

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 26, 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 October 26, 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 26, 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 12, 2021 meeting.

Business Recommended for Action

2. **Reconsideration of Subdivision Docket 091/20 – Automatically deferred from the October 12, 2021 meeting due to a lack of quorum**

Applicant: Housing Authority of New Orleans

Request: Re-subdivide Lots B, C, D, E and F into Lots A-1, A-2, B-3, C-4, C-5, D-6, D-7, E-8, F-9 and F-10

Property description: Square 173, 7th Municipal District, bounded by Monticello Avenue, Jeannette Street, General Ogden Street and Willow Street

Municipal address(es): 1400, 1408, 1414, 1416, 1424, 1440 General Ogden Street

3. **Subdivision Docket 073/21 - Deferred from the September 14, 2021 meeting**

Applicant: LA Property Team LLC

Request: Re-subdivide Lot F-1-A into Lots F-1-A-1, F-1-A-2, F-1-A-3, F-1-A-4 and F-1-A-5

Property Description: Section 10, T-12-S, R-12-E, Dona Villa Subdivision in the Third Municipal District, bounded by Hickerson Drive, Hammond Street, Longfellow Drive and Dwyer Road (Canal)

Municipal address(es): 41611 Dwyer Road

4. **Subdivision Docket 092/21 - Deferred from the September 14, 2021 meeting**

Applicant(s): Bud’s Bloch, LLC

Request: Re-subdivide Lot A-1-A into Lots A-1-A-1 and A-1-A-2

Property Description: Square 268 in the Fourth Municipal District, bounded by Oretha Castle Haley Boulevard, Saint Andrew Street, Baronne Street, and Josephine Street

Municipal address(es): 2000 and 2006 Oretha Castle Haley Boulevard

5. **Zoning Docket 078/21 - Deferred from the September 14, 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

6. **Zoning Docket 079/21 - Deferred from the September 14, 2021 meeting**

Applicant: Sidney J. Besthoff, III

Request: Conditional use to permit a medical clinic over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Overlay zoning district(s): RDO-2 Residential Diversity Overlay District; AC-1 Arts and Culture Diversity Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square 345, Lot E, in the Second Municipal District, bounded by North Broad Street, Esplanade Avenue, Barracks Street, and North Dorgenois Street

Municipal address(es): 1320 North Broad Street and 2558-2562 Esplanade Avenue

7. **Zoning Docket 080/21 - Deferred from the September 14, 2021 meeting**

Applicant: City Council Motion No. M-21-255

Request: Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District

Overlay zoning district(s): None

Property description: Square 287, an undesignated parcel or Lots 1, 2, 3, 4, 5, 6, Pt. 7, 8-A, X, 19, 20, 12, 13, half 14, half 14, and 15, in the Sixth Municipal District, bounded by Milan Street, Chestnut Street, Coliseum Street, and Marengo Street.

Municipal address(es): 1101-1133 Milan Street, 4121-4139 Chestnut Street, 4124 Coliseum Street, 1126 Marengo Street

8. **Zoning Docket 081/21 - Deferred from the September 14, 2021 meeting**

Applicant: I Gotha Groceries, LLC

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RM1 Historic Urban Multi-Family Residential District

Overlay zoning district(s): None

Property description: Square 486, Lot 5, in the First Municipal District, bounded by Thalia Street, South Roman Street, South Prieur Street, and Martin Luther King, Jr. Boulevard

Municipal address(es): 1401-1403 South Roman Street and 3208 Thalia Street

9. **Zoning Docket 082/21 - Deferred from the September 14, 2021 meeting**

Applicant: City Council Motion No. M-21-257

Request: Text amendment to Article 24 of the Comprehensive Zoning Ordinance to modify regulations for signage on medical and/or hospital campuses as follows:

Section 24.16.C Wayfinding Signage

1. Hospitals shall be permitted wayfinding signage that directs vehicles and/or pedestrians to an emergency room, medical clinics, medical facilities, medical offices, departments, on-site services, or similar information on the hospital campus.
2. These wayfinding signs are permitted to have a maximum area of thirty-two (32) feet of wayfinding lettering and a maximum permitted height of six (6) feet.

3. These wayfinding signs shall be permitted at two (2) per street frontage, in addition to one per vehicular access point, and one for every pedestrian access point.
4. These signs shall not be counted towards any maximum detached permanent sign allowance otherwise permitted by Section 24.12.D.
5. Signage directing to an “Emergency Room” shall not count towards any size requirements, of any signage type.

Section 24.16.D Wall Signage

Hospitals shall be permitted wall signage on any frontage and on any lot line of the hospital’s campus, which shall be limited in area according to Section 24.11.F.

Section 24.16.E Hospital Campus Entryway Signage

1. In addition to any of the signage otherwise permitted in Article 25, hospitals shall be permitted a campus entryway sign in the form of a detached permanent sign. Said campus entryway sign is exempt from being setback five (5) feet from any lot line.
2. The entryway sign shall be permitted to have a maximum area of eighty-eight (88) square feet and a maximum permitted height of twelve (12) feet.

Location: The application would affect the sign regulations pertaining to all medical and/or hospital campuses city-wide

10. **Zoning Docket 084/21 - *Deferred from the September 14, 2021 meeting***

Applicant: City Council Motion No. M-21-264

Request: Text amendment to the Comprehensive Zoning Ordinance to incorporate zoning standards that are in accordance with adopted language to certain Future Land Use Map (FLUM) designations and provide incentives and permissions for developments with one through nine dwelling units that include an affordable housing component, including but not limited to possible reductions of the lot area requirements, bulk area regulations, and other developmental and procedural requirements.

Location: Not applicable

11. **Zoning Docket 085/21 - *Deferred from the September 14, 2021 meeting***

Applicant: 217 South Rendon, LLC

Request: Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District

Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 682, Lots 16 through 19, in the First Municipal District, bounded by South Rendon Street, Cleveland Avenue, Palmyra Street, and South Norman C. Francis Parkway.

Municipal address(es): 217 South Rendon Street and 3300 Cleveland Avenue

12. **Subdivision Docket 134/21**

Applicant(s): Prateek Adhikari and Laura Downie Adhikari

Request: Re-subdivide Lots 24, 24-A, 25, 25-A, 26, 26A, 27 and 27-A Lots 24-A-1 and 27-A-1

Property Description: Square 1, Country Club Gardens, Seventh Municipal District, bounded by Bellaire Drive, the New Orleans Terminal Company Railroad right-of-way, the 17th Street Canal, and Interstate Highway 10

Municipal address(es): 5462 and 5482 Bellaire Drive.

Business Recommended for Deferral

13. **Zoning Docket 086/21 - *Deferred from the September 14, 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

14. **Zoning Docket 087/21 - *Deferred from the September 14, 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

15. **Zoning Docket 088/21 - *Deferred from the September 14, 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

16. **Zoning Docket 089/21 - *Deferred from the September 14, 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

17. **PROPOSED 2022 BUDGET AND WORK PLAN FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF NEW ORLEANS** – To review and consider the plan in order to determine whether or not it is consistent with the comprehensive plan for the City of New Orleans.

18. **Consideration of the proposed 2021 regular meeting schedule**