

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 9, 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 9, 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 9, 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 October 26, 2021 meeting.

Business Recommended for Action

2. **Zoning Docket 078/21 - *Deferred from the October 26, 2021 meeting***
Applicant: S.E. Cemeteries of Louisiana, LLC
Request: Text amendment to Article 15 of the Comprehensive Zoning Ordinance to classify "cemetery" as a permitted use in the MU-1 Medium Intensity Mixed-Use District
Location: The application would affect all MU-1 Districts city-wide
3. **Zoning Docket 086/21 - *Deferred from the October 26, 2021 meeting***
Applicant: BBG 326 Jeff Davis, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to allow the expansion of an existing bar to up to 10,000 square feet in floor area
Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District
Property description: Square 450, Lots 25 and 26, in the Second Municipal District, bounded by North Rendon Street, Bienville Avenue, Conti Street, and North Norman C. Francis Parkway
Municipal address(es): 319-325 North Rendon Street
4. **Zoning Docket 087/21 - *Deferred from the October 26, 2021 meeting***
Applicant: Bayou Partnership, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District and a conditional use to permit a parking lot
Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District
Property description: Square 425, Lots 11, 12, and 13, in the Second Municipal District, bounded by North Rendon Street, Bienville Avenue, Conti Street, and North Lopez Street
Municipal address(es): 316-324 North Rendon Street
5. **Zoning Docket 088/21 - *Deferred from the October 26, 2021 meeting***
Applicant: WKL Properties, LLC
Request: Conditional use to permit a fast food restaurant in a C-2 Auto-Oriented Commercial District and an HUC Historic Urban Corridor Use Restriction Overlay District
Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square B, Lot 26 and part of Lot 25, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue Parkway, Delachaise Street, and South Roman Street

Municipal address(es): 3421 South Claiborne Avenue

6. **Zoning Docket 089/21 - *Deferred from the October 26, 2021 meeting***

Applicant: Landis Construction Co., LLC

Request: Conditional use to permit a commercial use over 5,000 square feet in an HU-MU Historic Urban Mixed-Use District

Overlay zoning district(s): AC-2 Arts and Culture Diversity Overlay District

Property description: Square 584, portion of Lot 1A (proposed Lot 1A-2), in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue

Municipal address(es): 4423-4433 La Salle Street

7. **Zoning Docket 090/21 – *Deferred from the September 28, 2021 meeting***

Applicant: Orleans Levee District

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an S-LB1 Lake Area Neighborhood Business District

Overlay zoning district(s): None

Property description: Square 17 or 35, Lot 35, in the Second Municipal District, bounded by Spanish Fort Boulevard

Municipal address(es): 6508 Spanish Fort Boulevard

8. **Zoning Docket 091/21 – *Deferred from the September 28, 2021 meeting***

Applicant: Camp Street Gallery, LLC; Excel Advertising Group, LLC; 843 Camp St Development, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Overlay zoning district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 181, Lots 3-A, 5, E, and D, in the First Municipal District, bounded by Camp Street, Julia Street, Saint Charles Avenue, and Saint Joseph Street

Municipal address(es): 823-843 Camp Street

9. **Zoning Docket 92/21 – *Deferred from the September 28, 2021 meeting***

Applicant(s): Industrial Development Board of the City of New Orleans

Request: Conditional use to permit a bar in a CBD-1 Core Central Business District and the rescission of Ordinance No. 10,109 MCS (Zoning Docket 027/84)

Overlay zoning district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 293, Lot O-2, in the First Municipal District, bounded by Girod Street, Julia Street, Loyola Avenue, and South Rampart Street

Municipal address(es): 1100 Girod Street

10. **Zoning Docket 093/21 – *Deferred from the September 28, 2021 meeting***
Applicant: East Skelly, LLC
Request: Conditional use to permit a curb cut along Poydras Street in a Multi-Modal/Pedestrian Corridor
Overlay zoning district(s): Multi-Modal/Pedestrian Corridor
Property description: The public right-of-way adjacent to an undesignated parcel on Square 365 in the First Municipal District, bounded by Poydras Street, Freret Street, La Salle Street, and Perdido Street
Municipal address(es): 1515 Poydras Street

11. **Zoning Docket 094/21 – *Deferred from the September 28, 2021 meeting***
Applicant(s): Byron Yarls
Request: Zoning change from a C-1 General Commercial District to a C-3 Heavy Commercial District
Overlay zoning districts: CT Corridor Transformation Design Overlay District; ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District
Property description: Lots E and part of Lot D and Arpent Lot 15 or Lots E, F, G or 15, Block I, Lanasa Tract, Section 40, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, Wilson Avenue, and America Street
Municipal address: 7358 Chef Menteur Highway

12. **Zoning Docket 095/21 – *Deferred from the October 12, 2021 meeting***
Applicant: City Council Motion No. M-21-311
Request: Text amendment to Article 24 of the Comprehensive Zoning Ordinance to add the Tujague’s signage at 823 Decatur Street and 429 Decatur Street to Table 24-3, “Designated Classic Signs”.
Location: 823 Decatur Street and 429 Decatur Street

13. **Subdivision Docket 135/21**
Applicant(s): ARC Properties of Louisiana, LLC
Request: Re-subdivide Lot A-2 and part of Lot B-2 into Lots A-2-A, A-2-B, and A-2-C
Property Description: Square 464, Second Municipal District, bounded by Moss Street, Saint Philip Street, Bell Street, and North Hagan Street
Municipal address(es): 1000-1002 Moss Street and 3341-3347 Saint Philip Street

14. **Subdivision Docket 142/21**
Applicant(s): Barr Investments, LLC
Request: Re-subdivide Lot 12-A into Lots 12-A1 and 12-A2
Property Description: Square 359, First Municipal District, bounded by Clio Street, Earhart Boulevard, Freret Street, and Rev. John Raphael Jr. Way
Municipal address(es): 1120 Freret Street and 2328-2333 Clio Street

Business Recommended for Deferral

15. **Zoning Docket 096/21 – Deferred from the October 12, 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

16. **Zoning Docket 097/21 – Deferred from the October 12, 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

17. **Zoning Docket 098/21 – Deferred from the October 12, 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

18. **Zoning Docket 099/21 – Deferred from the October 12, 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)

19. **Zoning Docket 100/21 – *Deferred from the October 12, 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
20. **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
21. **Subdivision Regulations Update – *Deferred from the October 12, 2021 meeting***
The City Planning Commission will re-consider an update to the City’s Subdivision Regulations. The regulations address the division and consolidation of lots and squares throughout the City.
- The draft regulations can be viewed here: <https://www.nola.gov/city-planning/subdivision-regulations/>
22. **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.