

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 26, 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 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 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.

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 (5) 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.

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)

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)

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.

January 6, January 13, and January 20, 2021

Robert Rivers, Executive Director