

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 13, 2022

1:30 PM

**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 December 13, 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 November 15, 2022 meeting

Business Recommended for Action

2. **Street Name Change 004/22**
Consideration of renaming N. Rocheblave Street between Fats Domino Boulevard and Reynes Street as Shirley Taylor Way.

3. **Zoning Docket 084/22**
Applicant: Landis Construction Co., LLC
Request: Conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay zoning district(s): AC-2 Arts and Culture Diversity Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District
Property description: Square 584, Lot 1A-1, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue
Municipal address(es): 2400 Napoleon Avenue

4. **Zoning Docket 093/22**
Applicant: Rasaan Bailey and Arlette Bailey
Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-RD Suburban Two-Family Residential District
Overlay zoning district(s): Residential Short Term Rental Interim Zoning District
Property description: Square 277, Lots 13 through 20, in the Fifth Municipal District, bounded by Bennett Street, Henderson Street, Adrian Street, and Maumus Avenue
Municipal address(es): 3670 Bennett Street

5. **Zoning Docket 094/22**
Applicant: Craft Commercial Properties, LLC
Request: Amendment to Ordinance No. 24,302 MCS (Zoning Docket 113/10) to now grant a conditional use to permit a commercial short term rental in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District
Overlay zoning district(s): Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District
Property description: Square 249, Lot 12A or 15, in the Third Municipal District, bounded by Burgundy Street, Louisa Street, Dauphine Street, and Piety Street
Municipal address(es): 3200-3208 Burgundy Street

6. **Zoning Docket 095/22**
Applicant(s): City Council Motion No. M-22-467
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Residential Short Term Rental Interim Zoning District, which would prohibit the following land uses in all zoning districts:
 - Residential Short Term Rental, Small
 - Residential Short Term Rental, Large
 - Residential Short Term Rental, Partial Unit

7. **Zoning Docket 096/22**
Applicant: 623 Orange, LLC
Request: Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay zoning district(s): Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District

Property description: Square 79, Lots 19 and 20, in the First Municipal District, bounded by Orange Street, Religious Street, Saint Thomas Street, and Race Street
Municipal address(es): 623 Orange Street

8. **Zoning Docket 097/22**

Applicant: City Council Motion No. M-22-431

Request: Rescission of Ordinance No. 28,644 MCS (Zoning Docket 008/21, which granted a conditional use to permit a wine shop in HU-B1 Historic Urban Neighborhood Business District

Overlay zoning district(s): CPC Character Preservation Corridor Design Overlay District; Magazine Street Use Restriction Overlay District

Property description: Square 20404, Lot 14A, in the Sixth Municipal District, bounded by Magazine Street, Constance Street, General Pershing Street, and Milan Street

Municipal address(es): 4210-4214 Magazine Street

9. **Zoning Docket 098/22**

Applicant(s): City Council Motion No. M-22-447

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Lower Algiers Rural Protection Interim Zoning District, which would prohibit the development of multi-family residences in S-RM1 Multiple-Family Residential Districts and commercial development in S-B22 Pedestrian-Oriented Corridor Business Districts in the area generally bounded by the Intercoastal Waterway, the Mississippi River, the Donner Canal, and Delacroix Road.

10. **Zoning Docket 099/22**

Applicant(s): City Council Motion No. M-22-448

Request: Zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

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

Property description: Square 124, Lots 1, 2, 2 or an undesignated lot, and 5-D in the Second Municipal District, bounded by Iberville Street, Crozat Street, Bienville Street, and Basil Street

Municipal address(es): 235-237 Basin Street and 1208-1216 Bienville Street

11. **Zoning Docket 100/22**

Applicant(s): City Council Motion No. M-22-449

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to re-establish the University Area Off-Street Parking Interim Zoning District, the intent of which is to require off-street vehicular parking for any increase in the number of existing bedrooms in the area generally bounded by Cecil Street, a straight line connecting Cecil Street to Monticello Avenue, Monticello Avenue, to Leake Avenue, to River Drive, to Riverview Drive, to East Drive, to Tchoupitoulas Street, turning north on Jefferson Avenue, turning east on South Claiborne Avenue, turning north on Toledano Street, connecting to Washington Avenue, turning east on Earhart Boulevard, turning

north on South Carrollton Avenue, turning east on Tulane Avenue/Airline Highway connecting to Palmetto Street, to Northline Street, to Monticello Avenue, to Cecil Street.

12. **Design Review 053/22**

Applicant(s): Loyola University New Orleans

Request: Consideration of amendments to Loyola University's Institutional Master Plan for its Main Campus (generally bounded by Saint Charles Avenue, Calhoun Street, Freret Street, and Tulane University) and its Broadway Campus (generally bounded by Saint Charles Avenue, Broadway Street, Lowerline Street, and Benjamin Street).

Municipal address(es): The primary municipal address is 6363 Saint Charles Avenue. There are multiple other municipal addresses.

13. **Subdivision Docket 132/22**

Applicant(s): Taryn Legrold and Marissa Belcher

Request: Re-subdivision of Lot 19 into Lots 19-A and 19-B

Property Description: Square 623-6524, Third Municipal District, bounded by North Robertson Street, Annette Street, North Villere Street, and Saint Bernard Avenue

Municipal address(es): 1440-1442 Annette Street, 1674 North Robertson Street

14. **Subdivision Docket 141/22**

Applicant(s): 1815 Frenchmen, LLC; 1819 Frenchmen, LLC; 1823 Frenchmen, LLC

Request: Resubdivision of Lots A, A-1, 15, and parts of Lots 2, 3, and 4 into Lots A-1-A, A-1-B, and A-1-C

Property Description: Square 884, in the Third Municipal District, bounded by Frenchmen Street, Elysian Fields Avenue, North Prieur Street, and North Roman Street

Municipal address(es): 1815-1823 Frenchmen Street

15. **Subdivision Docket 143/22**

Applicant(s): New Orleans Redevelopment Authority

Request: Resubdivision of Lots A2, A, 15, and 470-A into Lots B, C, D, and E

Property Description: Squares 623 and 624, in the Third Municipal District, bounded by Saint Bernard Avenue, North Robertson Street, North Villere Street, and Annette Street

Municipal address(es): 1431 Saint Bernard Avenue and 1846-1854 North Robertson Street

16. **Subdivision Docket 144/22**

Applicant(s): Melinda Geerken Richard

Request: Resubdivision of Lots 8, 9, 10, 11, and 12 into Lots 8-A and 12-A

Property Description: Square 34, in the Seventh Municipal District bounded by West Harrison Avenue, Bellaire Drive, Fleur de Lis Drive, and 26th Street

Municipal address(es): 439 West Harrison Avenue and 6303 Bellaire Drive

17. **Consideration of the extension of the deadline to commence substantial construction for Zoning Docket 028/16**

18. **Consideration of an extension of the deadline for the submittal of final development plans for Zoning Docket 088/20**

19. **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.