

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JUNE 25, 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 June 25, 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 June 11, 2024 meeting

Business

- 2. **Zoning Docket 044/24 – *Deferred from the May 14, 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

3. **Zoning Docket 053/24**

Applicant(s): Tien Nguyen and Thoa Do

Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-RM1 Suburban Multi-Family Residential District

Property description: Square 126, Lots 1 through 15, Elmwood Subdivision, in the Fifth Municipal District, bounded by Donner Drive, Florence Avenue, Idaho Street, and Potomac Street

Municipal address(es): 2570-2600 Donner Drive

4. **Zoning Docket 054/24**

Applicant(s): Little Hamodh, LLC

Request: Conditional use to permit the expansion of a gas station in an HU-B1 Historic Urban Neighborhood Business District and an HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 202-203, Lots 9, 10, and 11, in the Second Municipal District, bounded by North Claiborne Avenue, Esplanade Avenue, Bayou Road, and North Derbigny Street

Municipal address(es): 1247-1249 North Claiborne Avenue

5. **Zoning Docket 055/24**

Applicant(s): City Council Motion No. M-24-193

Request: Amendment to the text of the Comprehensive Zoning Ordinance to consider maximum length regulations for driveways

6. **Zoning Docket 056/24**

Applicant(s): City Council Motion No. M-24-204

Request: Amendment to the text of the Comprehensive Zoning Ordinance to exempt the area between Interstate 510 and Downman Road from Article 24, Section 24.14.B.2b, which prohibits billboards in design review corridors.

7. **FLUM Amendments Reconsideration**

Request by the property owner for reconsideration of the Commission's action from the May 28, 2024, City Planning Meeting on the following requests:

- **PD13-05** to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Single-Family Post War
- **PD13-07** to change the Future Land Use Map Designation from Neighborhood Commercial to Semi-Rural Single-Family
- **PD13-10** to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Residential Single-Family Post War
- **PD13-11** to change the Future Land Use Map Designation from Residential Multi-Family Post-War to Semi-Rural Single-Family.

8. **Subdivision Regulations Revisions**
Proposed Revisions of the 1999 New Orleans Subdivision Regulations.