

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 8, 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 OCTOBER 8, 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 103/19 – Request by Albert Kattine and VCK, LLC for conditional uses to permit a bar and a parking lot (principal use) in an MU-2 High Intensity Mixed-Use District, an EC Enhancement Corridor Design Overlay District, and an HUC Historic Urban Corridor Use Restriction Overlay District, as well as the rescission of Ordinance No. 13,443 MCS (Zoning Docket 46/89) and Ordinance No. 23,631 MCS (Zoning Docket 15/09), on Square 557, Lot 25A, bounded by Tulane Avenue, South Tonti Street, Bradish Alley, and South Rocheblave Street, and Lots 30, 33, and 34, bounded by Bradish Alley, South Tonti Street, Gravier Street, and South Rocheblave Street, in the Sixth Municipal District. The municipal addresses are 2400-2404 Tulane Avenue, 517-527 South Tonti Street, and 2412-2420 Bradish Alley. (PD 4)

ZONING DOCKET 104/19 – Request by the Administrators of the Tulane Educational Fund for a conditional use to permit a public works and safety facility in an HU-RM2 Historic Urban Multi-Family Residential District, as well as the rescission of Ordinance No. 23,754 MCS (Zoning Docket 72/09, on Square 2, Lot 12-A or Lots 11A and 12, in the Sixth Municipal District, bounded by Broadway, Freret, Pine and Zimple Streets. The municipal addresses are 1036 Broadway Street and 7200 Zimple Street. (PD 3)

ZONING DOCKET 105/19 – Request by the Honorable Marlin N. Gusman, Sheriff, Orleans Parish for an amendment to Ordinance No. 24,282 MCS (Zoning Docket 30/10), which granted a conditional use to permit a prison and related uses, to now amend certain provisos in order to:

- permit the temporary use of Buildings 1 and 2 of the Orleans Justice Center’s Temporary Detention Center to house inmates suffering acute and sub-acute mental disorders until the more permanent Phase III facility (currently in planning) is complete.
- allow for the limited housing of two (2) special classifications of inmates in Buildings 3 and 4 of the Temporary Detention Center until such time that the population of the Orleans Justice Center is reduced where the same may be housed in segregation within Phase II of the Orleans Justice Center.

The proposed amendments to provisos are:

- Proviso 7 shall be amended to read: “The applicant shall include a note on amended site plans stating that all temporary inmate housing, including the 400 bed modular units known as the Temporary Detention Center (“TDC”) will be removed and/or closed upon the latter of 1) the completion of the contemplated Phase III facility containing, among other common spaces, an eighty-nine (89) bed facility for male and female inmates classified with acute and sub-acute mental health conditions; and 2) a reduction in the current inmate population housed in Phase II of the Orleans Justice Center (“OJC”) to a level that allows segregated housing wings for (a) work-release inmates; and (b) inmates actively serving as trustees on the kitchen staff.
 - a. The applicant shall ensure that at no time shall the aggregate inmate population of the Orleans Justice Center held in Phase II, Phase III and in the TDC exceed 1,438 inmates, and that all inmates (male, female, and juvenile) except those classified with acute and sub-acute mental health conditions, those participating in the work-release program and those actively working on the kitchen staff, shall be detained in Phase II of the OJC, which shall continue to provide a variety of programming aimed at reducing recidivism including, but not limited to, medical care, educational services, including GED preparation, vocational and job training.
 - b. The applicant shall demolish or decommission and not detain any inmates in any of the following existing Orleans Parish Prison facilities, unless other appropriate action is taken by the Mayor and/or City Council that is consistent with their authority; (i) House of Detention; (ii) the Community Correctional Center; Conchetta; Broad Street; South White Street; Templeman V; and the original Temporary Housing Units (Tents). The original Orleans Parish Prison connected to the Criminal Courts building (OPP) shall only be used as a daily holding facility to transfer inmates to and from court while awaiting a trial or hearing.
 - c. Building 1 and Building 2 of the 400-bed modular Temporary Detention Center (“TDC”) shall be renovated in accordance with the submitted plans to temporarily accommodate male and female inmates classified with acute and sub-acute mental conditions. Building 1 and Building 2 shall be permitted to continue to accommodate these inmates until such time that the Phase III Facility currently being contemplated by the City of New Orleans receives a certificate of use and occupancy from the Department of Safety and Permits. Once the inmates housed in Buildings 1 and 2 of the TDC have been transferred to the Phase III Facility, Applicant shall demolish or decommission Buildings 1 and 2 and they shall not be used to house any inmates within the OJC.
 - d. Applicant shall be permitted to use Building 3 and Building 4 of the Temporary Detention Center (“TDC”) to house only two (2) distinct classes of inmates, namely 1) those inmates participating in any work-release program, where they are released from the OJC secured complex

into the general public during the day and return to the OJC Complex overnight; and 2) those inmates that are serving as trustees in the Orleans Justice Center kitchen where they have access to items which may be used as weapons. At no time shall the total number of inmates housed in Building 3 and Building 4 exceed one hundred and fifty (150) (a maximum of one hundred twenty (120) for work release and a maximum of thirty (30) for kitchen detail), and at all times the total aggregate number of inmates housed in Buildings 3 and 4 shall count toward the 1,438 maximum inmate population count established in subsection (a) hereof.”

- Proviso 20 shall be deleted in its entirety.

The subject property is located in an LI Light Industrial District, on Square 600-A (formerly Square 600), all lots (excluding Lots 28 through 31), Square 615, all lots, Square 624, all lots, Square 624-A, all lots, Square 666, all lots, and Square 675, all lots, in the First Municipal District, bounded by Interstate Highway 10, South Broad Street, Perdido Street, and South Jefferson Davis Parkway. The municipal address is 2800 Perdido Street (formerly 819-821 South Broad Street and 2750-3200 Perdido Street).

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.

September 18, September 25, and October 2, 2019

Robert Rivers, Executive Director

RDR/skk