

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 27, 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 27, 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 27, 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 083/20 - Request by City Council Motion No. M-20-279 for a text amendment to the Comprehensive Zoning Ordinance to clarify and amend the definitions and uses of “*Dwelling, Established Multi-Family*” and “*Dwelling, Established Two-Family*”, to create factors and requirements for the re-establishment of “established” dwellings, along with the residential zoning districts where these uses should be permitted by-right, and if certain areas of the city surrounding universities should be granted by a conditional use, subject to the following limitations:

- Only properties with a “documented legal history” as a two or multi-family dwelling are eligible;
- Re-establishment by right shall be limited to structures containing no more than four units, and no conversions to increase the historic number of units shall be permitted; and
- A conditional use shall be required to increase the verified footprint or intensity of the structure, and to re-establish more than four units (if more than four historically existed).

ZONING DOCKET 084/20 - Request by New Orleans Redevelopment Fund 2, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 329, Lot 3, in the Second Municipal District, bounded by North Dorgenois Street, Bienville Avenue, Conti Street, and North Rocheblave Street. The municipal addresses are 322-324 North Dorgenois Street. (PD 4)

ZONING DOCKET 085/20 - Request by Ralph Perry, IV and Crystal Barnes for a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 129, Lots 1 through 9 and portions of Lots 10 through 14, in the Fifth Municipal District, bounded by Woodland Highway, East 3rd Street (not constructed), Adams Street (not constructed), and Jackson Street (not constructed). The municipal address is 4097 Adams Street and 3350 Highway 406. (PD 13)

ZONING DOCKET 086/20 - Request by Barcelo and Webb, LLC 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 1230, Lots 1, 2, and 3, in the Third Municipal District, bounded by Gallier Street, North Tonti Street, Congress Street, and North Rocheblave Street. The municipal address is 2301 Gallier Street. (PD 7)

ZONING DOCKET 087/20 - Request by Windsor S. Dennis for a conditional use to permit an established two-family dwelling in an S-RS Suburban Single-Family Residential District, on Square 4667, Lot 16 or D, in the Third Municipal District, bounded by Lafaye Street, Pressburg Street, Vienna Street, and Baccich Street. The municipal addresses are 5917-5919 Lafaye Street. (PD 6)

ZONING DOCKET 088/20 - Request by Desire Community Housing Corporation for a conditional use to permit a development containing commercial uses over 25,000 square feet in floor area in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, on the entirety of Square 1609A, in the Third Municipal District, bounded by Desire Street, Industry Street, Florida Avenue, and Piety Street. The municipal addresses are 2711-2741 Desire Street, 2701-2749 Piety Street (also identified as 2731-2791 Piety Street), and 3301-3351 Florida Avenue. (PD 7)

ZONING DOCKET 089/20 – Request by the City of New Orleans and Broad Strokes, LLC for an amendment to Ordinance No. 28,218 MCS (Zoning Docket 049/19, which granted a conditional use to permit a brewery and bar with live entertainment, secondary use) to authorize the expansion of the brewery, bar, and live entertainment (secondary use) site to include the adjacent lot, Lot 23, at 1400 South Broad Street. The site is located in a C-1 General Commercial District, an HU-MU Historic Urban Neighborhood Mixed-Use District, and an EC Enhancement Corridor Design Overlay District. Once expanded, the conditional use would include Square 482-A (also known as Square 482), Lots 23, 9, 10, 11, 12, and 13, and part of Lot 23, in the First Municipal District, bounded by Thalia Street, South Broad Street, Martin Luther King, Jr. Boulevard, and South Dorgenois Street. The municipal addresses are 1400 South Broad Street, 3940 Thalia Street, and 3935-3943 Martin Luther King, Jr. Boulevard. (PD 4)

ZONING DOCKET 090/20 - Request by City Council Motion No. M-20-304 for a Planned Development in a C-3 Heavy Commercial 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)

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.

October 7, October 14, and October 21, 2020

Robert Rivers, Executive Director