

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 8, 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 September 8, 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 September 8, 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.

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 July 14 and July 28, 2020 meetings

Old Business

2. **ZONING DOCKET 064/20** - Request by City Council Motion No. M-20-94 for a text amendment to the Comprehensive Zoning Ordinance to establish “Campground” as a permitted use in Article 8, the M-MU Maritime Mixed Use District, to modify the definition in Article 26, and to modify use standards in Article 20, Section 20.3.K Campgrounds with the following considerations:
 1. Specifically include Recreational Vehicles in the types of transient occupancy allowed at a campground.
 2. Assess and reevaluate the minimum area required for campgrounds to instead establish a density level for camping spaces.
 3. Assess and reevaluate the required perimeter lot setback as 20 feet or greater. (JF)

New Business

3. **ZONING DOCKET 068/20** - Request by St. Anna's Episcopal Church in New Orleans for a conditional use to permit a community facility and neighborhood commercial establishment in an HMR-2 Historic Marigny/Tremé/Bywater Residential District, an RDO-2 Residential Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 629, Lot 4 or Lot 14 or an undesignated lot, in the Third Municipal District, bounded by Esplanade Avenue, North Claiborne Avenue, Kerlerec Street, and North Robertson Street. The municipal address is 1519 Esplanade Avenue. (PD 7) (RJ) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled)**
4. **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) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled. This item is to be automatically deferred to the October 13, 2020 regular meeting to allow a public notice deficiency to be corrected.)**
5. **ZONING DOCKET 070/20** - Request by Zelia CNP, LLC for a conditional use to permit a motor vehicle dealership, large in a CBD-4 Exposition District and a CBD-7 Bio-Science District, on Square 430, Lots 9, 9, 10, 11, 13A, 14A, Pt. M and 17 through 28, in the First Municipal District, bounded by Poydras Street, South Claiborne Avenue, Clara Street, and Perdido Street. The municipal addresses are 1709-1741 Poydras Street, 516-524 South

Claiborne Avenue, and 515 Clara Street. (PD 1A) (TM) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled)**

6. **ZONING DOCKET 071/20** - Request by the Housing Authority of New Orleans for an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 264, Lot 30 or Lots 30 and 2, in the Fourth Municipal District, bounded by Baronne Street, Philip Street, Jackson Avenue, and Brainard Street. The municipal address is 2256 Baronne Street. (PD 2) (SS) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled)**
7. **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) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled)**
8. **SUBDIVISION DOCKET 069/20** - Request by MCole & Associates, LLC to re-subdivide Lot 3 into Lots 3A and 3B, Square 27, in the Fifth Municipal District, bounded by Mardi Gras Boulevard, Numa Street, Columbus Street, Casa Calvo Street, and Copernicus Street. The municipal address is 1910 Numa Street. (PD 12) (RB) **(Automatically deferred from the August 25, 2020 regular meeting, which was cancelled)**
9. **ZONING DOCKET 073/20** - Request by City Council Motion No. M-20-230 for a text amendment to Article 7 and Article 18 of the Comprehensive Zoning Ordinance to classify "Outdoor Amusement Facility" as a permitted use in the GPD General Planned Development District and the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District. (SS)
10. **ZONING DOCKET 074/20** - Request by Realty Resolution, LLC and the City of New Orleans for a conditional use to permit a warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 1, an undesignated lot and pt. 19 to 22 and pt. 1, 2, 3, and 4 formerly acquired for the Leake Avenue right-of-way, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Leake Avenue, Arabella Street, and Joseph Street. The municipal addresses are 5620 Tchoupitoulas Street and 225 Arabella Street. (PD 3) (JC)
11. **ZONING DOCKET 075/20** - Request by Cartrecia DiMaggio and David DiMaggio for a zoning change from an HU-RD-1 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square H, Lot 53, in the Third Municipal District, bounded by Clematis Street, Elder Street, Montpelier Street, and Montpelier Street. The municipal address is 3666 Clematis Street. (PD 6) (RJ)
12. **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)

13. SUBDIVISION DOCKET 091/20 – Request by the Housing Authority of New Orleans to re-subdivide Lots A, B, C, D, E, and F into proposed Lots A-1, A-2, B-3, C-4, C-5, D-6, D-7, E-8, F-9, and F-10, on Square 173, in the Seventh Municipal District, bounded by General Ogden Street, Jeannette Street, Willow Street, and Monticello Avenue. The municipal addresses are 1400-1440 General Ogden Street. (PD 3) (TM)