

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 12, 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 July 12, 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 June 28, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 044/22**
Applicant(s): City Council Motion M-22-159
Request: Amendment to Ordinance No. 28,666 MCS [Zoning Docket 012/21, which granted a conditional use to permit a bar with live entertainment (secondary use) in an

HU-MU Historic Urban Neighborhood Mixed-Use District] to now authorize a two-way curb cut along Lafitte Street through a waiver of Article 18, Section 18.17.C.3.

Overlay district(s): GC Greenway Corridor Design Overlay District; EC Enhancement Corridor Design Overlay District; AC-1 Arts and Culture Diversity Overlay District

Property description: Square 360, Lot 3-A, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, Toulouse Street, and North White Street

Address(es): 601-615 North Broad Street, 2701-2707 Lafitte Street, and 2716 Toulouse Street

3. **Zoning Docket 052/22**

Applicant: City Council Motion No. M-22-214

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a new temporary use category for a food pop up vendor host within Article 21, Section 21.8 Temporary Uses, and to make recommendations for any other amendments deemed necessary.

4. **Zoning Docket 053/22**

Applicant(s): Marcello Mid City, 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; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 816, Lot A-1, in the First Municipal District, bounded by Palmyra Street, Banks Street, South Murat Street, and South Olympia Street

Address(es): 4516 Palmyra Street

5. **Zoning Docket 054/22**

Applicant(s): Vincenzo Properties, 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; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 816, Lot 33 or Pt. 28 or parts of Lots 12 and 13, in the First Municipal District, bounded by Palmyra Street, Banks Street, South Murat Street, and South Olympia Street

Address(es): 4518 Palmyra Street

6. **Subdivision Docket 066/22**

Applicant(s): Lydia Cutrer

Request: Re-subdivide Lots 2 and 3 into Lots 2A and B1

Property Description: Square D, Third Municipal District, bounded by Warrington Drive, Mandolin Street, Wallace Drive, and Pelopidas Street

Municipal address(es): 303 Warrington Drive and 302 Wallace Drive

7. **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

8. **Zoning Docket 041/22**

Applicant(s): Mark Christopher Boren

Request: Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Overlay district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

Address(es): 731 Saint Charles Avenue, Unit 406

9. **Zoning Docket 055/22**

Applicant(s): D Carondelet Properties, LLC

Request: Conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District and the amendment of Ordinance No. 21,180 MCS (Zoning Docket 027/03)

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

Property description: Square 213, Lots C, B or 19, in the First Municipal District, bounded by Carondelet Street, Clio Street, Erato Street, and Saint Charles Avenue

Address(es): 1200 Carondelet Street and 1638-1640 Clio Street

10. **Zoning Docket 057/22**

Applicant(s): Tririver Investment, LLC

Request: Conditional use to permit a fast food restaurant with drive through facilities in a C-3 Heavy Commercial District and an SC Suburban Corridor Use Restriction Overlay District

Overlay district(s): SC Suburban Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District

Property description: Square I or 206, Lots 12 through 17, in the Fifth Municipal District, bounded by General De Gaulle Drive, Behrman Place, and Holiday Drive

Address(es): 3825 General De Gaulle Drive