

**CITY PLANNING COMMISSION
MEETING AGENDA
TUESDAY, APRIL 8, 2008**

A. PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE #4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 8, 2008 IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

This meeting is accessible to people with disabilities. Requests for additional accommodations or any assistance to participate may be directed to the Office of Public Advocacy at 504-658-4015 (voice), 504-658-4002 (facsimile), or the City's TTY 504-586-4475. This communiqué is available in alternative formats upon request.

- 1. ZONING DOCKET 22/08 - Request by ABEL CARPIO REYES for a Conditional Use to permit an auto service center in an existing structure in a B-2 Neighborhood Business District, on Square 29, Lot 6, in the Fifth Municipal District, bounded by Behrman Highway, Memorial Park Drive, Marr Avenue and Farragut Street. The municipal address is 2335 FARRAGUT STREET. (ZBM D-16)**
- 2. ZONING DOCKET 23/08 - Request by THE METHODIST HOME OF NEW ORLEANS for a Zoning Change from an RD-3 Two Family Residential District to a B-2 Neighborhood Business District, on Square 95, Lots 1 & 2, 4, 5, 6-A, 13, 14, 14-B and 16, in the Fourth Municipal District, bounded by Washington Avenue, Fourth, Annunciation and Laurel Streets. The municipal addresses are 815 AND 821 WASHINGTON AVENUE, 800 AND 808 FOURTH STREET AND 2713 ANNUNCIATION STREET. (ZBM C-15)**
- 3. ZONING DOCKET 24/08 - Request by ZULU SOCIAL AID AND PLEASURE CLUB for a Zoning Change from an RD-3 Two Family Residential District to a B-1 Neighborhood Business District for Lots 3 & 4 and a Conditional Use to permit a private club in new and existing structures in a B-1 Neighborhood Business District, on Square 339, Lots A, B, C, 3 and 4, in the Second Municipal District, bounded by Orleans Avenue, North Broad, Saint Ann, and North Dorgenois Streets. The municipal addresses are 722-24, 726 AND 732-34 NORTH BROAD STREET AND 2644-46 AND 2648 SAINT ANN STREET. (ZBM C-13)**

4. **ZONING DOCKET 25/08** - Request by PMAT VILLAGE AURORA LLC for a Conditional Use to permit a development over 10,000 square feet and over one acre in a UC Urban Corridor District and the rescission of Ordinance Nos. 11,564 (ZD 75/86), 13,720 (ZD 91/89) and 18,064 (ZD 125/96) in a C-1 General Commercial District, on Square 1 or IMPT, Lots H-2-B-1B, D-2-B-2 and D-2-B-3, in the Fifth Municipal District, bounded by GENERAL DEGAULLE DRIVE, HOLIDAY DRIVE, MACARTHUR BOULEVARD AND RUE PARC FONTAINE. The municipal addresses are 4100 GENERAL DEGAULLE DRIVE, 3008 HOLIDAY DRIVE AND 3010 HOLIDAY DRIVE. (ZBM E-16)

**B. SUBDIVISION PUBLIC HEARING:
To follow Zoning Public Hearing**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND SECTION 5-407 OF THE CITY CHARTER REGARDING SUBDIVISIONS, WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 8, 2008 FOLLOWING THE ZONING PUBLIC HEARING, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07) ON THE FOLLOWING PROPOSED SUBDIVISIONS.

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1. **SUBDIVISION DOCKET 20/08** – Request by LEVY GARDENS PARTNERS 2007 LP to resubdivide Lot L, Lakratt Tract, Section 26 into Lots L-1 and L-2, in the Third Municipal District, bounded by the Jahncke Canal, Bullard Avenue, Lake Forest Boulevard and Levy Drive. The municipal addresses are unassigned. (ZBM H-11)

C. ZONING MEETING: To follow Public Hearings

1. Adoption of the Zoning minutes of the March 25, 2008 Zoning Meeting.

2. **FURTHER CONSIDERATION - ZONING DOCKET 21/08** - Request by KERN PROPERTIES, LLC.; BLAINE KERN ARTISTS, INC.; BLAINE S. KERN, SR., LLC.; ALGIERS VENTURES, LLC.; EARHART PROPERTIES, LLC.; BARMON, INC.; BATTURE LAND, LLC.; COMPASS MARINE SERVICES, INC.; 200 LAMARQUE STREET, LLC AND THE CITY OF NEW ORLEANS to reaffirm and amend Ordinance No. 22,527 MCS (Zoning Docket 39/06, a Zoning Change from an LI Light Industrial District to a C-2 General Commercial District, an RPC Residential Planed Community District Overlay on Squares 121, 152, 153 and 184, and an MUPC Mixed Use Planned Community District Overlay on Squares 216 and 217), in a C-2 General Commercial District, on Square 121, all lots except C, A2, A3 and an unidentified lot, Squares 152, 153, 184, 216 and 217, all lots, in the Fifth Municipal District, bounded by Brooklyn and Opelousas Avenues, Eliza, River and Socrates Streets. There are MULTIPLE MUNICIPAL ADDRESSES. (ZBM D-14, D-15) **(GM/TB/BC)**
(DEFERRED FROM THE MARCH 25, 2008 MEETING)

3. **CONSIDERATION - ZONING DOCKET 22/08** - Request by ABEL CARPIO REYES for a Conditional Use to permit an auto service center in an existing structure in a B-2 Neighborhood Business District, on Square 29, Lot 6, in the Fifth Municipal District, bounded by Behrman Highway, Memorial Park Drive, Marr Avenue and Farragut Street. The municipal address is 2335 FARRAGUT STREET. (ZBM D-16) **(GM/BC)**

4. **CONSIDERATION - ZONING DOCKET 23/08** - Request by THE METHODIST HOME OF NEW ORLEANS for a Zoning Change from an RD-3 Two Family Residential District to a B-2 Neighborhood Business District, on Square 95, Lots 1 & 2, 4, 5, 6-A, 13, 14, 14-B and 16, in the Fourth Municipal District, bounded by Washington Avenue, Fourth, Annunciation and Laurel Streets. The municipal addresses are 815 AND 821 WASHINGTON AVENUE, 800 AND 808 FOURTH STREET AND 2713 ANNUNCIATION STREET. (ZBM C-15) **(BB)**

5. **CONSIDERATION - ZONING DOCKET 24/08** - Request by ZULU SOCIAL AID AND PLEASURE CLUB for a Zoning Change from an RD-3 Two Family Residential District to a B-1 Neighborhood Business District for Lots 3 & 4 and a Conditional Use to permit a private club in new and existing structures in a B-1 Neighborhood Business District, on Square 339, Lots A, B, C, 3 and 4, in the Second Municipal District, bounded by Orleans Avenue, North Broad, Saint Ann, and North Dorgenois Streets. The municipal addresses are 722-24, 726 AND 732-34 NORTH BROAD STREET AND 2644-46 AND 2648 SAINT ANN STREET. (ZBM C-13) **(GM/BC)**

6. **CONSIDERATION - ZONING DOCKET 25/08** - Request by PMAT VILLAGE AURORA LLC for a Conditional Use to permit a development over 10,000 square feet and over one acre in a UC Urban Corridor District and the rescission of Ordinance Nos. 11,564 (ZD 75/86), 13,720 (ZD 91/89) and 18,064 (ZD 125/96) in a C-1 General Commercial District, on Square 1 or IMPT, Lots H-2-B-1B, D-2-B-2 and D-2-B-3, in the Fifth Municipal District, bounded by GENERAL DEGAULLE DRIVE, HOLIDAY DRIVE, MACARTHUR BOULEVARD AND RUE PARC FONTAINE. The municipal addresses are 4100 GENERAL DEGAULLE DRIVE, 3008 HOLIDAY DRIVE AND 3010 HOLIDAY DRIVE. (ZBM E-16) **(SK/BC)**

D. PLANNING MEETING:

1. Adoption of the Planning minutes of the March 25, 2008 Planning Meeting.

SUBDIVISIONS:

2. **CONSIDERATION - SUBDIVISION DOCKET 20/08** – Request by LEVY GARDENS PARTNERS 2007 LP to resubdivide Lot L, Lakratt Tract, Section 26 into Lots L-1 and L-2, in the Third Municipal District, bounded by the Jahncke Canal, Bullard Avenue, Lake Forest Boulevard and Levy Drive. The municipal addresses are unassigned. (ZBM H-11) **(PC)**

RATIFICATIONS:

3. **CONSIDERATION** - Ratification of the Executive Director's Actions Relative to Certified Subdivisions. **(AB)**
4. **CONSIDERATION** - Ratification of the Executive Director's Actions Relative to Personnel Matters. **(YR)**

OTHER PLANNING MATTERS:

5. **CONSIDERATION** – “Reinventing the Crescent” riverfront development plan. The site boundaries generally included properties within the riverfront area covered by the Cooperative Endeavor Agreement between the City and Port of New Orleans (Jackson Avenue to the Inner Harbor Navigational Canal). **(PC)**
6. Executive Director’s Reports on Various Activities. **(YR)**
7. Committee Reports.
8. Announcements by Chairman. **(ER)**

E. EXECUTIVE SESSION

Yolanda Rodriguez
Executive Director

YR/ab