

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, NOVEMBER 12, 2019

PUBLIC HEARING: 1:30 P.M.

**HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 8E10)**

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 NOVEMBER 12, 2019 IN THE HOMELAND SECURITY CONFERENCE ROOM (CITY HALL - 8E10) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 109/19 – Request by 757 St. Charles, LLC for a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 218, Lots 7, 8, and 9, in the First Municipal District, bounded by Saint Charles Avenue, Julia Street, Carondelet Street, and Girod Street. The municipal addresses are 753-759 Saint Charles Avenue and 713 Julia Street. (PD 1A)

ZONING DOCKET 110/19 – Request by Le Versailles, LLC d/b/a Pelican Mobile Home Estates for a text amendment to Article 25, Section 25.3.G *Restoration and Expansion of Certain Nonconforming Uses* of the Comprehensive Zoning Ordinance to permit the expansion of an existing, non-conforming mobile home park. The expansion of the mobile home park is proposed to be permitted in the S-RD Suburban Two-Family Residential District provided that the expansion does not exceed 30% of the area currently occupied by mobile homes and provided that there is no expansion of lot area, subject to the following standards:

1. The use has been maintained without interruption for two (2) years or since the date the use became non-conforming, whichever is less, prior to the application for expansion.
2. The use is designed, located, and operated so that the public health, safety, and welfare is protected.
3. The use causes no substantial injury to other property in the neighborhood in which it is located.
4. Adequate ingress and egress to the property and to the existing and proposed structures is provided with particular consideration for vehicular and pedestrian safety and convenience, traffic flow and control, and access for fire control vehicles.
5. Off-street parking is able to adequately serve the use of the subject property, with particular attention to ingress and egress, the location and number of spaces.
6. The location of refuse and service areas are located to ensure safe site circulation and are properly screened.
7. Adequate landscape, screening, and buffering is provided to minimize the impact of the use on adjacent properties and other properties in the general area.
8. The heights of existing and proposed structures, including enlargements of existing structures and yard and open space, are compatible with properties in the general area.

9. The general scale, arrangement, and design of existing and proposed structures, including building material and any exterior features, are compatible with adjacent or nearby land uses.
10. When the proposed expansion is located in a historic district, the Historic District Landmarks Commission shall review and comment on the application.
11. The applicant further requests modifications as to process and district permissions as deemed appropriate by the City Planning Commission staff.

ZONING DOCKET 111/19 – Request by Show & Tell of New Orleans, 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 an indoor amusement facility over 5,000 square feet in floor area and containing a bar in the proposed HU-MU District, on Square 357, Lot P, in the Sixth Municipal District, bounded by Prytania Street, Leontine Street, Pitt Street, and Jefferson Avenue. The municipal address is 5339 Prytania Street. (PD 3)

ZONING DOCKET 112/19 – Request by St. Charles @ St. Joseph Development, LLC for a conditional use to permit a multi-use facility with indoor amusement facility and standard restaurant components in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 217, Lots A, C, B, 16, D, N, 19, and 20 or Parcels I, II, III, IV, V, VI, and VII, in the First Municipal District, bounded by Saint Charles Avenue, Saint Joseph Street, Carondelet Street, and Julia Street. The municipal addresses are 711-725 Saint Joseph Street and 843-867 Saint Charles Avenue. (PD 1A)

ZONING DOCKET 113/19 – Request by City Council Motion No. M-19-167 for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 276, Lot B, in the Fourth Municipal District, bounded by Sixth Street, Danneel Street, Dryades Street, and Washington Avenue. The municipal addresses are 1917-1919 Sixth Street. (PD 2)

ZONING DOCKET 114/19 – Request by Andres De La Puente and Yvette Tablada for a zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 261, Lot C, in the Third Municipal District, bounded Bayou Road, Esplanade Avenue, and North Johnson Street. The municipal addresses are 2024 Esplanade Avenue and 2123 Bayou Road. (PD 4)

ZONING DOCKET 115/19 – Request by City Council Motion No. M-19-364 for a text amendment to the Comprehensive Zoning Ordinance to :

- Create a new use definition in Article 26 for a “Veterans Wellness Facility,” to be defined as follows:
 - “A facility, which is owned or controlled by a governmental or charitable institution dedicated to veterans affairs, that provides holistic wellness services, including outpatient medical treatment, targeted primarily to military veterans and secondarily to members of the surrounding community.”
- Amend Article 11 to classify “Veterans Wellness Facility” as an Institutional Use, granted by a conditional use in the HU-RM1 and HU-RM2 Historic Urban Multi-Family Residential Districts.

- Amend Article 13 to classify “Veterans Wellness Facility” as an Institutional Use, granted by a conditional use in the S-RM1 and S-RM2 Suburban Multi-Family Residential Districts.
- Consider recommending appropriate sizing restrictions to ensure the structure housing the use will be compatible with its residential surroundings; on-site development standards in Article 21; off-street parking and loading requirements in Article 22; and landscape, stormwater management, and screening requirements in Article 23 to properly effectuate this new, proposed use.

ZONING DOCKET 116/19 – Request by Sydney J. Besthoff, III and Jane B. Besthoff for conditional uses to permit a retail goods establishment over 5,000 square feet in floor area with the retail sale of packaged alcoholic beverages in an HU-B1 Historic Urban Neighborhood Business District, HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 133, Lots 7, 8, 9, and 10 or Lots 27 and 28, in the Seventh Municipal District, bounded by South Carrollton Avenue, Oak Street, Short Street, and Zimple Street. The municipal addresses are 1133 South Carrollton Avenue and 8034 Oak Street. (PD 3)

ZONING DOCKET 117/19 – Request by Brookfield District Energy USA, LLC d/b/a EnwaveUSA for a text amendment to the Comprehensive Zoning Ordinance to:

- Create a new use definition in Article 26 for a “District Energy System,” to be defined as follows:
 - “A facility and associated equipment that generates and/or distributes chilled water, hot water, steam, or energy. A District Energy System includes all related control and communication devices and equipment”
- Amend Article 15 to classify “District Energy System” as a permitted use in MC Medical Campus District, MS Medical Service District, and MU-1 Medium Intensity Mixed-Use District.
- Amend Article 15 to classify “District Energy System” as a conditional use in the MU-2 High Intensity Mixed-Use District
- Amend Article 16 to classify “District Energy System” as a permitted use in the LI Light Industrial District, HI Heavy Industrial District, and MI Maritime Industrial District.
- Amend Article 17 to classify “District Energy System” as a permitted use in the CBD-1 Core Central Business District, CBD-2 Historic Commercial and Mixed-Use District, CBD-3 Cultural Arts District, CBD-4 Exposition District, and CBD-7 Bio-Science District.
- Allow “District Energy System” in any other zoning districts deemed appropriate by the City Planning Commission.

ZONING DOCKET 118/19 – Request by Chartres Properties, 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 196, Lot 3, in the First Municipal District, bounded Terpsichore Street, Coliseum Street, Prytania Street, and Euterpe Street. The municipal address is 1428 Terpsichore Street. (PD 2)

ZONING DOCKET 119/19 – Request by CP DLBF, LLC for a conditional use to permit a hotel over ten thousand (10,000) square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design

Overlay District, on the entirety of Square 358 except for an undesignated parcel at the intersection of Congress and North Rampart Streets. The square is in the Third Municipal District and is bounded by North Rampart Street, Saint Claude Avenue, Congress Street, and Gallier Street. The municipal addresses are 3503-3523 North Rampart Street, 3500-3518 Saint Claude Avenue, and 1013-1027 Gallier Street. (PD 7)

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 121/19 – Request by Louisiana Coastal Development, LLC for a conditional use to permit a country club in an HU-RM2 Historic Urban Multi-Family Residential District, on Square 612, Lot 612-A, bounded by Palmetto Street, Monroe Street, and Airline Highway and 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)

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.

October 23, October 30, and November 6, 2019

Robert Rivers, Executive Director

RDR/skk