

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 24, 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 May 24, 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 May 10, 2022 meeting

Business Recommended for Action

- 2. **Zoning Docket 030/22**
Applicant(s): City Council Motion M-22-111
Request: Amendment to the text of the Comprehensive Zoning Ordinance to incorporate the Phase 1 proposals outlined by the City Planning Commission staff in Section VII Recommended Amendments to the Comprehensive Zoning Ordinance of its Outdoor Live Entertainment Study (pages 73-81); including, but not limited to expanding the

allowed number of temporary outdoor entertainment events; expanding the zoning districts in which outdoor amphitheaters may operate; authorizing outdoor live entertainment as an ancillary use for Outdoor Amusement Facilities; clarifying and revising the use standards and use charts for Live Entertainment - Secondary Use; changing the definition of live entertainment - secondary use to include periodic entertainment such as "spiritual events" and "incidental" outdoor live entertainment (e.g., brass band and second line stops on private property along its route); changing use standards for size compatibility applicable to Public Markets to assure the market is the main use when adding live entertainment; expanding Live Entertainment - Secondary Use within Arts & Cultural (AC) Overlay Districts; and expanding ancillary uses of hotel operations to include outdoor live entertainment.

3. **Zoning Docket 032/22**

Applicant(s): Kenneth C. John, Jr.

Request: Conditional use to permit a small child care center in an S-RD Suburban Two-Family Residential District

Overlay district(s): Small Multi-family Affordable Short Term Rental Interim Zoning District **Property description:** Square 8, Lots 1 and 2, Doncost-Gabriel Tract, in the Third Municipal District, bounded by Flake Avenue, Grant Street, Leeds Street, and Laine Avenue

Address(es): 4600 Flake Avenue

4. **Zoning Docket 035/22**

Applicant(s): T.H.P. of New Orleans, Inc.

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 123, Lot A, in the Fourth Municipal District, bounded by Magazine Street, Pleasant Street, Constance Street, and Harmony Street

Address(es): 3224-3226 Magazine Street, 1033 Pleasant Street

5. **Zoning Docket 036/22**

Applicant(s): City Council Motion M-22-127

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 11, Section 11.2 Uses, Table 11-1: Permitted and Conditional Uses to classify "Child Care Center, Small" and "Child Care Center, Large" as conditional uses in the HU-RD2 zoning district; or (b) in the alternative, to consider amending the Use Standards Section 20.3.S.2(d) Child Care Center to add the following: "vi. The required outdoor play area may be located on adjacent residential parcels."

6. **Zoning Docket 037/22**

Applicant(s): TMF Hotel Properties, LLC

Request: Conditional use to permit a large child care center in an HU-B1A Historic Urban Neighborhood Business District and an HU-RD2 Historic Two-Family Residential District

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

Property description: Square 115, Lots 1, 2, 3, 8, 7, 6, 5, in the First Municipal District, bounded by Annunciation Street, Terpsichore Street, Constance Street, Melpomene Street

Address(es): 1359-1379 Annunciation Street and 901-907 Terpsichore Street

7. **Zoning Docket 038/22**

Applicant(s): LSU A&M Board of Supervisors

Request: Zoning change from an MS Medical Service District to an LI Light Industrial District

Overlay district(s): None

Property description: Square 440, Lots 12 and 13, in the First Municipal District, bounded by South Derbigny Street, Gravier Street, Perdido Street, South Roman Street, and South Claiborne Avenue/Interstate 10

Address(es): 523-527 South Derbigny Street

8. **Zoning Docket 039/22**

Applicant(s): City Council Motion No. M-21-279

Request: Conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District

Overlay district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square 538, Lots A, K, C, and 4, in the Seventh Municipal District, bounded by Olive Street, South Carrollton Avenue, Edinburgh Street, and Short Street

Address(es): 8013-8015 Olive Street and 3415-3417 South Carrollton Avenue

9. **Zoning Docket 040/22**

Applicant(s): BDR Italian, 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 234, Lots 13 and 14, in the Sixth Municipal District, bounded by Magazine Street, Cadiz Street, Camp Street, and Valence Street

Address(es): 4609-4611 Magazine Street

10. **Subdivision Docket 020/22**

Applicant(s): Mary O'Brien, Pat O'Brien, Derbigny XI, LLC, Patricia O'Brien, Derbigny VII, LLC, and Derbigny VIII, LLC

Request: Re-subdivide Lots A, 2, 8, 9, 10, 1, and 2 into Lots A1, 2A, 8A, 9A, and 10A

Property Description: Square 762, Third Municipal District, bounded by Kerlerec Street, North Roman Street, Columbus Street, and North Derbigny Street

Municipal address(es): 1717 Kerlerec Street, 1716 Columbus Street, 1455-1457 North Derbigny Street, 1471-1473 North Derbigny Street, 1475-1477 North Derbigny Street, and 1483 North Derbigny Street

11. **Subdivision Docket 049/22**

Applicant(s): Cleavon Williams

Request: Re-subdivide Lots 7 and 8 into Lots 7-A and 8-A

Property Description: Square 11, in the Third Municipal District, bounded by Franklin Avenue, Lotus Street, Acacia Street, and Myrtle Street

Municipal address(es): 3625-3627 Franklin Avenue