

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, OCTOBER 25, 2022**

**8<sup>TH</sup> FLOOR CONFERENCE ROOM  
(CITY HALL - 8E10)**

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 October 25, 2022 at 3:30 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 11, 2022 meeting

**Business Recommended for Action**

2. **Street Name Change 004/22**  
Consideration of renaming N. Rocheblave Street between Fats Domino Boulevard and Reynes Street as Shirley Taylor Way.

3. **Zoning Docket 070/22**  
**Applicant(s):** Marie-Therese M. Kalaydjian  
**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 220, Lots Y and Z, in the Sixth Municipal District, bounded by Magazine Street, Aline Street, Foucher Street, and Camp Street  
**Address(es):** 3511 Magazine Street
  
4. **Zoning Docket 083/22**  
**Applicant(s):** City Council Motion No. M-22-382  
**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Residential Short Term Rental Interim Zoning District, which would prohibit the following land uses in all zoning districts:
  - Residential Short Term Rental, Small
  - Residential Short Term Rental, Large
  - Residential Short Term Rental, Partial Unit
  
5. **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
  
6. **Zoning Docket 085/22**  
**Applicant:** Elite Southern Solutions, LLC  
**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use 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 1165, Lot A, in the Third Municipal District, bounded by Franklin Avenue, North Miro Street, Painters Street, and North Tonti Street  
**Municipal address(es):** 2200-2202 Franklin Avenue
  
7. **Zoning Docket 086/22**  
**Applicant(s):** Tara Tedesco and Terry Tedesco Homes, LLC  
**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Mixed-Use District

**Property Description:** The rear portion of Lot 16/the rear portion of proposed Lot 10-A, Square 71, Seventh Municipal District, bounded by Saint Charles Avenue, Short Street, Hampson Street, and South Carrollton Avenue

**Municipal address(es):** 8015 Saint Charles Avenue and 618 Short Street

8. **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.