

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, APRIL 12, 2022

CITY COUNCIL CHAMBER
(CITY HALL 1E07)

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 April 12, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

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. Consideration of dockets
- f. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- g. Adjournment

Minutes

1. Adoption of the minutes of the April 5, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 021/22**
Applicant(s): City Council Motion No. M-22-1
Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a new temporary use category of “parklets” within Article 21, Section 21.8 Temporary

Uses and to make recommendations for any other amendments deemed necessary. In the course of review, CPC should study regulations in similarly situated municipalities, as well as applicable State regulations, to guide potential amendment.

3. **Zoning Docket 022/22**

Applicant(s): City Council Motion No. M-22-17

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Small Multi-family Affordable Short Term Rental Interim Zoning District, the intent of which is to prohibit certain uses for the “Small Multi-Family Affordable” dwelling units that are created on all lots within the Historic core and Historic Urban zoning districts, both residential and non-residential, the Suburban zoning districts, both residential and non-residential, the Historic Marigny/Tremé/Bywater zoning districts, both residential and non-residential, and the MU-1 Medium Intensity Mixed-Use District and the MU-2 High Intensity Mixed-Use District.

The prohibited uses of any unit added in order to avail the owner thereof the incentives provided to a “Dwelling, Small Multi-Family Affordable,” as defined and described in M-21-471, as amended are:

- a. Any issuance or renewal of a Residential Short Term Rental permit or license
- b. Any issuance or renewal of a Commercial Short Term Rental permit.

4. **Zoning Docket 023/22**

Applicant(s): City Council Motion No. M-22-27

Request: Amendment to the text of the Comprehensive Zoning Ordinance to consider use standards for Trailer Parks, to establish site design standards, and to make recommendations for any other amendment deemed necessary. In the course of review, the City Planning Commission should study regulations in similarly situated municipalities, including but not limited to nearby parishes in Southeastern Louisiana, as well as applicable State regulations, to guide potential amendments.

5. **Zoning Docket 024/22**

Applicant(s): Dix Packa Sixie, LLC

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

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

Property description: Square 335, Lots 1, 2, 3, and 4X, in the Third Municipal District, bounded by Saint Claude Avenue, Fats Domino Avenue, Flood Street, and North Rampart Street

Address(es): 5500-5530 Saint Claude Avenue

6. **Zoning Docket 025/22**

Applicant(s): Floris M. Cairo

Request: Zoning change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District

Overlay district(s): Vieux Carré Height Interim Zoning District

Property description: Square 75, Lot A, in the Second Municipal District, bounded by Bourbon Street, Dumaine Street, Dauphine Street, and Saint Ann Street
Address(es): 841 Bourbon Street and 804-808 Dumaine Street

7. **Zoning Docket 026/22**

Applicant(s): Kestrel Holdings, Inc. and Neil J. Timms

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-1 Medium Intensity Mixed-Use District (for Lot F or 21 or Pt. 15 only) and a conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District (for all lots)

Overlay zoning district(s): Small Multi-family Affordable Short Term Rental Interim Zoning District

Property description: Square 8, Lot E, Lot F or 21 or Pt. 15, and Lot G or Lots 21 and 22 or the rear portions of Lots 15 and 16, in the Fifth Municipal District, bounded by Pelican Avenue, Bouny Street, Delaronde Street, and Seguin Street

Municipal address(es): 200-206 Pelican Avenue, 330 Bouny Street

8. **Property Disposition 006/22:** Consideration of the disposition of any right and/or ownership the City may have or claim to have in the Willow Street right-of-way, First Municipal District, between Earhart Blvd, Square 447, former Euphrosine Street and Square 424.

9. **Property Disposition 007/22:** Consideration of the disposition of immovable public property consisting of a portion of North Prieur Street right-of-way between Squares 853 and 944 in the Third Municipal District, bounded by Kentucky Street and Japonica Street. The right-of-way is adjacent to 4500 North Prieur Street and 4501 North Prieur Street.

10. **Subdivision Docket 010/22**

Applicant(s): Gateway Phase II Investor Group, LLC

Request: Re-subdivision to:

- Consolidate a portion of Fractional Lot 8; a portion of Fractional Lot 6, Section 28; and a portion of the Duffossat Claim, Section 29 being in T 11 S-R 14 E into Square 1, Lot A,
- Consolidate a portion of Fractional Lots 2, 3, 6, and 7 of Section 28, and Lots 11 through 31, Pt. Lot 32, Lots 60 through Pt. 64, and Lots 69 through Pt. 74 of Michel Canal Subdivision into Square 2, Lots 1, 2, and 3.
- Consolidate a portion of Fractional Lot 2 of Section 28 and a portion of Section 39 (Duffossat Claim) into Square 3, Lots 1 through 8.
- Consolidate a portion of Section 21 and a portion of Fractional Lots 1, 2, 3, of Section 28 and a portion of Section 29 (Duffossat Claim) into Square 4, Lots 1 through 35.
- Consolidate a portion of Fractional Lots 1, 3, and 6 of Section 28 into Square 5, Lots 1 through 14.

Property Description: Township 11 South, Range 14 East; Townships 10, 11, and 12 South, Range 14 East, Southeast District, East of the Mississippi River

Municipal address(es): There are multiple municipal addresses

11. **Subdivision Docket 020/22**
Applicant(s): Mary O'Brien, Pat O'Brien, Derbigny XI, LLC, Patricia O'Brien, Derbigny VII, LLC, and Derbigny VIII, LLC
Request: Re-subdivide Lots A, 2, 8, 9, 10, 1, and 2 into Lots A1, 2A, 8A, 9A, and 10A
Property Description: Square 762, Third Municipal District, bounded by Kerlerec Street, North Roman Street, Columbus Street, and North Derbigny Street
Municipal address(es): 1717 Kerlerec Street, 1716 Columbus Street, 1455-1457 North Derbigny Street, 1471-1473 North Derbigny Street, 1475-1477 North Derbigny Street, and 1483 North Derbigny Street

12. **Subdivision Docket 022/22**
Applicant(s): Khoobehi Properties, LLC
Request: Re-subdivide A-2, C, D, F, 10 and 11 into Lot X
Property Description: Square 379, in the Third Municipal District, bounded by Henriette Delille, Columbus, North Rampart and Kerlerec Street
Municipal address(es): 1437-1441 Kerlerec Street, 1445-1447 N. Rampart Street, 1451 N. Rampart Street, 1104 Columbus Street, and 1111-1119 Kerlerec Street

13. **Subdivision Docket 023/22**
Applicant(s): Victor J. Caronna
Request: Re-subdivide Lots B, 31, and Part of 30 into Lots X-1-A and Y-2-B
Property Description: Square 428 in the Second Municipal District bounded by West End Boulevard, Homedale Avenue, Catina Street, and Interstate 10
Municipal address(es): 5603 West End Boulevard

14. **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.

Business Recommended for Deferral

15. **Zoning Docket 028/22**
Applicant(s): City Council Motion M-22-75
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 25, Section 25.5 *Nonconforming Lots* to prohibit a single-family or two-family dwelling on an existing single legal nonconforming lot in the S-LRS1, S-LRS2, S-LRS3, S-LB1, S-LB2, and S-LC Lake Area Districts, subject to the standards outlined in Article 25.5.

16. **Zoning Docket 029/22**
Applicant(s): City Council Motion M-22-92
Request: Conditional use to permit the retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District

Overlay district(s): Small Multi-family Affordable Short Term Rental Interim Zoning District
Property description: Square 204, Lot S or 1, in the Fourth Municipal District, bounded by Prytania, Josephine, Coliseum, and Saint Andrew Street
Address(es): 2042 Prytania Street and 1457 Josephine Street

17. **Zoning Docket 030/22**

Applicant(s): City Council Motion M-22-111

Request: Amendment to the text of the Comprehensive Zoning Ordinance to incorporate the Phase 1 proposals outlined by the City Planning Commission staff in Section VII Recommended Amendments to the Comprehensive Zoning Ordinance of its Outdoor Live Entertainment Study (pages 73-81); including, but not limited to expanding the allowed number of temporary outdoor entertainment events; expanding the zoning districts in which outdoor amphitheaters may operate; authorizing outdoor live entertainment as an ancillary use for Outdoor Amusement Facilities; clarifying and revising the use standards and use charts for Live Entertainment - Secondary Use; changing the definition of live entertainment - secondary use to include periodic entertainment such as "spiritual events" and "incidental" outdoor live entertainment (e.g., brass band and second line stops on private property along its route); changing use standards for size compatibility applicable to Public Markets to assure the market is the main use when adding live entertainment; expanding Live Entertainment - Secondary Use within Arts & Cultural (AC) Overlay Districts; and expanding ancillary uses of hotel operations to include outdoor live entertainment.