

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, APRIL 28, 2020, 1:30 P.M.

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 28, 2020 at 1:30 p.m. 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 28, 2020 at 1:30 p.m. 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/Ratification

1. Adoption of the minutes of the April 14, 2020 meeting
2. Ratification of certified subdivisions

Business Recommended for Action

Old Business from the April 14 Meeting Recommended for Action

1. **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) **(Deferred from the April 14, 2020 meeting)**
2. **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) **(Deferred from the April 14, 2020 meeting)**
3. **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) **(Deferred from the April 14, 2020 meeting)**
4. **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) **(Deferred from the April 14, 2020 meeting)**

5. **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) (WM) **(Deferred from the April 14, 2020 meeting)**

6. **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) **(Deferred from the April 14, 2020 meeting)**

7. **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) **((Deferred from the April 14, 2020 meeting. This application has been withdrawn by the applicant.)**

8. **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) (AW) **(Deferred from the April 14, 2020 meeting)**

9. **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) (WM) **(Deferred from the April 14, 2020 meeting)**

10. 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) (HD) (**Deferred from the April 14, 2020 meeting**)

New Business Recommended for Action

11. SUBDIVISION DOCKET 018/20 – Request by the Lighthouse for the Blind New Orleans to re-subdivide Lots 3, 4, 5, 6, 7, 8, 9, 10, “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, Square 1, Bloomingdale, Lots “AL”, “AK”, “AJ”, “AI”, Square 4A, Hurstville, Lots 1, 2, 3 and 7, Square “B”, Riverview Subdivision and a portion of of former Alonzo Street into Lot 3A, in the Sixth Municipal District, bounded by State Street, South Front Street, Eleonore Street, and Leake Avenue. The municipal address is 123 State Street. (PD 3) (SS)

12. SUBDIVISION DOCKET 021/20 – Request by Encampment Street, LLC to re-subdivide an Undesignated Lot into Lots A, B, C, D, E, and F, Square 2488-89, in the Third Municipal District, bounded by Encampment Street, St. Denis Street, Cadillac Street, and Sere Street. The municipal address is 1201 Sere Street. (PD 4) (EH)

13. SUBDIVISION DOCKET 023/20 – Request by the David K. Gethers to re-subdivide Lot A into Lots 1-A, 2-A, 3-A, 4-A, 5-A, and 6-A, Square 101, in the Third Municipal District, bounded by Van Avenue, Pratt Drive, Carnot Street, and London Avenue. The property is identified as 34451 London Avenue. (PD 6)

14. SUBDIVISION DOCKET 024/20 – Request by Bullard Medical Plaza, LLC to re-subdivide Tract 4-A-4-1-C-1-B-1 into Tract 4-A-4-1-C-1-B-1-A and Tract 4-A-4-1-C-1-B-1-B, Section 26 of the LaKratt Tract (Former New Orleans Lakeshore Land Co. Tract), in the Third Municipal District, bounded by Bullard Avenue, Interstate 10, and Lake Forest Boulevard. The municipal address is 5950 Bullard Avenue. (PD 9) (AW)

15. SUBDIVISION DOCKET 025/20 – Request by the Allen J. Villarrubia to re-subdivide Lots R and S into Lot R-1, Square 732, in the Sixth Municipal District, bounded by Napoleon Avenue, South Johnson Street, South Prieur Street, and General Pershing Street. The municipal addresses are 3333 Napoleon Avenue and 4320 South Johnson Street. (PD 3) (JF)

16. SUBDIVISION DOCKET 026/20 – Request by Eliska Barriere, Barbara Hulbert, and Georgia Price to re-subdivide Lots 12, 13, and 14 into 12-A and 14-A, Square 1102, in the Third Municipal District, bounded by Caffin Avenue, Flood Street, North Galvez Street, and North Miro Street. The municipal addresses are 2119-2136 Caffin Avenue (PD 8). (JC)

New Business Recommended for Deferral

- **The staff recommends deferring the below items to the May 26 meeting**

17. ZONING DOCKET 049/20 – Request by Successful Endeavors, LLC for a conditional use to permit a fast food restaurant with drive-thru facilities in a C-2 Auto-Oriented Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 666, Lots 9, 10, 11, and 12, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue, Amelia Street, and Willow Street. The municipal addresses are 3400-3424 South Claiborne Avenue. (PD 2)

18. ZONING DOCKET 050/20 - Request by City Council Motion No. M-20-80 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the *University Area Interim Off-Street Parking Zoning District*, the intent of which is to require off-street vehicular parking for any increase in the number of existing bedrooms, on all lots bounded by: lakeside of Saint Charles Avenue, downtown side of South Carrollton Avenue, riverside of South Claiborne Avenue, and both sides of Audubon Street (excluding the portion between Plum Street and Zimpel Street that exists solely within Tulane’s campus).