

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 12, 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 May 12, 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 4 of Proclamation Number JBE 2020-30, the next Commission meeting will be held via teleconference on Tuesday, May 12, 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 April 28, 2020 meeting

Business Recommended for Action

Old Business from the April 14 Meeting Recommended for Action

1. **ZONING DOCKET 041/20** – Request by City Council Motion No. M-20-49 for a text amendment to the Comprehensive Zoning Ordinance to amend the Permitted and Conditional Use Tables in the following districts: Article 9, Historic Core Neighborhoods Residential Districts, Table 9-1 (HMR-3 designation); Article 11, Historic Urban Neighborhoods Residential Districts, Table 11-1 (HU-RS designation); Article 12, Historic Urban Neighborhoods Non-Residential Districts, Table 12-1 (HU-B1A and HU-B1 designations); and Article 15, Commercial Center & Institutional Campus Districts, Table 15-1 (MS designation) to designate “Dwelling, Established Multi-Family” as a permitted residential use if said use is currently classified as a conditional use, subject to compliance with the standards in Section 20.3.W of the CZO, along with the following, additional conditions:
 1. the structure contains less than five units; and
 2. the structure has not been vacant for more than 10 years. (SS)**(Deferred from the April 14, 2020 meeting)**
2. **ZONING DOCKET 042/20** – Request by City Council Motion No. M-20-64 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named the Coronet Court Multi-Family Housing Overlay District, the intent of which is to establish standards for the redevelopment of existing, non-conforming multi-family structures in the area currently zoned S-RD Suburban Two-Family Residential District, in the area generally bounded by Lake Forest Boulevard, Mayo Road, the Interstate 10 Service Road, and the Lawrence Canal, to allow the legal re-establishment of multi-family structures therein, to promote affordable housing, and to provide otherwise with respect thereto. (RB) **(Deferred from the April 14, 2020 meeting)**
3. **ZONING DOCKET 044/20** - Request by Russell Frank for a conditional use to permit a bed and breakfast (principal) in an HMR-1 Historic Marigny/Tremé/Bywater Residential District, on Square 176, Lot 3-A, in the Second Municipal District, bounded by Ursulines Avenue, North Robertson Street, North Villere Street, and Governor Nicholls Street. The municipal address is 1531 Ursulines Avenue. (PD 3) (SL) **(Deferred from the April 14, 2020 meeting)**
4. **ZONING DOCKET 045/20** - Request by Linden and Wales, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 392, Lot 7, in the Fourth Municipal District, bounded by Jackson Avenue, Willow Street, Clara Street, and Philip Street. The

municipal address is 2724 Jackson Avenue (PD 2) (RJ) **(Deferred from the April 14, 2020 meeting)**

5. **ZONING DOCKET 047/20** - Request by Abud Development, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 390, Lots 10 and 11, in the Fourth Municipal District, bounded by Willow Street, Clara Street, First Street. and Second Street. The municipal addresses are 2420-2430 Willow Street and 2837 Second Street. (PD 2) (EH) **(Deferred from the April 14, 2020 meeting)**
6. **ZONING DOCKET 048/20** - Request by Freret, LLC for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Multi-Family Residential District, in Friburg, Square 3, Lot A or 7, in the Sixth Municipal District, bounded by Freret Street, Audubon Street, Broadway Street. and Zimple Street. The municipal addresses are 7103 Freret Street and 1000-1014 Audubon Street. (PD 3) (AN) **(Deferred from the April 14, 2020 meeting)**
7. **DESIGN REVIEW 004/20** - Request by New Orleans Building Corporation for the demolition of a structure located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances, within Spanish Plaza, bounded by Convention Center Boulevard the Mississippi River, Canal Street, and Poydras Street. The municipal address is 1 Poydras Street, Spanish Plaza, Space 4100. (PD 1A) (SS) **(Deferred from the April 14, 2020 meeting)**

New Business Recommended for Action

8. **SUBDIVISION DOCKET 029/20** – Request by the Willa Amanda Conway to resubdivide Lots 13 and 14 into Lots 13-A and 14-A, Square 1571, in the Third Municipal District, bounded by North Gayoso Street, Aubry Street, North Dupre Street, and O’Reilly Street. The municipal addresses are 1764 and 1768 North Gayoso Street. (PD 12) (AN)

Business Recommended for Deferral

New Business Recommended for Deferral

9. **ZONING DOCKET 051/20** - Request by 6400 Chef Menteur, LLC for a conditional use to permit dwellings above the ground floor in a C-3 Heavy Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lots E-1 and F-1, Section 39, Gentilly Lands, in the Third Municipal District, bounded by Chef Menteur Highway, Interstate 10, Old Gentilly Road, and Downman Road. The municipal addresses are 6324-6400 Chef Menteur Highway. (PD 9)