

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 26, 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 July 26, 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 058/22

Applicant(s): Pejic Properties, LLC

Request: Conditional use to permit a standard restaurant in a 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; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 211, Lot 11, in the Sixth Municipal District, bounded by Magazine Street, Amelia Street, Antonin Street, and Constance Street

Address(es): 3642-3644 Magazine Street

Zoning Docket 059/22

Applicant(s): Orleans Parish School Board

Request: Amendment to Ordinance No. 23,103 MCS (Zoning Docket 016/08) to permit the expansion of an existing primary educational facility (Langston Hughes Academy) to include the adjacent Lot 51, which is to be developed with a new structure, in an HU-RS Historic Urban Single-Family Residential District

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

Property description: A portion of Lot 13, Bayou St. John Subdivision (existing Langston Hughes Academy site) and Lot 51, Square A, Desaix Place (expansion site), in the Third Municipal District, bounded by Trafalgar Street, Desaix Boulevard, and Gentilly Boulevard

Address(es): 3519 Trafalgar Street (existing Langston Hughes Academy site) and 3244 Desaix Boulevard (expansion site)

Zoning Docket 060/22

Applicant(s): AA Property Investments, LLC

Request: Conditional use to permit a standard restaurant in a 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; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 155, Lot C, in the Fourth Municipal District, bounded by Magazine Street, Camp Street, Eighth Street, and Ninth Street

Address(es): 3109-3111 Magazine Street

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.

July 6, July 13, and July 20, 2022

Robert Rivers, Executive Director