

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 13, 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 July 13, 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 July 13, 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 June 22, 2021 meeting.

Business Recommended for Action

2. **Zoning Docket 044/21** - Request by City Council Motion No. M-21-102 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 18 Overlay Zoning Districts to establish a new overlay district named the University Area Off-Street Parking Overlay, the intent of which is to require off-street vehicular parking for any increase in the number of existing bedrooms, for all properties located in the area generally bounded by: Cecil Street, a straight line connecting Cecil Street to Monticello Avenue, Monticello Avenue, to Leake Avenue, to River Drive, to Riverview Drive, to East Drive, to Tchoupitoulas Street, turning north on Nashville Avenue, turning west on South Claiborne Avenue, connecting to South Carrollton Avenue, turning east on Tulane Avenue/Airline Highway connecting to Palmetto Street, to Northline Street, to Monticello, to Cecil Street. **(Deferred from the June 8, 2021 regular meeting)**
3. **Zoning Docket 049/21** - Request by Richard T. Lothian for a conditional use to permit a bar in an LI Light Industrial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot L-6 on an undesignated square, Lakratt Tract, in the Third Municipal District, bounded by Hayne Boulevard, Downman Road, Morrison Road, and the Industrial Canal. The municipal addresses are 5746-5750 Hayne Boulevard. **(Deferred from the June 22, 2021 meeting)**
4. **Zoning Docket 052/21** - Request by 1152 Magazine St, LLC for an amendment to Ordinance No. 27,943 MCS (Zoning Docket 90/18, which granted conditional use approval to permit an indoor amusement facility with standard restaurant, bar, and live entertainment (secondary use) components over 10,000 square feet in floor area) to now grant a conditional use to permit a wine shop, in an HU-MU Historic Urban Neighborhood Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District, on Square 139, Lot A-1, in the First Municipal District, bounded by Magazine Street, Erato Street, Constance Street, and Calliope Street/Pontchartrain Expressway The municipal address is 1152 Magazine Street. **(Deferred from the June 22, 2021 meeting)**
5. **Zoning Docket 053/21** - Request by City Council Motion No. M-21-146 for an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 240, Lots 16, 17, 18, and 19, in the Fourth Municipal District, bounded by Saint Andrew Street, Carondelet Street, Felicity Street, and Baronne Street. The municipal addresses are 1721-1735 Saint Andrew Street. **(Deferred from the June 22, 2021 meeting)**

6. **Subdivision Docket 060/21** - Request by GCHP - Andrew, LLC to re-subdivide Lots 16, 17, 18, and 19 into Lots 16-A through 16-P, Square 240, in the Fourth Municipal District, bounded by Saint Andrew Street, Carondelet Street, Felicity Street, and Baronne Street. The municipal addresses are 1721-1735 Saint Andrew Street. **(Deferred from the June 22, 2021 meeting)**
7. **Zoning Docket 054/21** - Request by Sophia Dietzel and Khalil Takroori for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 656, Lot 1 or A1, in the First Municipal District, bounded by Cleveland Avenue, South Lopez Street, Palmyra Street, and South Salcedo Street. The municipal addresses are 3120-3122 Cleveland Avenue and 202 South Lopez Street. **(Deferred from the June 22, 2021 meeting)**
8. **Zoning Docket 056/21** - Request by City Council Motion No. M-21-155 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 4 to remove the requirement that the City Planning Commission review signage applications for properties located within Design Overlay Districts.
9. **Subdivision Docket 063/21** - Request by Home by Hand, Inc. to re-subdivide Lot A into Lots A-1 and A-2, Square 1182, in the Third Municipal District, bounded by North Miro Street, Saint Bernard Avenue, North Tonti Street, and George Nick Connor Drive. The municipal addresses are 2205-2209 Saint Bernard Avenue.
10. **Consideration of the draft Subdivision Regulations**

New Business Recommended for Deferral

11. **Zoning Docket 055/21** - Request by City Council Motion No. M-21-154 for a conditional use to permit a principal bed and breakfast in an HU-RM1 Historic Urban Multi-Family Residential District, located on Square 32, Lot 1 and 2, in the Fifth Municipal District, bounded by Olivier Street, Pelican Avenue, Valette Street, and Alix Street. The municipal addresses are 300-302 Olivier Street and 603-609 Pelican Avenue.
12. **Zoning Docket 057/21** - Request by Tulane and Carrollton, LLC for an amendment to Ordinance No. 17,548 MCS (Zoning Docket 17/93) to now grant a conditional use to permit a drive-thru facility associated with a fast food restaurant in an MU-2 High Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 763, Lot 1, in the First Municipal District, bounded by Tulane Avenue, South Carrollton Avenue, South Pierce Street, and Interstate 10. The municipal address is 4068 Tulane Avenue.
13. **Zoning Docket 058/21** - Request by Darryl S. Brister and Dionne F. Brister for a conditional use to permit a reception facility in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 339, Lot 23, in the Second Municipal District, bounded by Orleans Avenue, North Broad

Street, North Dorgenois Street, and Saint Ann Street. The municipal address is 2631 Orleans Avenue.

14. **Zoning Docket 059/21** - Request by Tchoup House Management, LLC for a conditional use to permit a bar and specialty restaurant with live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 115, Lot 3, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Annunciation Street, General Pershing Street, and Napoleon Avenue. The municipal addresses are 4329-4331 Tchoupitoulas Street.
15. **Zoning Docket 060/21** - Request by Barcello & Webb, LLC for a text amendment to the Comprehensive Zoning Ordinance to amend Article 14 to classify “public market” as a permitted use in the S-B1 Suburban Business District.
16. **Zoning Docket 061/21** - Request by Barcello & Webb, LLC for a zoning change from an S-RD2 Suburban Two-Family Residential District to an S-B1 Suburban Business District, on Square 2258, Lots 12 and 13, in the Third Municipal District, bounded by Piety Street, Alja Meyers Place, Pleasure Street, and Louisa Street. The municipal addresses are 3440-3446 Piety Street.
17. **Zoning Docket 062/21** - Request by Kelly Bryson for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-1 Historic Marigny/Tremé/Bywater Commercial District, on Square 249, Lot B, in the Third Municipal District, bounded by Louisa Street, Dauphine Street, Burgundy Street, and Piety Street. The municipal addresses are 805-807 Louisa Street.