

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, NOVEMBER 15, 2022, 1:30 P.M.**

**PUBLIC HEARING**

**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 to property, and subdivision applications.**

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

**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.

**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

**Zoning Docket 089/22**

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

**Request:** Affordable Housing Planned Development in a C-1 General Commercial District

**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

**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

#### **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

#### **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

**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.**

October 26, November 2, and November 9, 2022

Robert Rivers, Executive Director