

# CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 13, 2019  
1:30 P.M.

CITY COUNCIL CHAMBER  
(CITY HALL 1E07)

## PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, AUGUST 13, 2019 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

### A. OLD BUSINESS:

1. **ZONING DOCKET 064/19** – Request by 919 Julia Street, LLC for a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 259, Lots 6 and 7 or Pt. 41, in the First Municipal District, bounded by Julia Street, Baronne Street, O’Keefe Street, and Girod Street. The municipal address is 923 Julia Street. (PD 1A) **(Deferred from the July 9, 2019 City Planning Commission meeting.) (SL)**
2. **ZONING DOCKET 066/19** – Request by the Orleans Parish School Board for a conditional use to permit a cultural facility in an HU-MU Historic Urban Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on the entirety of Square 433, in the Third Municipal District, bounded by Saint Claude Avenue, Alabo Street, Gordon Street, and Marais Street. The municipal address is 5909 Saint Claude Avenue. (PD 8) **(Automatically deferred from the July 23, 2019 City Planning Commission meeting due to a lack of quorum.) (RB)**

3. **ZONING DOCKET 075/19** – Request by City Council Motion No. M-19-213 MCS for a planned development and any necessary waivers to permit the new construction of a multi-family residential development in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on the entirety of Square 131, in the Third Municipal District, bounded by Chartres Street, France Street, Mazant Street, and Royal Street. The municipal addresses are 4100-4114 Royal Street, 601-621 Mazant Street, and 600-620 France Street.

In the course of its study, the City Planning Commission shall consider and recommend provisions to ensure that the development is compatible with its anticipated use and the neighborhood character, including but not limited to the following:

- The design of the project and architecture of the structure;
- The design of the site and proper landscaping, including the preservation of green space and the replacement of trees that may be removed;
- Storm-water management efforts; and
- Public transportation opportunities, specifically adding a covered bus stop. (PD 7)

**(Deferred from the July 9, 2019 City Planning Commission meeting.) (KB/WM)**

**A. NEW BUSINESS:**

4. **ZONING DOCKET 076/19** – Request by City Council Motion No. M-19-235 for a zoning change from an S-RS Suburban Single-Family Residential District to a C-3 Heavy Commercial District, on Lot B-1 or Lot B-1 and C, which is or are located in part of Square 74 (but excludes Lots 1 through 4 and Lots 10 through 14), Square 75 (but excludes Lots 1 through 10), and in part of former Squares 76, 83, and 84, in the Fifth Municipal District, bounded in part by Donner Drive (unconstructed), L.B. Landry Avenue, and the Westbank Expressway Access Road. The municipal address is 2301 Hendee Street. The area to be rezoned includes the entirety of the property formerly known as the “Algiers Incinerator Site (Hendee Court)” and also as the “Hendee Court Brownfield Site”, except for the portion currently designated “Natural Areas” on the Future Land Use Map, which shall retain its current zoning. (PD 12) **(AW)**
5. **ZONING DOCKET 077/19** – Request by City Council Motion No. M-19-236 for a zoning change from an OS-N Neighborhood Open Space District to an HU-RM1 Multi-Family Residential District, on Square 5, Part 9 or Lot A, in the Fifth Municipal District, bounded by General Meyer Avenue, Behrman Park, Pace Boulevard, and Lawrence Street. The municipal address is 2621 General Meyer Avenue. The area to be rezoned includes the entirety of the property owned by the City of New Orleans, where the Touro-Shakespeare Home is located. (PD 12) **(RJ)**
6. **ZONING DOCKET 078/19** – Request by City Council Motion No. M-19-237 to consider text amendments to the Comprehensive Zoning Ordinance that will incorporate recommendations and initiatives contained in the 2018 “Small Box Retail Diversity Study” including but not limited to:

- Establish and/or revise definitions of Small Box Variety Store, Fresh or Fresh Frozen Food, and Grocery Store.
  - Define and or update applicable use standards for Small Box Variety Store. Small Box Variety Store standards should include area restrictions and spacing requirements between such stores, as well as trash, litter cleanup, and storage requirements.
  - On use tables found in Articles 7 to 17, indicate zoning districts where the following uses are permitted or conditional: Small Box Variety Store, Grocery Store, and Retail Goods Establishment.
  - Establish and/or update maximum total floor area for qualifying grocery stores in food desert areas.
  - Establish and/or strengthen site design standards applicable to Small Box Variety Store, Grocery Store, and Retail Goods Establishment, to promote neighborhood compatibility. **(EH)**
- 7. ZONING DOCKET 079/19** – Request by City Council Motion M-19-237 to consider text amendments to the Comprehensive Zoning Ordinance that will incorporate recommendations and initiatives contained in the 2018 “Small Box Retail Diversity Study” including but not limited to:
- Establish and/or revise definitions of Home Processed Food Products and Agriculture.
  - Define and or update applicable use standards for Agriculture, Food Preparation, Processing, and Packaging, and Retail Sales. **(SL)**
- 8. ZONING DOCKET 080/19** – Request by City Council Motion No. M-19-238 for a text amendment to the Comprehensive Zoning Ordinance to restrict outdoor dining and live entertainment in the HMC-1 Historic Marigny/Tremé/Bywater Commercial District, HMC-2 Historic Marigny/Tremé/Bywater Commercial District, and HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District as follows: Neither outdoor dining nor live entertainment is permitted in any rear yard, front yard, or side yard that abuts a residential district. **(NJ)**
- 9. ZONING DOCKET 081/19** – Request by City Council Motion No. M-19-243 for a text amendment to the Comprehensive Zoning Ordinance to provide recommendations for the establishment of a Public Market in certain CBD open space zoning districts, specifically considering Duncan Plaza; to provide desired CZO text and map amendments along the following parameters:
- The establishment of a new open space zoning district, OS-CBD; for this district to include Public Market as a conditional use.
  - The addition of Public Market as a conditional use in certain open space zoning districts; also considering an overlay to specify certain open space zoning districts within the CBD. **(RB)**

- 10. ZONING DOCKET 082/19** – Request by NOLA Frenchmen, LLC and Downtown Tattoos, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Pt. Lot 1 or 24, in the Third Municipal District, bounded by Frenchmen Street, Decatur Street, Chartres Street, and Elysian Fields Avenue. The municipal addresses are 501-507 Frenchmen Street and 2101 Decatur Street. (PD 7) (AN)
- 11. ZONING DOCKET 083/19** – Request by Living Water Baptist Church for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 1058, Lot A or Pt. 12-13, in the Third Municipal District, bounded by Elysian Fields Avenue, North Galvez Street, Frenchmen Street, North Miro Street, and Interstate 10. The municipal addresses are 2112-2114 Elysian Fields Avenue. (PD 4) (SS)
- 12. ZONING DOCKET 084/19** – Request by Salgado Adgenor for a conditional use to permit a bar in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Lot 4 and Pt. Lots 5 and 6 or Lot 4, the greater portion of Lot 5, and an undesignated lot, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue. The municipal addresses are 2100-2108 Chartres Street and 525-535 Frenchmen Street. (PD 7) (HD) (At this point, the application is not valid because it has not been properly noticed.)
- 13. ZONING DOCKET 085/19** – Request by G.H. Leidenheimer Baking Co. Ltd. for a conditional use to permit the expansion of an existing, non-conforming industrial use (industrial bakery) in an MU-1 Medium Intensity Mixed-Use District, an HU-RM1 Historic Urban Multi-Family Residential District, and an EC Enhancement Corridor Design Overlay District pursuant to Article 25, Section 25.3.G.2 of the Comprehensive Zoning Ordinance, on Square 321, Lots L-1, 2, 11 or 3, 10-A, 14 or 20, and 18 or 16 or Pt. 16, in the First Municipal District, bounded by Simon Bolivar Avenue, Martin Luther King, Jr. Boulevard, Terpsichore Street, and South Liberty Street. The municipal addresses 1501-1527 Simon Bolivar Avenue, 2200-2236 Martin Luther King, Jr. Boulevard, and 1518-1528 South Liberty Street. (PD 2) (BP)
- 14. ZONING DOCKET 086/19** – Request by New Orleans BK, LLC for an amendment to conditional use Ordinance No. 25,946 MCS (Zoning Docket 034/14) to permit the modification of an existing fast food restaurant with drive-thru facilities, including the expansion of the drive-thru lane, in a C-2 Auto-Oriented Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 408, Lot A1, in the Fourth Municipal District, bounded by South Claiborne Avenue, Fourth Street, Washington Avenue, and South Derbigny Street. The municipal addresses are 2713-2715 South Claiborne Avenue. (PD 2) (SL)

- 15. ZONING DOCKET 087/19** – Request by 5243 Canal, LLC for the rescission of Ordinance No. 26,941 MCS (Zoning Docket 027/16, which granted a conditional use to permit a commercial development over 5,000 square feet in floor area) to permit a different commercial (office) development over 5,000 square feet in floor area in an S-LB2 Suburban Lake Area Neighborhood Business District and a GC Greenway Corridor Design Overlay District, on Square 240, Lot 12A, in the Second Municipal District, bounded by Canal Boulevard, Rosedale Drive, Conti Street, and the New Orleans Terminal Railroad Company right-of-way. The municipal addresses are 5243-5245 Canal Boulevard and 5206 Conti Street. (PD 5) **(JC)**
- 16. ZONING DOCKET 088/19** – Request by 2025 Canal St., LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-1 Medium Intensity Mixed-Use District, on Square 246, Lot S, in the Second Municipal District, bounded by North Prieur Street, North Johnson Street, Iberville Street, and Canal Street. The municipal addresses are 115 North Prieur Street and 122 North Johnson Street. (PD 4) **(TM)**
- 17. ZONING DOCKET 089/19** – Request by J&R Rental Properties, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 5, Lots 23 and B or D, in the Third Municipal District, bounded by Frenchmen Street, Chartres Street, Decatur Street, and Esplanade Avenue. The municipal addresses are 508-510 Frenchmen Street. (PD 7) **(AW)**
- 18. SUBDIVISION DOCKET 078/19** - Request by Chinese Tea Garden Investments, LLC to re-subdivide Lots 7 and 8 into Lot 7-A, Square 4014, in the Third Municipal District, bounded by Elysian Fields Avenue, Filmore Avenue, Robin Street, and Frenchmen Street. The municipal addresses are 5212-5220 Elysian Fields Avenue. (PD 6) **(KB)**
- 19. SUBDIVISION DOCKET 079/19** - Request by Coolidge Court, LLC to re-subdivide Lot 14 into Lots 14A and 14B, Square 895, in the Third Municipal District, bounded by North Prieur Street, Columbus Street, North Roman Street, and Laharpe Street. The municipal addresses are 1500-1502 North Prieur Street and 1829 Columbus Street. (PD 4) **(TM)**
- 20. SUBDIVISION DOCKET 081/19** - Request by Katherine Schloegel to re-subdivide Lot 82-A into Lots 82-A1 and 82-A2, Square R., in the Seventh Municipal District, bounded by New Orleans-Hammond Highway, East Hazeur Line, Robert E. Lee Boulevard, Regent Street and Pontchartrain Boulevard. The municipal address is 405 New Orleans-Hammond Highway. (PD 5) **(HD)**
- 21. SUBDIVISION DOCKET 082/19** - Request by E.LN. Enterprises, LLC to re-subdivide Lots E and F into Lots E1 and F1, Square 163, in the Sixth Municipal District, bounded by Aline Street, Constance Street, Laurel Street, and Foucher Street. The municipal addresses are 912-914 Aline Street. (PD 2) **(JC)**

**OTHER MATTERS:**

- A. Adoption of the minutes of the July 23, 2019 meeting.
- C. Committee reports.
- D. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk