

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 14, 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 December 14, 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 December 14, 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.

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

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
- g. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- h. Adjournment

Minutes

1. Adoption of the minutes of the November 30, 2021 meeting

Business Recommended for Action

2. **Zoning Docket 101/21**

Applicant(s): Louisiana Wildlife and Fisheries Foundation

Request: Conditional use to permit a vocational education facility in a C-1 General Commercial District

Overlay zoning district(s): SC Suburban Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District

Property Description: Plot 2-B on an undesignated square in the Fifth Municipal District, bounded by Woodland Highway, Woodland Drive, and Tullis Drive

Municipal address(es): 6035 Woodland Highway

3. **Zoning Docket 102/21**

Applicant(s): 5629 St. Roch Ave, LLC

Request: Zoning change from an S-B1 Suburban Business District to an S-RS Suburban Single-Family Residential District

Overlay zoning district(s): None

Property description: Square 4411, Lot X (proposed Lots X-1 and X-2), in the Third Municipal District, bounded by Prentiss Street, Saint Roch Avenue, Mendez Street, and Music Street

Municipal address(es): 5329 Saint Roch Avenue

4. **Zoning Docket 103/21**

Applicant(s): City Council Motion No. M-21-326

Request: Rescission of Ordinance No. 8,072 MCS (Zoning Docket 069/80, which granted a conditional use to permit a day care center in an RS-2 Single Family Residential District) as the conditional use is obsolete, for a property now zoned

Overlay zoning district(s): EC Enhancement Corridor Design Overlay District; HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 2332, Lot 1-A, in the Third Municipal District, bounded by Elysian Fields Avenue, Lafreniere Street, Marigny Street, and Sere Street

Municipal address(es): 3515-3517 Elysian Fields Avenue

5. **Zoning Docket 104/21**

Applicant(s): City Council Motion No. M-21-328

Request: Text amendment to the Comprehensive Zoning Ordinance to create a new use category of "Boat Dock" for the purpose of allowing boat rental facilities and to designate such use as a conditional use in the M-MU Maritime Mixed-Use District, S-LM Lake Area Marina District, S-LP Lake Area Neighborhood Park District, OS-R Regional Open Space District, OS-N Neighborhood Open Space District, and NA Natural Areas District

Location: This application would affect all properties within the above-noted zoning districts.

6. Zoning Docket 105/21

Applicant(s): City Council Motion No. M-21-329

Request: Text amendment to Article 18, Section 18.9.B.2 of the Comprehensive Zoning Ordinance to add “Outdoor Amphitheater” as a conditional use in the AC-1 Arts and Culture Diversity Overlay District

Location: This application would affect the AC-1 Arts and Culture Diversity Overlay District where it is applied generally along Broad Street and Saint Bernard Avenue. It would not affect the AC-1 District where it is applied along Frenchmen Street and Esplanade Avenue.

7. Zoning Docket 106/21

Applicant(s): City Council Motion No. M-21-330

Request: Conditional use to permit an outdoor amphitheater in the AC-1 Arts and Culture Diversity Overlay District

Overlay zoning district(s): EC Enhancement Corridor Design Overlay District, GC Greenway Corridor Design Overlay District

Property description: Square 336, Lots 1, 2, 3, 4, 5, 6, 7 or 7A and 7B, 8, 9, and 10, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, North Dorgenois Street, and Toulouse Street.

Municipal address(es): 600 North Broad Street, 2619-2633 Toulouse Street, and 2622-2652 Toulouse Street

8. Zoning Docket 107/21

Applicant(s): City Council Motion No. M-21-364

Request: Text amendment to the Comprehensive Zoning Ordinance to create a new use category of “convenience centers” or “waste and recycling drop-off centers,” to consider the addition of such to use tables in all appropriate zoning districts, to establish site design and use standards, and to make recommendations for any other amendments deemed necessary

Location: Not applicable

9. Subdivision Docket 055/21

Applicant(s): Whitney National Bank of New Orleans

Request: Re-subdivide Lots A, B, D, E, F, G, 2, 18,19, 4, 9, 10, 16, and 17 into Lots 2-A, 3-A, and 9-A

Property Description: Square 394, Third Municipal District, bounded by Saint Claude Avenue, Saint Roch Avenue, Music Street, and Marais Street

Municipal address(es): 2405 Saint Claude Avenue

10. Subdivision Docket 149/21

Applicant(s): David and Alexandra Band

Request: Re-subdivide Lots C, D and E into Lots C1 and D1

Property Description: Square 476, in the Sixth Municipal District, bounded by Danneel Street, General Pershing Street, Dryades Street and Napoleon Avenue
Municipal address(es): 4318 Danneel Street and 1922 General Pershing Street

- 11. Subdivision Docket 150/21**
Applicant(s): Diocese of the Protestant Episcopal Church
Request: Re-subdivide Lots 4 and G into Lot 4-A
Property Description: Square 7, Friburg, Sixth Municipal District, bounded by Broadway, Zimple, Pine, and Oak Streets
Municipal address(es): 1100 Broadway Street and 7201-7215 Zimple Street
- 12. Subdivision Docket 153/21**
Applicant(s): D.A.A. Holdings, LLC
Request: Re-subdivide Lots 6 and 21 into Lot 6A
Property Description: Square 37, Second Municipal District, bounded by Chartres Street, Conti Street, Exchange Place, and Bienville Street
Municipal address(es): 317-319 Chartres Street and 316-318 Exchange Place
- 13. Subdivision Docket 169/21**
Applicant(s): Timothy A. McConnell and Elizabeth D. McConnell
Request: Re-subdivide Lots R and X into Lot R1
Property Description: Square 253, Sixth Municipal District, bounded by Soniat Street, Chestnut Street, Camp Street, and Duffossat Street
Municipal address(es): 1036 and 1040-1042 Soniat Street
- 14. Property Disposition 005/21:** Consideration of the disposition of immovable property consisting of a dead-end portion of Kerlerec Street right-of-way located in the 3rd Municipal District, between Squares 1191 and 1192. Adjacent lots bear the municipal addresses of 1430 and 1440 N. Rocheblave Street.
- 15. Street Name Change 002/21:** Consideration of renaming the entirety of Slidell Street from the Mississippi River to Behrman Avenue as Red Allen Way.
- 16. Street Name Change 003/21:** Consideration of renaming the entirety of McShane Place which connects N. Rampart Street at St. Bernard Avenue to St. Claude Avenue as Joseph Guillaume Place.
- 17. Street Name Change 004/21:** Consideration of the renaming of the entirety of Robert E. Lee Boulevard from Peoples Avenue to Lakeshore Drive/West End Boulevard as Allen Toussaint Boulevard

Business Recommended for Deferral

- 18. Zoning Docket 108/21**
Applicant(s): Poydras Properties II, LLC
Request: Amendment to Ordinance No. 28,717 MCS (Zoning Docket 014/21, which granted a conditional use to permit a fast food restaurant in a CBD-4 Exposition District)

to now request variances to permit additional signage, a 134 square foot blade sign at the intersection of Poydras Street and Loyola Avenue

Overlay zoning district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 307A, Lot Z-4, in the First Municipal District, bounded by Poydras Street, Loyola Avenue, Girod Street, and La Salle Street

Municipal address(es): 1200 Poydras Street and 501 Loyola Avenue

19. Zoning Docket 109/21

Applicant(s): Ismail M. Odeh

Request: Conditional use to permit a minor motor vehicle service and repair facility in an S-B1 Suburban Business District

Overlay zoning district(s): None

Property description: Square 2259, Lots 16, 17 or 17-A, and 18 or 18-A, in the Third Municipal District, bounded by Louisa Street, Alja Meyers Place, Pleasure Street, and Metropolitan Street

Municipal address(es): 3424-3434 Louisa Street

20. Zoning Docket 110/21

Applicant(s): Gotham Marigny Properties, LLC

Request: Conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District

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

Property description: Square 15, Lots B or 16, in the Third Municipal District, bounded by Chartres Street, Franklin Avenue, Decatur Street, and Port Street

Municipal address(es): 2600-2602 Chartres Street

21. Zoning Docket 111/21

Applicant(s): Oak Street, LLC

Request: Conditional use to permit a wine shop in an HU-MU Historic Urban Neighborhood Mixed-Use District

Overlay zoning district(s): EC Enhancement Corridor Design Overlay District

Property description: Square 136, Lots 19 and 20, in the Seventh Municipal District, bounded by Oak Street, Cambronne Street, Dantae Street, and Zimpel Street

Municipal address(es): 8314 Oak Street

22. Zoning Docket 112/21

Applicant(s): 3030 Canal Street, LLC

Request: Conditional use to allow components of a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District

Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 632, Lots 11, 12, 24, 15, and 16, in the First Municipal District, bounded by South Salcedo Street, South Gayoso Street, Cleveland Avenue, and Canal Street

Municipal address(es): 118-120 South Salcedo Street, 117 South Gayoso Street, and 3023 Cleveland Avenue