

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 27, 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 27, 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 27, 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
- g. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- h. Adjournment

Minutes

1. Adoption of the minutes of the July 13, 2021 meeting.

Business Recommended for Action

2. **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.
3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

8. **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.
9. **Property Disposition 002/21** - Consideration of the disposition of immovable property consisting of Lot 19 pt. 20, Square 500, and any right and/or ownership the City may have or claim to have in municipal address 3202 Pine Street, bounded by Earhart Boulevard, Lowerline, Pine, and Forshey Streets. The municipal address is 3202 Pine Street.
10. **Property Disposition 003/21** - Consideration of the disposition of immovable property consisting of Lots 1A; 1B, Square 500, and any right and/or ownership the City may have or claim to have in municipal address 7701 Oleander Street, bounded by Earhart Boulevard, Lowerline, Pine, and Forshey Streets. The municipal address is 7701 Oleander Street.

New Business Recommended for Deferral

11. **Zoning Docket 063/21** - Request by Greenway Ventures, LLC for a zoning change from an HU-MU Historic Urban Neighborhood Mixed-Use District to an MU-1 Medium Intensity Mixed-Use District and a conditional use to permit a bar and an outdoor amusement facility in an MU-1 Medium Intensity Mixed-Use District, an EC Enhancement Corridor Design Overlay District, GC Greenway Corridor Design **Overlay District**, on Square 336, Lots 1, 2, 3, 4, 5, 6, 7 or 7A and 7B, 8, 9, and 10, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, North Dorgenois Street, and Toulouse Street. The municipal addresses are 600 North Broad Street, 2619-2633 Toulouse Street, and 2622-2652 Toulouse Street.
12. **Zoning Docket 064/21** – Request by City Council Motion No. M-21-191 for a **text** amendment to the Comprehensive Zoning Ordinance to incorporate certain recommendations and initiatives contained in the 2019 “Billboard Study,” authorized by Council Motion M-18-319, as follows:

To implement “Option 2: [To] provide 'trade' incentives allowing nonconforming billboards to digitize in exchange for removal,” along with the following, additional considerations:

- Conversion of billboards with two sides/faces;
- Conversion of billboards out of residential and historic districts;
- Protections to ensure that there will not be a concentration of digitized billboards in one location/area of the City;
- Illumination standards; and
- Density standards.

13. **Zoning Docket 065/21** - Request by 2330 Royal St, LLC for a conditional use to permit a multi-family dwelling (three units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 151, Lots B and 10-B, in the Third Municipal District, bounded by Mandeville Street, Royal Street, Chartres Street, and Marigny Street. The municipal addresses are 630 Mandeville Street and 2330 Royal Street.
14. **Zoning Docket 066/21** – Request by Toulouse Commercial, Inc. for an Affordable Housing Planned Development in an HU-MU Historic Urban Neighborhood Mixed-Use District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 337, Lot 1, Lot 3-A1, Parcel T2, and Parcel T3 (proposed Parcel T4), in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street. The municipal addresses are 616 and 650 North Broad Street, 629-631 North Dorgenois Street, 2630-2640 Saint Peter Street, and 2619-2645 Toulouse Street.
15. **Zoning Docket 067/21** – Request by Stephens Garage Building, LLC for a conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 217, Lot 13A, in the First Municipal District, bounded by Carondelet Street, Julia Street, Saint Charles Avenue, and Saint Joseph Street. The municipal addresses are 836-850 Carondelet Street.
16. **Reconsideration of Subdivision Docket 136/20** – Request by Crowder Boulevard Properties, LLC to re-subdivide Lot 31-XYZ into Lots 105 thru 117, in the Third Municipal District, bounded by Hayne Boulevard, Meyn Street, Curran Road and Crowder Boulevard. The municipal address is 7850 Crowder Boulevard. (An earlier version of this subdivision was denied by the City Planning Commission at its April 13, 2021 meeting. The applicant appealed the denial to the City Council, which vacated the denial and remanded the application to CPC for reconsideration. The applicant has since modified the proposal somewhat.)

Subdivision Regulations

17. Request for reconsideration of CPC approval of the Subdivision Regulations draft