

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, FEBRUARY 7, 2017**

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL - 1E07)**

**THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON FEBRUARY 7, 2017 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.**

**ZONING DOCKET 015/17** – Request by CITY COUNCIL MOTION NO. M-16-606 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Riverfront Gateway Design Standards and Height Limit Increases Interim Zoning District, the intent of which is to prohibit the applicability of Section 18.13.G, Riverfront Gateway Design Standards and Height Limit Increases, of the Comprehensive Zoning Ordinance relative to the following boundaries: The area bounded by Esplanade Avenue, a line extending from the centerline of Esplanade Avenue between North Peters Street and the center of the Mississippi River, the Mississippi River, the Inner Harbor Navigation Canal, a line extending from the centerline of Chartres Street between Poland Avenue and the center of the Inner Harbor Navigation Canal, Chartres Street, St. Ferdinand Street, Decatur Street, Elysian Fields Avenue, Chartres Street, the rear property line of lots with any frontage on Elysian Fields Avenue, Decatur Street, Frenchmen Street, and Decatur Street on the East Bank of the Mississippi River.

**ZONING DOCKET 016/17** – Request by CITY COUNCIL MOTION M-16-608 for a conditional use to permit a commercial use (medical clinic) over 25,000 square feet in floor area and a conditional use to permit drive-through facilities for a bank and a pharmacy in an S-B2 Suburban Pedestrian-Oriented Corridor Business District and a CT Corridor Transformation Design Overlay District, and the rescission of Ordinance 19,917 M.C.S. (Zoning Docket 104/00, which granted a conditional use to permit a fast food restaurant in a B-1 Neighborhood Business District), in the Vista Park Addition Subdivision on Square D, Lot B-1, in the Third Municipal District, bounded by Paris Avenue, Robert E. Lee Boulevard, and Aviators and Hamburg Streets. The municipal addresses are 1532-1544 ROBERT E. LEE BOULEVARD. (PD 6)

**ZONING DOCKET 017/17** – Request by RHODES COMMERCIAL DEVELOPMENTS, LLC for a conditional use to permit a parking lot (principal use) in an HU-B1 Historic Urban Neighborhood Business District, on Square 485, Lots 12 through 14, in the Fourth Municipal District, bounded Fourth, South Broad, Third, and South Dorgenois Streets. The municipal addresses are 3945-3947 FOURTH STREET. (PD 2)

**ZONING DOCKET 018/17** – Request by 3322 MAGAZINE, LLC for a Conditional Use to permit alcohol beverage sales in an existing standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 216, Lot 17, in the Sixth Municipal District, bounded Magazine Street, Toledano Street, Constance Street and Louisiana Avenue. The municipal addresses are 3322-3324 MAGAZINE STREET. (PD 2)

**ZONING DOCKET 019/17** – Request by 400 LAKE MARINA AVE, LLC for a Zoning Change from an S-LRS1 Lakeview Single-Family Residential District to an S-LRM2 Lake Area High-Rise Multi-Family Residential District, on Lot A-4, Bruning Subdivision, in the Seventh Municipal District, bounded by West Robert E. Lee Boulevard, Regent Street, Lake Marina Avenue, and the Orleans Parish/Jefferson Parish Line. The municipal addresses are 343-345 WEST ROBERT E. LEE BOULEVARD. (PD 5)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS 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](http://WWW.NOLA.GOV/CPC). YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7<sup>TH</sup> FLOOR, NEW ORLEANS, LA 70112) OR EMAIL [CPCINFO@NOLA.GOV](mailto:CPCINFO@NOLA.GOV). ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

January 18, January 25, and February 1, 2017

Robert Rivers, Executive Director

RR/skk