

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

**TUESDAY, NOVEMBER 12, 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 November 12, 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.

Minutes

1. Adoption of the minutes of the October 22, 2024 meeting

Business on deadline

2022-2023 Master Plan Future Land Use Map amendment reconsideration (Planning District 12)

The particular location of each FLUM request can be found here:

<https://nola.gov/next/city-planning/topics/master-plan-plan-for-the-21st-century/2023-master-plan-amendment-process/>

2. For the request identified by the City Planning Commission as PD 12-03, pertaining to land located at Lots 7A, 8, 9, 10, 11, and 12A of Square 5 in the Fifth Municipal District, bearing municipal address 3327 Newton St., consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
3. For the request identified by the City Planning Commission as PD 12-04, pertaining to land located on multiple residential lots on the north and south side of General Meyer Avenue in the Fifth Municipal District, consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
4. For the request identified by the City Planning Commission as PD 12-05, pertaining to land located on the south side of the General Meyer commercial corridor, on Lots A-1, A-2, 26, and 27 in Square 1 and a portion of Lot 5 in Square 9, all in the Fifth Municipal District, and bearing the municipal addresses of 3501-3549 General Meyer Avenue, 3613 General Meyer Avenue, and 3711 General Meyer Avenue, consider recommending retaining the

current FLUM designation of Neighborhood Commercial (NC) rather than the recommended FLUM change to Mixed-Use Low Density (MUL) for the property.

5. For the request identified by the City Planning Commission as PD 12-07, pertaining to land located in Squares 196-A, 197-A, 198-A, 199-A, and Square -3, all in the Fifth Municipal District, bearing municipal address 64002 Behrman Drive, consider modifying the recommendation of a FLUM change to Mixed-Use Low Density (MUL) to recommending a FLUM change to Neighborhood Commercial (NC) or General Commercial (GC) for the property.
6. For the request identified by the City Planning Commission as PD 12-09, pertaining to land located in Square -1, containing 44 rectangular shaped lots, all in the Fifth Municipal District, and bearing municipal address 114 Atlantic Drive, consider recommending retaining the current FLUM designation of General Commercial (GC) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
7. For the request identified by the City Planning Commission as PD 12-10, pertaining to land located in Square 57, in the Fifth Municipal District, bearing municipal address 2701 Seine Street, consider recommending retaining the current FLUM designation of Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Residential Low-Density Post-War (RLD-POST) for the property.
8. For the request identified by the City Planning Commission as PD 12-12, pertaining to land located at the intersection of General De Gaulle Drive and Holiday Drive, at the southeast corner of the Behrman neighborhood, bearing the municipal addresses listed in the report of the City Planning Commission, consider recommending retaining the current FLUM designations of Business Center (BC), General Commercial (GC), Mixed-Use High Density (MUH), and Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
9. For the request identified by the City Planning Commission as PD 12-13, pertaining to land located near the intersection of General De Gaulle Drive and Holiday Drive in the Tall Timbers/Brechtel Neighborhood, more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Mixed-Use Medium Density (MUM) to recommending a FLUM change to Neighborhood Commercial (NC) or General Commercial (GC) for the property.
10. For the request identified by the City Planning Commission as PD 12-14, pertaining to land located along General Meyer Avenue near Holiday Drive, more fully described in the report of the City Planning Commission, consider recommending retaining the current FLUM designation of General Commercial (GC) rather than the recommended FLUM change to Mixed-Use Medium Density (MUM) for the property.
11. For the request identified by the City Planning Commission as PD 12-15, pertaining to land located in the Old Aurora area of Algiers, where the north end of Kabel Drive terminates at General Meyer Avenue, bearing municipal addresses 4589 General Meyer Avenue and

1110 Kabel Drive, as well as two properties across from 1110 Kabel Drive that do not have municipal addresses, consider recommending retaining the current FLUM designation of Neighborhood Commercial (NC) rather than the recommended FLUM change to Mixed-Use Low Density (MUL) for the property.

12. For the request identified by the City Planning Commission as PD 12-16, pertaining to land consisting of 25 platted municipal squares in the portion of the Orleans Subdivision situated along the west side of the Intracoastal Waterway in Algiers, in the Fifth Municipal District, including over 200 municipal addresses, all as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Low-Density Post-War (RLD-POST) to recommending a FLUM change to Residential Single-Family Post-War (RSF-POST) for the property.
13. For the request identified by the City Planning Commission as PD 12-17, pertaining to land consisting of 57 platted municipal squares in the portion of the Riverside Subdivision situated along the west side of the Intracoastal Waterway in Algiers, in the Fifth Municipal District, including approximately 440 municipal addresses, all as more fully described in the report of the City Planning Commission, consider recommending retaining the current FLUM designation of Residential Single-Family Post-War (RSF-POST) rather than the recommended FLUM change to Residential Low-Density Post-War (RLD-POST) for the property.
14. **Lower Coast Algiers Impact Study**
Motion M-22-447 and the subsequent Ordinance Number 29365 direct the City Planning Commission (CPC) to study the impact of future high-density and/or high-traffic developments on existing infrastructure within the Lower Coast Algiers boundaries and determine if infrastructure improvements may be necessary to accommodate this growth.

The Lower Coast Algiers Impact Study will compile available technical information about the Lower Coast of Algiers for the following subjects:

- Availability and Capacity of Drainage and Storm Water Management infrastructure.
- Road Usage, Road Capacity, Transit Availability and Traffic.
- Availability and Capacity of Utility Infrastructure (water, electricity, sewerage).
- Available Municipal Services for Fire, Police and Emergency Response Services.
- Environmental Resources and Threats

In compiling the above information, the CPC staff will confer with government agencies and service providers, including but not limited to:

- New Orleans Department of Safety and Permits
- New Orleans Department of Homeland Security & Emergency Preparedness
- New Orleans Emergency Medical Services
- New Orleans Fire Department
- New Orleans Police Department
- New Orleans Department of Public Works
- New Orleans Stormwater and Green Infrastructure Department
- New Orleans Office of Resilience & Sustainability
- Sewerage & Water Board of New Orleans

- New Orleans Regional Transit Authority
- Louisiana Department of Wildlife & Fisheries
- Louisiana Department of Environmental Quality
- Louisiana Department of Transportation

2022-2023 Master Plan Future Land Use Map amendment reconsideration (Planning District 13)

The particular location of each FLUM request can be found here:

<https://nola.gov/next/city-planning/topics/master-plan-plan-for-the-21st-century/2023-master-plan-amendment-process/>

15. For the request identified by the City Planning Commission as PD 13-06, pertaining to land consisting of an approximately 25-acre parcel with frontage on English Turn Parkway and Stanton Road, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
16. For the request identified by the City Planning Commission as PD 13-09, pertaining to land consisting of an approximately 15-acre parcel with frontage on Stanton Road, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
17. For the request identified by the City Planning Commission as PD 13-10, pertaining to land consisting of a nearly 6-acre parcel with frontage on English Turn Parkway, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
18. For the request identified by the City Planning Commission as PD 13-13, pertaining to land consisting of (1) an approximately 16-acre parcel within frontage on English Turn Parkway, bearing municipal address 1 English Turn Parkway, and portions or wholes of neighboring lots with frontage on Adams Street and Bryson Street, as more fully described in the report of the City Planning Commission, consider modifying the recommendation of retaining the FLUM of Residential Multi-Family Post-War (RMF-POST) to recommending a FLUM change to Rural Real Estate (RRE) for the property.
19. For the request identified by the City Planning Commission as PD 13-14, pertaining to land consisting of a nearly 50-acre L-shaped parcel with frontage on English Turn Parkway, as more fully described by the City Planning Commission, consider modifying the recommendations as follows:
 - a. For the portion with the current FLUM designation of Residential Single-Family Post-War (RSF-POST), consider modifying the recommendation of retaining the

Residential Single-Family Post-War (RSF-POST) designation to recommending a FLUM change to Rural Real Estate (RRE) designation.

- b. For the portion with the current FLUM designation of Residential Multi-Family Post-War (RMF-POST), consider modifying the recommendation of a FLUM change to Residential Single-Family Post-War (RSF-POST) to recommending a FLUM change to Rural Real Estate (RRE).
- c. For the portion with the FLUM designation of Neighborhood Commercial (NC), retain the Neighborhood Commercial (NC) designation as recommended by the City Planning Commission.

20. **Zoning Docket 085/24 – *Deferred from the September 24 meeting***

Applicant(s): City Council Motion No. M-24-303

Request: Zoning change application for properties that are the subject of Master Plan Future Land Use Map amendment applications PD13-02 through PD13-14 to change their zoning districts to R-RE Rural Residential Estate District or S-RS Suburban Single-Family Residential District, if not so currently zoned

Address(es): 53 English Turn Parkway; 1900 Stanton Road; 3 Donner Canal; 1600 Stanton Road; 1, 3, and 5 Golf Villa Drive; 5000 English Turn Parkway; 5 English Turn Parkway; 700 Delacroix Road or 64109 Arpent Road; 13681 Public Road; 6 English Turn Parkway; 97 Donner Canal; 8 English Turn Parkway; 1 English Turn Parkway; 99999 Arpent Road

21. **Subdivision Docket 098/24**

Applicant(s): Orleans Parish School Board

Proposal: Resubdivide Lots 1-A, E, F, G, H, I and K into Lots 2-A and 3-A

Property description: Square 2149 (Union Square), in the Third Municipal District, bounded by Humanity Street, West Saint Roch Avenue, and Clermont Drive

Municipal Address(es): 2401 Humanity Street

22. **Street Name Change 001/24**

Consideration of the renaming of General Meyer Avenue between Berhman Avenue and Sullen Place to Rudy Lombard Avenue and between Sullen Place and Bennett Street to Taza Green Avenue

Business not on deadline

23. **Zoning Docket 093/24**

Applicant(s): City Council Motion M-24-376

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create “Ice Manufacturing and Vending Machines” as principal and accessory uses in all non-residential zoning districts except for the HU-B1A Historic Urban Neighborhood Business District.

24. **Zoning Docket 094/24**
Applicant(s): 919 Julia Street, LLC
Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and to permit a curb cut along Julia Street in a - Modal/Pedestrian Corridor
Property description: Square 257, Lot 6 and Lot 7 or Pt. 41, in the First Municipal District, bounded by Julia Street, Baronne Street, Girod Street, and O’Keefe Avenue
Address(es): 923 Julia Street
25. **Zoning Docket 095/24**
Applicant(s): City Council Motion M-24-488
Request: Amendment to the text of Article 25 to permit the reduction in size of legally non-conforming electronic billboards and billboards created under the processes outlined in Section 25.7 of the Comprehensive Zoning Ordinance without affecting their non-conforming status. In considering the request, the City Planning Commission is also directed to make changes to Section 24.14 of the Comprehensive Zoning Ordinance to resolve any conflict created.
26. **Zoning Docket 096/24**
Applicant(s): City Council Motion M-24-492
Request: Amendment to the text of Article 21, Section 21.8.C.18.r of the Comprehensive Zoning Ordinance to remove special exceptions from block limitations.
27. **Zoning Docket 097/24**
Applicant(s): City Council Motion M-24-493
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Non-Commercial Short-Term Rental Special Exception Interim Zoning District, the intent of which is to prohibit the issuance of any Non-Commercial Short Term Rental by special exception as specified in Article 21, Section 21.8.C.18.R.
28. **Zoning Docket 098/24**
Applicant(s): City Council Motion M-24-497
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 13, Suburban Neighborhood Residential Districts, to allow large-scale principal solar energy systems as a use in the S-RS Suburban Single Family Residential District, as well as any other appropriate districts in Article 13 or in any other Article of the Comprehensive Zoning Ordinance. In considering the amendment, the City Planning Commission should also consider whether amendments to Article 20, Section 20.3.DDD, Use Standards for Solar Energy System[s], are required to ensure consistency and a holistic regulatory framework.
29. **Zoning Docket 099/24**
Applicant(s): 843 Camp St Development, LLC
Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 181, Lots D and E, in the First Municipal District, bounded by Camp Street, Julia Street, Saint Charles Avenue, and Saint Joseph Street
Address(es): 843 Camp Street

30. **Zoning Docket 100/24**

Applicant(s): 2500 Louisiana, LLC

Request: Conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 556, Lot 11 and portions of Lots 12, 13, and 14 (all of which are proposed to be combined into Lot 11-A), in the Sixth Municipal District, bounded by La Salle Street, Delachaise Street, South Liberty Street, and Louisiana Avenue

Address(es): 3418-3426 La Salle Street

31. **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.