

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 17, 2020

CITY COUNCIL CHAMBER

**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 MARCH 17, 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.**

#### Old Business

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) **(Deferred from the March 10, 2020 meeting)**
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) **(Deferred from the March 10, 2020 meeting)**
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) **(Deferred from the February 11, 2020 meeting)**
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) **(Deferred from the February 11, 2020 meeting)**

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) **(Deferred from the February 11, 2020 meeting)**
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) **(Deferred from the March 10, 2020 meeting)**
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) **(Deferred from the March 10, 2020 meeting)**
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) **(Deferred from the March 10, 2020 meeting)**
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) **(Deferred from the March 10, 2020 meeting)**
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. **(Deferred from the March 10, 2020 meeting)**
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. **(Deferred from the March 10, 2020 meeting)**

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. **(Deferred from the March 10, 2020 meeting)**

### **New Business**

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)