

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JUNE 8, 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 June 8, 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 June 8, 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 May 25, 2021 meeting.

Business Recommended for Action

2. **Zoning Docket 026/21** - Request by Kundan and Venna Louisiana, LLC for a conditional use to permit a gas station in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 603, Lots X, Y, and Z, in the First Municipal District, bounded by Tulane Avenue, South Broad Street, Baudin Street, and South White Street. The municipal addresses are 2701-2717 Tulane Avenue. **(Deferred from the May 25, 2021 regular meeting)**
3. **Zoning Docket 030/21** – Request by Brothers Newton, LLC for a conditional use to permit a motor vehicle service and repair facility, minor and a car wash in an HU-MU Historic Urban Neighborhood Mixed-Use District on Square 73, Lots 12 through 15, in the Fifth Municipal District, bounded by Newton Street, L.B. Landry Avenue, Diana Street, and Leboeuf Street. The municipal address is 1531 Newton Street. **(Deferred from the May 25, 2021 regular meeting)**
4. **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 May 25, 2021 regular meeting)**
5. **Zoning Docket 045/21** - Request by City Council Motion No. M-21-112 for a text amendment to the Comprehensive Zoning Ordinance to consider amendments to the use permissions and standards for child care centers in the S-RS Single-Family Residential District and S-RD Two-Family Residential District residential zoning districts, which are currently not permitted by right or via conditional use. **(Deferred from the May 25, 2021 regular meeting)**
6. **Zoning Docket 046/21** - Request by City Council Motion No. M-21-113 for a text amendment to the Comprehensive Zoning Ordinance to amend *Applications & Approvals* to modify the Neighborhood Participation Program (NPP) requirements therein, to authorize teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements during a declared emergency by the Governor or Mayor, when in-person

meetings are not an available option. **(Deferred from the May 25, 2021 regular meeting)**

7. **Zoning Docket 047/21** - Request by 99 Properties, LLC for a conditional use to permit a drive-through facility associated with a commercial development containing a pharmacy and a medical/dental clinic in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District and the rescission or amendment of Ordinance No. 11,921 MCS (Zoning Docket 004/87) as it relates to Lot 1-B, on Square 692, Lot 1-B, in the Sixth Municipal District, bounded by South Claiborne Avenue, Cadiz Street, Jena Street, and South Derbigny Street. The municipal address is 4535 South Claiborne Avenue. **(Deferred from the May 25, 2021 regular meeting)**
8. **Subdivision Docket 044/21** - Request by David A. Leboeuf, Jr. to re-subdivide Lots X and 10-A-1 into Lots X1 and 10A1A, on Square 557, in the Second Municipal District bounded Bienville Street, North Solomon Street, David Street, and Iberville Street. The municipal address are 4144–4146 Bienville Street and 211 David Street.
9. **Consideration of the draft Subdivision Regulations**

New Business Recommended for Deferral

10. **Zoning Docket 048/21** - Request by City Council Motion No. M-21-122 for a text amendment to the Comprehensive Zoning Ordinance to amend the Permitted and Conditional Use Table in Article 12, Table 12-1, to provide that the commercial use of “grocery store” in the HU-MU Historic Urban Neighborhood Mixed-Use District above 10,000 square feet can be granted via conditional use (“C”); and to amend Section 12.2.B.1 *Commercial Use Floor Area Limitation*, to revise the correlating prohibitions therein.
11. **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.
12. **Zoning Docket 050/21** - Request by Fortuna Land Holdings, LLC for an Affordable Housing Planned Development in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 107, Lots 19 and 20B, bounded by Tchoupitoulas Street, Amelia Street, Antonine Street, and Annunciation Street. The municipal addresses are 3667-3669 Tchoupitoulas Street.
13. **Zoning Docket 051/21** - Request by Josephine Propco, LLC for a Planned Development to allow the adaptive reuse and expansion of an existing structure to contain a health club, bar, and live entertainment (secondary use) with a combined floor area over 10,000

square feet in an HU--MU Historic Urban Neighborhood Mixed-Use District, on Square 107, Lots A, U, and 75, bounded by Josephine Street, Rousseau Street, Tchoupitoulas Street, and Jackson Avenue. The municipal addresses are 460-462 Josephine Street and 2120 Rousseau Street.