

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 25, 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 January 25, 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 January 25, 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 11, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 001/22**

Applicant(s): Treyton J. Diggs

Request: Text amendment to Article 12 of the Comprehensive Zoning Ordinance to classify “animal hospital” as a permitted use in the HU-B1A Historic Urban Neighborhood Business District

Location: This application would affect all HU-B1A Historic Urban Neighborhood Business Districts

3. **Zoning Docket 002/22**

Applicant(s): Corinna L. Chaney and Michele Maso

Request: Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-RM1 Historic Urban Multi-Family Residential District

Overlay zoning district(s): None

Property description: Square 249, Lot 1, in the Fourth Municipal District, bounded by Washington Avenue, Baronne Street, Carondelet Street, and Sixth Street

Municipal address(es): 1720-1722 Washington Avenue

4. **Zoning Docket 003/22**

Applicant(s): Fortuna Land Holdings, LLC

Request: Affordable Housing Planned Development in an MU-2 High Intensity Mixed-Use District

Overlay zoning district(s): None

Property description: Square 547, Lots 16A and 18A, in the First Municipal District, bounded by South Tonti Street, Gravier Street, Perdido Street, and South Miro Street.

Municipal address(es): 618-626 South Tonti Street

5. **Zoning Docket 004/22**

Applicant(s): Churchill Downs Incorporated

Request: Amendment to Ordinance No. 22,053 MCS (Zoning Docket 033/05), as amended, to allow sports wagering at the Fair Grounds Race Course, which is located in an HU-RD1 Historic Urban Two-Family Residential District. The specific language proposed by the applicant is:

“Notwithstanding proviso No. 3 in Ordinance No 22053, the applicant shall be authorized to conduct sports wagering in accordance with the acts of the Louisiana Legislature.”

Overlay zoning district(s): None

Property description: Fairgrounds Racetrack, which encompasses multiple squares and lots generally bounded by Gentilly Boulevard, Fortin Street, Belfort Avenue, Desaix Boulevard, and Esplanade Avenue, in the Third Municipal District

Municipal address(es): 1751 Gentilly Boulevard

6. **Subdivision Docket 170/21**

Applicant(s): Walker Clifford Russell

Request: Re-subdivide Lots 8 and 14 into Lot 8A

Property Description: Square 211, Sixth Municipal District, bounded by Amelia Street, Antonine Street, Magazine Street, and Constance Street

Municipal address(es): 1023-1025 Amelia Street and 1022 Antonine Street

7. **Subdivision Docket 171/21**

Applicant(s): Odyssey House Louisiana Inc.

Request: Re-subdivide Lots O and 15-A into Lot O-1

Property Description: Square 315, Second Municipal District, bounded by North Tonti Street, Governor Nicholls Street, North Rocheblave Street, and Ursulines Avenue

Municipal address(es): 1125 North Tonti Street and 2427 Ursulines Avenue

8. **Subdivision Docket 172/21**

Applicant(s): CMR Enterprises, LLC

Request: Re-subdivide Lots 5, 6, and 7 into Lots 5A and 6A.

Property Description: Square 8, Majestic Oaks Subdivision, Third Municipal District, bounded by Majestic Oaks Drive, Selma Street, Virgilian Street, and Dreux Avenue

Municipal address(es): 4612 Majestic Oaks Drive

9. **Reconsideration of Subdivision Docket 137/20**

Applicant(s): Thomas Reagan

Request: Re-subdivide Lots D-3 and Lot 4 into Lot D-3-A and Lot 4-A

Property Description: Square 52, Second Municipal District, bounded by Governor Nicholls Street, Royal Street, Barracks Street, and Bourbon Street

Municipal address(es): 729 Governor Nicholls and 721 Governor Nicholls

10. **Street Name Change 001/22**

Consideration of renaming Louisa Street from Almonaster Avenue to Florida Avenue as Johnny Jackson Jr. Avenue.

Business Recommended for Deferral

11. **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

12. **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

13. **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

14. **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

15. **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

16. **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

17. **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

18. **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.

19. **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

20. **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