

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, AUGUST 24, 2021

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 August 24, 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 August 24, 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 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.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

Zoning Docket 071/21

Applicant: City of New Orleans

Request: Amendment to Ordinance No. 28,300 MCS (Zoning Docket 115/19), which established a conditional use to permit a prison and related uses in an LI Light Industrial District, to permit the expansion of the prison to include the construction of a medical and mental health services facility

Overlay zoning district(s): None

Property description: Square 600-A (formerly Square 600), all lots (excluding Lots 28 through 31), Square 615, all lots, Square 624, all lots, Square 624-A, all lots, Square 666, all lots, and Square 675, all lots, in the First Municipal District, bounded by Interstate Highway 10, South Broad Street, Perdido Street, and South Jefferson Davis Parkway

Municipal address(es): 2750-3200 Perdido Street and 819-821 South Broad Street

Zoning Docket 072/21

Applicant: 2112 Chartres Street, LLC

Request: Conditional use to permit a commercial short-term rental in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District

Overlay zoning district(s): RDO-1 Residential Diversity Overlay District

Property description: Square 6, Pt Lots 5 - 6 or 7 or Lot 6, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue

Municipal address(es): 2110-2112 Chartres Street

Zoning Docket 073/21**Applicant:** Rouse Land Company, LLC**Request:** Conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District**Overlay zoning district(s):** None**Property description:** Proposed Lot 3-B-1-A (which is a portion of existing Lot 3-B-1) on an undesignated square in the Third Municipal District, bounded by Franklin Avenue, Leon C. Simon Drive, Lakeshore Drive, and Music Street.**Municipal address(es):** 6750 Franklin Avenue**Zoning Docket 074/21****Applicant:** Marquita Cage**Request:** Zoning change from an S-RS Suburban Single-Family Residential District to an S-RD2 Suburban Two-Family Residential District**Overlay zoning district(s):** None**Property description:** Square 4879, Lot M-5, in the Third Municipal District, bounded by Baccich Street, Lafaye Street, Madrid Street, and Robert E. Lee Boulevard.**Municipal address(es):** 6110-6112 Baccich Street**Zoning Docket 075/21****Applicant:** City Council Motion No. M-21-228**Request:** Text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Protect Tremé Interim Zoning District, the intent of which is to prohibit certain uses and to safeguard the Tremé neighborhood from uses detrimental to its historic structures and culture until a comprehensive vision for the future of Tremé, specifically Louis Armstrong Park, is developed by its residents in collaboration with the City.

The prohibited uses are:

- a. Government Offices
- b. Public Works and Safety Facility.

All other permitted and conditional uses shall be as provided in CZO Table 7-1 (Section 7.2.A) under OS-R and no Parking Lot or Parking Structure shall be permitted.

Location: With the exception of the existing Mahalia Jackson Theater (Municipal Address: 1419 Basin Street, Tremé Recreation Community Center (Municipal Addresses: 900 North Villere Street and 1400 Saint Philip Street), and Sewerage and Water Board Pumping Station A (Municipal Address: 1301 Basin Street), the restrictions shall apply to all lots currently zoned OS-R Regional Open Space District within the boundaries of Louis Armstrong Park, which are as follows: from North Rampart Street at Saint Philip Street, continuing along North Rampart Street to Saint Peter Street, continuing along Saint Peter Street to Basin Street, continuing along Basin Street to North Villere Street, continuing along North Villere Street to Saint Philip Street, and continuing along Saint Philip Street to North Rampart Street.

Zoning Docket 076/21

Applicant: Christine K. Bowers

Request: Conditional use to permit a multi-family dwelling (three units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

Overlay zoning district(s): RDO-1 Residential Diversity Overlay District

Property description: Square 245, Lot P, in the Third Municipal District, bounded by Dauphine Street, Pauline Street, Alvar Street, and Burgundy Street

Municipal address(es): 3801-3803 Dauphine Street and 813 Pauline Street

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.

August 4, August 11, and August 18, 2021

Robert Rivers, Executive Director