

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, MAY 28, 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 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.

**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 May 14, 2024 meeting

**Business**

2. **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

3. **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

4. **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

5. **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.

6. **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

7. **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

8. **Property Acquisition 002/24**

A long term lease of a portion of N. Robertson Street between St. Ferdinand and Press Streets (unconstructed) / the Railroad (the Great Alabama Southern Railroad/Norfolk Southern) in the 3rd Municipal District. Previously considered by PAC as a sale on agenda 03/04/2020 and 21-1366. To be used by 2801 N. Robertson Street, LLC, as part of a larger community footprint.

9. **Property Acquisition 003/24**

A donation of what was previously a portion of Thalia Street in the 1st Municipal District, between Carondelet Street, Square 241, Baronne Street, and Square 240, with a municipal address of 1399 Carondelet Street. Previously considered 21-1369.

10. **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.

**2022-2023 MASTER PLAN FUTURE LAND USE MAP 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 13 FLUM AMENDMENTS**

11. **PD 13-01** – A request by the City Planning Commission to change the Future Land Use Map Designation from Planned Development Area to Residential Single-Family Post-War.
12. **PD 13-02** – A request by Council District C to change the Future Land Use Map Designation from Residential Single-Family Post-War and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
13. **PD 13-03** – A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
14. **PD 13-04** – 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 13-05** – 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.
16. **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.
17. **PD 13-07** – A request by Council District C to change the Future Land Use Map Designation from Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
18. **PD 13-08** – A request by Council District C to change the Future Land Use Map Designation from Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
19. **PD 13-09** – 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.
20. **PD 13-10** – 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.
21. **PD 13-11** – 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.
22. **PD 13-12** – A request by Council District C to change the Future Land Use Map Designation from Residential Single-Family Post-War, Residential Multi-Family Post-War, and Neighborhood Commercial to Residential Semi-Rural Single-Family or Residential Single-Family Post-War.
23. **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.
24. **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.