

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, JANUARY 14, 2020**

**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 JANUARY 14, 2020 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 122/19** – Request by Catherine James for a text amendment to Articles 12 and 26 of the Comprehensive Zoning Ordinance to amend the definition of “Wine Bar/Wine Shop,” which would be re-named as “Wine Shop,” and to classify “Wine Shop” as a conditional use in the HU-B1 Historic Urban Neighborhood Business District and the HU-MU Neighborhood Mixed-Use District.

The definition of “Wine Shop” is proposed to be:

“Wine Shop. An establishment whose principal business is the retail sale of wine made from grapes, and where the sales of wine made from grapes (for on or off-premises consumption) produces seventy-five (75) percent or more of the gross revenue for said establishment, where seventy-five (75) percent of the shelving and display of retail merchandise consists of wine made from grapes, but where distilled spirits may also be sold for off-premises consumption, where fifty (50) percent or more of the usable space of the establishment is used to display products for retail sale, where on-premise consumption of wine made from grapes (sales of wines by-the-glass, and free wine tastings) is permitted, where the sales of wine for on-premises consumption does not exceed 10% of the overall gross revenue for said establishment, where distilled spirits are not offered for on-premise consumption, where neither live entertainment nor gambling are provided, where package liquor products are not advertised outside nor off the premises in any place visible from the exterior or the premises, and where smoking is prohibited in all indoor areas”

**ZONING DOCKET 001/20** – Request by 1780-82 North Broad, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 1364, Lots 11 and 12, in the Third Municipal District, bounded by North Broad Street, O’Reilly Street, Aubry Street, and Rousselin Street. The municipal addresses are 1780-1782 North Broad Street and 2540 O’Reilly Street. (PD 4)

**ZONING DOCKET 002/20** – Request by Big Easy Properties, LLC for a conditional use to permit a bar in a CBD-2 Historic Commercial and Mixed-Use District, on Square 33, Lot B-2, in the Second Municipal District, bounded by Iberville Street, Chartres

Street, Exchange Place, and Canal Street. The municipal address is 606 Iberville Street. (PD 1A)

**ZONING DOCKET 003/20** – Request by St. Thomas Properties, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 100, Lots 8 and 9, in the First Municipal District, bounded by Saint Thomas Street, Thalia Street, Erato Street, and Annunciation Street. The municipal address is 1235 Saint Thomas Street. (PD 2)

**ZONING DOCKET 004/20** – Request by June T. Norman, Paul A. Norman, Kirk F. Norman, Jan N. Brill, Karen N. Carrol, and Eric E. Norman for a conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 134, Lots 2 and 3, in the Seventh Municipal District, bounded by South Carrollton Avenue, Oak Street, Zimple Street, and Dublin Street. The municipal addresses are 1124-1126 South Carrollton Avenue. (PD 3)

**ZONING DOCKET 005/20** – Request by Christian Galvin for a conditional use to permit a principal bed and breakfast in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 243, Lot A, in the Fourth Municipal District, bounded by Jackson Avenue, Carondelet Street, Brainard Street, and Philip Street. The municipal addresses are 1700-1706 Jackson Avenue. (PD 2)

**ZONING DOCKET 006/20** – Request by Moyassar Nawash for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 219, Lot 16, in the Second Municipal District, bounded by North Roman Street, Conti Street, North Derbigny Street, and Bienville Avenue. The municipal addresses are 326 North Roman Street and 1838 Conti Street. (PD 4)

**ZONING DOCKET 007/20** – Request by MGM Properties of Louisiana, LLC for a conditional use to permit an established two-family dwelling in an S-RS Suburban Single-Family Residential District, in the Villa Sites Subdivision, on Square 7, Lot 18, in the Third Municipal District, bounded by Devine Avenue, Hayne Boulevard, Vanderkloot Avenue, and Dinkins Street. The municipal address is 7941 Devine Avenue. (PD 9)

**ZONING DOCKET 008/20** – Request by Eric A. Nelson and Chelsea K. Nelson for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 513, Lot 1-A or Lot 1-A and an undesignated lot, in the Third Municipal District, bounded by Mandeville Street, Urquhart Street, Marigny Street, and North Villere Street. The municipal addresses are 1300-1302 Mandeville Street and 2271 Urquhart Street. (PD 7)

**ZONING DOCKET 009/20** – Request by City Council Motion No. M-19-455 for a conditional use to permit an educational facility (vocational) in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and CT Corridor Transformation

Design Overlay District, on Section 22, Lot 3A1C or 3A, in the Third Municipal District, bounded by Morrison Road, Crowder Boulevard, Beechwood Court, and Claridge Court. The municipal address is 8460 Morrison Road. (PD 9)

**ZONING DOCKET 010/20** – Request by Light City Church for a conditional use to permit a educational facility (primary and secondary) in an S-RD Suburban Two-Family Residential District, ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and CT Corridor Transformation Design Overlay District and the rescission of Ordinance No. 19,732 (Zoning Docket 43/00), on Section 10, Lots A, B, C, D, and E or BT, and DG or 1, 2, 3, 6, 7, D, and G or G1, F3, E4, and two undesignated lots, in the Third Municipal District, bounded by Hayne Boulevard, Burke Avenue, Benson Street, and Dinkins Street. The municipal addresses are 8820-8900 Hayne Boulevard and 7928 Burke Avenue. (PD 9)

**ZONING DOCKET 011/20** – Request by AG 2018, LLC for an affordable housing planned development to permit a mixed-use (multi-family residential/commercial) development in an MU-2 High Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 252, Lots 1 or 13, 2 or 14, 3 or 15, 4 or 16, B or 17 through 19, 5B, an undesignated lot, 6 or 12, ½ of 6 or 11, X or 10, 7 or 9, 1 or 8, 2 or 7, 3 or 6, 4 or 5, 2 or 4, 3, 4 or 5, 5 or 1, 6 or 27, and 26, in the First Municipal District, bounded by Erato Street, Baronne Street, Oretha Castle Haley Boulevard, and Thalia Street. The municipal addresses are 1822-1830 Erato Street, 1311-1333 Baronne Street, 1300-1328 Oretha Castle Haley Boulevard, and 1817-1825 Thalia Street. (PD 2)

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](http://WWW.NOLA.GOV/CPC). YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7<sup>TH</sup> FLOOR, NEW ORLEANS, LA 70112) OR EMAIL [CPCINFO@NOLA.GOV](mailto:CPCINFO@NOLA.GOV). ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

December 25, 2019, January 1, 2020, January 8, 2020

Robert Rivers, Executive Director

RDR/skk