

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – OCTOBER 29, 2008

There will be a meeting of the Planning Advisory Committee on Wednesday, October 29, 2008, in the Conference Room of the City Planning Commission, Room 9W, City Hall, at 2:00 p.m.

1. **Consideration:** Minutes of the meeting of October 15, 2008.
2. **Consideration:** Long term lease of ground and air rights on/over St. Charles Avenue, adjacent to Square 387, Lot A-1, Bouligny, Sixth Municipal District, bounded by Napoleon and St. Charles Avenues, General Pershing and Pitt Streets, for building, handicap ramp and overhead planter projections; and long term lease of ground and air rights for planters and overhead planter projections, at the request of the adjacent building lessee at 4338 St. Charles Avenue. (DEFERRED from October 15, 2008 meeting).
3. **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)
4. **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).
5. **Consideration:** **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, Kerlerec, Columbus and Marais Streets. The municipal addresses are 1459 and 1463 SAINT CLAUDE AVENUE and 1212 COLUMBUS STREET. (ZBM D-13)
6. **Consideration:** **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)
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)

8. 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)

9. Consideration: Long-term lease of air rights for proposed balconies and a canopy on portions of Poeyfarre St., Constance St. and Andrew Higgins Dr., adjacent to Square 121, Lot P-1; bb: Poeyfarre St., Constance St., Andrew Higgins Dr., and Annunciation St., 1st M.D. at request of the adjacent property owner. Municipal address is 927 Poeyfarre St.

10. Consideration: Long term lease of ground rights on a portion of Magazine Street adjacent to Square 238, in the Sixth Municipal District, bounded by Robert, Camp, Upperline and Magazine Streets for a proposed handicap ramp, at the request of LaCave, and for a long term lease of ground rights on a portion of Magazine Street for existing handicap ramp, at the request of the adjacent building lessee, Vitamin Shoppe.

11. Any Other Matters: The next Planning Advisory Committee meeting will be held on Wednesday, November 12, 2008, at 2:00 p.m. in the Conference Room of the City Planning Commission, 1340 Poydras Street, 9th Floor.

Respectfully yours,

Yolanda W. Rodriguez, Executive Director
Dated: October 22, 2008

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a resubdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.