

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 23, 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 August 23, 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 July 26, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 056/22 (Automatically deferred from the cancelled August 9 meeting)**
Applicant(s): La Vang Pearl, Inc.

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD1 Historic Urban Two-Family Residential District

Overlay district(s): 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 77, Lot 15-A, in the Seventh Municipal District, bounded by Saint Charles Avenue, Cherokee Street, Hampson Street, and Lowerline Street

Address(es): 7457 Saint Charles Avenue

3. **Zoning Docket 061/22 (Automatically deferred from the cancelled August 9 meeting)**

Applicant(s): Tejani & Patel Investments, LLC

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in a C-2 Auto-Oriented Commercial District

Overlay district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square LHC, Lot A, in the Third Municipal District, bounded by Elysian Fields Avenue, Interstate 10, and Florida Avenue

Address(es): 2401-2411 Elysian Fields Avenue

4. **Zoning Docket 062/22 (Automatically deferred from the cancelled August 9 meeting)**

Applicant(s): NYK, Inc.

Request: Conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District

Overlay district(s): HUC Historic Urban Corridor Use Restriction Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 753, Lots 14 and 15, in the First Municipal District, bounded by Banks Street, Palmyra Street, South Pierce Street, and South Scott Street

Address(es): 3915-3917 Banks Street

5. **Zoning Docket 063/22 (Automatically deferred from the cancelled August 9 meeting)**

Applicant(s): City Council Motion M-22-253

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 17, Section 17.3.A to prohibit new hotels and motels in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, to allow commercial short term rentals as a permitted use in the CBD-5 District, and to make any other amendments deemed necessary.

6. **Zoning Docket 064/22 (Automatically deferred from the cancelled August 9 meeting)**

Applicant(s): City Council Motion M-22-255

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 18, Section 18.13.B.1 *The RIV-1 Lower Garden District Sub-District* and Section 18.24 SCC *South of Convention Center Height Overlay District* in order to create the

“CCN Convention Center Neighborhood Overlay District,” which is to be applied to the area bounded by Convention Center Boulevard, the Pontchartrain Expressway, Thalia Street, Annunciation Street, Euterpe Street, Tchoupitoulas Street, Celeste Street, the Mississippi River floodwall, and Henderson Street, excluding Square RP-5-X, Lot MF-1.

7. **Zoning Docket 065/22 (Automatically deferred from the cancelled August 9 meeting)**
Applicant(s): Worthmore Realty, LLC
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 145, Lot 8 or 22, in the First Municipal District, bounded by Magazine Street, Constance Street, Orange Street, and Race Street
Address(es): 1526 Magazine Street

8. **Subdivision Docket 077/22 (Automatically deferred from the cancelled August 9 meeting)**
Applicant(s): D & B Property Group, LLC
Request: Re-subdivide Lots A, E and C, and Part of Lot F into Lot A1
Property Description: Square 450, Second Municipal District, bounded by Conti Street, N. Rendon Street, Bienville Street and N. Norman C Francis Parkway
Municipal address(es): 3314-18 Conti Street and 329 N. Rendon Street

9. **Zoning Docket 066/22**
Applicant(s): 3310 Conti Street, LLC
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Overlay district(s): 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 450, Lot X, in the Second Municipal District, bounded by Conti Street, Bienville Street, North Norman C. Francis Parkway, and North Rendon Street
Address(es): 3310 Conti Street

10. **Zoning Docket 067/22**
Applicant(s): 9000 Chef Menteur Plaza, LLC
Request: Conditional use to permit the retail sale of packaged alcoholic beverages in a BIP Business-Industrial Park District and the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District
Overlay district(s): ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District
Property description: Lots B and C on an undesignated square in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, and Read Boulevard
Address(es): 9000 Chef Menteur Highway

11. **Zoning Docket 068/22**
Applicant(s): Melp and Mag, LLC
Request: Conditional use to permit a development containing commercial units between 5,000 and 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay district(s): CPC Character Preservation Corridor Design Overlay District
Property description: Square 154, Lot 1A, in the First Municipal District, bounded by Magazine Street, Melpomene Street, Camp Street, and Thalia Street
Address(es): 1335 Magazine Street
12. **Subdivision Docket 089/22**
Applicant(s): Avante Garde, LLC
Request: Re-subdivide Lots 6 and 7 into Lot 6A
Property Description: Square A, in the Third Municipal District, bounded by East Deer Park Boulevard and Deer Trail
Municipal address(es): 5823-5827 East Deer Park Boulevard
13. **Subdivision Docket 090/22**
Applicant(s): Avante Garde, LLC
Request: Re-subdivide Lots 22 and 23 into Lot 22A
Property Description: Square A, in the Third Municipal District, bounded by East Deer Park Boulevard and Deer Trail
Municipal address(es): 5887-5891 East Deer Park Boulevard
14. **Subdivision Docket 091/22**
Applicant(s): Avante Garde, LLC
Request: Re-subdivide Lots 18 and 19 into Lot 18A
Property Description: Square A, in the Third Municipal District, bounded by East Deer Park Boulevard and Deer Trail
Municipal address(es): 5871-5875 East Deer Park Boulevard
15. **Subdivision Docket 083/22**
Applicant(s): Church of the King, Inc.
Request: Re-subdivide Part of Lot B, Lots 5, 6, 30, A, T, Lots 1, 2, 3, 4, and 5 into Lot CK
Property Description: Square 214, First Municipal District, bounded by Calliope Street, St. Charles Avenue, Clio Street, and Carondelet Street
Municipal address(es): 1137 & 1129 St. Charles Avenue, 1619, 1623, 1627, 1629, 1633 & 1636 Clio Street and 1120 Carondelet Street
16. **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.

17. **Receipt of Preliminary Staff Report on whether to open the City's Master Plan for amendments, in accordance with the Home Rule Charter, Section 5-404.**
For information purposes only - no action to be taken at this meeting.