

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, APRIL 23, 2024

1:30 PM

CITY HALL, 1300 PERDIDO STREET  
CITY COUNCIL CHAMBER, ROOM 1E07

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on April 23, 2024 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

#### Order of Business

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Consideration of dockets
- f. Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- g. Adjournment

#### Minutes

1. Adoption of the minutes of the April 9, 2024 meeting

#### Business

2. **Zoning Docket 035/24**  
**Applicant:** Alex Henderson, III  
**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District and a conditional use to permit a reception facility

**Property description:** Square 556, Lot 22, in the Seventh Municipal District, bounded by Edinburgh Street, Eagle Street, General Ogden Street, and Palm Street  
**Municipal address(es):** 8801 Edinburgh Street and 3510 Eagle Street

3. **Zoning Docket 036/24**

**Applicant:** Twelfth House Company, LLC

**Request:** Conditional use to permit a bed and breakfast (principal) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and the Bed and Breakfast Interim Zoning District

**Property description:** Square 183, Lot I, in the Third Municipal District, bounded by Poland Avenue, Dauphine Street, Lesseps Street, and Royal Street

**Municipal address(es):** 710 Poland Avenue

4. **Zoning Docket 037/24**

**Applicant:** Jeremy Reneau

**Request:** Conditional use to permit a bed and breakfast (accessory) in an HU-RD2 Historic Urban Two-Family Residential District and the Bed and Breakfast Interim Zoning District

**Property description:** Square 254, Lot 15, in the Second Municipal District, bounded by Dumaine Street, North Johnson Street, North Prieur Street, and Saint Ann Street

**Municipal address(es):** 2028-2030 Dumaine Street

2. **Subdivision Docket 039/24**

**Applicant(s):** Laissez Fair Manor, LLC

**Proposal:** Resubdivide 1, 2, 3, and 4 into Lot 4-A

**Property description:** Square 2, St. Claire Garden, Fifth Municipal District and bounded by Patterson Drive, General Collins Road, Socrates Street, and Richland Road

**Municipal Address(es):** 3819 Patterson Drive

6. **Subdivision Ratifications**

This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.

**2022-2023 MASTER PLAN FUTURE LAND USE MAP AMENDMENT REQUESTS**

**THE PARTICULAR LOCATION OF EACH FLUM REQUEST CAN BE FOUND HERE:**

**[HTTPS://NOLA.GOV/NEXT/CITY-PLANNING/TOPICS/PROPOSED-MASTER-PLAN-AMENDMENT-MAPS/](https://nola.gov/next/city-planning/topics/proposed-master-plan-amendment-maps/)**

**PLANNING DISTRICT 12 FLUM AMENDMENTS**

17. **PD 12-01** – A request by the City Planning Commission to change the Future Land Use Map Designation from Parkland and Open Space to Residential Multi-Family Post-War.
18. **PD 12-02** – A request by the City Planning Commission to change the Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre-War.

19. **PD 12-03** – A request by the City Planning Commission and Council District C to change the Future Land Use Map Designation from Parkland and Open Space to Residential Low Density Pre-War.
20. **PD 12-04** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War
21. **PD 12-05** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density.
22. **PD 12-06** – A request by the City Planning Commission and Council District C to change the Future Land Use Map Designation from Residential Low Density Pre-War to Mixed Use Medium Density.
23. **PD 12-07** – A request by Council District C to change the Future Land Use Map Designation from Residential Single-Family Post War to Mixed-Use High Density.
24. **PD 12-08** – A request by Council District C to change the Future Land Use Map Designation from Mixed-Use Low Density to Residential Low Density Pre-War.
25. **PD 12-09** – A request by the Mayor’s Office to change the Future Land Use Map Designation from General Commercial to Mixed-Use Medium Density.
26. **PD 12-10** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Residential Single-Family Post-War to Residential Low Density Post-War.
27. **PD 12-11** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Residential Single Family Post-War to Residential Multi-Family Post-War.
28. **PD 12-12** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Business Center, General Commercial, Mixed-Use High-Density, and Residential Single-Family Post War to Mixed-Use Medium Density.
29. **PD 12-13** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Residential Single-Family Post War to Mixed-Use Medium Density.
30. **PD 12-14** – A request by the Mayor’s Office and the City Planning Commission to change the Future Land Use Map Designation from General Commercial to Mixed-Use Medium Density.
31. **PD 12-15** – A request by the Mayor’s Office to change the Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Medium Density.

32. **PD 12-16** – A request by the City Planning Commission and Council District C to change the Future Land Use Map Designation from Planned Development Area to Residential Low-Density Post-War.
33. **PD 12-17** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Single-Family Post War to Residential Low-Density Post-War.