

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, OCTOBER 13, 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 October 13, 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.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on October 13, 2020 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. 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 September 8, 2020 meeting

## Old Business

2. **ZONING DOCKET 069/20** - Request by Prestige Realty of Louisiana, LLC for a zoning change from a C-3 Heavy Commercial District to an MU-2 High Intensity Mixed-Use District, on Lot 2-D-2C, Eastover Subdivision, Lakratt Tract, Sections 28 and 29, in the Third Municipal District, bounded by Interstate Highway 10 South Service Road, the Gannon Canal, the Vincent Canal, Interstate Highway 510 West Service Road, and Paris Road. The municipal address is 13350 Interstate 10 East Service Road. (PD 9) (VG) **(Withdrawn by the applicant. This matter is to be replaced by a Planned Development application, Zoning Docket 090/20, which will be considered at the October 27 CPC meeting.)**
3. **ZONING DOCKET 072/20** - Request by Jenifer Halpern for a planned development on the entireties of Squares 670 and 671 and the closed former portion of South Rendon Street between the two squares. The property is located in the First Municipal District and bounded by South Jefferson Davis Parkway, Calliope Street, Euphrosine Street, and South Lopez Street. The municipal addresses are 1050 South Jefferson Davis Parkway, 4401 Calliope Street, and 4440-4444 Euphrosine Street. (PD 4) (KB/JC) **(Deferred from the September 8, 2020 regular meeting.)**
4. **ZONING DOCKET 076/20** - Request by Glenn Amedee and the succession of David Amedee for a conditional use to permit a reception facility 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 505-506 or 506, Lots 2, 3, 9, and 3 or Lots A, B2, B1, and 3, in the Third Municipal District, bounded by Saint Bernard Avenue, North Villere Street, Urquhart Street, and Annette Street. The municipal addresses are 1359-1373 Saint Bernard Avenue. (PD 4) (HD) **(Deferred from the September 8, 2020 regular meeting.)**
5. **Consideration of a request by Amy Scandaliato to reconsider of Subdivision Docket 082/20 pursuant to Section 3.2.6 of the Subdivision Regulations**
  - a. Motion to reconsider the Commission's denial of Subdivision Docket 082/20
  - b. **RECONSIDERATION OF SUBDIVISION DOCKET 082/20** - Request by Amy Scandaliato, CSR Solution, LLC, Sourinha Dorsey to re-subdivide part of Arpent 93 and Lot E into Lot X and Lot Y, Section 44, Township 12 South, Range 12 East Third Municipal District, bounded by Read Boulevard, Chef Menteur Highway, Cardenas Drive, and Springwood Street. The municipal address is 4533 Read Boulevard. (PD 9) (VM)
6. **ZONING DOCKET 077/20** - Request by City Council Motion No. M-20-237 for a zoning change from a C-1 General Commercial District to a C-3 Heavy Commercial District, for

Prairie Lands Parcel 14 on an undesignated square in the Third Municipal District, bounded by Michoud Boulevard, Interstate 10, Six Flags Parkway, and Interstate 510. The municipal address is 14201 Michoud Boulevard. (PD 10) (RJ)

7. **ZONING DOCKET 078/20** - Request by City Council Motion No. M-20-242 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 Lower Ninth Ward Off-Street Parking Interim Zoning District, the intent of which is to amend the off-street parking regulations to:
  - (1) only require one off-street vehicle parking space for two-family dwellings on lots of a certain width and no off-street parking for single and two-family dwellings on lots of a certain width;
  - (2) require tree plantings beneficial to the neighborhood; and
  - (3) set a new front yard build-to line; in the area bounded by N. Rampart Street, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line. (PD 8) (SS/JF)
8. **ZONING DOCKET 079/20** - Request by Danielle M. Braxton and Christopher R. Patterson 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 419, Lot 9 or A2, in the Fourth Municipal District, bounded by Third Street, South Derbigny Street, South Roman Street, and Second Street. The municipal addresses are 3131-3133 Third Street. (PD 2) (TM)
9. **ZONING DOCKET 080/20** - Request by City Council Motion No. M-20-265 for a zoning change from an MU-1 Medium Intensity Mixed-Use District to an HU-RD2 Historic Urban Two-Family Residential District, or on certain lots, an HU-MU Historic Urban Neighborhood Mixed-Use District, as deemed appropriate, on the entirety of Square 46, including Lots 1A, 2A, 3A, 109A, 108A, 107A, 106A, 105A, 104A, 103A, 101A, 100A, 97A-1, 96A, 93, 13, A, B, 11, 12, 13, 14, 87, 88, 89, 90, 94, 15A, 102B-1, 102A, Rr. 93, and Rr. 93, in the Fourth Municipal District, bounded by Rousseau Street, Soraparu Street, Saint Thomas Street, and First Street. The municipal addresses are 2342-2396 Saint Thomas Street, 511-539 First Street, 2347-2385 Rousseau Street, and 500-546 Soraparu Street. (PD 2) (VG)
10. **ZONING DOCKET 081/20** - Request by the Construction and General Laborers Local Union 99 for a conditional use to permit drive-through facilities associated with a financial institution in an MU-1 Medium Intensity Mixed-Use District, on Square 75, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, C, and D or Lots 2, 3, A, B, 4, 5, 6, 7, 8, C, and D, in the Sixth Municipal District, bounded by Soniat Street, Tchoupitoulas Street, Dufossat Street, and South Front Street. The municipal addresses are 400-420 Soniat Street, 5118-5124 Tchoupitoulas Street, and 5115 South Front Street. (PD 3) (JC)
11. **ZONING DOCKET 082/20** - Request by UJMK Realty LLC for a conditional use to permit drive-through facilities at a specialty restaurant 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 Square 403, Lots A, B, C, C, and D, in the Fourth Municipal District, bounded by South Claiborne Avenue, Fourth Street, Third

Street, and Willow Street. The municipal addresses are 2616-2632 South Claiborne Avenue. (PD 2) (SL)

- 12. SUBDIVISION DOCKET 060/20** – Request by Entergy New Orleans, LLC and Flowers Baking Co. of New Orleans, LLC to re-subdivide Lots D-3, S-5, S-7, and S-8 into proposed Lots D-3A, D-3B, D-3C, S-5A, S-7A, and S-8A, Section 18, former New Orleans Lakeshore Land Company, in the Third Municipal District, bounded by Downman Road, Lewis Road, Dwyer Boulevard, and Jordan Road. The municipal addresses are 5600-5800 Lewis Road, 5401 Dwyer Road, 6500-6700 Downman Road.
- 13. SUBDIVISION DOCKET 095/20** – Request by 732-34 North Rampart, LLC to re-subdivide Lot 2 into Lots 2A and 2B, Square 102, Second Municipal District, bounded by N. Rampart, St. Ann, Burgundy Streets, and Orleans Avenue. The municipal addresses are 732-34 N. Rampart St. and 1034 St. Ann Street. (PD 1B) (KB)
- 14. SUBDIVISION DOCKET 100/20** – Request by the Immanuel Community Church to re-subdivide Lots 1, 2, 3, 4, 5 and 20 into Lot 1-A, Square 2332, Third Municipal District, bounded by Elysian Fields Avenue, Sere Street, Marigny Street and Lafreniere Street. The municipal addresses are 3515 Elysian Fields Avenue, 37947 Lafreniere Street, and 3517 Elysian Fields Avenue. (PD 6) (JF)\
- 15. SUBDIVISION DOCKET 102/20** – Request by Alpine Properties to re-subdivide Lots 16 and 17 into Lots 16-A and 17-A, Square 816, in the First Municipal District, bounded by Olympia Street, Palmyra Street, South Murat Street, and Banks Street. The municipal addresses are 304-310 South Olympia Street.(PD 4) (AN)
- 16. SUBDIVISION DOCKET 104/20** – Request by Kriss Morrison and Kenneth Morrison to re-subdivide Lots 8 and 9 into Lots 8A and 9A, Square 10, Friburg, in the Sixth District of New Orleans, bound by Pine Street, Oak Street, Broadways Street and Plum Street. The municipal address are 1230 and 1238 Broadway Street.(PD 3) (SS)
- 17. 2021-2025 CAPITAL IMPROVEMENT PLAN (CIP) – AMENDMENT** – To consider projects proposed to be amended into the draft plan for recommended capital expenditures for the five-year period from 2021 through 2025. (LM/AN)
- 18. 2021-2025 CAPITAL IMPROVEMENT PLAN (CIP) – DRAFT** – To consider the draft plan for recommended capital expenditures for the five year period from 2021 through 2025. (LM/AN)
- 19. TREE PRESERVATION STUDY-** Consideration of a “Tree Preservation Study” authorized by the City Planning Commission to inform potential new strategies and regulations for the preservation and planting of trees on both public and private property. The Study includes an assessment of current conditions, current regulations, discussion of benefits, best practices, literature/information sources review, stakeholder meetings, public input, and recommendations.