

MEETING AGENDA

CITY PLANNING COMMISSION SPECIAL MEETING

TUESDAY, NOVEMBER 30, 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 November 30, 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 November 30, 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 November 9, 2021 meeting.

Business Recommended for Action

2. **Zoning Docket 096/21 - *Deferred from the November 9, 2021 meeting***
Applicant: City Council Motion No. M-21-312
Request: Text amendment to Article 10 of the Comprehensive Zoning Ordinance to classify “wine shop” as a conditional use in the HMC-2 Historic Marigny/Tremè/Bywater Commercial District.
Location: This application would affect all HMC-2 Historic Marigny/Tremè/Bywater Commercial Districts
3. **Zoning Docket 097/21 - *Deferred from the November 9, 2021 meeting***
Applicant(s): Jennifer Cannatella and Gareth Davison
Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-RM2 Multi-Family Residential District
Overlay zoning districts: None
Property description: Square 4815, Lot 9A, in the Third Municipal District, bounded by Madrid Street, Mandeville Street, Spain Street, and Vienna Street
Municipal address: 2318-2326 Madrid Street
4. **Zoning Docket 098/21 - *Deferred from the November 9, 2021 meeting***
Applicant(s): Alan McKendall
Request: Zoning change from BIP Business-Industrial Park District to S-RS Single-Family Residential District
Overlay zoning districts: ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District
Property description: Lots G-2-A1-A, G-2-A1-B, and part of Arpent 98 and 100, in the Third Municipal District, bounded by Bullard Avenue, Chef Menteur Highway, Dwyer Road, and Interstate 510 Service Road
Municipal address: 11900-11950 Dwyer Road and 4891 Bullard Avenue
5. **Zoning Docket 099/21 - *Deferred from the November 9, 2021 meeting***
Applicant: City Council Motion No. M-21-276
Request: Amendment to Ordinance No. 28,300 MCS (Zoning Docket 115/19), establishing a conditional use to permit a prison and related uses in an LI Light Industrial District, to consider the adaptive reuse of the Orleans Parish Justice Center's Phase 2 building or other existing resources for the housing of male and female inmates classified with acute and sub-acute mental health conditions, and for components related to a medical clinic, infirmary, laundry, administration, and visitation area
Overlay zoning districts: None

Property description: Square 600-A (formerly Square 600), all lots (excluding Lots 28 through 31), Square 615, all lots, Square 624, all lots, Square 624-A, all lots, Square 666, all lots, and Square 675, all lots, in the First Municipal District, bounded by Interstate Highway 10, South Broad Street, Perdido Street, and South Jefferson Davis Parkway
Municipal addresses: 2800 Perdido Street (formerly 2750-3200 Perdido Street and 819-821 South Broad Street)

6. **Zoning Docket 100/21 - *Deferred from the November 9, 2021 meeting***

Applicant(s): City Council Motion No. M-21-362

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Overlay zoning district(s): Lower Ninth Ward Off-Street Parking Interim Zoning District

Property description: Square 982, Lot 11, in the Third Municipal District, bounded by Flood Street, North Galvez Street, North Johnson Street, and Caffin Avenue

Municipal address(es): 2043 Flood Street

7. **Subdivision Docket 148/21**

Applicant(s): Donald J. Costello, Clarence H. Palm, Jr., Jason Michael Palm, and Jeffrey deBlanc Palm

Request: Re-subdivide Lots 11-A and 13 into Lots 11-A-1 and 13-A

Property Description: Square 174, Boulogny, Sixth Municipal District, bounded by Constance Street, Jena Street, Laurel Street, and Napoleon Avenue

Municipal address(es): 4416-4418 and 4424 Constance Street

8. **Reconsideration of Subdivision Docket 048/20**

Applicant(s): Algiers Development District

Request: Subdivide a portion of the former Algiers Naval Air Station into Square 501, Lots 1 and 2; Square 502, Lot 1; Square 503, Lot 1; Square 504, Lot 1; Square 505, Lot 1; Square 506, Lots 1 and 2; Square 507, Lot 1; Square 508, Lot 1; Square 509, Lot 1; Square 510, Lot 1; Square 511, Lots 1 and 2; Square 512, Lots 1, 2 and 3; Square 513, Lots 1 and 2; Square 514, Lot 1; Square 515, Lot 1; Square 516, Lot 1; Square 517, Lot 1; and Parcels R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, and R23

Property Description: Federal City, in the Fifth Municipal District, generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue, and Merrill Street

Municipal address(es): 2000 General Meyer Avenue

9. **Subdivision Ratifications** - This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.

Business Recommended for Deferral

10. **Zoning Docket 101/21**

Applicant(s): Louisiana Wildlife and Fisheries Foundation

Request: Conditional use to permit a vocational education facility in a C-1 General Commercial District

Overlay zoning district(s): SC Suburban Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District

Property Description: Plot 2-B on an undesignated square in the Fifth Municipal District, bounded by Woodland Highway, Woodland Drive, and Tullis Drive

Municipal address(es): 6035 Woodland Highway