

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, FEBRUARY 23, 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 February 23, 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 February 23, 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:

- 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 February 9, 2021 regular meeting.

### Business Recommended for Action

2. **Zoning Docket 009/21** - Request by Trinity Church for an amendment to Ordinance No. 20,902 MCS (Zoning Docket 57/02) and Ordinance No. 24,295 MCS (Zoning Docket 104/10) for a conditional use to permit the expansion of an existing educational facility in an HU-RD1 Historic Urban Two-Family Residential District and an HU-RD2 Historic Urban Two-Family Residential District, on Lot 16-A on Square 203; Lots 13, 14, 15, and 1-A on Square 178; Lot Y-2 on Squares 178 and 171; Lots A, Pt. B or B, B or an undesignated lot, C, D, A, 11 or an undesignated lot, and X-2 on Square 171; and the former Chestnut Street right-of-way between Squares 171 and 178, in the Fourth Municipal District, bounded by Jackson Avenue, Prytania Street, Josephine Street, Chestnut Street, Saint Andrew Street, and Camp Street. The municipal addresses are 1207, 1227-1329, and 1401-1425 Jackson Avenue; 2112 and 2119-2125 Coliseum Street; 1200-1326 and 1227-1233 Josephine Street; and 2117-2129 Camp Street. **(Deferred from the January 23, 2021 regular meeting)**
3. **Zoning Docket 012/21** - Request by Sam Smith Jr. for a conditional use to permit a bar and live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, a GC Greenway Corridor Design Overlay District, an EC Enhancement Corridor Design Overlay District, and an AC-1 Arts and Culture Diversity Overlay District, on Square 360, Lot 3-A, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, Toulouse Street, and North White Street. The municipal addresses are 601-615 North Broad Street, 2701-2707 Lafitte Street, and 2716 Toulouse Street. **(Deferred from the February 9, 2021 regular meeting)**
4. **Zoning Docket 013/21** - Request by 634 Orange Street, LLC for a conditional use to permit the retail sale of packaged alcoholic beverages in an MU-2 High Intensity Mixed-Use District, on Square 82, Lot 82-C-1, in the First Municipal District, bounded by Orange Street, Saint Thomas Street, Religious Street, and Richard Street. The municipal address is 634 Orange Street, Suite A. **(Deferred from the February 9, 2021 regular meeting)**
5. **Zoning Docket 016/21** - Request by City Council Motion No. M-20-450 for a text amendment to the Comprehensive Zoning Ordinance to consider amendments to the definition of “winery” and to consider the addition of such to use tables in appropriate districts. In the course of review, City Planning Commission staff should consider this use in the context of similar uses such as “breweries” and “distilleries.” Staff should also review use tables and provide recommendations to establish consistency among “breweries” and “distilleries” in appropriate zoning districts. Planning staff should review applicable State regulations to guide potential amendments. **(Deferred from the February 9, 2021 regular meeting)**
6. **Zoning Docket 017/21** - Request by City Council Motion No. M-20-416 for a text amendment to the Comprehensive Zoning Ordinance to consider creating a definition and/or

use standards for "shooting range" or "shooting gallery," to consider the addition of such to use tables in appropriate districts, to establish site design standards, and to make recommendations for any other amendments deemed necessary. The City Planning Commission staff should consider indoor and outdoor uses, as well as on-site retail sales. In the course of review, the City Planning Commission should study regulations in similarly situated municipalities, including but not limited to nearby parishes in southeastern Louisiana, as well as applicable state regulations, to guide potential amendments.

7. **Zoning Docket 018/21** - Request by Pleasant Zion Missionary Baptist Church for an affordable housing planned development in an HU-RD2 Historic Urban Two-Family Residential District, on Square 441, Lots 24 through 33, bounded by South Johnson Street, Fourth Street, Momus Court, and South Galvez Street. The municipal addresses are 2701 South Johnson Street and 3400 Fourth Street.
8. **Zoning Docket 021/21** - Request by Kenneth C. Jackson, Melanie A. Painia, Dominique Gusman, and James Spears for a conditional use to permit a hotel with live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District, the LAS La Salle Street Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 333, Lots 2 and 3, in the Fourth Municipal District, bounded by La Salle Street, Washington Avenue, Sixth Street, and South Liberty Street. The municipal addresses are 2836-2842 La Salle Street.
9. **Zoning Docket 022/21** - Request by the Platinum Holding Group, LLC for a conditional use to permit a four-family multiple-family residence in an HMR-3 Historic Marigny/Tremé/Bywater Residential District, on Square 364, Lot N, in the Third Municipal District, bounded by Montegut Street, North Rampart Street, Saint Claude Avenue, and Press Street. The municipal address is 1032 Montegut Street.

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

10. **Zoning Docket 014/21** - Request by Poydras Properties II, LLC for an amendment to Ordinance No. 26,335 MCS (Zoning Docket 12/15) for a conditional use to permit a fast food restaurant in a CBD-4 Exposition District, on Square 307A, Lot Z-4, in the First Municipal District, bounded by Poydras Street, Loyola Avenue, Girod Street, and La Salle Street. The municipal addresses are 1200 Poydras Street and 501 Loyola Avenue.
11. **Zoning Docket 015/21** - Request by PMAT Algiers Plaza, LLC for an amendment to Ordinance No. 24,812 MCS (Zoning Docket 120/11) to permit a fast food restaurant with drive-thru facilities in a C-3 Heavy Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and CT Corridor Transformation Design Overlay District, on Square H-D, Lot 1, in the Fifth Municipal District, bounded by General De Gaulle Drive, Holiday Drive, MacArthur Boulevard, and Rue Parc Fontaine. The municipal addresses are 4100-4150 General De Gaulle Drive and 3008-3070 (except 3014) Holiday Boulevard.

- 12. Zoning Docket 019/21** - Request by City Council Motion No. M-20-309 for a conditional use to permit an established multi-family residence in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1206, Lot B, in the Third Municipal District, bounded by North Tonti, Pauger, Saint Anthony, and North Rocheblave Streets. The municipal addresses are 2053-2059 North Tonti Street. **(Deferred from the February 9, 2021 regular meeting)**
- 13. Zoning Docket 020/21** - Request by City Council Motion No. M-20-310 for a conditional use to permit an established multi-family residence in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1206, Lot 5 or 18, in the Third Municipal District, bounded by Saint Anthony, North Tonti, Pauger, and North Rocheblave Streets. The municipal address is 2311 Saint Anthony Street. **(Deferred from the February 9, 2021 regular meeting)**