

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, AUGUST 13, 2019**

**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 AUGUST 13, 2019 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 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)

**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)

**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.

**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.

**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.

**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

**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)

**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)

**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)

**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)

**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)

**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)

**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)

**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)

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.

July 24, July 31, and August 7, 2019

Robert Rivers, Executive Director

RDR/skk