

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 23, 2018
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, OCTOBER 23, 2018 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 104/18** – Request by Michael G. Sherman for a text amendment to the Comprehensive Zoning Ordinance to amend Article 21, Section 21.5.C.1 *Exterior Lighting, Non-Residential Uses* to add language to allow for light poles for Industrial Uses to have a limitation of a maximum of thirty (30) feet in height and for any other additions, limitations, and modifications as may be deemed appropriate by the City Planning Commission staff. **(Deferred from the October 9, 2018 City Planning Commission meeting.) (TM)**
2. **DESIGN REVIEW 135/18** – Request by Michael Carbine for an amendment to an approved development plan in accordance with Article 4, Section 4.5.F.2 *Changes Approved by the City Planning Commission* of the Comprehensive Zoning Ordinance, for a property locate don Square 213, Lot A1, in the Fourth Municipal District, bounded by Saint Charles Avenue and First, Second, and Prytania Streets. The municipal addresses are 2400–2416 Saint Charles Avenue. (PD 2) **(Deferred from the October 9, 2018 City Planning Commission meeting.) (LWM)**

B. NEW BUSINESS:

3. **ZONING DOCKET 118/18** – Request by Michael Waldo Mayer III for a conditional use to permit a bar (daiquiri shop) in an MU-1 Medium Intensity Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District, on Square 195, Lot 25 or Lots B and C, in the First Municipal District, bounded by Saint Charles Avenue, Terpsichore Street, Euterpe Street, and Prytania Street. The municipal addresses are 1608-1610 Saint Charles Avenue. (PD 2) **(NJ)**
4. **ZONING DOCKET 119/18** – Request by Axis Millwork & Fabrication, LLC for a conditional use to permit a mini-warehouse in an MU-1 Medium Intensity Mixed-Use District and a GC Greenway Corridor Design Overlay District, on Square 500, Lot N or an undesignated lot, in the Second Municipal District, bounded by North Cortez Street, Toulouse Street, North Telemachus Street, and the Lafitte Greenway. The municipal address is 540 North Cortez Street. (PD 4) **(SL/LMM)**
5. **ZONING DOCKET 120/18** – Request by David G. Millaud for a zoning change from an HU-RS Historic Urban Single-Family Residential District to an HU-B1 Neighborhood Business District, in the Boulevard Heights Subdivision, Square B, Lots 26, 27, 28, and part of Lot 25, in the Third Municipal District, bounded by Gentilly Boulevard, Franklin Avenue, Iris Street, and Wisteria Street. The municipal address is 3670 Gentilly Boulevard. (PD 6) **(AW) (Withdrawn from the October 23, 2018 meeting and rescheduled to the November 13, 2018 meeting at the request of the applicant.)**
6. **ZONING DOCKET 121/18** – Request by AGA Development Partners, LLC for a conditional use to permit dwellings, above the ground floor in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Prairie Lands, Section A, Phase 1 and Phase 2, or Parts 25 and 27, or Parcel 23B and an undesignated lot, bound by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal addresses are 13707-13733 Chef Menteur Highway. (PD 10) **(HD)**
7. **CANAL STREET STUDY** – Request by City Council Motion M-18-200 for the City Planning Commission to conduct a public hearing and a study to (1) compile and summarize previous studies and advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River, and (2) analyze new aspects of such, including, but not limited to: (a) Identifying key recommendations and barriers that have prevented those recommendations from being implemented; (b) Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination in the City; (c) Identifying opportunity sites for commercial or residential use; (d) Providing recommendations for incentivizing use of upper floors while discouraging demolition of historic structures; (e) Examination of whether encouraging upper floor development for the purpose of operating short term rentals along this corridor could spur

revitalization, such as attracting more diverse and upscale retail on the bottom floors; and (f) Providing recommendations for regulatory or policy initiatives that could be implemented to best accomplish the goal of restoring Canal Street as a key destination within the City. (LWM)

8. **PROPOSED 2019 BUDGET AND WORK PLAN FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF NEW ORLEANS** – To review and consider the plan in order to determine whether or not it is consistent with the comprehensive plan for the City of New Orleans. (LWM)

OTHER MATTERS:

- A. CONSIDERATION – Proposed 2019 regular meeting schedule.
- B. CONSIDERATION – Proposed 2019 operational meeting schedule.
- C. Adoption of the minutes of the September 25 and October 9, 2018 meetings.
- D. Committee reports.
- E. Announcements.

Robert D. Rivers
Executive Director

RDR/skk