

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, JULY 11, 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 JULY 11, 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 059/17** – Request by Neighborhood Housing Services of New Orleans for a conditional use to permit townhouse dwellings in an HU-RD2 Historic Urban Two-Family Residential District and the rescission of Ordinances Nos. 24,712 MCS (Zoning Docket 099/11) and 17,545 MCS (Zoning Docket 028/96), on Square 583, Lot 17-A, in the Sixth Municipal District, bounded by Freret, La Salle, Cadiz, and Jena Streets. The municipal addresses are 4528 Freret Street, 4527 La Salle Street, and 2439 Cadiz Street. (PD 3)

**ZONING DOCKET 060/17** – Request by D & B Property, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 362, Lots 24, 25 or 7, in the Second Municipal District, bounded by Bienville Avenue, North Broad Street, North White Street, and Conti Street. The municipal address is 2729 Bienville Avenue. (PD 4)

**ZONING DOCKET 061/17** – Request by GeoCor Properties, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 578, Lot 18A, in the First Municipal District, bounded by Banks, South Dorgenois, Palmyra, and South Rocheblave Streets. The municipal address is 2549 Banks Street. (PD 4)

**ZONING DOCKET 062/17** – Request by Fifth District Savings Bank for a conditional use to permit a drive-through facility for a financial institution in an S-LB1 Suburban Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 229, Lots M, M-1, and 27-A or Lots M and 59, or Pt. Lots 27 through 31, in the Second Municipal District, Lakeview, bounded by Harrison Avenue, Louisville Street, Bragg Street, and Colbert Street. The municipal addresses are 425-431 Harrison Avenue. (PD 5)

**ZONING DOCKET 063/17** – Request by City Council Motion M-17-258 for a text amendment to Article 12, Section 12.2.B.1 of the Comprehensive Zoning Ordinance to remove the “commercial use floor area limitation” in the Historic Urban Neighborhood Non-Residential Districts that prohibits commercial uses over ten thousand (10,000) square feet of total floor area by removing subsection “c” from Article 12, Section 12.2.B.1, which reads, “c. Any commercial use over ten

thousand (10,000) square feet of total floor area is prohibited. This applies only to new construction as of the effective date of this Ordinance. Commercial uses that locate within an existing structure as of the effective date of this Ordinance that is over ten thousand (10,000) square feet of total floor area require conditional use approval.”

**ZONING DOCKET 064/17** – Request by City Council Motion M-17-263 for a text amendment to Article 14, Section 14.3.A.1, Table 14-2 of the Comprehensive Zoning Ordinance to permanently adopt the regulations of the Lake Area Neighborhood Business District Bulk & Yard Overlay District Interim Zoning District and to rescind Ordinance No 27,327 MCS.

**ZONING DOCKET 065/17** – Request by City Council Motion M-17-267 for a conditional use to permit a day care center, large in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Section 24, Lot 1B3A, in the Third Municipal District, bounded by Read Boulevard, Morrison Road, Flossmoor Drive, and Restgate Road. The municipal address is 7391 Read Boulevard. (PD 9)

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.

June 21, June 28, and July 5, 2017

Robert Rivers, Executive Director

RDR/skk