

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, APRIL 14, 2020**

**VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on April 14, 2020. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

The City Planning Commission does hereby certify that it is unable to hold a commission meeting under regular quorum requirements due to Covid-19. On authority of the Governor under Section 4 of Proclamation Number JBE 2020-30, the next Commission meeting will be held via teleconference on Tuesday, April 14, 2020 at 1:30. All efforts will be made to provide for observation and input by members of the public.

**Order of Business.**

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of dockets
- .Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- g. Adjournment

## Minutes

1. Adoption of the minutes of the March 10, 2020 meeting

## Business Recommended for Action

### **Old Business from the March 17 Meeting Recommended for Action**

1. **ZONING DOCKET 013/20** – Request by Kevin M. Davis for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 367, Lots 15 and 16, in the Third Municipal District, bounded by Port Street, Saint Claude Avenue, North Rampart Street, and Franklin Avenue. The municipal address is 1030 Port Street. (PD 7) (JF) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
2. **ZONING DOCKET 014/20** – Request by 1901 Sophie, LLC for a conditional use to permit a third commercial short term rental unit in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District, on Square 143, Lots 21 and 22, in the Fourth Municipal District, bounded by Sophie Wright Place, Saint Mary Street, Camp Street, Saint Andrew Street. The municipal addresses are 1901-1907 Sophie Wright Place and 1130 Saint Mary Street. (PD 2) (HD) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
3. **ZONING DOCKET 023/20** – Request by Pretty Blue House, LLC for an amendment to Ordinance No. 26,404 MCS (Zoning Docket 072/18, which granted a conditional use to permit a bar) to delete proviso #8 (which prohibits live entertainment) to now allow live entertainment, in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 503, Lot A, bounded by Saint Bernard Avenue, Marais Street, Columbus Street, Laharpe Street, and North Villere Street. The municipal address is 1300 Saint Bernard Avenue. (PD 4) (EH) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
4. **ZONING DOCKET 024/20** – Request by City Council Motion No. M-19-365 for a conditional use to permit a veterans wellness facility in an S-RM1 Suburban Multi-Family Residential District, on Square 3, Section C, Mirabeau Gardens, Lots 30, 29, 28, 27, 26, 25, 24, 23, 22, and 21-A, in the Third Municipal District, bounded by Mirabeau Avenue, Warrington Drive, Wilton Drive, Windsor Drive, and Haik Drive. The municipal addresses are 1801-1839 Mirabeau Avenue. (PD 6) (RB) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**

5. **ZONING DOCKET 025/20** – Request by Dillard University for a zoning change from an MU-1 Medium Intensity Mixed-Use District to an EC Educational Campus District, on the entirety of Square 2886, in the Third Municipal District, bounded by Norman Mayer Avenue, Saint Anthony Avenue, Senate Street, Pauger Street, and Pelopidas Street. The municipal address is 4101 Norman Mayer Avenue. (PD 6) (RJ) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
6. **ZONING DOCKET 026/20** – Request by Keith C. Ferdinand for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 468, Lot B or Lots B, 1, 2, and part 26, in the Third Municipal District, bounded by Poland Avenue, Marais Street, Kentucky Street, and Urquhart Street. The municipal address is 1201 Poland Avenue. (PD 7) (AN) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
7. **ZONING DOCKET 027/20** – Request by Glenn D. Skipper for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 326, Lot K-1, in the Fourth Municipal District, bounded by Rev. John Raphael Jr. Way, Jackson Avenue, South Liberty Street, and Philip Street. The municipal address is 2200 Rev. John Raphael Jr. Way. (PD 2) (AW) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
8. **ZONING DOCKET 028/20** - Request by Marshall Wallace for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 516, Lot E, in the Seventh Municipal District, bounded by Olive Street, Hamilton Street, Mistletoe Street, and Forshey Street. The municipal address is 9118 Olive Street. (PD 3) (TM) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
9. **ZONING DOCKET 029/20** - Request by KCT Magazine St, LLC for a conditional use to permit an curb cut along Julia Street in a CBD-6 Urban Core Neighborhood Mixed-Use District, adjacent to Square 134, Lot 1-A, in the First Municipal District, bounded by Julia Street, Magazine Street, Constance Street, and Saint Joseph Street. The municipal address is 454 Julia Street. (PD 1A) (JF) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
10. **ZONING DOCKET 030/20** – Request by Corvus Real Estate Holdings, LLC for a text amendment to Article 16 of the Comprehensive Zoning Ordinance to classify “Reception Facility” as a permitted use in the LI Light Industrial District. (VM) **(Deferred from the**

**March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**

- 11. ZONING DOCKET 031/20** – Request by City Council Motion No. M-7-20 to apply the Mandatory Inclusionary Zoning regulations established by Ordinance No. 28,036 MCS by now designating certain Inclusionary Zoning Districts on the Official Zoning Map, as recommended in the 2019 "New Orleans Inclusionary Housing Study" from HR&A Advisors, Inc. (KB) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
  
- 12. ZONING DOCKET 032/20** - Request by City Council Motion No. M-8-20 for a text amendment to the Comprehensive Zoning Ordinance to amend Section 21.6.N Fences and Walls to include height requirements for fences in Lake Terrace (bounded by Lake Pontchartrain, the London Avenue Outfall Canal, Robert E. Lee Boulevard, and Bayou St. John) as follows: (i) Front Yard: One and One-Half (1.5) feet; (ii) Side Yard and Rear Yard: Five (5) feet. (SS) **(Deferred from the March 10, 2020 meeting to the March 17, 2020 meeting. Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**
  
- 13. DESIGN REVIEW 007/20** – Request by Poydras Home for amendments to an approved development plan in accordance with **Article 4, Section 4.5.F.2** *Changes Approved by the City Planning Commission* of the Comprehensive Zoning Ordinance. The changes would modify the plans approved in conjunction with Ordinance No. 24,687 MCS (Zoning Docket 079/11) which permitted the expansion of an existing “home for the aged” under the previous Comprehensive Zoning Ordinance. The property is located on Square 186, an undesignated lot, in the Sixth Municipal District, bounded by Magazine Street, Jefferson Avenue, Laurel Street, and Leontine Street. The municipal address is 5354 Magazine Street. (PD 3) (JC) **(Automatically deferred from the March 17, 2020 meeting, as that meeting was cancelled.)**

#### **Old Business from the March 24 Meeting Recommended for Action**

- 14. SUBDIVISION DOCKET 007/20** – Request by the Golf Club of New Orleans, LLC to resubdivide Eastover Subdivision, Phase 5, Parcels 3RR1-B and 3R-6, Lakratt Tract, Section 26, into Lots 1 through 93, in the Third Municipal District, bounded by Bullard Avenue, Dwyer Road, Jahncke Canal, and Fairway Estates. The municipal addresses are 40868 and 40962 Bullard Avenue (PD 9) (RB) **(Deferred from the February 11, 2020 meeting. Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled.)**

#### **New Business Recommended for Action**

- 15. SUBDIVISION DOCKET 016/20** – Request by the Orleans Parish School Board to resubdivide Lots 7 through 13, 18 through 20, 4, 8, 9, 11, A and B into Lot MB-1, Square 125, in the Fifth Municipal District, bounded by Opelousas Avenue, Verret Street, Slidell Street, and Vallette Street. The municipal address is 600 Slidell Street. (PD 12) (VG)

**16. SUBDIVISION DOCKET 017/20** – Request by the Orleans Parish School Board to resubdivide Lots 1 through 7, 9 through 22, and A & B into Lot MB, Square 126, in the Fifth Municipal District, bounded by Opelousas Avenue, Belleville Street, Slidell Street, and Vallette Street. The municipal address is 715 Opelousas Avenue. (PD 12) (BP)

#### **New Business Not Requiring Action**

**17. SUBDIVISION DOCKET 011/20** – Request by 1605 OCH & 1910 Terpsichore Street, LLC to resubdivide Lots 5, 5, and 7 into Lot 5-A, Square 282, in the First Municipal District, bounded by Oretha Castle Haley Boulevard, Terpsichore Street, Euterpe Street, and South Rampart Street. The municipal addresses are 1605-1609 Oretha Castle Haley Boulevard and 1906-1910 Terpsichore Street. (PD 2) (RJ) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled. The City Planning Commission did not act within 60 days of the application being submitted, so the application is automatically approved pursuant to state law.)**

**18. SUBDIVISION DOCKET 012/20** – Request by Wells One Investments, LLC to resubdivide Lot C into Lots C-1 and C-2, Square 277, in the Second Municipal District, bounded by Bienville Street, North Galvez Street, North Miro Street, and Iberville Street. The municipal addresses are 2228-2232 Bienville Street. (PD 4) (KB) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled. The City Planning Commission did not act within 60 days of the application being submitted, so the application is automatically approved pursuant to state law.)**

**19. SUBDIVISION DOCKET 013/20** – Request by Maritimes in Algiers Point to resubdivide Lot 8 into Lots 8-A and 8-B, Squares 38 and 39, in the Fifth Municipal District, bounded by Patterson Street, Belleville Street, Elmira Avenue, and Pelican Avenue. The municipal addresses are 801-807 Patterson Street. (PD 12) (TM) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled. The City Planning Commission did not act within 60 days of the application being submitted, so the application is automatically approved pursuant to state law.)**

### **Business Recommended for Deferral**

- **The staff recommends packaging the below items into a single motion and deferring them in globo.**
  - **Zoning Dockets 033/20 through 040/20 are recommended for deferral to the April 28 meeting**
  - **Zoning Dockets 041/20 through 048/20 and Design Review 004/20 are recommended for deferral to the May 12 meeting**

### **Old Business from the March 24 Meeting Recommended for Deferral**

- 20. ZONING DOCKET 033/20** – Request by Benton Tree Service, LLC for a planned development authorizing a conditional use to permit a contractor storage yard in an GPD General Planned Development District, on Lots A1 and B1, Arpent 149, Gentilly Lands, in the Third Municipal District, bounded by Old Gentilly Road and Chef Menteur Highway. The municipal address is 11601-11621 Old Gentilly Road. (PD 9) (RB) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled)**
  
- 21. ZONING DOCKET 034/20** – Request by Bayou Partnership, LLC and 3305 Bienville, LLC for an amendment to Ordinance No. 27,600 MCS (Zoning Docket 074/17, which granted a conditional use to permit a standard restaurant) to now authorize the expansion of the restaurant, which is within an HU-B1A Historic Urban Neighborhood Business District, an HU-B1A Use Restriction Overlay District, and HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 450, Lots 22 and 23, in the Second Municipal District, bounded by Bienville Avenue, North Rendon Street, Jefferson Davis Parkway, and Conti Street. The municipal addresses are 3301-3307 Bienville Street and 301-303 North Rendon Street. (PD 4) (AN) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled)**
  
- 22. ZONING DOCKET 035/20** – Request by Melp and Mag, LLC for a conditional use to permit a development containing commercial units between 5,000 and 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and CPC Character Preservation Corridor Design Overlay District, on Square 154, Lots 1, 2, 15 or half of Lot 2, D or 14, 5, and 1 and 2 or 18 and 19, in the First Municipal District, bounded by Magazine Street, Melpomene Street, Camp Street, and Thalia Street. The municipal addresses are 1323-1339 Magazine Street and 1119 Melpomene Street. (PD 2) (JC) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled)**
  
- 23. ZONING DOCKET 036/20** - Request by City Council Motion M-20-23 for a conditional use to permit a residential care facility in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Division of Groves 1 and 2, Section 12, Lots 1 through 5, in the Third Municipal District, bounded by Hayne Boulevard, Lamb Road, Kuebel Drive, and

West Laverne Street. The municipal addresses are 6400-6464 Hayne Boulevard. (PD 9) (HD) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled.)**

**24. ZONING DOCKET 037/20** – Request by City Council Motion M-20-24 for a zoning change from S-B1 Suburban Neighborhood Business District to S-MU Suburban Neighborhood Mixed-Use District on:

- Lakeshore Lands, Section 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, in the Third Municipal District, bounded by Hayne Boulevard, Buffalo Street, Curran Road, and Vincent Road. The municipal addresses are 13900-13990 Hayne Boulevard.
- Section 3, Pt. Groves 1-2, Groves 3-4, Lots M-3 and Pt. 1, bounded by Hayne Boulevard, Vincent Road, Curran Road, and Darleen Court. The municipal addresses are 13860-13880 Hayne Boulevard. (PD 9) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled.)**

**25. ZONING DOCKET 038/20** – Request by City Council Motion M-20-25 for a text amendment to the Comprehensive Zoning Ordinance to modify the use permissions and standards for child day care centers in all non-residential zoning districts to ensure increased availability of child day care centers. The City Planning Commission shall consider modifications or deletions of the 300 foot spacing restriction from other day care centers, appropriate parking and loading requirements, and a review of this use within land-use categories to determine if additional by-right designations can be created. (SS) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled.)**

**26. ZONING DOCKET 039/20** - Request by Nitale Investments, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 253, Lot 2 or 29, in the Second Municipal District, bounded by Orleans Avenue, North Prieur Street, North Johnson Street, and Saint Ann Street. The municipal address is 2007 Orleans Avenue. (PD 4) (JF) **(Automatically deferred from the March 24, 2020 meeting, as that meeting was cancelled.)**

**27. ZONING DOCKET 040/20** - Request by Lynn Schwarzhoff for a conditional use to permit a short term rental, large in an HMR-1 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 156, Lot M, in the Third Municipal District, bounded by Esplanade Avenue, Royal Street, Kerlerec Street, and Bourbon Street. The municipal addresses are 1421-1423 Royal Street. (PD 7)

#### **New Business Recommended for Deferral**

**28. ZONING DOCKET 041/20** – Request by City Council Motion No. M-20-49 for a text amendment to the Comprehensive Zoning Ordinance to amend the Permitted and Conditional Use Tables in the following districts: Article 9, Historic Core Neighborhoods Residential Districts, Table 9-1 (HMR-3 designation); Article 11, Historic Urban

Neighborhoods Residential Districts, Table 11-1 (HU-RS designation); Article 12, Historic Urban Neighborhoods Non-Residential Districts, Table 12-1 (HU-B1A and HU-B1 designations); and Article 15, Commercial Center & Institutional Campus Districts, Table 15-1 (MS designation) to designate "Dwelling, Established Multi-Family" as a permitted residential use if said use is currently classified as a conditional use, subject to compliance with the standards in Section 20.3.W of the CZO, along with the following, additional conditions:

1. the structure contains less than five units; and
2. the structure has not been vacant for more than 10 years.

- 29. ZONING DOCKET 042/20** – Request by City Council Motion No. M-20-64 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named the Coronet Court Multi-Family Housing Overlay District, the intent of which is to establish standards for the redevelopment of existing, non-conforming multi-family structures in the area currently zoned S-RD Suburban Two-Family Residential District, in the area generally bounded by Lake Forest Boulevard, Mayo Road, the Interstate 10 Service Road, and the Lawrence Canal, to allow the legal re-establishment of multi-family structures therein, to promote affordable housing, and to provide otherwise with respect thereto.
- 30. ZONING DOCKET 043/20** – Request by Vance A. Vaucresson to amend Ordinance No. 26,375 MCS (Zoning Docket 017/15, which established an MUPC Mixed-Use Planned Community District overlay under the former Comprehensive Zoning Ordinance). The amendment would remove Lot 1 on Square 893, bounded by Onzaga Street, Saint Bernard Avenue, North Roman Street, Lapeyrouse Street, and North Prieur Street, from the MUPC District. The MUPC District would remain in effect for the neighboring property occupying the entirety of Square 765, bounded by Saint Bernard Avenue, North Roman Street, Lapeyrouse Street, and North Derbigny Street. The municipal addresses of the property to be removed from the MUPC District are 1800-1812 Onzaga Street and 1635-1641 North Roman Street. (PD 4)
- 31. ZONING DOCKET 044/20** - Request by Russell Frank for a conditional use to permit a bed and breakfast (principal) in an HMR-1 Historic Marigny/Tremé/Bywater Residential District, on Square 176, Lot 3-A, in the Second Municipal District, bounded by Ursulines Avenue, North Robertson Street, North Villere Street, and Governor Nicholls Street. The municipal address is 1531 Ursulines Avenue. (PD 3)
- 32. ZONING DOCKET 045/20** - Request by Linden and Wales, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 392, Lot 7, in the Fourth Municipal District, bounded by Jackson Avenue, Willow Street, Clara Street, and Philip Street. The municipal address is 2724 Jackson Avenue (PD 2)
- 33. ZONING DOCKET 046/20** - Request by SM-3 Properties, LLC for a conditional use to permit an emergency shelter in an MU-2 High Intensity Mixed-Use District, on Squares



574 and 587, part Lot G-3, B-3, G-3, and A-2, in the First Municipal District, bounded by Poydras Street, South Galvez Street, South Broad Street, and Perdido Street. The municipal address is 2239 Poydras Street. (PD 4)

**34. ZONING DOCKET 047/20** - Request by Abud Development, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 390, Lots 10 and 11, in the Fourth Municipal District, bounded by Willow Street, Clara Street, First Street. and Second Street. The municipal addresses are 2420-2430 Willow Street and 2837 Second Street. (PD 2)

**35. ZONING DOCKET 048/20** - Request by Freret, LLC for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Multi-Family Residential District, in Friburg, Square 3, Lot A or 7, in the Sixth Municipal District, bounded by Freret Street, Audubon Street, Broadway Street. and Zimple Street. The municipal addresses are 7103 Freret Street and 1000-1014 Audubon Street. (PD 3)

**36. DESIGN REVIEW 004/20** - Request by New Orleans Building Corporation for the demolition of a structure located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances, within Spanish Plaza, bounded by Convention Center Boulevard the Mississippi River, Canal Street, and Poydras Street. The municipal address is 1 Poydras Street, Spanish Plaza, Space 4100. (PD 1A)