

**CITY PLANNING COMMISSION
MEETING AGENDA
TUESDAY, MAY 26, 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 NUMBER 4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26, 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 37/09** - Request by MARY B. FREY for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 734, Lots 20-A and Pts. 19 and 20, in the First Municipal District, bounded by Banks, South Cortez, Palmyra and South Scott Streets. The municipal address is 3835 BANKS STREET. (ZBM C-13)

- 2. ZONING DOCKET 38/09** - Request by 201 SOUTH MIRO STREET, L.L.C. for a Zoning Change from an RD-3 Two-Family Residential District to a C-1 General Commercial District, on Square 551, Lots 1 and 2, in the First Municipal District, bounded by Cleveland Avenue, South Miro, South Tonti and Palmyra Streets. The municipal address is 201 SOUTH MIRO STREET. (ZBM C-13)

- 3. ZONING DOCKET 39/09** - Request by TARA, L.L.C. for a Zoning Change from a B-2 Neighborhood Business District to a C-2 General Commercial District, on Square 82, Lots A-1, B-1, and B-2 or Lots 30, Pts. 40/52, Pt. Orig. A, Pts. 24/29, Pt. 32, Pt. 40, 33/39, Pts. 31/32 and Orig. B, in the Fifth Municipal District, bounded by the West Bank Expressway, Behrman Avenue and Donner Drive. The municipal addresses are 1 THROUGH 5 WEST BANK EXPRESSWAY. (ZBM D-16)

4. **ZONING DOCKET 40/09** - Request by CITY COUNCIL MOTION M-09-124 for the establishment of an Interim Zoning District (IZD) to be named the “Gert Town Mixed Use Interim Zoning District,” prohibiting the establishment of any uses other than those authorized as permitted, accessory or conditional in the C-1A General Commercial District, for all areas zoned LI Light Industrial District or HI Heavy Industrial District within the area bounded by South Carrollton and Walmsley Avenues, South Jefferson Davis Parkway and the Pontchartrain Expressway (Interstate Highway 10). (ZBM B-13)
5. **ZONING DOCKET 41/09** - Request by 43222 PECAN RIDGE, L.L.C. AND SARATOGA BUILDING, L.L.C. to reaffirm Ordinance No. 22,240 M.C.S. (Zoning Docket 105/05, a Conditional Use to permit a multiple-family dwelling with an increase in the number of accessory off-street parking spaces in a CBD-5 Central Business District), on Square 258, Lot B, in the First Municipal District, bounded by O’Keefe Avenue, Baronne, Girod and Lafayette Streets. The municipal addresses are 919-939 GIROD STREET AND 616-642 O’KEEFE AVENUE. (ZBM C-14)
6. **ZONING DOCKET 42/09** - Request by CITY COUNCIL MOTION M-09-140 for a Zoning Change from a P Parks and Recreation District to a C-2 General Commercial District, on an undesignated part of Square 24, in the Third Municipal District, bounded by Read and Lake Forest Boulevards, Dwyer Road and Canal and the Farrar Canal. The municipal address is 5641 READ BOULEVARD. (ZBM H-11)
7. **ZONING DOCKET 43/09** - Request by CITY COUNCIL MOTION M-09-141 for a Zoning Change from a RS-1 Single-Family Residential District to a C-2 General Commercial District and the rescission of Ordinance No. 13,564 M.C.S. (Zoning Docket 74/88, a Conditional Use to permit the expansion of an existing fire station (Engine House 36) and the relocation and expansion of a police station (7th District)), on Square 24, Lots X and Part of A-3, in the Third Municipal District, bounded by Dwyer Road and Canal, Read and Lake Forest Boulevards and the Farrar Canal. The municipal address is 10101 DWYER ROAD. (ZBM H-11)

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, MAY 26, 2009 FOLLOWING THE ZONING PUBLIC HEARING, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07) ON THE FOLLOWING PROPOSED SUBDIVISIONS.

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- 1. RECONSIDERATION - 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: Follows Public Hearings

1. Adoption of the Zoning minutes of the May 12, 2009 Zoning Meeting.
- 2. CONSIDERATION - ZONING DOCKET 37/09** - Request by MARY B. FREY for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 734, Lots 20-A and Pts. 19 and 20, in the First Municipal District, bounded by Banks, South Cortez, Palmyra and South Scott Streets. The municipal address is 3835 BANKS STREET. (ZBM C-13) **(SK)**
- 3. CONSIDERATION - ZONING DOCKET 38/09** - Request by 201 SOUTH MIRO STREET, L.L.C. for a Zoning Change from an RD-3 Two-Family Residential District to a C-1 General Commercial District, on Square 551, Lots 1 and 2, in the First Municipal District, bounded by Cleveland Avenue, South Miro, South Tonti and Palmyra Streets. The municipal address is 201 SOUTH MIRO STREET. (ZBM C-13) **(GM)**
- 4. CONSIDERATION - ZONING DOCKET 39/09** - Request by TARA, L.L.C.

for a Zoning Change from a B-2 Neighborhood Business District to a C-2 General Commercial District, on Square 82, Lots A-1, B-1, and B-2 or Lots 30, Pts. 40/52, Pt. Orig. A, Pts. 24/29, Pt. 32, Pt. 40, 33/39, Pts. 31/32 and Orig. B, in the Fifth Municipal District, bounded by the West Bank Expressway, Behrman Avenue and Donner Drive. The municipal addresses are 1 THROUGH 5 WEST BANK EXPRESSWAY. (ZBM D-16) (MO)

5. **CONSIDERATION - ZONING DOCKET 40/09** - Request by CITY COUNCIL MOTION M-09-124 for the establishment of an Interim Zoning District (IZD) to be named the “Gert Town Mixed Use Interim Zoning District,” prohibiting the establishment of any uses other than those authorized as permitted, accessory or conditional in the C-1A General Commercial District, for all areas zoned LI Light Industrial District or HI Heavy Industrial District within the area bounded by South Carrollton and Walmsley Avenues, South Jefferson Davis Parkway and the Pontchartrain Expressway (Interstate Highway 10). (ZBM B-13) (GM)
6. **CONSIDERATION - ZONING DOCKET 41/09** - Request by 43222 PECAN RIDGE, L.L.C. AND SARATOGA BUILDING, L.L.C. to reaffirm Ordinance No. 22,240 M.C.S. (Zoning Docket 105/05, a Conditional Use to permit a multiple-family dwelling with an increase in the number of accessory off-street parking spaces in a CBD-5 Central Business District), on Square 258, Lot B, in the First Municipal District, bounded by O’Keefe Avenue, Baronne, Girod and Lafayette Streets. The municipal addresses are 919-939 GIROD STREET AND 616-642 O’KEEFE AVENUE. (ZBM C-14) (SK/LM)
7. **CONSIDERATION - ZONING DOCKET 42/09** - Request by CITY COUNCIL MOTION M-09-140 for a Zoning Change from a P Parks and Recreation District to a C-2 General Commercial District, on an undesignated part of Square 24, in the Third Municipal District, bounded by Read and Lake Forest Boulevards, Dwyer Road and Canal and the Farrar Canal. The municipal address is 5641 READ BOULEVARD. (ZBM H-11) (JA)
8. **CONSIDERATION - ZONING DOCKET 43/09** - Request by CITY COUNCIL MOTION M-09-141 for a Zoning Change from a RS-1 Single-Family Residential District to a C-2 General Commercial District and the rescission of Ordinance No. 13,564 M.C.S. (Zoning Docket 74/88, a Conditional Use to permit the expansion of an existing fire station (Engine House 36) and the relocation and expansion of a police station (7th District)), on Square 24, Lots X and Part of A-3, in the Third Municipal District, bounded by Dwyer Road and Canal, Read and Lake Forest Boulevards and the Farrar Canal. The municipal address is 10101 DWYER ROAD. (ZBM H-11) (CD)

D. PLANNING MEETING:

1. Adoption of the Planning minutes of the May 12, 2009 Planning Meeting.

SUBDIVISION:

2. **RECONSIDERATION - 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) **(SK)**
3. **CONSIDERATION - SUBDIVISION 52/09** - Request by XAVIER UNIVERSITY OF NEW ORLEANS to resubdivide Lots F, G and H into Lots F-1 and F-2, Square 723, in the First Municipal District, bounded by Howard Avenue, South Cortez, Dixon and South Telemachus Streets. The municipal addresses are 934 AND 940 SOUTH CORTEZ STREET AND 4937 DIXON STREET.
(ZBM B-13) **(MM)**

DESIGN REVIEW

4. **CONSIDERATION - DESIGN REVIEW 50/09** - Request by CREATIVE L. A. to appeal Article 12, Section 12.3.1 *Outdoor General Advertising and Certain Large Signs Prohibited* and Article 12, Section 12.5.4 *Design Criteria* of the Comprehensive Zoning Ordinance to permit the installation of a new billboard adjacent to Interstate Highway 10, within the New Orleans Public Belt Railway right-of-way, bounded by the South Jefferson Davis Parkway overpass, Interstate Highway 10, Perdido and South Broad Streets. (ZBM C-13) **(LM)**

RATIFICATIONS:

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

OTHER PLANNING MATTERS:

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

Yolanda Rodriguez
Executive Director

YR/ab