

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, MAY 11, 2021**

**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 April 27, 2021 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 May 11, 2021 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:

- . Call to order and roll call, with recording of members present.
- a. Approval of Minutes
- b. Reading of the Hearing Rules
- c. Presentation of Dockets.
  - . Staff Presentation
    - i. Applicant Presentation
    - ii. Questions from Members
- d. Recess for 30 minutes
- e. Consideration of dockets
- . Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- f. Adjournment

## Minutes

1. Adoption of the minutes of the April 27, 2021 meeting.

### Business Recommended for Action

2. **Zoning Docket 032/21** - Request by Joseph Macaluso Realty Co., Inc., Laurence J. Macaluso Family, LLC, and Florence M. Baker for an Affordable Housing Planned Development in a C-1 General Commercial District and an HU-RD2 Historic Urban Two-Family Residential District, on Square 450, Lots A-1, A-2, Y, Z, and Lot C or an undesignated lot, in the Seventh Municipal District, bounded by Colapissa Street, Earhart Boulevard, Leonidas Street, and Monroe Street. The municipal addresses are 8612-8616 Colapissa Street, 8601-8635 Earhart Boulevard, 3018-3038 Leonidas Street, and 3027-3031 Monroe Street. **(Deferred from the April 27, 2021 regular meeting)**
3. **Zoning Docket 034/21-** Request by City Council Motion No. M-20-410 for a zoning change in the Lower Ninth Ward (bounded by Florida Avenue, St. Bernard Parish, St. Claude Avenue and the Industrial Canal), on all lots therein currently zoned S-B1 Suburban Business District and S-B2 Pedestrian-Oriented Corridor Business District, to designate them as HU-MU Neighborhood Mixed-Use District, to facilitate residential uses by right that are currently prohibited within the existing S-B1 and B2 designations. **(Deferred from the April 27, 2021 regular meeting)**
4. **Zoning Docket 035/21** - Request by City Council Motion No. M-21-82 for a text amendment to the Comprehensive Zoning Ordinance to reflect and incorporate changes that will ensure Inclusionary Zoning requirements are aligned with previously adopted legislation to the CZO and Code of the City of New Orleans and to provide all applicable processes and standards, including but not limited to:
  - \* Providing parking reduction standards in Article 28, Section 28.7, and
  - \* Amending or creating definitions for the inclusionary zoning voluntary provisions, and
  - \* Aligning the tables in Article 5, Tables 5-5 through 5-12 with the respective base zoning use tables of Articles 9 through 17, and
  - \* Determining and amending any other inconsistencies as determined by CPC staff.**(Deferred from the April 27, 2021 regular meeting)**
5. **Zoning Docket 036/21** - Request by Curtis Doucette for a conditional use to permit a principal bed and breakfast in an HMR-1 Historic Marigny/Tremé/Bywater Residential District and an RDO-2 Residential Diversity Overlay District, on Square 178, Lot 1, in the Second Municipal District, bounded by North Robertson Street, Dumaine Street, Saint Philip Street, and North Villere Street. The municipal addresses are 912-914 North Robertson Street. **(Deferred from the April 27, 2021 regular meeting)**

6. **Zoning Docket 037/21** - Request by LKM Enterprises, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 538, Lots A, K, C, and 4, in the Seventh Municipal District, bounded by Olive Street, South Carrollton Avenue, Edinburgh Street, and Short Street. The municipal addresses are 8013-8015 Olive Street and 3415-3417 South Carrollton Avenue. **(Deferred from the April 27, 2021 regular meeting)**
7. **Zoning Docket 038/21** - Request by 2825 Arts, LLC for a conditional use to permit a bar with live entertainment (secondary use) in an MU-1 Medium Intensity Mixed-Use District, on Square 1706, Lots 17 and 18, in the Third Municipal District, bounded by Arts Street, Agriculture Street, Industry Street, and Painters Street. The municipal address is 2825 Arts Street. **(Deferred from the April 27, 2021 regular meeting)**
8. **Zoning Docket 039/21** - Request by JGQ Properties, LLC for a conditional use to permit a restaurant with the sale of alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 15, Lots 27, 28, 29, and 30, in the Seventh Municipal District, bounded by West Harrison Avenue, 26th Street, Pontchartrain Boulevard, and Fleur de Lis Drive. The municipal addresses are 201-207 West Harrison Avenue. **(Deferred from the April 27, 2021 regular meeting)**

#### **New Business Recommended for Deferral**

9. **Zoning Docket 040/21** - Request by A, H & A, LLC for a conditional use to permit the retail sale of packaged alcoholic beverages at an existing gas station in an HU-MU Historic Urban Neighborhood Mixed-Use District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 359, Lot 21-A or Lots 21 through 31, in Second Municipal District, bounded by North Broad Street, Toulouse Street, Saint Peter Street, and North White Street. The municipal addresses are 617 North Broad Street and 2735 Toulouse Street.
10. **Zoning Docket 041/21** - Request by 802 Nashville, LLC for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 29, Lots 6 and 7, in the Sixth Municipal District, bounded by Nashville Avenue, Magazine Street, Camp Street and Eleonore Street. The municipal addresses are 802 Nashville Avenue and 5801 Magazine Street.
11. **Zoning Docket 042/21** - Request by Groveholly, LLC for a conditional use to permit a restaurant and micro-brewery over 5,000 square feet in floor area in an HU-MU Historic Urban Mixed-Use District, on an undesignated lot on Square 534, in the Seventh Municipal District, bounded by Olive, Dante, and Cambronne Streets. The municipal addresses are 8301-8343 Olive Street.

12. **Zoning Docket 043/21** - Request by the Louise S. McGehee School for an amendment to Ordinance No. 20,106 MCS (Zoning Docket 005/01) to remove Proviso No. 1 to allow 2336 Saint Charles Avenue to be used as a child care center, in an HU-RM1 Historic Urban Multi-Family Residential District and an HU-RD2 Historic Urban Two-Family Residential District, as well as the Saint Charles Avenue Use Restriction Overlay District and a CPC Character Preservation Corridor Design Overlay District, on Square 212, Lot B-2, in the Fourth Municipal District, bounded by Saint Charles Avenue, Prytania Street, First Street, and Philip Street. The municipal addresses are 2328-2344 Saint Charles Avenue, 2303-2355 Prytania Street, and 1528-1540 Philip Street.
  
13. **Design Review 040/21** - Request by Reveal New Orleans, LLC for an amendment to an approved development plan in accordance with Article 4, Section 4.5.F,2 of the Comprehensive Zoning Ordinance, on Prairie Lands, Section A, Phase 1 and Phase 2, or Parts 25 and 27, or Parcel 23B and an undesignated lot, bounded by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal addresses are 13707-13733 Chef Menteur Highway.