

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MARCH 24, 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 MARCH 24, 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 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)

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)

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)

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)

ZONING DOCKET 037/20 – Request by City Council Motion M-20-24 for a zoning change from S-B1 Suburban Neighborhood Business District and S-RS Suburban Single-Family Residential 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)

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.

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)

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)

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. 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 CITYPLANNINGCOMMISSIONNO@GMAIL.COM. ALL WRITTEN COMMENTS MUST

BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

March 6, March 11, and March 18, 2020

Robert Rivers, Executive Director