

**CITY PLANNING COMMISSION  
MEETING AGENDA  
TUESDAY, NOVEMBER 11, 2008**

- A. PUBLIC HEARING: 1:30 P.M. CITY PLANNING COMMISSION  
CONFERENCE ROOM (1340 POYDRAS  
STREET, SUITE 900**

**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, NOVEMBER 11, 2008, IN THE CITY PLANNING COMMISSION CONFERENCE ROOM (1340 POYDRAS STREET, SUITE 900 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 87/08** - Request by MOUNTAIN LAKE, LLC for a Conditional Use to permit the sale of alcoholic beverages for consumption on premises in a standard restaurant in a B-1 Neighborhood Business District, on Square 5087, Lot 2A, in the Third Municipal District, bounded by Elysian Fields Avenue, Mexico, Marigny and New York Streets. The municipal address is 6325 ELYSIAN FIELDS AVENUE. (ZBM E-10)
- 2. ZONING DOCKET 88/08** - Request by DEGAULLE INVESTMENTS, LLC for a Conditional Use to permit a development occupying more than 10,000 square feet of floor area in a B-1 Neighborhood Business District and in the UC General DeGaulle Urban Corridor District Overlay, on Square 7, Lots 7-C and 7-D, in the Fifth Municipal District, bounded by General DeGaulle Drive, Idaho, Georgia and Amazon Streets. The municipal addresses are 2701 and 2703 GENERAL DEGAULLE DRIVE. (ZBM D-16).
- 3. ZONING DOCKET 89/08** - Request by PROVIDENCE COMMUNITY HOUSING CORPORATION for a Conditional Use to permit multiple dwellings in multiple structures in an HMR-3 Historic Marigny/Tremé Residential District, on Square 382, Lot 11-A, in the Third Municipal District, bounded by Saint Claude Avenue, Kerlrec, Columbus and Marais Streets. The municipal addresses are 1459 and 1463 SAINT CLAUDE AVENUE and 1212 COLUMBUS STREET. (ZBM D-13)

4. **ZONING DOCKET 90/08** - Request by LAUMET LIMITED, LLC for a Conditional Use and Moratorium Appeal to permit the sale of alcoholic beverages for consumption both on and off the premises in a standard restaurant with less than 5,000 square feet of floor area in a B-1A Neighborhood Business District, on Square 124, Lots 1, 2 and 3, in the Fourth Municipal District, bounded by Magazine, Harmony, Ninth and Constance Streets. The municipal addresses are 3136 and 3138 MAGAZINE STREET and 1020 NINTH STREET. (ZBM B-15)
5. **ZONING DOCKET 91/08** - Request by MELISSA E GOINES for a Zoning Change from an RM-4 Multiple-Family Residential District to a C-1 General Commercial District, on Square 289, Lot 14, in the First Municipal District, bounded by South Saratoga, South Rampart, Clio and Erato Streets. The municipal addresses are 1240 and 1242 SOUTH SARATOGA STREET. (ZBM C-14)
6. **ZONING DOCKET 92/08** - Request by BELLEVILLE CONDOMINIUMS, LLC and BELLEVILLE PARKING, LLC for the rescission of Ordinance numbers 16,611 M.C.S. (Zoning Docket 74/94, a request for the establishment of a Residential Planned Community District Overlay) and 22,287 M.C.S. (Zoning Docket 13/06, a request for an amendment to Ordinance number 16,611 M.C.S. to permit additional dwelling units and the inclusion within the Residential Planned Community District of an additional lot), for a Zoning Change from an RD-3 Two-Family Residential District to a C-1A General Commercial District, and for a Conditional Use to permit a hotel, on Square 40, Lots 1, 2, 3, 4, 5, 22, 23, 24, 25, 26, 27, and 28, in the Fifth Municipal District, bounded by Pelican and Elmira Avenues, Belleville and Alix Streets. The municipal addresses are 318 and 320 BELLEVILLE STREET, 801 and 813 PELICAN AVENUE, and 301 ELMIRA AVENUE. (ZBM D-14)
7. **ZONING DOCKET 93/08** - Request by CITY COUNCIL MOTION M-08-567 for a Text Amendment to the Comprehensive Zoning Ordinance, No. 4,264 M.C.S., as amended, to amend Article 15, Section 15.6.1 “Fences, Walls, and Hedges (In All Districts Except the Vieux Carré Districts)” to require the erection of fencing with a height between six (6) and seven (7) feet along any property line abutting an open drainage canal where such property is occupied by a residential use, and to further include within such requirement any standards or requirements deemed necessary as to the design or material of such fencing.

8. **ZONING DOCKET 94/08** - Request by LAM-KING ENTERPRISES, LLC for an Exceptional Use to permit the expansion of an automobile body and paint shop in a C-1 General Commercial District and in the Inner-City Urban Corridor District, on Square 776, Lot A, in the First Municipal District, bounded by South Carrollton and Tulane Avenues and Interstate 10. The municipal addresses are 4033 and 4049 SOUTH CARROLLTON AVENUE. (ZBM B-12)

**B. ZONING MEETING: To follow Public Hearing**

1. Adoption of the Zoning minutes of the October 28, 2008 Zoning Meeting.
2. **CONSIDERATION - ZONING DOCKET 87/08** - Request by MOUNTAIN LAKE, LLC for a Conditional Use to permit the sale of alcoholic beverages for consumption on premises in a standard restaurant in a B-1 Neighborhood Business District, on Square 5087, Lot 2A, in the Third Municipal District, bounded by Elysian Fields Avenue, Mexico, Marigny and New York Streets. The municipal address is 6325 ELYSIAN FIELDS AVENUE. (ZBM E-10) **(SK/LM)**
3. **CONSIDERATION - ZONING DOCKET 88/08** - Request by DEGAULLE INVESTMENTS, LLC for a Conditional Use to permit a development occupying more than 10,000 square feet of floor area in a B-1 Neighborhood Business District and in the UC General DeGaulle Urban Corridor District Overlay, on Square 7, Lots 7-C and 7-D, in the Fifth Municipal District, bounded by General DeGaulle Drive, Idaho, Georgia and Amazon Streets. The municipal addresses are 2701 and 2703 GENERAL DEGAULLE DRIVE. (ZBM D-16) **(SK/DS)**
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7. **CONSIDERATION - ZONING DOCKET 92/08** - Request by BELLEVILLE CONDOMINIUMS, LLC and BELLEVILLE PARKING, LLC for the rescission of Ordinance numbers 16,611 M.C.S. (Zoning Docket 74/94, a request for the establishment of a Residential Planned Community District Overlay) and 22,287 M.C.S. (Zoning Docket 13/06, a request for an amendment to Ordinance number 16,611 M.C.S. to permit additional dwelling units and the inclusion within the Residential Planned Community District of an additional lot), for a Zoning Change from an RD-3 Two-Family Residential District to a C-1A General Commercial District, and for a Conditional Use to permit a hotel, on Square 40, Lots 1, 2, 3, 4, 5, 22, 23, 24, 25, 26, 27, and 28, in the Fifth Municipal District, bounded by Pelican and Elmira Avenues, Belleville and Alix Streets. The municipal addresses are 318 and 320 BELLEVILLE STREET, 801 and 813 PELICAN AVENUE, and 301 ELMIRA AVENUE. (ZBM D-14) (GM/LM)
  
8. **CONSIDERATION - ZONING DOCKET 93/08** - Request by CITY COUNCIL MOTION M-08-567 for a Text Amendment to the Comprehensive Zoning Ordinance, No. 4,264 M.C.S., as amended, to amend Article 15, Section 15.6.1 “Fences, Walls, and Hedges (In All Districts Except the Vieux Carré Districts)” to require the erection of fencing with a height between six (6) and seven (7) feet along any property line abutting an open drainage canal where such property is occupied by a residential use, and to further include within such requirement any standards or requirements deemed necessary as to the design or material of such fencing. (AZ)
  
9. **CONSIDERATION - ZONING DOCKET 94/08** - Request by LAM-KING ENTERPRISES, LLC for an Exceptional Use to permit the expansion of an automobile body and paint shop in a C-1 General Commercial District and in the Inner-City Urban Corridor District, on Square 776, Lot A, in the First Municipal District, bounded by South Carrollton and Tulane Avenues and Interstate 10. The municipal addresses are 4033 and 4049 SOUTH CARROLLTON AVENUE. (ZBM B-12) (GM/LM)

C. **PLANNING MEETING:**

1. Adoption of the Planning minutes of the October 28, 2008 Planning Meeting.

**RATIFICATIONS:**

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

**OTHER PLANNING MATTERS:**

4. Executive Director's Reports on Various Activities. **(YR)**
5. Committee Reports.
6. Announcements by Chairman. **(ER)**

Yolanda Rodriguez  
Executive Director

**YR/ab**