

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 28, 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 May 28, 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.

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 045/24

Applicant: Car Wash Blues, LLC

Request: Conditional use to permit the expansion of a car wash in an HU-MU Historic Urban Neighborhood Mixed-Use District and the EC Enhancement Corridor Design Overlay District

Property description: Square 69, Lots X-1-A or Lots 17-C, X, M, B, 15, part of 16, and a portion of South Front Street, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Joseph Street, and Octavia Street

Municipal address(es): 5500-5528 Tchoupitoulas Street

Zoning Docket 046/24

Applicant: 3667-3669 Tchoupitoulas Street, LLC

Request: Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District and the EC Enhancement Corridor Design Overlay District

Property description: Square 107, Lot 19-A, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Amelia Street, Annunciation Street, and Antonine Street

Municipal address(es): 3667-3669 Tchoupitoulas Street

Zoning Docket 047/24

Applicant: Our Lady of Lourdes, New Orleans, Louisiana, Inc.

Request: Conditional use to permit a grocery store over 10,000 square feet in floor area and a conditional use to permit the retail sale of packaged alcoholic beverages in a HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 584, Lot 24A, in the Sixth Municipal District, bounded by Freret Street, Napoleon Avenue, Jena Street, and La Salle Street

Municipal address(es): 2428 Napoleon Avenue, 2419-2437 Jena Street, and 4400 Freret Street

Zoning Docket 048/24

Applicant: Zachary Smith

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create use standards and permissions for “ice storage machines,” as follows:

- Amend Article 21, Section 21.6.S of the Comprehensive Zoning Ordinance to make a distinction between ice machines and propane storage machines and to create separate standards for ice machines and propane storage machines.
- Amend Article 20, Section 20.3 to add Section 20.3.ZZZ for ice storage machines as a principal use with use standards.
- Amend the use permissions for all commercial zoning districts to include “ice storage machines (principal use)” as a permitted use.

Zoning Docket 049/24

Applicant: Sigrid Rouege and Michael Rouege

Request: Conditional use to permit a bed and breakfast (accessory) in an S-RS Suburban Single-Family Residential District

Property description: Square 23, Lots 19, 11, and 12 or Lot 11-A, in the Fifth Municipal District, bounded by Wabash Street, Amazon Street, Florence Avenue, and Idaho Street

Municipal address(es): 2640 Wabash Street

Zoning Docket 050/24

Applicant: Candice Henderson-Chandler

Request: Conditional use to permit a cultural facility in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 313, Lot S, in the Second Municipal District, bounded by North Tonti Street, Dumaine Street, North Rocheblave Street, and Saint Philip Street

Municipal address(es): 917-919 North Tonti Street

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). 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 the Monday eight days prior to the hearing date.

May 8, May 15, and May 22, 2024

Robert Rivers, Executive Director