

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, MARCH 8, 2022**

**PUBLIC HEARING: 1:30 P.M.**

**CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR 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 March 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 March 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 in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

**Zoning Docket 021/22**

**Applicant(s):** City Council Motion No. M-22-1

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to create a new temporary use category of “parklets” within Article 21, Section 21.8 Temporary Uses and to make recommendations for any other amendments deemed necessary. In the course of review, CPC should study regulations in similarly situated municipalities, as well as applicable State regulations, to guide potential amendment.

**Zoning Docket 022/22**

**Applicant(s):** City Council Motion No. M-22-17

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Small Multi-family Affordable Short Term Rental Interim Zoning District, the intent of which is to prohibit certain uses for the “Small Multi-Family Affordable” dwelling units that are created on all lots within the Historic core and Historic Urban zoning districts, both residential and non-residential, the Suburban zoning districts, both residential and non-residential, the Historic Marigny/Tremé/Bywater zoning districts, both residential and non-residential, and the MU-1 Medium Intensity Mixed-Use District and the MU-2 High Intensity Mixed-Use District.

The prohibited uses of any unit added in order to avail the owner thereof the incentives provided to a “Dwelling, Small Multi-Family Affordable,” as defined and described in M-21-471, as amended are:

- a. Any issuance or renewal of a Residential Short Term Rental permit or license

- b. Any issuance or renewal of a Commercial Short Term Rental permit.

**Zoning Docket 023/22**

**Applicant(s):** City Council Motion No. M-22-27

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to consider use standards for Trailer Parks, to establish site design standards, and to make recommendations for any other amendment deemed necessary. In the course of review, the City Planning Commission should study regulations in similarly situated municipalities, including but not limited to nearby parishes in Southeastern Louisiana, as well as applicable State regulations, to guide potential amendments.

**Zoning Docket 024/22**

**Applicant(s):** Dix Packa Sixie, LLC

**Request:** Conditional use to permit a commercial use (medical clinic) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay district(s):** HUC Historic Urban Corridor Use Restriction Overlay District

**Property description:** Square 335, Lots 1, 2, 3, and 4X, in the Third Municipal District, bounded by Saint Claude Avenue, Fats Domino Avenue, Flood Street, and North Rampart Street

**Address(es):** 5500-5530 Saint Claude Avenue

**Zoning Docket 025/22**

**Applicant(s):** Floris M. Cairo

**Request:** Zoning change from a VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District

**Overlay district(s):** Vieux Carré Height Interim Zoning District

**Property description:** Square 75, Lot A, in the Second Municipal District, bounded by Bourbon Street, Dumaine Street, Dauphine Street, and Saint Ann Street

**Address(es):** 841 Bourbon Street and 804-808 Dumaine Street

**Zoning Docket 026/22**

**Applicant(s):** Kestrel Holdings, Inc. and Neil J. Timms

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-1 Medium Intensity Mixed-Use District (for Lot F or 21 or Pt. 15 only) and a conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District (for all lots)

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

**Property description:** Square 8, Lot E, Lot F or 21 or Pt. 15, and Lot G or Lots 21 and 22 or the rear portions of Lots 15 and 16, in the Fifth Municipal District, bounded by Pelican Avenue, Bouny Street, Delaronde Street, and Seguin Street

**Municipal address(es):** 200-206 Pelican Avenue, 330 Bouny 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](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

February 16, February 23, and March 2, 2022

Robert Rivers, Executive Director