

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 10, 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 September 10, 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 069/24

Applicant(s): LA Property Team, LLC

Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District

Property description: Square 4, Lots F, G, and H, Lakeland Acres, in the Third Municipal District

Municipal address(es): 4523 Read Boulevard

Zoning Docket 074/24

Applicant(s): 9900 LFB, LLC

Request: Conditional use to permit a reception facility in a C-2 Auto-Oriented Commercial District ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District

Property description: Lot 6A-5C, Section 24, Lakratt Tract, in the Third Municipal District, bounded by Lake Forest Boulevard, Bundy Road, Dwyer Road, and Read Road

Municipal address(es): 9900 Lake Forest Boulevard

Zoning Docket 075/24

Applicant(s): City Council Motion No. M-23-192

Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-LRS2 Lake Vista and Lake Shore Single-Family Residential District

Property description: All residential lots located in Lake Terrace (bounded by Lake Pontchartrain, the London Avenue Outfall Canal, Allen Toussaint Boulevard, and Bayou Saint John) and Lake Oaks (bounded by Leon C. Simon Drive, Elysian Fields Avenue, Lake Oaks Parkway, and Music Street).

Municipal address(es): There are multiple municipal addresses

Zoning Docket 076/24

Applicant(s): Park Investments, Ltd.

Request: Zoning change from an NA Natural Areas District to an M-MU Maritime Mixed-Use District

Property description: Portion of Section 25, Township 10 South, Range 14 East; a portion of Section 30, Township 10 South, Range 15 East; and Lots 74, 80, and 94. The property is in the Third Municipal District and bounded by Chef Menteur Highway, the Rigolets, and Lake Pontchartrain.

Municipal address(es): There are no municipal addresses

Zoning Docket 077/24

Applicant(s): David Demarest

Request: Conditional use to permit a principal bed and breakfast in an HMR-1 Historic Marigny/Tremé/Bywater Residential District

Property description: Square 171, Lot 18 in the Second Municipal District, bounded by Marais Street, Governor Nicholls Street, Ursulines Avenue, and North Villere Street

Address(es): 1123-1125 Marais Street

Zoning Docket 078/24

Applicant(s): Armstrong NOLA Real Estate, LLC

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 3, Lot 1 or 3, in the Third Municipal District, bounded by Esplanade Avenue, Decatur Street, Elysian Fields Avenue, Frenchmen Street, and North Peters Street

Address(es): 425-427 Esplanade Avenue

Zoning Docket 079/24

Applicant(s): Joseph Chianelli, Sr.

Request: Conditional use to permit a salvage yard in a GPD General Planned Development District

Property description: Square 207, Lots 31 and 32, in the Third Municipal District, bounded by Grant Avenue, Almonaster Avenue, and Old Gentilly Road

Address(es): 3795 Grant Avenue

Zoning Docket 080/24

Applicant(s): Paul S. Morton Scholarship Foundation

Request: Conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District and the rescission of Ordinance No. 27,882 MCS (Zoning Docket 055/18)

Property description: Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue

Address(es): 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street

Zoning Docket 081/24

Applicant(s): Praise Be, LLC

Request: Conditional use to permit a bar in a MU-1 Medium Intensity Mixed-Use District

Property description: Square 90, Lots 7, 8, 9, and 10, the Sixth Municipal District, bounded by South Front Street, Austeritz Street, Constantinople Street, and Tchoupitoulas Street

Address(es): 3959 South Front Street

Zoning Docket 082/24

Applicant(s): Edwin Moise, Jr. and Hillery Moise

Request: Conditional use to permit an accessory bed and breakfast in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 24, Lots A and B or Lots 1, 12, 13, and 3, the Fifth Municipal District, bounded by Delaronde Street, Lavergne Street, Pelican Avenue, and Verret Street

Address(es): 405-407 Delaronde Street

Zoning Docket 083/24

Applicant(s): Crescent Park Hotel, LLC

Request: Amendment to Ordinance No. 28,282 MCS (Zoning Docket 074/19, which granted a conditional use to permit a hotel in an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District and the RIV Riverfront Design Overlay District (RIV-3 Bywater Sub-District) to now grant a variance to the zoning districts' building height limit to permit an increase in height from 75 feet to 79 feet

Property description: Square 23, Lot 3, in the Third Municipal District, bounded by Chartres Street, Piety Street/Crescent Park, Louisa Street, and the Mississippi River

Address(es): 500 Piety Street

Zoning Docket 084/24

Applicant(s): Delta Staff Leasing, LLC

Request: Conditional use to permit an indoor amusement facility in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 217, Lots 1 and 2, the First Municipal District, bounded by Saint Joseph Street, Carondelet Street, Julia Street, and Saint Charles Avenue

Address(es): 733 Saint Joseph 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.

August 23, August 28, and September 4, 2024

Robert Rivers, Executive Director