

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 25, 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 May 25, 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 May 25, 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 11, 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 April 27, 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 April 27, 2021 regular meeting)**
4. **Zoning Docket 040/21** - Request by A, H & A, LLC for a conditional use to permit the retail sale of packaged alcoholic beverages at an existing gas station 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 359, Lot 21-A or Lots 21 through 31, in Second Municipal District, bounded by North Broad Street, Toulouse Street, Saint Peter Street, and North White Street. The municipal addresses are 617 North Broad Street and 2735 Toulouse Street. **(Deferred from the May 11, 2021 regular meeting)**
5. **Zoning Docket 041/21** - Request by 802 Nashville, LLC for a conditional use to permit a standard restaurant 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 29, Lots 6 and 7, in the Sixth Municipal District, bounded by Nashville Avenue, Magazine Street, Camp Street and Eleonore Street. The municipal addresses are 802 Nashville Avenue and 5801 Magazine Street. **(Deferred from the May 11, 2021 regular meeting)**
6. **Zoning Docket 042/21** - Request by Groveholly, LLC for a conditional use to permit a restaurant and micro-brewery over 5,000 square feet in floor area in an HU-MU Historic Urban Mixed-Use District, on an undesignated lot on Square 534, in the Seventh Municipal District, bounded by Olive, Dante, and Cambronne Streets. The municipal addresses are 8301-8343 Olive Street. **(Deferred from the May 11, 2021 regular meeting)**

7. **Zoning Docket 043/21** - Request by the Louise S. McGehee School for an amendment to Ordinance No. 20,106 MCS (Zoning Docket 005/01) to remove Proviso No. 1 to allow 2336 Saint Charles Avenue to be used as a child care center, in an HU-RM1 Historic Urban Multi-Family Residential District and an HU-RD2 Historic Urban Two-Family Residential District, as well as the Saint Charles Avenue Use Restriction Overlay District and a CPC Character Preservation Corridor Design Overlay District, on Square 212, Lot B-2, in the Fourth Municipal District, bounded by Saint Charles Avenue, Prytania Street, First Street, and Philip Street. The municipal addresses are 2328-2344 Saint Charles Avenue, 2303-2355 Prytania Street, and 1528-1540 Philip Street. **(Deferred from the May 11, 2021 regular meeting)**
8. **Design Review 040/21** - Request by Reveal New Orleans, LLC for an amendment to an approved development plan in accordance with Article 4, Section 4.5.F,2 of the Comprehensive Zoning Ordinance, on Prairie Lands, Section A, Phase 1 and Phase 2, or Parts 25 and 27, or Parcel 23B and an undesignated lot, bounded by Chef Menteur Highway, Michoud Boulevard, and Alcee Fortier Boulevard. The municipal addresses are 13707-13733 Chef Menteur Highway. **(Deferred from the May 11, 2021 regular meeting)**
9. **Subdivision Docket 040/21** - Request by Brady Shannon and Catherine Swindburn to re-subdivide Lots 4 and F into Lot 4A, on Square 647, Sixth Municipal District, bounded by Jefferson Avenue, Clara Street, Valmont Street, and Magnolia Street. The municipal addresses are 2529 Jefferson Avenue and 5300 Clara Street.

New Business Recommended for Deferral

10. **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.
11. **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.

12. **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.

13. **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.