

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 12, 2021

PUBLIC HEARING: 1:30 P.M.

CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR 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 October 12, 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 October 12, 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 in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

Zoning Docket 090/21

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

Zoning Docket 091/21

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

Zoning Docket 095/21

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

Zoning Docket 096/21

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

Zoning Docket 097/21

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

Zoning Docket 098/21

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

Zoning Docket 099/21

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)

Zoning Docket 100/21

Applicant(s): Burnell Cotlon

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

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

September 29 and October 6, 2021

Robert Rivers, Executive Director