

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 10, 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 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.

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 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

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

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

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.

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

In person public comment:

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).

Written public comment

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 Monday, December 2.

November 20, November 27, and December 4, 2024

Robert Rivers, Executive Director