

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, APRIL 12, 2022

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 April 12, 2022 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 April 12, 2022 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 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.

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

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.

Zoning Docket 031/22

Applicant(s): Tririver Investment, LLC

Request: Conditional use to permit a fast food restaurant with drive through facilities in a C-3 Heavy Commercial District and an SC Suburban Corridor Use Restriction Overlay District

Overlay district(s): SC Suburban Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District

Property description: Square I or 206, Lots 12 through 17, in the Fifth Municipal District, bounded by General De Gaulle Drive, Behrman Place, and Holiday Drive

Address(es): 3825 General De Gaulle Drive

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.

March 23, March 30, and April 6, 2022

Robert Rivers, Executive Director