

**CITY PLANNING COMMISSION  
MEETING AGENDA  
TUESDAY, MARCH 24, 2009**

**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, MARCH 24, 2009, 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 18/09** - Request by RUPPERT KOHLMAIER for a Conditional Use and Moratorium Appeal to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District, on Square 125, Lots B, C, D and E, in the Fourth Municipal District, bounded by Magazine, Constance, Eighth and Ninth Streets. The municipal addresses are 3120 THROUGH 3128 MAGAZINE STREET AND 1031 NINTH STREET. (ZBM B-15)
- 2. ZONING DOCKET 19/09** - Request by MICHAEL AND LORINDA BETTENCOURT for a Conditional Use to permit a fast food restaurant in a C-1A General Commercial District and the Inner-City Urban Corridor District, on Square 783, Lot B, in the First Municipal District, bounded by South Carrollton and Cleveland Avenues, Canal and South Solomon Streets. The municipal address is 4709 SOUTH CARROLLTON AVENUE. (ZBM C-12)
- 3. ZONING DOCKET 20/09** - Request by CITY COUNCIL MOTION M-09-48 for the rescission of Ordinance No. 20,519 M.C.S. (Zoning Docket 84/01, a Conditional Use to permit the sale of alcoholic beverages at a restaurant in an existing structure in a B-1 Neighborhood Business District), on Square 81, Lot 15, in the Seventh Municipal District, bounded by Maple, Hampson, Burdette and Adams Streets. The municipal address is 7708 MAPLE STREET. (ZBM A-14)

4. **ZONING DOCKET 21/09** - Request by JAWAD K. GHARIB for a Conditional Use to permit the sale of alcoholic beverages for consumption off premises at a gasoline service station in a B-1 Neighborhood Business District, on Square 338, Lots 1, 9 and 10, in the Seventh Municipal District, bounded by South Claiborne Avenue, Eagle, Monroe and Nelson Streets. The municipal addresses are 8729 THROUGH 8735 SOUTH CLAIBORNE AVENUE. (ZBM B-13)
5. **ZONING DOCKET 22/09** - Request by SYLVIA BOUTTE for a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District, on Square 426, Lot 7, in the Sixth Municipal District, bounded by Louisiana Avenue, Carondelet, Baronne and Toledano Streets. The municipal address is 3319 CARONDELET STREET. (ZBM B-15)

**B. SUBDIVISION 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, MARCH 24, 2009 FOLLOWING THE ZONING PUBLIC HEARING, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07) ON THE FOLLOWING PROPOSED SUBDIVISIONS.**

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. **SUBDIVISION DOCKET 29/09** - Request by VOB DEVELOPMENT LLC AND OLD MORRISON PARTNERS LP to resubdivide Lot E-2A, Lakratt Tract, Section 27, into Square 1, Lots 1 through 22 and Square 2, Lots 1 through 16, in the Third Municipal District, bounded by Morrison Road, Jahncke Canal, Gannon Canal and North Lake Carmel Drive. (ZBM I-10)

**C. ZONING MEETING: To follow Public Hearings**

1. Adoption of the Zoning minutes of the March 10, 2009 Zoning Meeting.
2. **FURTHER CONSIDERATION - ZONING DOCKET 17/09** - Request by TAG BUSINESSES, L.L.C. for a Zoning Change from a B-1A Neighborhood

Business District and an HMR-3 Historic Marigny/Tremé Residential District to a C-1 General Commercial District, on Square 623-624, Lots 2 or 4, 1, 1 or 2 or 6 and/or an undesignated parcel, 1 or 7, 8 or 6 or 1 or B, B or 9, 10, A or 1 or 11, 13 or 12, and A or 13, in the Third Municipal District, bounded by Saint Bernard Avenue, Annette, North Robertson and North Villere Streets. The municipal addresses are 1429, 1431, 1433, 1435-1437, 1439 AND 1443-1445 SAINT BERNARD AVENUE AND 1620, 1622, 1624-26, 1628-1630, 1632, 1634, 1636, 1636½ AND 1638 NORTH ROBERTSON STREET. (ZBM D-13) **(AZ)**  
**(DEFERRED FROM THE MARCH 10, 2009 MEETING)**

3. **CONSIDERATION - ZONING DOCKET 18/09** - Request by RUPPERT KOHLMAIER for a Conditional Use and Moratorium Appeal to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District, on Square 125, Lots B, C, D and E, in the Fourth Municipal District, bounded by Magazine, Constance, Eighth and Ninth Streets. The municipal addresses are 3120 THROUGH 3128 MAGAZINE STREET AND 1031 NINTH STREET. (ZBM B-15) **(GM/LM)**
4. **CONSIDERATION - ZONING DOCKET 19/09** - Request by MICHAEL AND LORINDA BETTENCOURT for a Conditional Use to permit a fast food restaurant in a C-1A General Commercial District and the Inner-City Urban Corridor District, on Square 783, Lot B, in the First Municipal District, bounded by South Carrollton and Cleveland Avenues, Canal and South Solomon Streets. The municipal address is 4709 SOUTH CARROLLTON AVENUE. (ZBM C-12) **(AZ/DS)**
5. **CONSIDERATION - ZONING DOCKET 20/09** - Request by CITY COUNCIL MOTION M-09-48 for the rescission of Ordinance No. 20,519 M.C.S. (Zoning Docket 84/01, a Conditional Use to permit the sale of alcoholic beverages at a restaurant in an existing structure in a B-1 Neighborhood Business District), on Square 81, Lot 15, in the Seventh Municipal District, bounded by Maple, Hampson, Burdette and Adams Streets. The municipal address is 7708 MAPLE STREET. (ZBM A-14) **(SK)**
6. **CONSIDERATION - ZONING DOCKET 21/09** - Request by JAWAD K. GHARIB for a Conditional Use to permit the sale of alcoholic beverages for consumption off premises at a gasoline service station in a B-1 Neighborhood Business District, on Square 338, Lots 1, 9 and 10, in the Seventh Municipal District, bounded by South Claiborne Avenue, Eagle, Monroe and Nelson Streets. The municipal addresses are 8729 THROUGH 8735 SOUTH CLAIBORNE AVENUE. (ZBM B-13) **(SK/DS)**
7. **CONSIDERATION - ZONING DOCKET 22/09** - Request by SYLVIA BOUTTE for a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District, on Square 426, Lot 7, in the Sixth Municipal District, bounded by Louisiana Avenue, Carondelet, Baronne and Toledano Streets. The municipal address is 3319 CARONDELET STREET.

(ZBM B-15) (MO)

**D. PLANNING MEETING:**

1. Adoption of the Planning minutes of the March 10, 2009 Planning Meeting.

**SUBDIVISION:**

2. **CONSIDERATION - SUBDIVISION 24/09** - Request by IRMA HERNANDEZ to resubdivide Lots 6 and 14 into Lot 6-A, Square 461, in the Fourth Municipal District, bounded by Martin Luther King, Jr. Blvd., First, S. Miro and S. Tonti Streets. (ZBM C-14) (MM)
3. **CONSIDERATION - SUBDIVISION 29/09** -Request by VOB DEVELOPMENT LLC AND OLD MORRISON PARTNERS LP to resubdivide Lot E-2A, Lakratt Tract, Section 27, into Square 1, Lots 1 through 22 and Square 2, Lots 1 through 16, in the Third Municipal District, bounded by Morrison Road, Jahncke Canal, Gannon Canal and North Lake Carmel Drive. (ZBM I-10) (SK)

**RATIFICATIONS:**

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

**OTHER PLANNING MATTERS:**

6. Executive Director's Reports on Various Activities. (YR)
7. Committee Reports.
8. Announcements by Chairman. (ER)

Yolanda Rodriguez  
Executive Director

YR/ab