

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, NOVEMBER 15, 2022  
1:30 PM**

**1340 POYDRAS STREET  
21<sup>ST</sup> FLOOR CONFERENCE ROOM**

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 November 15, 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 October 25, 2022 meeting

**Business Recommended for Action**

- 2. **Zoning Docket 084/22**  
**Applicant:** Landis Construction Co., LLC

**Request:** Conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay zoning district(s):** AC-2 Arts and Culture Diversity Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District

**Property description:** Square 584, Lot 1A-1, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue

**Municipal address(es):** 2400 Napoleon Avenue

3. **Zoning Docket 087/22**

**Applicant(s):** City Council Motion No. M-22-418

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 20, Section 20.3.LLL to require conspicuous signage with approved permit details.

4. **Zoning Docket 088/22**

**Applicant:** Atelier Camelback, LLC

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

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

**Property description:** Square 101, Lot 1, in the Sixth Municipal District, bounded by Chippewa Street, Toledano Street, Annunciation Street, and Louisiana Avenue

**Municipal address(es):** 3301 Chippewa Street and 700-712 Toledano Street

5. **Zoning Docket 089/22 and Subdivision Docket 125/22**

**Applicant:** SF-NOLA Opportunity Fund 2, LLC

**Request:** Affordable Housing Planned Development in a C-1 General Commercial District and the associated re-subdivision application

**Overlay zoning district(s):** Residential Short Term Rental Interim Zoning District

**Property description:** Square 420, Lots 7, A or 6, B or 5, C or 4, 3, Pt. 8, and 9, in the First Municipal District, bounded by Martin Luther King, Jr. Boulevard, Willow Street, Clara Street, and Thalia Street

**Municipal address(es):** 2809-2829 Martin Luther King, Jr. Boulevard and 1412-1416 Willow Street

6. **Zoning Docket 090/22**

**Applicant(s):** OC Development, LLC

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay zoning district(s):** RDO-2 Residential Diversity Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District

**Property description:** Square 1345, Lots 9, 10, and W-2 or Lots W and Pt. 8, in the Third Municipal District, bounded by North Dorgenois Street, Columbus Street, Kerlerec Street, and North Rocheblave Street

**Municipal address(es):** 2431-2441 Kerlerec Street

7. **Zoning Docket 091/22**  
**Applicant:** Khoobehi Properties, LLC  
**Request:** Conditional use to permit a hotel over 10,000 square feet in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Overlay zoning district(s):** AC-4 Arts and Culture Diversity Overlay District; EC Enhancement Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District  
**Property description:** Square 379, Lot X, in the Third Municipal District, bounded by North Rampart Street, Columbus Street, Kerlerec Street, and Henriette Delille Street  
**Municipal address(es):** 1441-1451 North Rampart Street, 1104 Columbus Street, and 1115 Kerlerec Street
  
8. **Zoning Docket 092/22**  
**Applicant:** Ronald McDonald House Charities of South Louisiana, Inc.  
**Request:** Conditional use to permit a commercial use over 5,000 square feet in an HU-B1 Historic Urban Neighborhood Business District  
**Overlay zoning district(s):** EC Enhancement Corridor Design Overlay District; HUC Historic Urban Corridor Use Restriction Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District; Residential Short Term Rental Interim Zoning District  
**Property description:** Square 580, Lots 1 and 2, in the Second Municipal District, bounded by Canal Street, North Alexander Street, Iberville Street, and North Murat Street  
**Municipal address(es):** 4403 Canal Street
  
9. **Subdivision Docket 128/22**  
**Applicant(s):** Team Robot, LLC  
**Request:** Lots B, C, and part of A into Lots A-1 and C-1  
**Property Description:** Square 318, First Municipal District and bounded by Felicity Street, Simon Bolivar Avenue, Euterpe Street, and South Saratoga Street  
**Municipal address(es):** 2043-2045 Felicity Street, 2047-2049 Felicity Street, and 1700-1750 Simon Bolivar Avenue
  
10. **Subdivision Docket 129/22**  
**Applicant(s):** Nouvelle Vie  
**Request:** Resubdivision of Lots F-4-A and F-4-B-1 in the Third Municipal District into Lots D, E, and F in Square 12; Lots A, B, C, D, E, and F in Square 11; Lots A, B, C, D, E, and F in Square 10, Merlie Manor Subdivision, Section B; Lots A, B, C, D, E, and F in Square 10; Lots A, B, C, D, E, and F in Square 11; and Lot A, B, C, D, E, and F in Square 16, Coronado Heights Subdivision  
**Property Description:** Squares 10, 11, 12, and 16, in the Third Municipal District bounded by Dwyer Road, Good Drive, Pressburg Street, and Warren Drive  
**Municipal address(es):** 10400 and 10500 Dwyer Road

11. **Street Name Change 005/22**  
Consideration of renaming a portion of Press Drive between Leon C. Simon Drive and Emmett W. Bashful Boulevard as SUNO Knights Drive
12. **Proposed 2023 Budget and Work Plan for the Downtown Development District of the City of New Orleans**  
To review and consider the plan in order to determine whether or not it is consistent with the City of New Orleans Master Plan.
13. **2023 Draft Environmental Protection Agency Cleanup Grant and Analysis of Brownfields Cleanup Alternatives**  
To consider the draft EPA Cleanup Grant application and Analysis of Brownfields Cleanup Alternatives (ABCA) involving properties located in the Bywater, Holy Cross, St. Claude, and Lower Ninth Ward neighborhoods.
14. Consideration of the draft 2023 Operational Meeting schedule.