

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, DECEMBER 10, 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 DECEMBER 10, 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 120/19** – Request by Errol I. Hall and Stella C. Hall for a conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, and the amendment or rescission of Ordinance No. 15,311 MCS (Zoning Docket 022/92) as may be appropriate. The site is located on Square 407, Lots 4, 5, and 6, in the Third Municipal District, bounded by Saint Claude Avenue, Congress Street, Independence Street, and Marais Street. The municipal addresses are 3615-3625 Saint Claude Avenue. (PD 7)

**ZONING DOCKET 122/19** – Request by Catherine James for a text amendment to Articles 12 and 26 of the Comprehensive Zoning Ordinance to amend the definition of “Wine Bar/Wine Shop,” which would be re-named as “Wine Shop,” and to classify “Wine Shop” as a conditional use in the HU-B1 Historic Urban Neighborhood Business District.

The definition of “Wine Shop” is proposed to be:

“Wine Shop. An establishment whose principal business is the retail sale of wine made from grapes, and where the sales of wine made from grapes (for on or off-premises consumption) produces seventy-five (75) percent or more of the gross revenue for said establishment, where seventy-five (75) percent of the shelving and display of retail merchandise consists of wine made from grapes, but where distilled spirits may also be sold for off-premises consumption, where fifty (50) percent or more of the usable space of the establishment is used to display products for retail sale, where on-premise consumption of wine made from grapes (sales of wines by-the-glass, and free wine tastings) is permitted, where the sales of wine for on-premises consumption does not exceed 10% of the overall gross revenue for said establishment, where distilled spirits are not offered for on-premise consumption, where neither live entertainment nor gambling are provided, where package liquor products are not advertised outside nor off the premises in any place visible from the exterior or the premises, and where smoking is prohibited in all indoor areas”

**ZONING DOCKET 123/19** – Request by Retif/N.O. East, LLC for an amendment to Ordinance No. 28,198 MCS (Zoning Docket 044/19) to now grant a conditional use to permit the retail sales of packaged alcoholic beverages at a gas station in a MU-1

Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 121, Lots A and C (which are proposed to be consolidated into Lot AC), in the Second Municipal District, bounded by North Rampart Street, Saint Louis Street, Basin Street, and Conti Street. The municipal addresses are 421-447 North Rampart Street and 1180 Saint Louis Street. (PD 1B)

**ZONING DOCKET 124/19** – Request by City Council Motion No. M-19-384 for an amendment to Ordinance No. 27,978 MCS (Zoning Docket 121/18) to authorize a planned development, and any necessary waivers relative thereto, for a multi-family residential development 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 Prairie Lands, Section A, Phase 1 and Phase 2, or Parts 25 and 27, or Parcel 23B and an undesignated lot, bounded by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal addresses are 13707-13733 Chef Menteur Highway. (PD 10)

**ZONING DOCKET 125/19** – Request by Sidney Besthoff, III, Virginia F. Besthoff, et al., for a conditional use to permit the retail sale of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District, on Square 67, Lot 1 or 12, in the Second Municipal District, bounded by Canal Street, Dauphine Street, Bourbon Street, and Iberville Street. The municipal addresses are 841 Canal Street and 100 Dauphine Street. (PD 1A)

**ZONING DOCKET 126/19** – Request by Girod Partners, LLC for a text amendment to Article 17 of the Comprehensive Zoning Ordinance to classify “Wine Bar and Wine Shop” as a conditional use in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District.

**ZONING DOCKET 127/19** – Request by Girod Partners, LLC for a conditional use to permit a “Wine Bar and Wine Shop” in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 218, Lot 7-A, in the First Municipal District, bounded by Girod Street, Carondelet Street, Julia Street, and Saint Charles Avenue. The municipal addresses are 722-726 Girod Street. (PD 1A)

**ZONING DOCKET 128/19** – Request by City Council Motion No. M-19-413 for a text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District to be named the “Middle Harrison Interim Zoning District,” which is to impose the following regulation upon all lots that front on Harrison Avenue between Canal Boulevard and West End Boulevard:

- a. Any use, or the aggregate of uses, over four thousand (4,000) square feet in gross floor area on one lot is prohibited.

**ZONING DOCKET 129/19** – Request by City Council Motion No. M-19-414 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to add the following additional use restrictions to the “Middle Harrison Use Restriction Overlay District” applicable to those lots that front on Harrison Avenue between Canal Boulevard and West End Boulevard:

- a. Any use, or the aggregate of uses, over four thousand (4,000) square feet in gross floor area on one lot is prohibited.

b. Deliveries and trash collection between 10:00 pm and 7:00 am is prohibited.

**ZONING DOCKET 130/19** – Request by City Council Motion No. M-19-416 for a planned development to permit a multi-family residential development in an HU-RD1 Historic Urban Two-Family Residential District, on Square 275, Lot 9B, in the Sixth Municipal District, bounded by Louisiana Avenue, Camp Street, Toledano Street, and Chestnut Street. The municipal address is 1205 Louisiana Avenue. (PD 2)

**ZONING DOCKET 131/19** – Request by Marengo Investments, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM1 Historic Urban Multi-Family Residential District, on Square 585, Lot 34 or Lot 10 and half of Lot 9, in the Sixth Municipal District, bounded by Napoleon Avenue, Freret Street, La Salle Street, and General Pershing Street. The municipal addresses are 2435-2439 Napoleon Avenue and 4330 Freret Street. (PD 2)

**ZONING DOCKET 132/19** – Request by Sisters of Mercy of the Americas South Central Community, Inc. for a conditional use to permit an established two-family dwelling in an HU-RS Historic Urban Single-Family Residential District, on Square 101, Lots 11, 12, and Pt. 13, in the Sixth Municipal District, bounded by Freret Street, Palmer Avenue, State Street, and La Salle Place. The municipal addresses are 6028-6030 Freret Street. (PD 3)

**ZONING DOCKET 133/19** – Request by City Council Motion No. M-19-388 for a text amendment to Article 24 of the Comprehensive Zoning Ordinance to establish new signage regulations for high-rise buildings in the Central Business District. The proposed language is:

*“CBD High-Rise Building, Additional Signage.* In addition to all other permitted signage, any building above thirty (30) stories in a CBD zoning district shall be permitted one (1) additional wall sign per blockface, with a maximum of one-thousand (1,000) square feet per wall sign, to be located at or near the top of the building. Wall signs erected pursuant to this section may project beyond the top of the building by a maximum of twenty percent (20%) of the overall height of the sign.”

**ZONING DOCKET 134/19** – Request by Woodward Holding One, LLC for a text amendment to Article 17 of the Comprehensive Zoning Ordinance to delete Section 17.3.B.4 *Spacing of Restaurants in CBD-5 District* in its entirety. Section 17.3.B.4 limits restaurants to one per blockface, so the proposed deletion of the section would allow for multiple restaurants per blockface. The request also authorizes any other additions, limitations, and modifications as maybe deemed appropriate by City Planning Commission staff.

**ZONING DOCKET 135/19** – Request by Reed’s Real Estate, LLC for a planned development to permit a multi-family residence in an S-B1 Suburban Neighborhood Business District, an EC Enhancement Corridor Design Overlay District, and the Lower Ninth Ward Housing Development Interim Zoning District, as well as the rescission of Ordinance No. 16,355 MCS (Zoning Docket 105/93), Square 700, Lots 12, 13, and 14, in the Third Municipal District, bounded by North Derbigny Street, Tupelo Street, Gordon

Street, and North Claiborne Avenue. The municipal address is 6022 North Derbigny Street. (PD 8)

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.

November 20, November 28, and December 4, 2019

Robert Rivers, Executive Director

RDR/skk