

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 26, 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 26, 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 26, 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

Old Business

1. **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) (AW) **(Deferred from the April 28, 2020 meeting)**
2. **ZONING DOCKET 049/20** – Request by Successful Endeavors, LLC for a conditional use to permit a fast food restaurant with drive-thru facilities in a C-2 Auto-Oriented Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 666, Lots 9, 10, 11, and 12, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue, Amelia Street, and Willow Street. The municipal addresses are 3400-3424 South Claiborne Avenue. (PD 2) (AN/WM) **(Deferred from the April 28, 2020 meeting)**
3. **ZONING DOCKET 050/20** - Request by City Council Motion No. M-20-80 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the *University Area Interim Off-Street Parking Zoning District*, the intent of which is to require off-street vehicular parking for any increase in the number of existing bedrooms, on all lots bounded by: lakeside of Saint Charles Avenue, downtown side of South Carrollton Avenue, riverside of South Claiborne Avenue, and both sides of Audubon Street (excluding the portion between Plum Street and Zimpel Street that exists solely within Tulane’s campus). (BP) **(Deferred from the April 28, 2020 meeting)**
4. **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) (RB/WM) **(Deferred from the May 12, 2020 meeting)**

New Business

5. **ZONING DOCKET 052/20** - Request by Zelia, CNP, LLC for a text amendment to the Comprehensive Zoning Ordinance to:
 - Amend Article 17, Section 17.3.A and Table 17-1 to classify “motor vehicle dealership, small” and “motor vehicle dealership, large” as permitted uses in the CBD-4 Exposition District and the CBD-7 Bio-Science District

- Amend Article 17, Section 17.3.B to permit “motor vehicle dealership, small” and “motor vehicle dealership, large” to be located along Multi-Modal/Pedestrian Corridors (SS)
6. **ZONING DOCKET 053/20** - Request by 1929 Jackson Avenue, LLC for a zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 290, Lot 8, in the Fourth Municipal District, bounded by Jackson Avenue, Danneel Street, Dryades Street, and Josephine Street. The municipal addresses are 1929 Jackson Avenue and 2130 Danneel Street. (PD 2) (RJ)
 7. **ZONING DOCKET 054/20** - Request by the Housing Authority of New Orleans for a conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 2863, Lot 1-A, in the Third Municipal District, bounded by Saint Bernard Avenue, Caton Street, Senate Street, and Jumonville Street. The municipal address is 1328 Senate Street. (PD 6) (JC)
 8. **DESIGN REVIEW 054/20** - Request by the Administrators of the Tulane Education Fund for an amendment to an approved development plan in accordance with Article 15, Section 15.5.F – Changes to Approved Institutional Master Plans of the Comprehensive Zoning Ordinance, on Tulane University’s Uptown Campus (generally bounded by Saint Charles Avenue, Loyola University New Orleans, Calhoun Street, South Claiborne Avenue, Audubon Boulevard, Willow Street, Broadway Street, Zimpel Street, Audubon Street, Freret Street, and Audubon Place). The primary municipal address is 6823 Saint Charles Avenue. There are multiple other municipal addresses (PD 3) (EH)