

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 13, 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 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 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 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.

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.

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.

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.

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.

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.

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.

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.

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.

June 23, June 30, and July 7, 2021

Robert Rivers, Executive Director