

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 28, 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 MAY 28, 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 045/19 – Request by Broad Strokes, LLC for a text amendment to the Comprehensive Zoning Ordinance to:

1. Amend the definition of “live entertainment – secondary use” in Section 26.6 of the Comprehensive Zoning Ordinance to allow live entertainment – secondary use to be part of a brewery.
2. Amend the use standards for live entertainment - secondary use in Section 20.3.JJ of the Comprehensive Zoning Ordinance to allow live entertainment – secondary use to be part of a brewery.
3. Amend the definition of “brewery” in Section 26.6 of the Comprehensive Zoning Ordinance to allow breweries to contain multiple on-site tasting rooms.
4. Any other corresponding changes to the Comprehensive Zoning Ordinance which may be needed.

(A previous version of this application applicable to micro-breweries, rather than breweries, was scheduled for the April 23, 2019 meeting. That application was withdrawn by the applicant and resubmitted to apply to breweries rather than micro-breweries.)

ZONING DOCKET 046/19 – Request by Broad Strokes, LLC for conditional uses to permit a brewery and bar with live entertainment (secondary use) in a C-1 General Commercial District, an HU-MU Historic Urban Neighborhood Mixed-Use District, an EC Enhancement Corridor Design Overlay District, and a Residential District Preservation Interim Zoning District, on Square 482-A (also known as Square 482), Lots 9, 10, 11, 12, and 13, and part of Lot 23, in the First Municipal District, bounded by Thalia Street, South Broad Street, Martin Luther King, Jr. Boulevard, and South Dorgenois Street. The municipal addresses are 3940 Thalia Street and 3935-3943 Martin Luther King, Jr. Boulevard. (PD 4)

(A previous version of this application for a brewery, rather than brewery, was scheduled for the April 23, 2019 meeting. That application was withdrawn by the applicant and resubmitted to apply to breweries rather than micro-breweries.)

ZONING DOCKET 047/19 – Request by Robyn C. Halvorson for a text amendment to Article 10, Section 10.2.A (Table 10-1) of the Comprehensive Zoning Ordinance to

classify “tattoo parlor” as a permitted use in the HMC-2 Historic Marigny/Tremé/Bywater Commercial District. **(Rescheduled from the May 14, 2019 meeting at the request of the applicant.)**

ZONING DOCKET 049/19 – Request by City Council Motion No. M-19-115 for a text amendment to the Comprehensive Zoning Ordinance to reflect certain recommendations stemming from the HR&A New Orleans Housing Study, completed in connection with Zoning Docket 112/18, to contemplate enforcement, and the following relative to the City’s Affordable Housing initiatives:

- Density Bonuses;
- Parking Reduction; and
- Payments in Lieu of Compliance

ZONING DOCKET 050/19 – Request by City Council Motion No. M-19-120 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 18 *Overlay Zoning Districts* to establish a new overlay zoning district, to be named the *Lower Ninth Ward Front Yard Parking Overlay District*, the intent of which is to permit front yard parking to accompany the redevelopment of lots for housing in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District (and proposed for a zoning change from an S-RD Suburban Two-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District under Zoning Docket 010/19), generally bounded by North Claiborne Avenue, the Industrial Canal, Florida Avenue, and Delery Street; to allow for front yard parking; and otherwise to provide for with respect thereto.

ZONING DOCKET 051/19 – Request by Minh V. Nguyen for a conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Neighborhood Mixed-Use District and the GC Greenway Corridor Design Overlay District, on Square 272, Lots A and B, in the Second Municipal District, bounded by North Galvez, Saint Louis, Conti, and North Johnson Streets. The municipal addresses are 432 North Galvez Street and 2120-2126 Saint Louis Street. (PD 4)

ZONING DOCKET 052/19 – Request by Milton J. Gautreaux and Mario C. Martinez for a conditional use to permit a standard restaurant in an HU-B1A Historic Urban Neighborhood Business District, an HU-B1A Use Restriction Overlay District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 450, Lot 22, in the Second Municipal District, bounded by Bienville Avenue, North Rendon Street, Conti Street, and North Jefferson Davis Parkway. The municipal addresses are 3305-3307 Bienville Avenue. (PD 4)

ZONING DOCKET 053/19 – Request by Victoria J. Naegele and BDK Investments, LLC for a conditional use to permit a bed and breakfast (principal) in an HMR-1 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 158, Lots 15 and 31, in the Third Municipal District, bounded by Dauphine Street, Touro Street, Pauger Street, Royal Street, and Kerlrec Street. The municipal addresses are 1924-1928 Dauphine Street. (PD 7)

ZONING DOCKET 054/19 – Request by JGG Lucas Family, LLC for a conditional use

to permit a community facility in an HMR-2 Historic Marigny/Tremé/Bywater Residential District and an RDO-2 Residential Diversity Overlay District, on Square 638, Lot 2 or C, in the Third Municipal District, bounded by Touro Street, North Claiborne Avenue, North Robertson Street, and Frenchmen Street. The municipal address is 1511 Touro Street. (PD 4)

ZONING DOCKET 055/19 – Request by Capital One, National Association for a conditional use to permit the expansion of an existing drive-through facility for a financial institution in an MU-1 Medium Intensity Mixed-Use District, the St. Charles Avenue Use Restriction Overlay District, and a CPC Character Preservation Corridor Design Overlay District, on Square 377, Lots A, B, and D, in the Sixth Municipal District, bounded by Saint Charles Avenue, Foucher Street, Aline Street, and Prytania Street. The municipal address is 3540 Saint Charles Avenue. (PD 2)

ZONING DOCKET 056/19 – Request by 1772 Prytania St, 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 and a conditional use to permit a “wellness center” (with health club, personal service establishment, medical clinic, and carry-out restaurant components) that is over 10,000 square feet in floor area in existing structures in the proposed HU-MU District, on Square 202, an undesignated lot, part of Lot 2, and Lot 3, or Lots 19, 20, and 3 or half of S, 21, and 22 in the First Municipal District, bounded by Prytania Street, Urania Street, Coliseum Street, and Polymnia Street. The municipal addresses are 1758-1772 Prytania Street. (PD 2)

ZONING DOCKET 057/19 – Request by 1025 Bienville, LLC for a text amendment to Article 26 of the Comprehensive Zoning Ordinance to add “axe-throwing” as a defined use and to Article 10, Section 10.2.A (Table 10-1) of the Comprehensive Zoning Ordinance to classify “axe-throwing” as a permitted use in the VCC-2 Vieux Carré Commercial District.

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.

May 8, May 15, and May 22, 2019

Robert Rivers, Executive Director

RDR/skk