

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 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 July 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. Executive Session
- d. Reading of the Hearing Rules
- e. Presentation of Dockets.
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Questions from Members
- f. Consideration of dockets
- g. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- h. Adjournment

Minutes

1. Adoption of the minutes of the June 25, 2024 meeting

Executive Session

2. Executive Session
For the purpose of discussing the following pending litigation:
Stanton Square, LLC v. City of New Orleans et al., Civil Action No. 2:23-cv-05733-WBV-MBN
United States District Court, Eastern District of Louisiana

Business

3. **Zoning Docket 044/24 – *Deferred from the June 25, 2024 regular meeting***
Applicant: ALFRA 949 Harrison, LLC
Request: Conditional use to permit a standard restaurant over 5,000 square feet in floor area with the sale of alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and the rescission of Ordinance No. 24,737 MCS (Zoning Docket 110/11)
Property description: Square 237, Lots 23 through 26, in the Second Municipal District, bounded by Harrison Avenue, Argonne Boulevard, Bragg Street, and General Haig Street
Municipal address(es): 949 Harrison Avenue and 6301 Argonne Boulevard

4. **Zoning Docket 057/24**
Applicant(s): Canseco Properties Filmore, LLC
Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District
Property description: Square 4056, Lot 5, in the Third Municipal District, bounded by Marigny Street, Elysian Fields Avenue, Filmore Avenue, and Mithra Street
Municipal address(es): 5326 Marigny Street

5. **Zoning Docket 058/24**
Applicant(s): 5001 Freret Street, LLC
Request: Conditional use to permit a fast food restaurant in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 608, Lot M1A, in the Sixth Municipal District, bounded by Freret Street, Robert Street, South Robertson Street, and Soniat Street
Municipal address(es): 5001 Freret Street and 2316 Robert Street

6. **Zoning Docket 059/24**
Applicant(s): Erania Ellis and Ted Ellis
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 125, Lot 16, in the Fourth Municipal District, bounded by Ninth Street, Constance Street, Eighth Street, and Magazine Street
Municipal address(es): 1023 Ninth Street

7. **Zoning Docket 060/24**
Applicant(s): SRS Capital and Investment Management, LLC and Gerard Dorsey
Request: Zoning change from an S-RS Suburban Single-Family Residential District to a C-2 Auto-Oriented Commercial District
Property description: Lots 5-X, 5-T, 5-U, and 5-V, Section 20, LaKratt Tract, in the Third Municipal District
Municipal address(es): 6620-6698 Interstate 10 Service Road

8. **Zoning Docket 061/24**
Applicant(s): City Council Motion M-24-247

Request: Amendment to the text of the Article 10.2.A of the Comprehensive Zoning Ordinance to classify “educational facility, vocational” as a permitted use in the VCE Vieux Carré Entertainment District.

9. **Reconsideration of PD13-05** – A request to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Single-Family Post War
10. **Reconsideration of PD13-07** – A request to change the Future Land Use Map Designation from Neighborhood Commercial to Semi-Rural Single-Family
11. **Reconsideration of PD13-10** – A request to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Single-Family Post War
12. **Reconsideration of PD13-11** – A request to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Semi-Rural Single-Family.
13. **PD 13-06** – A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
14. **PD 13-13** – A request by Council District C to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
15. **PD 13-14** – A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial, Residential Single-Family Post-War and Residential Multi-Family Post-War to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
16. **Subdivision Ratification**

This list 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.