREET. (PD 7) (BP)

C. OTHER BUSINESS:

10. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER MATTERS:

- A. Adoption of the minutes of the March 14, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk