

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, AUGUST 27, 2024, 1:30 P.M.

PUBLIC HEARING

CITY HALL, 1300 PERDIDO STREET

CITY COUNCIL CHAMBER (CITY HALL - 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 August 27, 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.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

The public comment deadline is 5 pm on the Monday that is 8 days before the meeting date.

Zoning Docket 050/24

Applicant: Candice Henderson-Chandler

Request: Conditional use to permit a cultural facility in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 313, Lot S, in the Second Municipal District, bounded by North Tonti Street, Dumaine Street, North Rocheblave Street, and Saint Philip Street

Municipal address(es): 917-919 North Tonti Street

Zoning Docket 070/24

Applicant(s): St. Catherine Properties, LLC

Request: Amendment to Ordinance No. 27,196 MCS (Zoning Docket 090/16, which granted a conditional use allowing a bar) to permit the expansion of a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an AC-3 Arts and Cultural Diversity Overlay District

Property description: Square 362, Lots A and C, in the Third Municipal District, bounded by Saint Claude Avenue, Clouet Street, North Rampart Street, and Louisa Street

Municipal address(es): 3100-3114 Saint Claude Avenue

Zoning Docket 071/24

Applicant(s): Ann Organo, et al.

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District and a conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District

Property description: Square 155, Lot A, in the Sixth Municipal District, bounded by Annunciation Street, Antonine Street, Foucher Street, and Laurel Street

Municipal address(es): 3627-3633 Annunciation Street

Zoning Docket 072/24

Applicant(s): City Council Motion No. M-24-289

Request: Amendment to Ordinance No. 29,861 MCS (Zoning Docket 094/23, which granted a conditional use allowing a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, to remove in its entirety proviso 3 (requiring adjustment of lot lines via subdivision for the inclusion of off-street parking) and to add the following new proviso:

“Ten parking spaces from the 20 spaces provided on 820 Teche Street shall be reserved to serve 401 Red Allen Way. A recorded parking covenant or agreement shall be filed with the Department of Safety and Permits and the Office of Conveyances. Such encumbrance shall be valid for the total period that the use for which the parking is needed is in existence. If the off-site parking is no longer available, the use has 180 days from that date to accommodate all required off-street parking or to apply for a variance. If the use is unable to accommodate the parking or fails to apply for a variance, then the certificate of occupancy will be revoked. The certificate of occupancy may be reinstated when the required parking is provided, a variance is approved, or a new parking agreement is filed with the Department of Safety and Permits and the Office of Conveyances.”

Property description: Square 150, Lots B, 23, and 24 (proposed Lot 23-A), in the Fifth Municipal District, bounded by Teche Street, Homer Street, Red Allen Way, and Nunez Street

Address(es): 820-828 Teche Street

Zoning Docket 073/23

Applicant(s): City Council Motion No. M-24-290

Request: Amendment to Ordinance No. 29,861 MCS (Zoning Docket 095/23, which granted a conditional use allowing a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, as follows:

1. Delete Proviso 3 in its entirety.
2. Modify Proviso 25 as follows:

“Ten (10) of the twenty (20) required parking spaces shall be provided ~~on-site~~ on the adjacent lot located on 820 Teche Street for the sole and permanent use of the subject mixed-use retail, apartment, and hotel occupancies located at 401-405 Red Allen Way. The remaining ten (10) parking spaces shall be permanently utilized for the hotel occupancy located at 820 Teche. A recorded parking covenant or agreement shall be filed with the Department of Safety and Permits and the Office of Conveyances. Such encumbrance shall be valid for the total period that the use for which the parking is needed is in existence. If the off-site parking is no longer available, the use has 180 days from that date to accommodate all required off-street parking or to apply for a variance. If the use is unable to accommodate the parking or fails to apply for a variance, then the certificate of occupancy will be revoked. The certificate of occupancy may be reinstated when the required parking is provided, a variance is approved, or a new parking agreement is filed with the Department of Safety and Permits and the Office of Conveyances.

Property description: Square 150, Lots A and B or 1 and 2 (proposed Lot A-1), in the Fifth Municipal District, bounded by Red Allen Way, Teche Street, Homer Street, and Nunez Street
Address(es): 401-407 Red Allen Way

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

August 7, August 14, and August 21, 2024

Robert Rivers, Executive Director