

## **MEETING AGENDA**

### **CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, SEPTEMBER 14, 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 September 14, 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 September 14, 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 August 24, 2021 meeting.

**Business Recommended for Action**

2. **Zoning Docket 063/21 – *Deferred from the August 10, 2021 meeting***

**Applicant(s):** Greenway Ventures, LLC

**Request:** Zoning change from an HU-MU Historic Urban Neighborhood Mixed-Use District to an MU-1 Medium Intensity Mixed-Use District and a conditional use to permit a bar and an outdoor amusement facility in an MU-1 Medium Intensity Mixed-Use District

**Overlay zoning districts:** EC Enhancement Corridor Design Overlay District, GC Greenway Corridor Design Overlay District

**Property description:** Square 336, Lots 1, 2, 3, 4, 5, 6, 7 or 7A and 7B, 8, 9, and 10, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, North Dorgenois Street, and Toulouse Street

**Municipal addresses:** 600 North Broad Street, 2619-2633 Toulouse Street, and 2622-2652 Toulouse Street

**NOTE:** A written staff report is available for this item.

3. **Zoning Docket 064/21 – *Deferred from the August 10, 2021 meeting***

**Applicant(s):** City Council Motion No. M-21-191

**Request:** Text amendment to the Comprehensive Zoning Ordinance to incorporate certain recommendations and initiatives contained in the 2019 “Billboard Study,” authorized by Council Motion M-18-319, as follows:

To implement “Option 2: [To] provide 'trade' incentives allowing nonconforming billboards to digitize in exchange for removal,” along with the following, additional considerations:

- Conversion of billboards with two sides/faces;
- Conversion of billboards out of residential and historic districts;
- Protections to ensure that there will not be a concentration of digitized billboards in one location/area of the City;
- Illumination standards; and
- Density standards.

**NOTE:** A written staff report is available for this item.

4. **Subdivision Docket 073/21**

**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

**NOTE:** A written staff report is available for this item.

5. **Subdivision Docket 092/21**

**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.

**NOTE:** As a result of City closures due to Hurricane Ida, a written staff report is not available for this item. The staff will make an oral presentation of the staff recommendation at the meeting.

6. **Subdivision Docket 102/21**

**Applicant(s):** Nicholas Hansel

**Request:** Re-subdivision of Lot 1 and Part of 2 into Lots 1A and 2A

**Property Description:** Square 195 in the Sixth Municipal District, bounded by Jena Street, Octavia Street, Fontainebleau Drive and South Lopez Street

**Municipal address(es):** 2113 South Lopez Street

**NOTE:** A written staff report is available for this item.

7. **Subdivision Docket 104/21**

**Applicant(s):** Sadat Spencer

**Request:** Re-subdivision of Lot A into Lots A-1, A-2 and A-3

**Property Description:** Square 325 in the Second Municipal District, bounded by Orleans Avenue, North Rocheblave Street, Saint Peter Street, and North Dorgenois Street

**Municipal address(es):** 2550 Orleans Avenue

**NOTE:** As a result of City closures due to Hurricane Ida, a written staff report is not available for this item. The staff will make an oral presentation of the staff recommendation at the meeting.

8. **Subdivision Docket 110/21**

**Applicant(s):** Randall A. Moore

**Request:** Re-subdivision of Lots D, E, and a portion of E into Lots D-1 and E-1

**Property Description:** Square 120 in the Fourth Municipal District, bounded by Harmony, Laurel, Pleasant and Constance Streets

**Municipal address(es):** 932-940 Harmony Street

**NOTE:** As a result of City closures due to Hurricane Ida, a written staff report is not available for this item. The staff will make an oral presentation of the staff recommendation at the meeting.

**Business Recommended for Deferral**

9. **Zoning Docket 071/21 - *Deferred from the August 24, 2021 meeting***

**Applicant:** City of New Orleans

**Request:** Amendment to Ordinance No. 28,300 MCS (Zoning Docket 115/19), which established a conditional use to permit a prison and related uses in an LI Light Industrial District, to permit the expansion of the prison to include the construction of a medical and mental health services facility

**Overlay zoning district(s):** 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 address(es):** 2750-3200 Perdido Street and 819-821 South Broad Street

10. **Zoning Docket 072/21 - *Deferred from the August 24, 2021 meeting***

**Applicant:** 2112 Chartres Street, LLC

**Request:** Conditional use to permit a commercial short-term rental in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District

**Overlay zoning district(s):** RDO-1 Residential Diversity Overlay District

**Property description:** Square 6, Pt Lots 5 - 6 or 7 or Lot 6, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue

**Municipal address(es):** 2110-2112 Chartres Street

11. **Zoning Docket 073/21 - Deferred from the August 24, 2021 meeting**

**Applicant:** Rouse Land Company, LLC

**Request:** Conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District

**Overlay zoning district(s):** None

**Property description:** Proposed Lot 3-B-1-A (which is a portion of existing Lot 3-B-1) on an undesignated square in the Third Municipal District, bounded by Franklin Avenue, Leon C. Simon Drive, Lakeshore Drive, and Music Street.

**Municipal address(es):** 6750 Franklin Avenue

12. **Zoning Docket 074/21 - Deferred from the August 24, 2021 meeting**

**Applicant:** Marquita Cage

**Request:** Zoning change from an S-RS Suburban Single-Family Residential District to an S-RD2 Suburban Two-Family Residential District

**Overlay zoning district(s):** None

**Property description:** Square 4879, Lot M-5, in the Third Municipal District, bounded by Baccich Street, Lafaye Street, Madrid Street, and Robert E. Lee Boulevard.

**Municipal address(es):** 6110-6112 Baccich Street

13. **Zoning Docket 075/21 - Deferred from the August 24, 2021 meeting**

**Applicant:** City Council Motion No. M-21-228

**Request:** Text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Protect Tremé Interim Zoning District, the intent of which is to prohibit certain uses and to safeguard the Tremé neighborhood from uses detrimental to its historic structures and culture until a comprehensive vision for the future of Tremé, specifically Louis Armstrong Park, is developed by its residents in collaboration with the City.

The prohibited uses are:

- a. Government Offices
- b. Public Works and Safety Facility.

All other permitted and conditional uses shall be as provided in CZO Table 7-1 (Section 7.2.A) under OS-R and no Parking Lot or Parking Structure shall be permitted.

**Location:** With the exception of the existing Mahalia Jackson Theater (Municipal Address: 1419 Basin Street, Tremé Recreation Community Center (Municipal Addresses: 900 North Villere Street and 1400 Saint Philip Street), and Sewerage and Water Board Pumping Station A (Municipal Address: 1301 Basin Street), the restrictions shall apply to all lots currently zoned OS-R Regional Open Space District within the boundaries of Louis Armstrong Park, which are as follows: from North Rampart Street at Saint Philip Street, continuing along North Rampart Street to Saint Peter Street, continuing along Saint Peter Street to Basin Street, continuing along Basin Street to North Villere Street,

continuing along North Villere Street to Saint Philip Street, and continuing along Saint Philip Street to North Rampart Street.

14. **Zoning Docket 076/21 - *Deferred from the August 24, 2021 meeting***

**Applicant:** Christine K. Bowers

**Request:** Conditional use to permit a multi-family dwelling (three units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

**Overlay zoning district(s):** RDO-1 Residential Diversity Overlay District

**Property description:** Square 245, Lot P, in the Third Municipal District, bounded by Dauphine Street, Pauline Street, Alvar Street, and Burgundy Street

**Municipal address(es):** 3801-3803 Dauphine Street and 813 Pauline Street

15. **Zoning Docket 77/21**

**Applicant:** City Council Motion No. M-21-258

**Request:** Text amendment to Article 18 of the Comprehensive Zoning Ordinance to classify “reception facility” as a conditional use in the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District

**Location:** This application would affect all ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay Districts

16. **Zoning Docket 078/21**

**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

17. **Zoning Docket 079/21**

**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

18. **Zoning Docket 080/21**

**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

19. **Zoning Docket 081/21**

**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

20. **Zoning Docket 082/21**

**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

21. **Zoning Docket 083/21**

**Applicant:** City Council Motion No. M-21-260

**Request:** Text amendment to Article 26 of the Comprehensive Zoning Ordinance to create a definition for "City Hall" as follows:

A building or a complex of adjacent buildings that operates at the central hub of municipal government, including the office of the Mayor, the offices of the City Council, the customary meeting place of the governing authority, and the operations of a significant number of executive branch departments and Charter-established board and commissions.

**Location:** Not applicable

22. **Zoning Docket 084/21**

**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

23. **Zoning Docket 085/21**

**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

24. **Zoning Docket 086/21**

**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

25. **Zoning Docket 087/21**

**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

26. **Zoning Docket 088/21**

**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

27. **Zoning Docket 089/21**

**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

28. **Zoning Docket 069/21 - Deferred from the August 24, 2021 meeting**

**Applicant:** SLS Studios, LLC

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-2 High Intensity Mixed-Use District

**Overlay zoning districts:** None

**Property description:** Square 108, Lot AX-1, in the First Municipal District, bounded by Market Street, Annunciation Street, Chippewa Street, Felicity Street, and Saint James Street

**Municipal address(es):** 826-836 Market Street and 1663 Chippewa Street

29. **Zoning Docket 070/21 - Deferred from the August 24, 2021 meeting**

**Applicant:** 301 Cherokee, LLC

**Request:** Conditional use to permit an indoor amusement facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and the rescission of Ordinance No. 27,559 MCS (Zoning Docket 066/2017), which granted a conditional use to permit a reception facility

**Overlay zoning districts:** EC Enhancement Corridor Design Overlay District **Property description:** Square 390, Lots 1, 2, and A or Pt. 15-16 or Lots 2-B and A or Pt. 15-16 or Pts. 15 and 16, in the Third Municipal District, bounded by Saint Claude Avenue, Marigny Street, Marais Street, and Elysian Fields Avenue

**Municipal addresses:** 2231 Saint Claude Avenue and 1100 Marigny Street

30. **Subdivision Docket 112/21**

**Applicant:** Mateo Charles and Carlton Charles

**Request:** Re-subdivide Lot X into Lots X1, X2, X3, X4, X5, X6, and X7

**Property description:** Square 631 in the Third Municipal District, bounded by North Robertson Street, Columbus Street, Laharpe Street, and North Claiborne Avenue

**Municipal address(es):** 1507 North Robertson Street

31. **Subdivision Regulations Update** – 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/>