

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 22, 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 JANUARY 22, 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 009/19 – Request by City Council Motion No. M-18-503 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 *Temporary Prohibitions* to establish a new Interim Zoning District (IZD) to be named the Lower Ninth Ward Housing Development IZD, the intent of which is to establish standards for the redevelopment of non-conforming lots in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District, which recently received new Future Land Use Map designations in the City’s Master Plan, generally bounded by N. Claiborne Avenue, the Industrial Canal, Florida Avenue, and Delery Street; to allow for the development of single-family residences on existing non-conforming lots of record, with lot widths of thirty (30) feet or less, regardless of whether the lot is in common ownership with the adjacent property, and to allow for the development of two-family residences, where permitted by the underlying zoning, to be developed on existing non-conforming lots, regardless of whether the lot is in common ownership with the adjacent property, with a lot width of thirty (30) feet; to permit a front yard setback of ten (10) feet while allowing a variation of three (3) feet plus or minus to provide variation on the block face; to eliminate the off-street parking requirement for single-family residences and to reduce the off-street parking requirement for a two-family residences to one (1) off-street parking space; and to otherwise provide for with respect thereto.

ZONING DOCKET 010/19 – Request by City Council Motion No. M-18-504 for a zoning change from an S-RD Suburban Two-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District for all properties currently zoned S-RD District, in the Third Municipal District, generally bounded by St. Claude Avenue, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line. (PD 8)

ZONING DOCKET 011/19 – Request by City Council Motion No. M-18-511 for a text amendment to the Comprehensive Zoning Ordinance to craft content-neutral regulations, which are mindful of current First Amendment jurisprudence, to create a less burdensome application process for those wishing to erect murals within the City. The recommendations should incorporate content-neutral submittal requirements and applicable time, place, and manner considerations, as well as clear guidelines for decisions by the City pertaining to these applications. These

recommendations should further include a reasonable timeline for decision by the City and appeal process for the applicant, and should address applicable historic district standards.

ZONING DOCKET 012/19 – Request by 1432-34 North Dorgenois, LLC 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 1345, Lot S-1, in the First Municipal District, bounded by North Dorgenois Street, Kerlerec Street, Columbus Street, and North Rocheblave Street. The municipal addresses are 1432-1434 North Dorgenois Street. (PD 4)

ZONING DOCKET 013/19 – Request by QSR Properties, LLC for a zoning change from an VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District, on Square 86, Lot A or 1, in the Second Municipal District, bounded by Dumaine Street, Dauphine Street, Saint Ann Street, and Burgundy Street. The municipal addresses are 900-902 Dumaine Street and 837-839 Dauphine Street. (PD 1B)

ZONING DOCKET 014/19 – Request by NOLA Ventures, LLC 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 155, Lots 1, 2, and 3 or Lots 27 and 28, in the First Municipal District, bounded by Camp Street, Thalia Street, Magazine Street, and Erato Street. The municipal addresses are 1236-1240 Camp Street. (PD 2)

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.

January 2, January 9, and January 16, 2019

Robert Rivers, Executive Director

RDR/skk