

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 11, 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 SEPTEMBER 11, 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 104/18 – Request by Michael G. Sherman for a text amendment to the Comprehensive Zoning Ordinance to amend Article 21, Section 21.5.C.1 *Exterior Lighting, Non-Residential Uses* to add language to allow for light poles for Industrial Uses to have a limitation of a maximum of thirty (30) feet in height and for any other additions, limitations, and modifications as may be deemed appropriate by the City Planning Commission staff.

ZONING DOCKET 105/18 – Request by Melvet L. Dangerfield for a zoning change from HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and a conditional use to permit a standard restaurant in an HU-B1A Use Restriction Overlay District, on Square D, Lot 31, in the Sixth Municipal District, bounded by Toledano Street, South Roman Street, South Galvez Street, and Louisiana Avenue Parkway. The municipal address is 3100 Toledano Street. (PD 3)

ZONING DOCKET 106/18 – Request by McDonald’s Corporation for a text amendment to the Comprehensive Zoning Ordinance to amend Article 18, Section 18.6 *St. Charles Avenue Use Restriction Overlay District* to:

- Amend Section 18.6.C *Conditional Uses* to permit the “[d]emolition and reconstruction of, the modification to, and/or the expansion of existing Restaurant, Fast Food” through the conditional use process.
- Amend Section 18.6.C *Conditional Uses* to permit the “[d]emolition and reconstruction of, the modification to, and/or the and expansion of existing Drive-Through Facilities, ancillary to a Restaurant, Fast Food” through the conditional use process.
- Add Section 18.6.D *Demolition and Reconstruction of Existing Facilities* to read: “1. Notwithstanding any provisions or restrictions in this Section 18.6 or any other provision of this ordinance to the contrary, any existing and operating Restaurant, Fast Food with existing Drive-Through Facilities, either operating as nonconforming structure or nonconforming use under Article 25 or through a duly approved and active Conditional Use permit,

may be demolished and reconstructed provided that it is approved and completed pursuant to the terms and conditions set forth in the Conditional Use process of Section 4.3.”

ZONING DOCKET 107/18 – Request by McDonald’s Corporation for a conditional use to permit a fast food restaurant with drive-through facilities in an HU-MU Historic Urban Neighborhood Mixed-Use District, the St. Charles Avenue Use Restriction Overlay District, and the CPC Character Preservation Corridor Design Overlay District, on Square 425, Lots 1, 2, 3, 4, 5, 29, 30, part of 31, and part of 33, in the Sixth Municipal District, bounded by Saint Charles Avenue, Louisiana Avenue, Toledano Street, and Carondelet Street. The municipal addresses are 3309-3321 Saint Charles Avenue and 1625 Louisiana Avenue. (PD 3)

ZONING DOCKET 108/18 – Request by Neighborhood Housing Services of New Orleans for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 583, a portion of Lot 17-A, in the Sixth Municipal District, bounded by Freret, La Salle, Cadiz, and Jena Streets. The zoning change would cause the entirety of Lot 17-A to be zoned HU-MU Historic Urban Neighborhood Mixed-Use District. Also a request for a conditional use to permit commercial use over five thousand (5,000) square feet in floor area and the rescission of Ordinances Nos. 24,712 MCS (Zoning Docket 099/11) and 17,545 MCS (Zoning Docket 028/96), in an HU-MU Historic Urban Neighborhood Mixed-Use District, 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)

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.

August 22, August 29, September 5, 2018

Robert Rivers, Executive Director

RDR/skk