

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, NOVEMBER 12, 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 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.

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 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.

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

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.

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.

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.

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.

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

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

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.

October 23, October 30, and November 6, 2024

Robert Rivers, Executive Director