

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 9, 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 January 9, 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 December 12, 2023 meeting

Business

2. **Zoning Docket 082/23 - *deferred from the November 14 meeting***
Applicant(s): City Council Motion No. M-23-385
Request: Amendment to the text of the Comprehensive Zoning Ordinance to consider amending the Accessory Structures and Uses of Mechanical Equipment to add minimum distance, height, and sealing requirements for electrical back-up generators.

3. **Subdivision Docket 136/23 – deferred from the December 12 meeting**
Applicant: Ana Elizabeth Phelps (Professional Designs Group)
Proposal: Resubdivision of Lots 12, 13 and 16-X into Lot 12-A
Location: Square 398, Fourth Municipal District and bounded by South Claiborne Avenue, Josephine Street, Willow Street, and Jackson Avenue
Addresses: 2124-2150 S Claiborne Avenue and 2819-2821 Jackson Avenue

4. **Zoning Docket 090/23 – deferred from the December 12 meeting**
Applicant(s): City Council Motion No. M-23-479
Request: Amendment to Article 21 of the Comprehensive Zoning Ordinance to consider regulations for hours of operation and density for parklets that are on blocks that are not zoned commercial or mixed use from corner to corner and to consider amending the “DISTRICT” column associated with the permitted temporary use for Parklets in Table 21-3.

5. **Zoning Docket 001/24**
Applicant(s): Gail Crawford del Corral
Request: Conditional use to permit a neighborhood commercial establishment in an HURD2 Historic Urban Two-Family Residential District
Property description: Square 709, Lot 17 in the First Municipal District, bounded by South Telemachus Street, Canal Street, Cleveland Avenue, and South Genois Street
Address(es): 130 South Telemachus Street

6. **Zoning Docket 002/24**
Applicant(s): City Council Motion No. M-23-525
Request: Amendment to the text of the Comprehensive Zoning Ordinance to address regulatory and administrative barriers experienced by early child care and education (ECE) providers, to streamline the zoning approval process and expedite the expansion of ECE facilities in New Orleans, and to make recommendations for other amendments. This includes consideration of the following changes:
 - Consider the creation of a single “child care center” use standard in lieu of a small and large designation;
 - Change the use permissions to make small and large child care centers permitted uses in additional residential and non-residential zoning districts;
 - Change the definition to make small and large child care centers a permitted accessory use for all institutional uses;
 - Modify the non-conforming use regulations to permit under-utilized school buildings to be converted to child care centers without a conditional use approval;
 - Eliminate the variance requirements for a child care center that reuses an existing building in a residential district;
 - Modify or reduce use standards and parking requirements for child care centers; and
 - Reduce lot size, setback, and bulk and yard requirements for child care centers in residential zoning districts.

7. **Zoning Docket 003/24**
Applicant(s): City Council Motion No. M-23-528
Request: Conditional use to permit a child care center (small) in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 32, Lots 11 through 14, in the Fifth Municipal District, bounded by Olivier Street, Alix Street, Pelican Avenue, and Vallette Street
Address(es): 342 Olivier Street

8. **Zoning Docket 004/24**
Applicant(s): La Vang Pearl, Inc.
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD1 Historic Urban Two-Family Residential District
Property description: Square 77, Lot 15-A, in the Seventh Municipal District, bounded by Saint Charles Avenue, Cherokee Street, Hampson Street, and Lowerline Street
Address(es): 7457 Saint Charles Avenue

9. **Zoning Docket 005/24**
Applicant(s): Wal-Mart Real Estate Business Trust
Request: Conditional use to permit a fast food restaurant with drive-through facilities in a C-3 Heavy Commercial District and the SC Suburban Corridor Use Restriction Overlay District
Property description: Lot 2-A-1 on Square ES-1, Section C, Elmwood Subdivision, in the Fifth Municipal District, bounded by Behrman Highway, Behrman Avenue, Bender Boulevard, and the Donner Canal
Address(es): 4001 Behrman Highway

10. **Zoning Docket 006/24**
Applicant(s): Tonave, LLC
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 129, Lot 12, in the Seventh Municipal District, bounded by Oak Street, Adams Street, Hillary Street, and Zimpel Street
Address(es): 7634 Oak Street and 1125 Adams Street

11. **Zoning Docket 007/24**
Applicant(s): 2138 Mag, LLC
Request: Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District
Property description: Square 135, Pt. Lots 1/3 or an undesignated lot, in the Fourth Municipal District, bounded by Magazine Street, Jackson Avenue, Constance Street, and Josephine Street
Address(es): 2138-2140 Magazine Street and 1031-1041 Jackson Avenue

12. **Zoning Docket 008/24**
Applicant(s): HMP Properties, LLC

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 195, Lot P or Lots 5 and 6, in the First Municipal District, bounded by Terpsichore Street, Euterpe Street, Prytania Street, and Saint Charles Avenue

Address(es): 1518 Terpsichore Street

13. **Zoning Docket 009/24**

Applicant(s): Xavier University of Louisiana

Request: Zoning change from an EC Educational Campus District to a C-3 Heavy Commercial District and an amendment to the text of the Comprehensive Zoning Ordinance to exempt this property from the EC Enhancement Corridor Design Overlay District and the HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 772, a portion of Lot X (proposed to be re-subdivided into Lot X1), in the First Municipal District, bounded by South Carrollton Avenue, Palmetto Street, Short Street, and Interstate 10.

Address(es): 3801 South Carrollton Avenue

14. **Zoning Docket 010/24**

Applicant(s): 2801 N. Robertson Street, LLC; St. Ferdinand Holdings, LLC

Request: Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

Property description: Lots 1 through 16 and 28 through 32 on Square 608; Lots A and B on Square 650; as well as the portion of North Robertson Street between the two squares, all of which are in the Third Municipal District, and bounded by North Claiborne Avenue, Press Street, Saint Ferdinand Street, and North Villere Street

Address(es): 2800-2840 North Claiborne Avenue; 2800 North Robertson Street and 2801-2839 North Robertson Street; 1407-1437 Saint Ferdinand Street, 1515-1523 Saint Ferdinand Street; 2865 North Villere Street

15. **Zoning Docket 011/24**

Applicant(s): Michalopoulos Foundation; St. Ferdinand Holdings, LLC

Request: Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

Property description: Square 784, Lots 1 through 12 and 21, in the Third Municipal District, bounded by North Derbigny Street, Press Street, North Roman Street, and Saint Ferdinand Street

Address(es): 1701-1741 Saint Ferdinand Street

16. **Zoning Docket 012/24**

Applicant(s): Salgado Adgenor

Request: Conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District

Property description: Square 6, Lot 4 and Pt. Lots 5 and 6 or Lot 4, the greater portion of Lot 5, and an undesignated lot, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue

Address(es): 2100-2102 Chartres Street and 525-535 Frenchmen Street

17. **Zoning Docket 013/24**

Applicant(s): 1220 Columbus Street, LLC

Request: Conditional use to permit a three-unit multi-family residence in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

Property description: Square 382, Lot 9 or 18, in the Third Municipal District, bounded by Columbus Street, Henriette Delille Street, Kerlerec Street, and Marais Street

Address(es): 1220-1222 Columbus Street

18. **Zoning Docket 014/24**

Applicant(s): Daniel Shipp and Megan Davis

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Mixed-Use District

Property description: Square 114, Lot 7, in the Fifth Municipal District, bounded by Opelousas Avenue, Pacific Avenue, Elmira Avenue, and Evelina Street

Address(es): 934 Opelousas Avenue and 631-635 Pacific Avenue

19. **Zoning Docket 015/24**

Applicant(s): Timothy Norton

Request: Zoning change from an HU-B1 Historic Urban Neighborhood Business District to C-1 General Commercial District

Property description: Square 464, Lot N, in the Seventh Municipal District, bounded by Earhart Boulevard, Colapissa Street, Short Street, and Fern Street

Address(es): 7908-7912 Earhart Boulevard

20. **Subdivision Docket 179/23**

Applicant: Sterling Smith Jr.

Proposal: Resubdivision of Lot 16 into Lots 16-A, and 16-B

Property description: Square 4, Third Municipal District, bounded by Clematis Street, Sage Street, Franklin Avenue, and Bay Street

Address(es): 2501 Bay Street

21. **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.

MASTER PLAN PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH THE CITY CHARTER REGARDING PROPOSED MASTER PLAN AMENDMENTS, WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 9, 2024, ON THE FOLLOWING PROPOSED AMENDMENTS TO *THE PLAN FOR THE 21ST CENTURY*. THE COMMISSION WILL MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

**INTRODUCTION TO THE 2022-23 MASTER PLAN FUTURE LAND USE MAP
(FLUM) 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 3 FLUM AMENDMENTS

22. **PD 3-05** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.
23. **PD 3-07** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.
24. **PD 3-08** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.
25. **PD 3-09** – A request by Council District A to change the Future Land Use Map Designation from Mixed-Use Low Density to Mixed-Use Medium Density.
26. **PD 3-10** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.
27. **PD 3-11** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.
28. **PD 3-12** – A request by Council District A to change the Future Land Use Map Designation from Residential Low Density Pre-War to Institutional.

PLANNING DISTRICT 5 FLUM AMENDMENTS

29. **PD 5-01** – A request by Council District A to change the Future Land Use Map Designation from Residential Post-War Single-Family to Neighborhood Commercial.

PLANNING DISTRICT 6 FLUM AMENDMENTS

30. **PD 6-07** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Low Density Pre-War to Residential Multi-Family Pre-War.

31. **PD 6-08** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Low Density Post-War to Neighborhood Commercial.
32. **PD 6-09** – A request by the City Planning Commission to change the Future Land Use Map Designation from Neighborhood Commercial to Residential Single-Family Post-War.

PLANNING DISTRICT 7 FLUM AMENDMENTS

33. **PD 7-01** – A request by the City Planning Commission to change the Future Land Use Map Designation from General Commercial to Mixed-Use Medium Density.
34. **PD 7-02** – A request by the City Planning Commission to change the Future Land Use Map Designation from General Commercial to Mixed-Use Medium Density.
35. **PD 7-03** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Low Density Pre-War to Mixed-Use Medium Density.
36. **PD 7-04** – A request by the City Planning Commission to change the Future Land Use Map Designation from Industrial to Residential Low Density Pre-War.
37. **PD 7-05** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Low Density Pre-War to Mixed-Use Low Density.
38. **PD 7-06** – A request by Council District C to change the Future Land Use Map Designation from Industrial to Mixed-Use Medium Density.

PLANNING DISTRICT 8 FLUM AMENDMENTS

39. **PD08-01** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Single-Family Pre-War to Residential Low Density Post-War.
40. **PD08-02** – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Medium Density Pre-War to Mixed-Use Medium Density.
41. **PD08-03** – A request by the City Planning Commission to change the Future Land Use Map Designation from Mixed-Use Low Density to Parkland & Open Space.

42. **PD08-04** – A request by the City Planning Commission to change the Future Land Use Map Designation from Industrial to Mixed-Use Medium Density.

Master Plan Future Land Use Map (FLUM) change requests for Planning Districts 9 through 13 will be heard at a special City Planning Commission hearing in February and March, 2024. The exact dates are still pending.