

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 13, 2020

PUBLIC HEARING: 1:30 P.M.

CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR 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 in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

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)

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)

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)

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)

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)

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)

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., 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 (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

September 23, September 30, and October 7, 2020

Robert Rivers, Executive Director