

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 28, 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 28, 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 28, 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 September 14,, 2021 meeting.

Business Recommended for Action

2. **Zoning Docket 069/21 - *Deferred from the September 14, 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

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

3. **Zoning Docket 070/21 - *Deferred from the September 14, 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

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

4. **Zoning Docket 77/21 - *Deferred from the September 14, 2021 meeting***

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

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

5. **Subdivision Docket 112/21 - *Deferred from the September 14, 2021 meeting***

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

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

6. **Subdivision Docket 115/21**

Applicant(s): Elias Hernandez, Fatyma Maria Funez Martinez and Harold Lapeyrouse Jr.

Request: Re-subdivide Lots 1, 2, 15 and 16 into Lot 1-A

Property Description: Square 224, Fifth Municipal District, bounded by Paysee Street, Edward Street, Patterson Drive and Hart Street

Municipal address(es): 7673 Patterson Drive

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

7. **Subdivision Docket 119/21**

Applicant(s): 4124 Tchoupitoulas, LLC

Request: Re-subdivision of Lots 4, 5, 6, 7, 8, 19, 20, and 21 into Lot 20A

Property Description: Square 88 in the Sixth Municipal District, bounded by Tchoupitoulas Street, South Front Street, Marengo Street, and Milan Street

Municipal address(es): 4124 Tchoupitoulas Street and 4111-4115 South Front 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.

8. **Subdivision Docket 120/21**

Applicant(s): 621 Elysian Fields, LLC

Request: Re-subdivision of Lot 93-A into Lots 93-A1, 93-A2 and 93-A3

Property Description: Square 152 in the Third Municipal District, bounded by Elysian Fields Avenue, Chartres Street, Royal Street, and Marigny Street

Municipal address(es): 613-621 Elysian Fields Avenue, 2221 Chartres Street, and 2210 Royal 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 September 14, 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 September 14, 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 September 14, 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 September 14, 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 September 14, 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 September 14, 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 090/21**

Applicant(s): 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

16. **Zoning Docket 091/21**

Applicant(s): 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

17. **Zoning Docket 92/21**

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

18. **Zoning Docket 093/21**

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

19. **Zoning Docket 094/21**
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

20. **Subdivision Docket 123/21**
Applicant(s): La Property Team, LLC
Request: Re-subdivision of Lot 7-J into Lots J-7-1, 7-J-2, 7-J-3, 7-J-4, 7-J-5, 7-J-6, 7-J-7, 7-J-8, 7-J-9, 7-J-10, and 7-J-11
Property Description: Area IV East, Third Municipal District and bounded by "A" Street, Saigon Drive, "B" Street, Bayou Michoud, and an undesignated levee to the north
Municipal address(es): 58246 Dwyer Road

21. **Subdivision Ratifications**

This ratification includes the ratification of some subdivisions that have already been certified by the staff. It also 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.