

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JULY 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 July 14, 2020 at 1:30 pm. 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 2 of Proclamation Number 84 JBE 2020, the next Commission meeting will be held via teleconference on Tuesday, July 14, 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

1. Adoption of the minutes of the June 9, 2020 meeting

## New Business

1. **ZONING DOCKET 055/20** - Request by City Council Motion No. M-20-90 for a text amendment to the Comprehensive Zoning Ordinance to amend Section 18.4 *ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District*, to craft a new subpart therein, creating an exception to the requirements of Article 24, to permit the use and retention of existing, non-conforming freestanding pole signs if the sign is securely built, constructed, and erected upon posts that are sunk below the natural surface in a manner that will prevent the sign from overturning, as determined by the Director of Safety and Permits. (WM)
2. **ZONING DOCKET 056/20** - Request by City Council Motion No. M-20-94 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 8 – *Rural Development Districts*, Section 8.2 *USES*, Table 8-1, *Permitted and Conditional Uses*, to allow “bars” as a “Commercial Use”, by-right, in the M-MU (Maritime Mixed-Use District) zoning district, subject to the applicable use standards provided for this use in the CZO. (HD)
3. **ZONING DOCKET 057/20** - Request by City Council Motion No. M-20-131 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 20.3.V *Drive-Through Facility* to remove the requirement for a traffic impact analysis. (BP/AN)
4. **ZONING DOCKET 058/20** - Request by City Council Motion No. M-20-132 for a zoning change from a C-1 General Commercial District to an LI Light Industrial District for:
  - Property located in Square 0, Lots 12A, 4, 6, 8 and 10, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, and Michoud Boulevard. The municipal address is 14100 Chef Menteur Highway.
  - Property located in Square 1, Lots 14A, 16, 18, 20, 22 and 24A, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, and Michoud Boulevard. The municipal address is 14200 Chef Menteur Highway.
  - Property located in Square 0, Lots 26A, 28 and 30, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, and Michoud Boulevard. The municipal address is 14300 Chef Menteur Highway. (PD 9) (JF)
5. **ZONING DOCKET 059/20** - Request by 1817 First Street, 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 499, Lots E or E-2 and D, in the Seventh Municipal District, bounded by Burdette Street, Lowerline Street, Earhart Boulevard, and Forshey Street. The municipal addresses are 3207-3211 Burdette Street. (PD 4) (AW)
6. **ZONING DOCKET 060/20** - Request by the succession of Philip Tripoli LaValle for a conditional use to permit a car wash in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement

Corridor Design Overlay District , on the entirety of Square 2517, in the Third Municipal District, bounded by Gentilly Boulevard, Saint Denis Street, and Touro Street. The municipal addresses are 2900-2946 Gentilly Boulevard (PD 6) (TM/JC)

7. **ZONING DOCKET 061/20** - Request by Saljer, LLC for an amendment to Ordinance No. 24,294 MCS (Zoning Docket 109/10, which granted a conditional use to permit the retail sale of beer only at a gas station) to now also permit the retail sale of high-content packaged alcoholic beverages in an S-B1 Suburban Business District and a CT Corridor Transformation Design Overlay District, on Square 17, Lot 31-C, in the Third Municipal District, bounded by Robert E. Lee Boulevard, Paris Avenue, Chatham Drive, and Burbank Drive. The municipal address is 1600 Robert E. Lee Boulevard. (PD 6) (KB)
8. **ZONING DOCKET 062/20** - Request by Chiu's Realty Holding, LLC for a conditional use to permit a food processing facility in an M-MU Maritime Mixed-Use District, New Orleans East Tract I, Lots 86, 88, and 90, in the Third Municipal District, bounded by Chef Menteur Highway, the Venetian Waterway, Ridgeway Boulevard, and Victory Road. The municipal address is 19597 Chef Menteur Highway. (PD 11) (VM)
9. **SUBDIVISION DOCKET 048/20** - Request by Algiers Development District to subdivide a portion of the former Algiers Naval Air Station into Square 501, Lots 1 and 2; Square 502, Lot 1; Square 503, Lot 1; Square 504, Lot 1; Square 505, Lot 1; Square 506, Lots 1 and 2; Square 507, Lot 1; Square 508, Lot 1; Square 509, Lot 1; Square 510, Lot 1; Square 511, Lots 1 and 2; Square 512, Lots 1, 2 and 3; Square 513, Lots 1 and 2; Square 514, Lot 1; Square 515, Lot 1; Square 516, Lot 1; Square 517, Lot 1; and Parcels R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, and R23, Federal City, in the Fifth Municipal District, generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue, and Merrill Street (PD 12) (JF)
10. **SUBDIVISION DOCKET 047/20** - Request by Algiers Development District to subdivide a portion of the former Algiers Naval Air Station into Square 512, Lots 1 and 2, Federal City, in the Fifth Municipal District, which is generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue, and Merrill Street. The municipal address is 2440 Constellation Street. (PD 12) (SS)
11. **SUBDIVISION DOCKET 052/20** - Request by 1315 Gravier Owner, LLC to resubdivide Lots 1-7 and X into Lot 1-A, Square 334, in the First Municipal District, bounded by South Liberty Street, Tulane Avenue, Saratoga Street and Gravier Street. The municipal address is 1315 Gravier Street. (PD 1A) (RB)
12. **SUBDIVISION DOCKET 053/20** - Request by Touchstone Community Church to resubdivide Lots G and R into Lot G1, Square 412, in the Fourth Municipal District, bounded by Jackson Avenue, South Claiborne Avenue, First Street, and South Derbigny Street. The municipal addresses are 3031-33 First Street and 2336-38 South Derbigny Street. (PD 2) (RJ)

**13. SUBDIVISION DOCKET 054/20** - Request by JEC Development, LLC to resubdivide Lots A and B into Lots A-1, A-3, A-3, and B-1, Square 449, in the Third Municipal District, bounded by Gordon Street, Urquhart Street, Tupelo Street, and Marais Street. The municipal addresses are 1201-1205 Gordon Street, 1211 Gordon Street, 6003 Marais Street, and 6019 Marais Street. (PD 8) (RJ)

**14. SUBDIVISION DOCKET 056/20** – Request by Woodland Properties, LLC; Bear Associates, Inc; Belle Chasse Marine Transportation, LLC to subdivide a portion of Aurora Plantation located in T13S-R24E, Section 18 and T13S-R25E, Section 1, into Lot BT Aurora – A, Lot BT Aurora – B, and Lot BT Aurora – C along the west bank of the Mississippi River bounded by Patterson Drive, Ellen Park Place, and Sullen Place, in the Fifth Municipal District. There are no assigned municipal addresses. (PD 12) (JC/SK)