

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 24, 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 September 24, 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 August 27, 2024 meeting

Business deferred from the August 27, 2024 meeting

2. **Zoning Docket 072/24**

Applicant(s): City Council Motion No. M-24-289

Request: Amendment to Ordinance No. 29,861 MCS (Zoning Docket 094/23, which granted a conditional use allowing a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, to remove in its entirety proviso 3 (requiring adjustment of lot lines via subdivision for the inclusion of off-street parking) and to add the following new proviso:

“Ten parking spaces from the 20 spaces provided on 820 Teche Street shall be reserved to serve 401 Red Allen Way. A recorded parking covenant or agreement shall be filed with the Department of Safety and Permits and the Office of Conveyances. Such encumbrance shall be valid for the total period that the use for which the parking is needed is in existence. If the off-site parking is no longer available, the use has 180 days from that date to accommodate all required off-street parking or to apply for a variance. If the use is unable to accommodate the parking or fails to apply for a variance, then the certificate of occupancy will be revoked. The certificate of occupancy may be reinstated when the required parking is provided, a variance is approved, or a new parking agreement is filed with the Department of Safety and Permits and the Office of Conveyances.”

Property description: Square 150, Lots B, 23, and 24 (proposed Lot 23-A), in the Fifth Municipal District, bounded by Teche Street, Homer Street, Red Allen Way, and Nunez Street

Address(es): 820-828 Teche Street

3. **Zoning Docket 073/23**

Applicant(s): City Council Motion No. M-24-290

Request: Amendment to Ordinance No. 29,854 MCS (Zoning Docket 095/23, which granted a conditional use allowing a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, as follows:

1. Delete Proviso 3 in its entirety.

2. Modify Proviso 25 as follows:

“Ten (10) of the twenty (20) required parking spaces shall be provided ~~on-site~~ **on the adjacent lot located on 820 Teche Street** for the sole and permanent use of the subject mixed-use retail, apartment, and hotel occupancies located at 401-405 Red Allen Way. The remaining ten (10) parking spaces shall be permanently utilized for the hotel occupancy located at 820 Teche. A recorded parking covenant or agreement shall be filed with the Department of Safety and Permits and the Office of Conveyances. Such encumbrance shall be valid for the total period that the use for which the parking is needed is in existence. If the off-site parking is no longer available, the use has 180 days from that date to accommodate all required off-street parking or to apply for a variance. If the use is unable to accommodate the parking or fails to apply for a variance, then the certificate of occupancy will be revoked. The certificate of occupancy may be reinstated when the required parking is provided, a variance is approved, or a new parking agreement is filed with the Department of Safety and Permits and the Office of Conveyances.

Property description: Square 150, Lots A and B or 1 and 2 (proposed Lot A-1), in the Fifth Municipal District, bounded by Red Allen Way, Teche Street, Homer Street, and Nunez Street

Address(es): 401-407 Red Allen Way

Business deferred from the September 10, 2024 meeting

4. **BioDistrict Strategic Master Plan**

To consider the strategic master plan for the BioDistrict.

5. **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

6. **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

7. **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

8. **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

9. **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

10. **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

11. **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

12. **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

13. **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

14. **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

15. **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

16. **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

New Business

17. **Zoning Docket 085/24**
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
18. **Zoning Docket 086/24**
Applicant(s): New Orleans African American Museum of Art, Culture and History
Request: Conditional use to permit a cultural facility in an HMR-1 Historic Marigny/Tremé/Bywater Residential District
Property description: Square 171, Lots A, 2, 3, 4, 5, 11, 13, and A, in the Second Municipal District, bounded by Ursulines Street, Governor Nicholls Street, Marais Street, and North Villere Street; Square 172-173, Lot AA-2, in the Second Municipal District, bounded by Governor Nicholls Street, Esplanade Avenue, Marais Street, and North Villere Street.
Address(es): 1431-1433 Ursulines Ave, 1100-1122 North Villere Street, 1440-1418 Governor Nicholls Street, 1417-1425 Governor Nicholls Street
19. **Subdivision Ratification**
This list 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.