

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, NOVEMBER 13, 2018**

**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 NOVEMBER 13, 2018 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 120/18** – Request by David G. Millaud for a zoning change from an HU-RS Historic Urban Single-Family Residential District to an HU-B1 Neighborhood Business District, in the Boulevard Heights Subdivision, Square B, Lots 26, 27, 28, and part of Lot 25, in the Third Municipal District, bounded by Gentilly Boulevard, Franklin Avenue, Iris Street, and Wisteria Street. The municipal address is 3670 Gentilly Boulevard. (PD 6) **(Withdrawn from the October 23, 2018 meeting and rescheduled at the request of the applicant.)**

**ZONING DOCKET 122/18** – Request by Faubourg Fresh Market, LLC for a zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit the retail sales of packaged alcoholic beverages, on Square 84, Lot 16, in the Fifth Municipal District, bounded by Eliza, Bermuda, Alix, and Seguin Streets. The municipal addresses are 541 Bermuda Street and 440 Eliza Street. (PD 12)

**ZONING DOCKET 123/18** – Request by Louis George “L.G.” Sullivan for a conditional use to permit a standard restaurant with the sale of alcoholic beverages for on-premises consumption in an S-LB1 Suburban Lake Area Neighborhood Business District, a CT Corridor Transformation Design Overlay District, and the Middle Harrison Use Restriction Overlay District, on Square 230, Lot B, in the Second Municipal District, bounded by Harrison Avenue, Louis XIV Street, Louisville Street, and Bragg Street. The municipal addresses are 513-515 Harrison Avenue. (PD 5)

**ZONING DOCKET 124/18** – Request by 828 Toulouse Street, LLC, 836 Toulouse Street, LLC and 534 Dauphine Street, LLC for a conditional use to permit the modification of an existing hotel to include an accessory coffee shop in a VCR-1 Vieux Carré Residential District, on Square 71, Lots A or 15-A, 16 or an undesignated lot, and 17, in the Second Municipal District, bounded by Toulouse Street, Dauphine Street, Bourbon Street, and Saint Louis Street. The municipal addresses are 828-836 Toulouse Street and 534-538 Dauphine Street. (PD 1B)

**ZONING DOCKET 125/18** – Request by La Vang Pearl, Inc. for a conditional use to permit a neighborhood commercial establishment in an HU-RD1 Historic Urban Two-Family Residential District, on Square 77, Lot 15-A, in the Seventh Municipal

District, bounded by Saint Charles Avenue, Cherokee Street, Hampson Street, and Lowerline Street. The municipal address is 7457 Saint Charles Avenue. (PD 3)

**ZONING DOCKET 126/18** – Request by 3201 Orleans Ave, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 445, Lots D and E, in the Second Municipal District, bounded by Orleans Avenue, North Rendon Street, Hagan Avenue, and Saint Ann Street. The municipal addresses are 3201-3205 Orleans Avenue and 721-725 North Rendon Street. (PD 4)

**ZONING DOCKET 127/18** – Request by Joseph J. Paciera for conditional uses to permit a retail goods establishment over 5,000 square feet in floor area with retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, CSH Canal Street Height Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District, and EC Enhancement Corridor Design Overlay District, on Square 580, Lots 9 and 10, in the First Municipal District, bounded by Canal Street, South Rocheblave Street, South Dorgenois Street, and Cleveland Avenue. The municipal address is 2530 Canal Street. (PD 4)

**ZONING DOCKET 128/18** – Request by Cornell E. Pendleton for a conditional use to permit a child day care center (commercial) 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 1B3B, in the Third Municipal District, bounded by Read Boulevard, Morrison Road, Flossmoor Drive, and Restgate Road. The municipal address is 7361 Read Boulevard. (PD 9)

**ZONING DOCKET 129/18** – Request by Life Church New Orleans, Inc. for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 329, Lots 5, 24, and 8 or Lots F or 5, 6, 7, and 8, in the Second Municipal District, bounded by Bienville Avenue, North Dorgenois Street, North Rocheblave Street, and Conti Street. The municipal addresses are 2525-2529 Bienville Avenue. (PD 4)

**ZONING DOCKET 130/18** – Request by City Council Motion No. M-18-356 for an amendment to Ordinance No. 5,697 MCS (Zoning Docket 26/74, which authorized a Residential Planned Community, which per Article 4, Section 4.4.D of the Comprehensive Zoning Ordinance is now considered a “Planned Development”) to grant a conditional use to permit a reception facility in an S-RD Suburban Two-Family Residential District and to consider waiving the minimum distance of two hundred (200) feet between any new reception facility and the nearest residential district to the property, and any other necessary waivers to facilitate this request, on Square 1-B, Lot 2A1, in the Third Municipal District, bounded by Saint Ferdinand Street, Higgins Boulevard, Press Street, and Benefit Street. The municipal addresses are 3251 Saint Ferdinand Street and 2800-2818 Higgins Boulevard. (PD 7)

**ZONING DOCKET 131/18** – Request by City Council Motion No. M-18-442 for a conditional use to permit a live performance venue exceeding 10,000 square feet of floor area in an existing building and a parking lot (principal use) in an HU-MU

Historic Urban Neighborhood Mixed-Use District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 1353, Lot 2A, in the Third Municipal District, bounded by Bayou Road, Columbus Street, North Broad Street, and North Dorgenois Street. The municipal addresses are 2527-2541 Bayou Road. (PD 4)

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.

October 24, October 31, and November 7, 2018

Robert Rivers, Executive Director

RDR/skk