

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, OCTOBER 11, 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 October 11, 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 September 27, 2022 meeting

**Business Recommended for Action**

2. **Zoning Docket 076/22**  
**Applicant(s): St. Rita Roman Catholic Church**

**Request:** Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District and a conditional use to permit a commercial use over 5,000 square feet

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

**Property description:** The entirety of Square 65 in the Sixth Municipal District, bounded by Fontainebleau Drive, Broad Place, Lowerline Street, and Pine Street

**Address(es):** 65 Fontainebleau Drive, 2624 Pine Street, and 2700 Lowerline Street

3. **Zoning Docket 078/22**

**Applicant(s):** Eric Temple

**Request:** Zoning change from an S-RS Suburban Single-Family Residential District to an S-RD Suburban Two-Family Residential District

**Overlay district(s):** None

**Property description:** Square 15, Lots 25 and 26, Park Place Addition, in the Fifth Municipal District, bounded by Elizardi Boulevard, Lawrence Street, Pace Boulevard, and the Magellan Canal

**Address(es):** 1601 Elizardi Boulevard

4. **Zoning Docket 079/22**

**Applicant(s):** Kathleen Horn

**Request:** Zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-1 Historic Marigny/Tremé/Bywater Commercial District

**Overlay district(s):** RDO-1 Residential Diversity Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 11, Lot A, in the Third Municipal District, bounded by Chartres Street, Spain Street, Decatur Street, and Mandeville Street

**Address(es):** 2438-2440 Chartres Street

5. **Zoning Docket 080/22**

**Applicant:** 610 Baronne St Development, LLC and 616 Baronne St Development, LLC

**Request:** Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

**Overlay zoning district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 233, Lots 18 and 19, in the First Municipal District, bounded by Baronne Street, Lafayette Street, Carondelet Street, and Girod Street

**Municipal address(es):** 610-616 Baronne Street

6. **Zoning Docket 081/22**

**Applicant:** Hadrian Properties, LLC

**Request:** Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the rescission of Ordinance No. 17,249 (Zoning Docket 061/95)

**Overlay zoning district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 257, Lot 88 or 2 or 11 and Lot 87 or 81, in the First Municipal District, bounded by Julia Street, Baronne Street, Girod Street, and O’Keefe Avenue

**Municipal address(es):** 933-939 Julia Street

7. **Zoning Docket 082/22**

**Applicant(s):** City Council Motion No. M-22-378

**Request:** Amendment to Ordinance No. 28,987 MCS (Zoning Docket 101/21, which granted a conditional use to permit a vocational education facility in a C-1 General Commercial District) to grant a waiver of the requirements of Article 15, Section 15.3.B.f. to allow for a structure ceiling height of less than twelve feet (12’), to grant a waiver of the landscape island requirement of Article 23, Section 23.7.C., and to grant a waiver of the landscaping plan submission requirement and execution thereof as outlined in Article 23, Section 23.3.B and to grant any other waivers that may be needed to allow the building and site design proposed by the property owner

**Overlay zoning district(s):** SC Suburban Corridor Use Restriction Overlay District; CT Corridor Transformation Design Overlay District

**Property Description:** Plot 2-B on an undesignated square in the Fifth Municipal District, bounded by Woodland Highway, Woodland Drive, and Tullis Drive

**Municipal address(es):** 6035 Woodland Highway

8. **Subdivision Docket 114/22**

**Applicant(s):** K.W.C. Construction, LLC

**Request:** Re-subdivide Lots 1 and 2 into Lots 1A, 1B, and 1C

**Property Description:** Square 688, Third Municipal District, bounded by North Robertson Street, Tupelo Street, North Claiborne Avenue, and St. Maurice Avenue

**Municipal address(es):** 6141 North Robertson Street

9. **Street Name Change 002/22**

Consideration of renaming the entirety of Higgins Boulevard between Almonaster Avenue and Alvar Street as Carver Rams Way.

10. **Street Name Change 003/22**

Consideration of renaming a portion of Cadillac Street between Harrison Avenue and Foy Street as Roneagle Way.

11. **Street Name Change 004/22**

Consideration of renaming N. Rocheblave Street between Fats Domino Boulevard and Reynes Street as Shirley Taylor Way.

12. **2023-2027 Capital Improvement Plan (CIP) - Draft**

To consider the draft plan for recommended capital expenditures for the five-year period from 2023 through 2027.

13. **Consideration of rescheduling the November 8, 2022 meeting due to the closure of City Hall on November 8.**

**14. Consideration of the proposed 2022 regular meeting schedule**