

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 13, 2022, 1:30 P.M.

PUBLIC HEARING

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 to property, and subdivision applications.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

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

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

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

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**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**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.**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**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.

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.

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.

November 23, November 30, and December 7, 2022

Robert Rivers, Executive Director