

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 22, 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 March 8, 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.

NOTE: DUE TO THE ABRUPTNESS OF THE RETURN TO IN PERSON MEETINGS, THE CPC STAFF WILL REQUEST THE CPC SUSPEND THE RULES TO ACCEPT ONLINE COMMENTS FOR THIS MEETING.

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 to collect and organize online public comments
(if CPC votes to suspend rules)
- 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 March 8, 2022 meeting

Business Recommended for Action

2. **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

3. **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.

4. **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.

5. **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

6. **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)

7. **Zoning Docket 018/22**

Applicant(s): KCT St. Thomas, LLC

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

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

Property description: Square 56, Lot F or portions of Lots 18 and 19, in the Fourth Municipal District, bounded by Eighth Street, Saint Thomas Street, Chippewa Street, and Seventh Street

Address(es): 601-605 Eighth Street and 3031-3033 Chippewa Street

8. **Zoning Docket 019/22**

Applicant(s): 747 St. Charles Ave Investment, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

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

Property description: Square 218, Lots 1 and 2, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

Address(es): 741-747 Saint Charles Avenue

9. **Zoning Docket 020/22**

Applicant(s): South Market Properties, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

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

Property description: Square 234, Lots Y and 25, in the First Municipal District, bounded by Baronne Street, Girod, Carondelet Street, and Julia Street

Municipal address(es): 704-714 Baronne Street and 828 Girod Street

10. **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

11. **Zoning Docket 027/22 - *Recommended for deferral to the April 26, 2022 CPC meeting***

Applicant(s): Jeffrey Benton and Lauren Pray

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 404