

**CITY PLANNING COMMISSION
MEETING AGENDA
TUESDAY, MARCH 10, 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 10, 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 11/09** - Request by PARKS SQUARE, L.L.C. for a Zoning Change from a B-1 Neighborhood Business District to a C-1 General Commercial District, within the UC Urban Corridor District overlay, on Square 1, Victory Drive Plaza or Victory Plaza Drive Subdivision, Lot N-1 and Part N-2 or N-1-A or N-1A, in the Fifth Municipal District, bounded by General De Gaulle Drive and Sandra Drive. The municipal addresses are 3000 AND 3010 GENERAL DE GAULLE DRIVE. (ZBM E-16) **(WITHDRAWN BY APPLICANT)**

- 2. ZONING DOCKET 12/09** - Request by DELORES AND EUGENE MOORE for a Zoning Change from an RD-3 Two-Family Residential District to a C-1 General Commercial District, on Square 1220, Lot A, in the Third Municipal District, bounded by Almonaster Avenue, Port, North Rocheblave and North Tonti Streets. The municipal addresses are 2301 AND 2303 ALMONASTER AVENUE. (ZBM E-13)

- 3. ZONING DOCKET 13/09** - Request by AJAX N.O., L.L.C. for an Amendment to Ordinance No. 20,352 M.C.S. (Zoning Docket 43/01, a Conditional Use to permit a nightclub in a VCE-1 Vieux Carré Entertainment District) to permit the conversion of floor area on the second through the fifth stories of an existing structure to use as office space and dwellings, on Square 6, Lot 8, in the Second Municipal District, bounded by North Peters, Bienville, Clinton and Iberville Streets. The municipal address is 225 NORTH PETERS STREET. (ZBM D-14)

4. **ZONING DOCKET 14/09** - Request by TUMBLEWEED PROPERTIES, INCORPORATED for an Amendment to Ordinance No. 21,934 M.C.S. (Zoning Docket 2/05, a Conditional Use to permit the expansion of an existing bar and to include restaurant service in an existing structure in a B-2 Neighborhood Business District), to reduce the required number of off-street parking spaces, on Square 26, Lots B, C and D, in the Sixth Municipal District, bounded by Magazine, Constance and Webster Streets and Henry Clay Avenue. The municipal addresses are 6100 THROUGH 6108 MAGAZINE STREET. (ZBM A-15)
5. **ZONING DOCKET 15/09** - Request by ALBERT A. KATTINE for an Amendment to Ordinance No. 13,443 M.C.S. (Zoning Docket 46/89, a Conditional Use to permit the expansion of a cocktail lounge in a C-1 General Commercial District) to permit a cocktail lounge in a new structure, on Square 557, Lots 25 and 26, in the First Municipal District, bounded by Tulane Avenue, Bradish Alley, South Tonti and South Rocheblave Streets. The municipal addresses are 2400 AND 2404 TULANE AVENUE. (ZBM C-13)
6. **ZONING DOCKET 16/09** - Request by JOJI CORTEZ HOLZWARTH AND CLINTON C. HOLZWARTH for a Conditional Use to permit a cocktail lounge in a B-1A Neighborhood Business District, on Square 138, Lot E or 1, in the Third Municipal District, bounded by Chartres, Desire, Gallier and Royal Streets. The municipal address is 3401 CHARTRES STREET. (ZBM D-14)
7. **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)

B. ZONING MEETING: To follow Public Hearing

1. Adoption of the Zoning minutes of the February 10, 2009 Zoning Meeting.
2. Adoption of the Zoning minutes of the February 17, 2009 Zoning Meeting.

3. **FURTHER CONSIDERATION - ZONING DOCKET 3/09** - Request by DENECHAUD & DENECHAUD, L.L.P. for an Amendment to Ordinance No. 22,888 M.C.S. (Zoning Docket 85/99, a Conditional Use to permit a drug store exceeding 10,000 square feet of floor area with a drive-through facility in a C-1A General Commercial District) to permit the conversion of floor area to be used as a clinic in a C-1A General Commercial District and an appeal to the Lower Saint Charles Avenue Design Review District, on Square 239, Lot A, in the Fourth Municipal District, bounded by Saint Charles Avenue, Felicity, Saint Mary and Carondelet Streets. The municipal addresses are 1801-1829 SAINT CHARLES AVENUE. (ZBM C-15) (AZ/DS) **(DEFERRED FROM THE FEBRUARY 10, 2009 MEETING)**

4. **FURTHER CONSIDERATION - ZONING DOCKET 4/09** - Request by PMAT VILLAGE AURORA, L.L.C. for an Amendment to Ordinance No. 23,115 M.C.S. (Zoning Docket 25/08, a Conditional Use to permit a development exceeding 10,000 square feet of floor area and exceeding one acre in site area) to expand the site area of the conditional use and to permit the conversion of floor area to a drug store for use as a clinic in a C-1 General Commercial District and the UC Urban Corridor District, on Square H-D, Lot 1, in the Fifth Municipal District, bounded by General De Gaulle and Holiday Drives, MacArthur Boulevard and Rue Parc Fontaine. The municipal addresses are 4100 AND 4110 GENERAL DE GAULLE DRIVE AND 3008 AND 3010 HOLIDAY DRIVE. (ZBM E-16) (SK/LM) **(DEFERRED FROM THE FEBRUARY 10, 2009 MEETING)**

5. **CONSIDERATION - ZONING DOCKET 11/09** - Request by PARKS SQUARE, L.L.C. for a Zoning Change from a B-1 Neighborhood Business District to a C-1 General Commercial District, within the UC Urban Corridor District overlay, on Square 1, Victory Drive Plaza or Victory Plaza Drive Subdivision, Lot N-1 and Part N-2 or N-1-A or N-1A, in the Fifth Municipal District, bounded by General De Gaulle Drive and Sandra Drive. The municipal addresses are 3000 AND 3010 GENERAL DE GAULLE DRIVE. (ZBM E-16) **(MO) (WITHDRAWN BY APPLICANT)**

6. **CONSIDERATION - ZONING DOCKET 12/09** - Request by DELORES AND EUGENE MOORE for a Zoning Change from an RD-3 Two-Family Residential District to a C-1 General Commercial District, on Square 1220, Lot A, in the Third Municipal District, bounded by Almonaster Avenue, Port, North Rocheblave and North Tonti Streets. The municipal addresses are 2301 AND 2303 ALMONASTER AVENUE. (ZBM E-13) **(CL)**

7. **CONSIDERATION - ZONING DOCKET 13/09** - Request by AJAX N.O., L.L.C. for an Amendment to Ordinance No. 20,352 M.C.S. (Zoning Docket 43/01, a Conditional Use to permit a nightclub in a VCE-1 Vieux Carré Entertainment District) to permit the conversion of floor area on the second through the fifth stories of an existing structure to use as office space and dwellings, on Square 6, Lot 8, in the Second Municipal District, bounded by North Peters, Bienville, Clinton and Iberville Streets. The municipal address is 225 NORTH PETERS STREET. (ZBM D-14) **(GM/LM)**

8. **CONSIDERATION - ZONING DOCKET 14/09** - Request by TUMBLEWEED PROPERTIES, INCORPORATED for an Amendment to Ordinance No. 21,934 M.C.S. (Zoning Docket 2/05, a Conditional Use to permit the expansion of an existing bar and to include restaurant service in an existing structure in a B-2 Neighborhood Business District), to reduce the required number of off-street parking spaces, on Square 26, Lots B, C and D, in the Sixth Municipal District, bounded by Magazine, Constance and Webster Streets and Henry Clay Avenue. The municipal addresses are 6100 THROUGH 6108 MAGAZINE STREET. (ZBM A-15) **(SK/DS)**

9. **CONSIDERATION - ZONING DOCKET 15/09** - Request by ALBERT A. KATTINE for an Amendment to Ordinance No. 13,443 M.C.S. (Zoning Docket 46/89, a Conditional Use to permit the expansion of a cocktail lounge in a C-1 General Commercial District) to permit a cocktail lounge in a new structure, on Square 557, Lots 25 and 26, in the First Municipal District, bounded by Tulane Avenue, Bradish Alley, South Tonti and South Rocheblave Streets. The municipal addresses are 2400 AND 2404 TULANE AVENUE. (ZBM C-13) **(SK/LM)**

10. **CONSIDERATION - ZONING DOCKET 16/09** - Request by JOJI CORTEZ HOLZWARTH AND CLINTON C. HOLZWARTH for a Conditional Use to permit a cocktail lounge in a B-1A Neighborhood Business District, on Square 138, Lot E or 1, in the Third Municipal District, bounded by Chartres, Desire, Gallier and Royal Streets. The municipal address is 3401 CHARTRES STREET. (ZBM D-14) **(GM/DS)**

11. **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)**

C. PLANNING MEETING:

1. Adoption of the Planning minutes of the February 10, 2009 Planning Meeting.
2. Adoption of the Planning minutes of the February 17, 2009 Planning Meeting.

SUBDIVISION:

3. **CONSIDERATION - SUBDIVISION 11/09** - Request by CECILE P. ALLEN for a resubdivision of Lot 8 into Lots 8-A and 8-B, Square 291, in the Fourth Municipal District, bounded by Oretha Castle Haley Blvd. and Danneel, St. Andrew and Josephine Streets. The municipal addresses are 2028-30 Danneel Street and 1921-31 Josephine Street. (ZBM C-14) (MM)

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