

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 26, 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 January 26, 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 January 26, 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 January 12, 2021 meeting.

Old Business

2. **Outdoor Live Entertainment Study** - Request by City Council Motion M-20-5 for the City Planning Commission to study Outdoor Live Entertainment regulations in the Comprehensive Zoning Ordinance, and any correlating requirements in the City Code, to determine if modifications are warranted. In the course of the study and review, the CPC will analyze similarly situated cities' regulations, as well as New Orleans' existing infrastructure – including permitted venues, zoning and overlay districts, temporary permitting structures, both citywide and by neighborhood and study the City's existing codes to prepare recommendations if any amendments to these codes are needed. This includes, but is not limited to: a review of the history of uses, interpretations, and applications of regulations related to outdoor live entertainment; the addition of definitions and use standards and revisions to existing definitions; revisions to permissible and prohibited zoning categories; updates to fee structures; possible remedies to illegal uses; enforcement mechanisms; clarification on existing non-conforming uses; mitigation measures that would promote responsible uses, minimizing nuisances; fostering strong relationships among residents, city agencies, and existing and potential venues; distance limitations; addressing the vesting of land use rights; and ensuring that all regulations encourage and allow for full compliance, promoting opportunities for responsible parties who wish to engage in and benefit from the City's cultural economy. **(Deferred from the December 8, 2020 City Planning Commission meeting)**

New Business

3. **Zoning Docket 003/21** - Request by City Council Motion No. M-20-400 for a text amendment to the Comprehensive Zoning Ordinance to establish the Algiers Riverfront Overlay District, to ensure that certain uses and designs are compatible with and preserve the character and integrity of Algiers, applying to all lots, except for those zoned Neighborhood Open Space (OS-N), within the following boundaries: the Mississippi River at the Crescent City Connection to Brooklyn Avenue, continuing along Brooklyn Avenue, including Brooklyn Avenue becoming Powder Street, continuing along Powder Street to Pelican Avenue, continuing along Pelican Avenue to Bouny Street, continuing along Bouny Street to Delaronde Street, continuing along Delaronde Street to Seguin Street, continuing along Seguin Street to Morgan Street, continuing along Morgan Street until it becomes Patterson Road, continuing along Patterson Road to Hendee Street, and from Hendee Street north to the Mississippi River.

The review of the proposed amendment shall include the following considerations:

1. Regardless of any law to the contrary, the height shall be limited to 40 feet and no more than three stories; and
 2. In the MU-1 and MU-2 base zoning districts, the design standards shall be as provided in the HU-MU District.
 3. The option of downzoning the base zoning within the entirety of the proposed overlay or any part thereof, in order to achieve limited use and design restrictions. Any downzoning proposal is subject to a maximum base height of forty (40) feet and three (3) stories.
 4. The option of amending the existing Riverfront Overlay RIV-2 Algiers Sub-District Standards (Section 18.13.G of the Comprehensive Zoning Code) to eliminate or modify the height limit increase so that only a maximum of five (5) feet beyond the height limit of the underlying zoning district is permitted. The intent of this possible revision is to consider allowing only the minimum height bonus necessary to achieve a view of the river from the upper story or stories of a three-floor development. If no such height bonus is necessary to achieve this view, the intent is to remove the option of any height bonus under the RIV-2.
 5. In conjunction with (4) above, the option of amending the existing Riverfront Overlay RIV-2 Algiers Sub-District Standards (Section 18.13.G of the Comprehensive Zoning Code) to add a possible parking bonus, as a replacement for the current height limit increase or supplement to a reduced height limit increase. The intent of this possible revision is to establish an affordable housing incentive that is more compatible with the neighborhood than the current height limit increase. (JF)
4. **Zoning Docket 008/21** - Request by Chartres Properties, LLC for a conditional use to permit a wine shop 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 204, Lot 14A, in the Sixth Municipal District, bounded by Magazine Street, Constance Street, General Pershing Street, and Milan Street. The municipal addresses are 4210-4214 Magazine Street. (PD 2) (SS)
 5. **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. (PD 2) (HD/SL)
 6. **Subdivision Docket 133/20** – Request by Louise S. McGehee School to re-subdivide Lots 5, 6, 26-A, and 27-A into Lot B-2, on Square 212, in the Fourth Municipal District, bounded by Saint Charles Avenue, Philip Street, Prytania Street, and First Street. The

municipal addresses are 2303 Prytania Street and 2328-2344 Saint Charles Avenue. (PD 2) (RB)

7. **Subdivision Docket 136/20** – Request by Crowder Boulevard Properties, LLC to re-subdivide Lot 31-XYZ into Lots 105 through 118, on Square 31, in the Third Municipal District, bounded by Hayne Blvd, Meyn St, Curran Rd and Crowder Blvd. The municipal address is 7850 Crowder Boulevard. (PD 9) (TM)
8. **Subdivision Docket 137/20** – Request by Thomas Reagan to re-subdivide Lots D-3 and 4 into Lots D-3-A and 4-A, on Square 52, in the Second Municipal District, bounded by Governor Nicholls Street, Royal Street, Barracks Street, and Bourbon Street. The municipal addresses are 721-729 Governor Nicholls Street. (PD 1B) (JF)