

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 23, 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 JULY 23, 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 065/19 – Request by Windsor S. Dennis for a conditional use to permit a minor motor vehicle service and repair facility in a C-2 Auto-Oriented Commercial District, and HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 410, Lots 7 and 8, in the Fourth Municipal District, bounded by South Claiborne Avenue, Second Street, Third Street, South Derbigny Street. The municipal addresses are 2501-2503 South Claiborne Avenue and 3000-3012 Second Street. (PD 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)

ZONING DOCKET 067/19 – Request by the Industrial Development Board and Bart Park, LLC for a zoning change from a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District to an CBD-1 Core Central Business District, for the entireties of Squares 273 and 274, bounded by South Rampart Street, Lafayette Street, Julia Street, and O’Keefe Avenue, and for Lots 1 or 25, 2 or 24, 3 or 23, 4 or 22, 5 or 21, 6 or 20, A and B or Pt. 19, B or 18, A or 17, 1, 2, 3, 4, 5, 6, 7, 8, 1, 2, and 11, and an alley, on Square 272, bounded by South Rampart Street, Lafayette Street, Poydras Street, and O’Keefe Avenue. The municipal addresses are 1001 Julia Street; 549, 611-627, and 709-747 O’Keefe Avenue; 1000 Girod Street; 1006 Lafayette Street; and 522-548, 618-624 and 700-760 South Rampart Street. (PD 1A)

ZONING DOCKET 068/19 – Request by Lee J. Reisman and Chris Brady for a zoning change from an HU-B1 Historic Urban Neighborhood Business District to a C-1 General Commercial District and a conditional use to permit a minor motor vehicle service and repair facility in the requested C-1 General Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 739, Lot 1 or 6, in the Third Municipal District, bounded by North Claiborne Avenue, Port Street, Franklin Avenue, and North Derbigny Street. The municipal address is 2637 North Claiborne Avenue. (PD 7)

ZONING DOCKET 069/19 – Request by CL Ten Street, LLC for a conditional use to

permit a mini-warehouse in a C-2 Auto-Oriented Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 348, Lots A, B, C, B, 13, 9 or 9 and part 13 and an undesignated lot, and part 9 H53 or 8, in the First Municipal District, bounded by Earhart Boulevard, South Liberty Street, Clio Street, and Rev. John Raphael Jr. Way. The municipal addresses are 2201-2227 Clio Street and 1120-1124 Rev. John Raphael Jr. Way. (PD 2)

ZONING DOCKET 070/19 – Request by Nicole Webre for a text amendment to Articles 15, 20, and 26 of the Comprehensive Zoning Ordinance to define outdoor live entertainment, provide use standards, to amend Section 20.3.JJ, to amend Table 15-1 under Section 15.2.A, and to provide any modifications as deemed appropriate by the staff of the City Planning Commission.

The specific amendments to the text are as follows:

1. Define outdoor live entertainment – secondary use under Article 26 as follows:

“Outdoor Live Entertainment – Secondary Use. Any one (1) or more of the following live performances, performed live by one (1) or more persons, whether or not done for compensation and whether or not admission is charged: musical act, theatrical play or act, including stand-up comedy, magic, and disc jockey performances using vinyl records, compact discs, computers, or digital music players when the disc jockey is in verbal communication with the clientele of the establishment. Outdoor Live Entertainment – secondary use shall be part of a standard restaurant, indoor amusement facility, or outdoor amusement facility, and shall be approved separately. Outdoor Live Entertainment may be approved as a secondary use only when the zoning district indicates that it is a permitted use or conditional use for the zoning district, otherwise it is not permitted. A standard restaurant, indoor amusement facility, or outdoor amusement facility may be open to the public when no live performances are scheduled. Outdoor Live Entertainment – Secondary Use does not include:

- A. Any such activity performed for the practice or private enjoyment of the residents of a dwelling and their guests.
 - B. Any adult uses.
 - C. Periodic entertainment at educational facilities or places of worship, performances at cultural facilities, performances at reception facilities, performances that would otherwise require a special event permit, the playing of recorded music over speakers without a disc jockey, poetry readings, or spoken word performances.
2. To provide use standards and amend Section 20.3.JJ as follows:

“2. Live entertainment – secondary use and live performances venues shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other appropriate City agencies, which shall address the intended use of amplification, noise levels, and need for soundproofing. ~~Outdoor live entertainment areas located within thirty (30) feet of a residential district shall be a conditional use.~~

9. The standards set forth in this section apply for outdoor live entertainment – secondary use except outdoor live entertainment may only be established when allowed within a zoning district and in conjunction with a standard restaurant, indoor amusement facility, or outdoor amusement facility.”

3. To amend Table 15-1 under Section 15.2.A to add “Outdoor Live Entertainment – Secondary Use” as a permitted use under Commercial Uses in the MU-2 High Intensity Mixed-Use District.
4. To provide any modifications as deemed appropriate by the staff of City Planning Commission.

ZONING DOCKET 071/19 – Request by Louisiana Coastal Development, LLC for a zoning change from an OS-N Neighborhood Open Space District to an HU-MU Historic Urban Neighborhood Mixed-Use District for Square 612, Lot 612-A, bounded by Palmetto Street, Monroe Street, and Airline Highway, and a zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District for Square 613, Lot 613-B, bounded by Monroe Street, Palmetto Street, Leonidas Street, and Dixon Street. The municipal addresses are 8701 Palmetto Street and 3801-3831 Monroe Street. (PD 3)

ZONING DOCKET 072/19 – Request by Eight-O-Eight State, LLC for a conditional use to permit a parking lot (principal use) in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District, on Square 15, Lots 3 and 4, in the Sixth Municipal District, bounded by State Street, Magazine Street, Camp Street, and Webster Street. The municipal address is 808 State Street. (PD 3)

ZONING DOCKET 073/19 – Request by Manson Yancey Group, LLC for conditional uses to permit a gas station with retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 364, Lots 17, 18, 19, 20, and 21, in the Second Municipal District, bounded by Canal Street, North Broad Street, Iberville Street, and North White Street. The municipal addresses are 2701 Canal Street and 101-123 North Broad Street. (PD 4)

ZONING DOCKET 074/19 – Request by Schoen Fuselier & Balzebre, LLC for a conditional use to permit a hotel in an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District and the RIV Riverfront Design Overlay District (RIV-3 Bywater Sub-District), on Square 23, Lot 3, in the Third Municipal District, bounded by Chartres Street, Piety Street/Crescent Park, Louisa Street, and the Mississippi River. The municipal addresses are 3220 Chartres Street and 500 Piety Street. (PD 7)

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)

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.

July 3, July 10, and July 17, 2019

Robert Rivers, Executive Director

RDR/skk