

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 14, 2020

PUBLIC HEARING: 1:30 P.M.

CITY COUNCIL CHAMBER

CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR 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. 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 may be 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 may 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.

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.

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.

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.

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)

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)

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)

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)

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)

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., 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 5 p.m. on the Monday eight days prior to the hearing date.

June 24, July 1, and July 8, 2020

Robert Rivers, Executive Director