

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, APRIL 26, 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 26, 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 12, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 021/22 Applicant:** City Council Motion 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 027/22 Applicant(s):** Jeffrey Benton and Lauren Pray
Request: Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Overlay district(s): Multi-Modal/Pedestrian Corridor
Property description: Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street
Address(es): 731 Saint Charles Avenue, Unit 404

4. **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.

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

6. **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.

7. **Zoning Docket 031/22**

Applicant(s): Tyler Raborn and Amanda Raborn

Request: Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Overlay district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

Address(es): 731 Saint Charles Avenue, Unit 204

8. **Zoning Docket 032/22**

Applicant(s): Kenneth C. John, Jr.

Request: Conditional use to permit a small child care center in an S-RD Suburban Two-Family Residential District

Overlay district(s): Small Multi-family Affordable Short Term Rental Interim Zoning District **Property description:** Square 8, Lots 1 and 2, Doncost-Gabriel Tract, in the Third Municipal District, bounded by Flake Avenue, Grant Street, Leeds Street, and Laine Avenue

Address(es): 4600 Flake Avenue

9. **Subdivision Docket 030/22**

Applicant(s): J'Neal Woods and Harith Razaa

Request: Re-subdivide Lot 24-A into Lots 24-A-1 and 24-A-2

Property Description: Square 229, in the Seventh Municipal District, bounded by Green Street, Leonidas Street, Hickory Street, and Joliet Street

Municipal address(es): 8539 Green Street

10. **Subdivision Docket 031/22**

Applicant(s): Fresia Galvez

Request: Re-subdivide Lot 10 into Lots 10-A and 10-B

Property Description: Square 1966, in the Third Municipal District, bounded by Allen Street, Treasure Street, Annette Street, and Benefit Street

Municipal address(es): 3101 Allen Street and 1915 Treasure Street

11. **Inclusionary Zoning Market Feasibility Update:** consideration of whether a market feasibility analysis is needed to inform changes to the inclusionary zoning program and map amendments.

Business Recommended for Deferral

12. **Zoning Docket 033/22 - Recommended for deferral to the May 10, 2022 CPC meeting**
Applicant(s): United Way for Southeast Louisiana
Request: Conditional use to permit a commercial use (medical clinic) over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay district(s): CSH Canal Street Height Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District, EC Enhancement Corridor Design Overlay District, Small Multi-family Affordable Short Term Rental Interim Zoning District
Property description: Square 331, Lots K, L, B, 3, Pt. 2, 4, and 18 or Lots S, 40, 14, A, B, 34, 35, an undesignated lot, 3, 4, and 18, in the Second Municipal District, bounded by Canal Street, North Rocheblave Street, Iberville Street, and North Dorgenois Street
Address(es): 2519 Canal Street, 121-133 North Rocheblave Street, 2500-2514 Iberville Street

13. **Zoning Docket 034/22 - Recommended for deferral to the May 10, 2022 CPC meeting**
Applicant(s): Diocese of the Episcopal Church of Louisiana
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Historic Urban Multi-Family Residential District
Overlay district(s): University Area Off-Street Parking Overlay District
Property description: Square 7, Friburg, Lot 4 (which is proposed to be re-subdivided into Lot 4-A under Subdivision Docket 150/21), in the Sixth Municipal District, bounded by Zimpel/Zimple Street, Broadway Street, Pine Street, and Oak Street
Address(es): 7215 Zimpel/Zimple Street

14. **Zoning Docket 035/22 - Recommended for deferral to the May 10, 2022 CPC meeting**
Applicant(s): T.H.P. of New Orleans, Inc.
Request: Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District
Overlay district(s): Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District
Property description: Square 123, Lot A, in the Fourth Municipal District, bounded by Magazine Street, Pleasant Street, Constance Street, and Harmony Street
Address(es): 3224-3226 Magazine Street, 1033 Pleasant Street