

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 10, 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 December 10, 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.

Minutes

1. Adoption of the minutes of the November 12, 2024 meeting

Business

2. **Zoning Docket 093/24**
Applicant(s): City Council Motion M-24-376
Request: Amendment to the text of the Comprehensive Zoning Ordinance to create “Ice Manufacturing and Vending Machines” as principal and accessory uses in all non-residential zoning districts except for the HU-B1A Historic Urban Neighborhood Business District.
3. **Zoning Docket 094/24**
Applicant(s): 919 Julia Street, LLC
Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and to permit a curb cut along Julia Street in a - Modal/Pedestrian Corridor
Property description: Square 257, Lot 6 and Lot 7 or Pt. 41, in the First Municipal District, bounded by Julia Street, Baronne Street, Girod Street, and O’Keefe Avenue
Address(es): 923 Julia Street
4. **Zoning Docket 095/24**
Applicant(s): City Council Motion M-24-488
Request: Amendment to the text of Article 25 to permit the reduction in size of legally non-conforming electronic billboards and billboards created under the processes outlined in Section 25.7 of the Comprehensive Zoning Ordinance without affecting their non-conforming status. In considering the request, the City Planning Commission is also

directed to make changes to Section 24.14 of the Comprehensive Zoning Ordinance to resolve any conflict created.

5. **Zoning Docket 096/24**

Applicant(s): City Council Motion M-24-492

Request: Amendment to the text of Article 21, Section 21.8.C.18.r of the Comprehensive Zoning Ordinance to remove special exceptions from block limitations.

6. **Zoning Docket 097/24**

Applicant(s): City Council Motion M-24-493

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Non-Commercial Short-Term Rental Special Exception Interim Zoning District, the intent of which is to prohibit the issuance of any Non-Commercial Short Term Rental by special exception as specified in Article 21, Section 21.8.C.18.R.

7. **Zoning Docket 098/24**

Applicant(s): City Council Motion M-24-497

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 13, Suburban Neighborhood Residential Districts, to allow large-scale principal solar energy systems as a use in the S-RS Suburban Single Family Residential District, as well as any other appropriate districts in Article 13 or in any other Article of the Comprehensive Zoning Ordinance. In considering the amendment, the City Planning Commission should also consider whether amendments to Article 20, Section 20.3.DDD, Use Standards for Solar Energy System[s], are required to ensure consistency and a holistic regulatory framework.

8. **Zoning Docket 099/24**

Applicant(s): 843 Camp St Development, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 181, Lots D and E, in the First Municipal District, bounded by Camp Street, Julia Street, Saint Charles Avenue, and Saint Joseph Street

Address(es): 843 Camp Street

9. **Zoning Docket 100/24**

Applicant(s): 2500 Louisiana, LLC

Request: Conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 556, Lot 11 and portions of Lots 12, 13, and 14 (all of which are proposed to be combined into Lot 11-A), in the Sixth Municipal District, bounded by La Salle Street, Delachaise Street, South Liberty Street, and Louisiana Avenue

Address(es): 3418-3426 La Salle Street

10. **Zoning Docket 101/24**

Applicant(s): KCT St. Thomas, LLC

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 56, Lot F or portions of Lots 18 and 19, in the Fourth Municipal District, bounded by Eighth Street, Saint Thomas Street, Chippewa Street, and Seventh Street

Address(es): 601-605 Eighth Street and 3031-3033 Chippewa Street

11. **Zoning Docket 102/24**

Applicant(s): 2712 Athania, LLC

Request: Conditional use to permit an indoor amusement facility in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 235, Lots 25 and 26 or a parcel designated as Lot 25 and part of Lot 26 and a parcel designated as part of Lot 26, the First Municipal District, bounded by Baronne Street, Carondelet Street Saint Joseph Street, Julia Street, and Saint Charles Avenue

Address(es): 840 Baronne Street

12. **Zoning Docket 103/24**

Applicant(s): Laissez Faire Manor, LLC

Request: Conditional use to permit a principal bed and breakfast and outdoor live entertainment (secondary use) in conjunction with a reception facility in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 2, Lot 4-A, St. Claire Garden, in the Fifth Municipal District, bounded by Patterson Drive, General Collins Road, Richland Road, and Socrates Street

Address(es): 3819 Patterson Drive

13. **Zoning Docket 104/24**

Applicant(s): Orleans Parish School Board

Request: Amendment to Ordinance No. 25,090 MCS (Zoning Docket 098/12) to permit the expansion of the Stuart R. Bradley School campus to include a portion of the adjacent Lots E, F, G, H, I, and K (a portion of proposed Lot 2-A) for use as an accessory parking lot in an OS-N Neighborhood Open Space District

Property description: Square 2149, Lots 1-A, E, F, G, H, I, and K (proposed Lot 2-A) in the Third Municipal District, bounded by West Saint Roch Avenue, Humanity Street, and Clermont Drive

Address(es): The municipal address of the school is 2401 Humanity Street. The municipal address of the expansion site is 3425 West Saint Roch Avenue.

14. **Zoning Docket 105/24**

Applicant(s): 621 Elysian Fields Group, LLC

Request: Conditional use to permit a hotel over 10,000 square feet in floor area in the HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 152, Lot 93-A, in the Third Municipal District, bounded by Elysian Fields Avenue, Chartres Street, Royal Street, and Marigny Street

Address(es): 613-621 Elysian Fields Avenue, 2221 Chartres Street, and 2210 Royal Street

15. **Design Review 049/24**
Applicant: Dillard University
Request: Amendment to Dillard University's Institutional Master Plan, approved as Design Review 095/16, in accordance with Article 15, Section 15.5.B. of the Comprehensive Zoning Ordinance
Address(es): 4101 Norman Mayer Avenue

16. **Subdivision Docket 102/24**
Applicant(s): R. Travis Kenny
Proposal: Resubdivide Lots A and 12 into Lots A1 and 12A
Property description: Square 423, in the Second Municipal District, bounded by Canal Street, North Rendon, Iberville, and North Lopez Streets
Municipal Address(es): 3239 Canal Street and 120 North Rendon Street

17. **Subdivision Docket 104/24**
Applicant(s): Bulls Jazz House, LLC
Proposal: Resubdivide Lots 1, 2, 8-A, and 10 into Lots 1A and 8B
Property description: Square 278, in the Fourth Municipal District, bounded by Eighth Street, Dryades Street, Danneel Street, and Seventh Street
Municipal Address(es): 1913 Eighth Street and 3015 Dryades Street

18. **Subdivision Docket 105/24**
Applicant(s): Trinity Episcopal Church and School
Proposal: Resubdivide Lots X-2 and D in Square 171 and Lot Y-2 in Square 178 into Lot TE1 in Squares 171 and 178 and also resubdivision of Lots A, B, part of B, and C in Square 171 into Lot TE2 in Square 171
Property description: Squares 171 and 178, in the Fourth Municipal District, bounded by Jackson Avenue, Coliseum Street, Joseph Street, and Camp Street
Municipal Address(es): 1200-1202 Josephine Street, 2111-2113 Camp Street, and 1329 Jackson Avenue

19. **Subdivision Docket 106/24**
Applicant(s): Kemper and Leila Williams Foundation
Proposal: Resubdivide Lots D, 9, 10, 11, and 12 into Lot 9-D
Property description: Square 62, in the Second Municipal District, bounded by Royal Street, Saint Louis Street, Bourbon Street, and Toulouse Street
Municipal Address(es): 529-533 Royal Street and 714-744 Toulouse Street

20. **Property Acquisition 005/24**
Applicant: City of New Orleans and the Housing Authority of New Orleans
Proposal: Dedication of four portions of ground in the Third Municipal District, Columbia Parc, to the public as rights-of-way identified as (1) a portion of Jumonville Street between Senate Street and Foy Street (between Squares 2683 and 2862 and Squares 2687 and 2688); (2) a portion of Caton Street between Jumonville Street and Saint Bernard Avenue (between Squares 2683 and 2687); (3) a portion of Foy Street between Jumonville Street and Duplessis Street (between Squares 2687 and 2688); and (4) a portion of Duplessis

Street between Foy Street and Milton Street (between Squares 2687 and 2673) to be transferred by HANO to the City of New Orleans

21. **Street Name Change 001/24**

Consideration of the renaming of General Meyer Avenue between Berhman Avenue and Sullen Place to Rudy Lombard Avenue and between Sullen Place and Bennett Street to Taza Green Avenue

22. **Retail Goods Establishment Study**

The City Planning Commission, in conjunction with the City Attorney, is directed to conduct a study and make recommendations regarding the overrepresentation of and the implementation of distance requirements for the following retail goods establishment use types in New Orleans East: beauty supply stores, nail salons, tire shops and convenience/discount stores, and to make recommendations regarding potential zoning changes that would require conditional use application and approval for the aforementioned retail goods establishment use types.

23. **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.