

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 8, 2022

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 February 8, 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 February 8, 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 that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

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. Recess for 30 minutes
- f. Consideration of dockets
- g. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- h. Adjournment

Minutes

1. Adoption of the minutes of the January 25, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 005/22**
Applicant(s): 1440 N Dorgenois, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay zoning district(s): RDO-2 Residential Diversity Overlay District
Property description: Square 1345, Lot T-1, in the Third Municipal District, bounded by North Dorgenois Street, Columbus Street, Kerlerec Street, and North Rocheblave Street
Municipal address(es): 1440 North Dorgenois Street
3. **Zoning Docket 006/22**
Applicant(s): Southwest Region Conference of Seventh-Day Adventists
Request: Conditional use to permit a community center in an S-RS Suburban Single-Family Residential District
Overlay zoning district(s): EC Enhancement Corridor Design Overlay District; HUC Historic Urban Corridor Use Restriction Overlay District
Property description: Square 3079, Lots 1, 2, 3, and 4, in the Third Municipal District, bounded by Elysian Fields Avenue, Stephen Girard Street, Frenchmen Street, and Mandolin Street
Municipal address(es): 4336 Elysian Fields Avenue
4. **Zoning Docket 007/22**
Applicant(s): Chad P. Lusco and Jennifer Lusco Garin
Request: Conditional use to permit a principal bed and breakfast in an HMR-3 Historic Marigny/Tremé/Bywater Residential District
Overlay district(s): RDO-1 Residential Diversity Overlay District
Property description: Square 150, Lot C or Lot 8, in the Third Municipal District, bounded by Chartres Street, Mandeville Street, Royal Street, and Spain Street
Address(es): 2425-2427 Chartres Street
5. **Zoning Docket 008/22**
Applicant(s): Young Engineering Company, Inc.
Request: Conditional use to permit a commercial use over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay district(s): None
Property description: Square 140, Lot 4, half of Old Lot 4, a portion of Lot 12, a portion of Lot 1 or 11, and a portion of Lot 2 or 10, in the First Municipal District, bounded by Constance Street, Erato Street, Magazine Street, and Thalia Street
Address(es): 1221 Constance Street

6. **Zoning Docket 009/22**
Applicant(s): 749 St. Charles Ave., LLC
Request: Conditional use to permit a hotel in a CBD-5 Central Business District and the rescission of Ordinance No. 27,850 MCS (Zoning Docket 066/18), which granted a conditional use to permit a curb cut
Overlay district(s): Multi-Modal/Pedestrian Corridor
Property description: Square 218, Lots 4 and 5, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street
Address(es): 749-751 Saint Charles Avenue

7. **Zoning Docket 010/22**
Applicant(s): Last Chance Texaco, LLC
Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District
Overlay zoning district(s): EC Enhancement Corridor Design Overlay District
Property description: Square 269, Lot 1-A, in the Fourth Municipal District, bounded by Baronne Street, Jackson Avenue, Josephine Street, and Oretha Castle Haley Boulevard
Municipal address(es): 2137-2139 Baronne Street and 1801 Jackson Avenue

8. **Subdivision Docket 001/22**
Applicant(s): Kenneth Tassin and Chandra Tassin
Request: Re-subdivide Lots 10 and C-11 into Lot 10A
Property Description: Square 1551, Third Municipal District, bounded by Maurepas Street, Esplanade Avenue, Arcadia Court, Fortin Street, and Mystery Street
Municipal address(es): 3221 Maurepas Street and 1551 Mystery Street

9. **Property Disposition 001/22**
Consideration of the disposition of immovable property consisting of Lot 12, Square 34 in the Seventh Municipal District, bounded by West Harrison Avenue, Bellaire, Fleur de Lis, and 26th Streets. The municipal address is 6301 Bellaire Street.

10. **Property Acquisition 001/22**
Consideration of the acquisition of immovable property consisting of right-of-way in Square 240A, in the First Municipal District, bounded by Martin Luther King Boulevard, Carondelet, Baronne, and Erato Streets. The land is the former Thalia Street right-of-way between Carondelet and Baronne Streets adjacent to 1400 Baronne Street.

11. **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.

Business Recommended for Deferral

12. **Zoning Docket 011/22**
Applicant(s): City Council Motion No. M-21-366

Request: Amendment to the text of the Comprehensive Zoning Ordinance to provide that within the boundaries of Louis Armstrong Park, any permitted conditional use otherwise allowed in the OS-R Regional Open Space District, as provided in Article 7, must be determined to be ancillary to the Park's past and present uses to be allowable. The City Planning Commission is authorized to consider text changes to Article 7, amending Article 18 to create a new overlay zoning district, and/or through a map amendment that would rezone all or a portion of Armstrong Park, namely the boundaries of Congo Square to an OS-N Neighborhood Open Space District.

13. **Zoning Docket 012/22**

Applicant(s): City Council Motion No. M-21-435

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a definition and/or use standards for an "accessory dwelling unit" and to consider modifying the definition and/or use standards for an "accessory structure" to increase housing opportunities citywide and to provide for the new construction of accessory dwelling units and/or the conversion of existing accessory structures to long term residential uses, to consider the addition of such to use tables in appropriate districts, to establish site design standards, and to make recommendations for any other amendments deemed necessary.

14. **Zoning Docket 013/22**

Applicant(s): Cal-Cal Properties, LLC

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Overlay district(s): None

Property description: Square 729, Lot F-1, in the Third Municipal District, bounded by Gallier Street, North Claiborne Avenue, Congress Street, and North Derbigny Street

Address(es): 1633-1635 Gallier Street

15. **Zoning Docket 014/22**

Applicant(s): DNL, LLC

Request: Conditional use to permit a standard restaurant in an 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

Property description: Square 223, Lots 14 and 15-A, in the Sixth Municipal District, bounded by Magazine Street, Amelia Street, Camp Street, and Peniston Street

Address(es): 3701-3711 Magazine Street

16. **Zoning Docket 015/22**

Applicant(s): Frenchmen Decatur, LLC

Request: Conditional use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Overlay zoning district(s): AC-1 Arts and Culture Diversity Overlay District

Property description: Square 5, Lots A, E, and F, or Lot D and an undesignated lot, in the Third Municipal District, bounded by Decatur Street, Frenchmen Street, Chartres Street, and Esplanade Avenue

Municipal address(es): 1407-1411 Decatur Street and 500-504 Frenchmen Street

17. **Zoning Docket 016/22**

Applicant(s): City Council Motion No. M-21-475

Request: Amendment to the text of the Comprehensive Zoning Ordinance to make several minor amendments to the Comprehensive Zoning Ordinance as described in “Attachment A – Omnibus Minor CZO Amendment Proposal” as attached to City Council Motion No. M-21-475. Attachment A can be viewed on the City Planning Commission’s website at www.nola.gov/cpc

15. **Zoning Docket 017/22**

Applicant(s): City Council Motion Nos. M-21-478, M-21-0479, M-21-480, M-21-481, M-21-482, M-21-483, and M-21-484

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend:

- Article 4, Section 4.3.D.2 to require a Project Neighborhood Participation Program (project NPP) for any amendment to an approved conditional use (Motion No. M-21-478)
- Article 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-479)
- Article 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any amendments to an Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-480)
- Article 19, Section 19.3.C to require a Project Neighborhood Participation Program (project NPP) for the establishment of any interim zoning district (Motion No. M-21-481)
- Article 18, Section 18.1 to require a Project Neighborhood Participation Program (project NPP) for the establishment of any overlay zoning district (Motion No. M-21-482)
- Article 3, Section 3.2 to require a Project Neighborhood Participation Program (project NPP) for any major subdivision (a subdivision creating more than 5 lots and/or a street) (Motion No. M-21-483)
- Article 4, Section 4.2.D.2 to require a Project Neighborhood Participation Program (project NPP) for any zoning text amendment (Motion No. M-21-484)