

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 24, 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 JANUARY 24, 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 009/17 – Request by CITY COUNCIL MOTION NO. M-16-590 for a text amendment to Article 17, Section 17.3.A Permitted and Conditional Uses (Table 17-1) of the Comprehensive Zoning Ordinance to establish the use of “Mini-Warehouse” as a Permitted Use in the CBD-6 Urban Core Neighborhood Mixed-Use District and to update Table 17-1 to reflect the permission changes.

ZONING DOCKET 010/17 – Request by CITY COUNCIL MOTION NO. M-16-591 for a Conditional Use to permit a standard restaurant with the sale of alcoholic beverages 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 X-1, in the Sixth Municipal District, bounded Magazine Street, Toledano Street, Constance Street and Louisiana Avenue. The municipal address is 3340 MAGAZINE STREET. (PD 2)

ZONING DOCKET 011/17 – Request by CITY COUNCIL MOTION NO. M-16-592 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Lower Ninth Ward Redevelopment IZD, the intent of which is to establish standards for the redevelopment of non-conforming lots in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District, generally bounded by St. Claude Avenue, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line; to allow for the development of single-family residences on existing non-conforming lots of record, with lot widths of thirty (30) feet or less, regardless of whether the lot is in common ownership with the adjacent property, and to allow for the development of two-family residences, where permitted by the underlying zoning, to be developed on existing non-conforming lots, regardless of whether the lot is in common ownership with the adjacent property, with a minimum lot width of thirty (30) feet; to permit a front yard setback of ten (10) feet while allowing a variation of three (3) feet plus or minus to provide variation on the block face; to eliminate the off-street parking requirement for single-family residences and to reduce the off-street parking requirement for a two-family residences to one (1) off-street parking space; and to otherwise provide for with respect thereto.

ZONING DOCKET 012/17 – Request by DEBORAH WHITE for a Conditional Use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 443, Lot 35 or 32 or C, in the Second Municipal District, bounded by Dumaine Street, Hagan Avenue, Saint Philip Street, and North Rendon Street. The municipal addresses are 3241 DUMAINE STREET AND 910 HAGAN AVENUE. (PD 4)

ZONING DOCKET 013/17 – Request by ANNUNCIATION DEVELOPMENT COMPANY, LLC for a text amendment to the Comprehensive Zoning Ordinance to delete Article 18, Section 18.22.B in its entirety; to add a new Section 18.22.B stating that “multi-family dwelling developments within this district shall be allowed a minimum lot area of 535 square feet per dwelling unit”; amending Section 18.22.C from “up to 50 feet and may have up to four (4) floors” to “...up to 60 feet and may have up to four (4) floors,” and for any other modifications as may be deemed appropriate by the City Planning Commission staff.

ZONING DOCKET 014/17 – Request by REGIONS BANK for a Conditional Use to permit a drive-through facility in an MU-1 Medium Intensity Mixed-Use District, a HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 2658, Lot 4A, in the Third Municipal District, bounded by Elysian Fields Avenue, Foy Street, Frenchmen Street, and Milton Street. The municipal addresses are 3820-3836 ELYSIAN FIELDS AVENUE AND 2166 FOY STREET. (PD 6)

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. 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 CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

January 4, January 11, and January 18, 2017

Robert Rivers, Executive Director

RR/skk