

CITY PLANNING COMMISSION

MEETING AGENDA

TUESDAY, SEPTEMBER 10, 2019

1:30 P.M.

CITY COUNCIL CHAMBER

(CITY HALL 1E07)

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 10, 2019 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 075/19** – Request by City Council Motion No. M-19-213 MCS for a planned development and any necessary waivers to permit the new construction of a multi-family residential development in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on the entirety of Square 131, in the Third Municipal District, bounded by Chartres Street, France Street, Mazant Street, and Royal Street. The municipal addresses are 4100-4114 Royal Street, 601-621 Mazant Street, and 600-620 France Street.

In the course of its study, the City Planning Commission shall consider and recommend provisions to ensure that the development is compatible with its anticipated use and the neighborhood character, including but not limited to the following:

- The design of the project and architecture of the structure;
- The design of the site and proper landscaping, including the preservation of green space and the replacement of trees that may be removed;
- Storm-water management efforts; and

- Public transportation opportunities, specifically adding a covered bus stop. (PD 7)

**(Deferred from the August 13, 2019 City Planning Commission meeting.)
(KB/WM)**

2. **ZONING DOCKET 079/19** – Request by City Council Motion M-19-237 to consider text amendments to the Comprehensive Zoning Ordinance that will incorporate recommendations and initiatives contained in the 2018 “Small Box Retail Diversity Study” including but not limited to:

- Establish and/or revise definitions of Home Processed Food Products and Agriculture.
- Define and or update applicable use standards for Agriculture, Food Preparation, Processing, and Packaging, and Retail Sales.

(Deferred from the August 13, 2019 City Planning Commission meeting.) (SL)

3. **ZONING DOCKET 089/19** – Request by J&R Rental Properties, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 5, Lots 23 and B or D, in the Third Municipal District, bounded by Frenchmen Street, Chartres Street, Decatur Street, and Esplanade Avenue. The municipal addresses are 508-510 Frenchmen Street. (PD 7) **(Deferred from the August 13, 2019 City Planning Commission meeting.) (AW)**

B. NEW BUSINESS:

4. **ZONING DOCKET 098/19** – Request by Wilbert Chambliss, Sr., et al. for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 395, Lot 4, in the Fourth Municipal District, bounded by Felicity Street, Saint Andrew Street, Clara Street, and Willow Street. The municipal addresses are 2714-2716 Felicity Street and 2809-2811 Saint Andrew Street. (PD 2) **(TM)**
5. **ZONING DOCKET 099/19** – Request by Carrollton Carnival Club, Inc. for a conditional use to permit a Mardi Gras den in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 144, portions of Lots 2, 3, 4, 5, 6, 21, 22, 23, and 24, in the Seventh Municipal District, bounded by General Ogden Street, Leake Avenue, Oak Street, Eagle Street, and Plum Street. The municipal address is 1215 General Ogden Street. (PD 3) **(SS)**
6. **ZONING DOCKET 100/19** – Request by Wendelin, LLC for a conditional use to permit a standard restaurant with the sale of alcoholic beverages over 5,000 square feet in floor area in an S-LB1 Suburban Lake Area Neighborhood Business District and an CT Corridor Transformation Design Overlay District, on Square 35, Lots 46 through 51, in the Seventh Municipal District, bounded by West Harrison Avenue, Fleur de Lis

Drive, Bellaire Drive, and 22nd Street. The municipal address is 6262 Fleur De Lis Drive. (PD 5) **(RJ)**

7. **SUBDIVISION DOCKET 095/19** - Request by Salem Development, LLC to re-subdivide Lots C, 1-D, 3-B-1, 15, A-1, B-1, and 241-B into Lots 1E, 1F, 1G, 1H, 15A, and B-2, Square 637, in the Third Municipal District, bounded by North Claiborne Avenue, Touro Street, North Robertson Street, and Pauger Street (PD 4). **(EH)**
8. **SUBDIVISION DOCKET 097/19** - Request by Annunciation Development Co., LLC to re-subdivide Lots 1 through 15, 35, A & B, A, C, Z or X, 22, Y, S, 1, and part of Lot 5 into Lot X, Square 116, First Municipal District, bounded by Constance St., Thalia St., Annunciation St. and Melpomene St. The municipal addresses are 1301-1325 Annunciation St. (PD 2) **(RB)**

OTHER MATTERS:

- A. Adoption of the minutes of the August 13, 2019 meeting.
- C. Committee reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RDR/skk