

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 13, 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 September 13, 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 August 23, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 041/22**
Applicant(s): Mark Christopher Boren
Request: Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

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

Property description: Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

Address(es): 731 Saint Charles Avenue, Unit 406

3. **Zoning Docket 063/22**

Applicant(s): City Council Motion M-22-253

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 17, Section 17.3.A to prohibit new hotels and motels in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, to allow commercial short term rentals as a permitted use in the CBD-5 District, and to make any other amendments deemed necessary.

4. **Zoning Docket 064/22**

Applicant(s): City Council Motion M-22-255

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 18, Section 18.13.B.1 *The RIV-1 Lower Garden District Sub-District* and Section 18.24 SCC *South of Convention Center Height Overlay District* in order to create the “CCN Convention Center Neighborhood Overlay District,” which is to be applied to the area bounded by Convention Center Boulevard, the Pontchartrain Expressway, Thalia Street, Annunciation Street, Euterpe Street, Tchoupitoulas Street, Celeste Street, the Mississippi River floodwall, and Henderson Street, excluding Square RP-5-X, Lot MF-1.

5. **Zoning Docket 069/22**

Applicant(s): Big Easy Travel Center, LLC

Request: Amendment to Ordinance No. 16,753 MCS (Zoning Docket 120/94) to now grant a conditional use to permit the retail sale of packaged alcoholic beverages in a C-2 Auto-Oriented Commercial District

Overlay district(s): None

Property description: Tract 2 or 2-A on an undesignated square, St. Geme Plantation, in the Third Municipal District, bounded by Old Gentilly Road, Interstate 10, and France Road

Address(es): 5000 Old Gentilly Road

6. **Zoning Docket 071/22**

Applicant: 833 Baronne Street, 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 256, Lots 80 and 81, in the First Municipal District, bounded by Baronne Street, Julia Street, Howard Avenue, and O’Keefe Avenue

Municipal address(es): 833-839 Baronne Street

7. **Zoning Docket 072/22**

Applicant(s): 201 North Rampart, LLC

Request: Conditional use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé Commercial District

Overlay district(s): EC Enhancement Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 153, Lots 7, 2, and 1 through 5, in the Third Municipal District, bounded by Chartres, Royal, and Frenchmen Streets and Elysian Fields Avenue

Address(es): 2121-21217 Chartres Street and 616 Elysian Fields Avenue

8. **Zoning Docket 073/22**

Applicant(s): City Council Motion M-22-313

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 24, Section 24.14.B.2b to exempt the area between I-510 and Downman Road and to make recommendations for any other amendments deemed necessary.

9. **Subdivision Docket 010/22**

Applicant(s): Gateway Phase II Investor Group, LLC

Request: Re-subdivision to:

- Consolidate a portion of Fractional Lot 8; a portion of Fractional Lot 6, Section 28; and a portion of the Duffossat Claim, Section 29 being in T 11 S-R 14 E into Square 1, Lot A,
- Consolidate a portion of Fractional Lots 2, 3, 6, and 7 of Section 28, and Lots 11 through 31, Pt. Lot 32, Lots 60 through Pt. 64, and Lots 69 through Pt. 74 of Michel Canal Subdivision into Square 2, Lots 1, 2, and 3.
- Consolidate a portion of Fractional Lot 2 of Section 28 and a portion of Section 39 (Duffossat Claim) into Square 3, Lots 1 through 8.
- Consolidate a portion of Section 21 and a portion of Fractional Lots 1, 2, 3, of Section 28 and a portion of Section 29 (Duffosat Claim) into Square 4, Lots 1 through 35.
- Consolidate a portion of Fractional Lots 1, 3, and 6 of Section 28 into Square 5, Lots 1 through 14.

Property Description: Township 11 South, Range 14 East; Townships 10, 11, and 12 South, Range 14 East, Southeast District, East of the Mississippi River

Municipal address(es): There are multiple municipal addresses

10. **Subdivision Docket 071/22**

Applicant(s): Gateway Phase II Investor Group, LLC

Request: This is a request to subdivide:

A portion of Pt. Fractional Lot 2 of Section 22, Pt. of Section 39 (Duffossat Claim), Lot A of Square 3, Chef Menteur Subdivision.

Pt. Section 39 (Duffossat Claim) from Highway 90 and Square W on the south end to the projecte section line between Sec. 11 and Sec. 14 on the north end.

Pt. Section 39 (Duffossat Claim) from the projected section line between Sec. 11 and Sec. 14 on the south end to the projected section line between Sec. 11 and Sec. 2 on the north end.

Portion of Section 39 (Duffossat Claim) from the projected section line between Sec. 2 and Sec. 11 on the south end of Lot 546 of Cedar Bayou Subdivision and Lots 507A, 508A, 509A and 510A, Cedar Bayou Subdivision

into

Square 9, Lots C and Lots 1 through 6;
Square 10, Lots 1 through 6;
Square 3, Lots A-1 and A-2;
Square 11, Lot A
Square 12, Lot A
Square 13, Lots 1 through 29;
Lots CB-2, CB-2, and CB-3 of Cedar Bayou Subdivision

Municipal address(es): 21135 Chef Menteur Highway

11. **Re-consideration of Subdivision Docket 078/20**
Applicant(s): Housing Authority of New Orleans
Request: Re-subdivide Lots 13-B, 15-A, 17-A and 19-D into Lots X-1, X-2, X-3, X-4, X-5, X-6 and X-7
Property Description: Square 227, Seventh Municipal District, bounded by Cambronne Street, Hickory Street, Dante Street, and Green Street
Municipal address(es): 1715-1727 Cambronne Street and 8322-8334 Hickory Street
12. **Consideration of an extension of the deadline for the submittal of final development plans for Zoning Docket 018/21**
13. **Subdivision Docket 095/22, filed in conjunction with Zoning Docket 018/21**
Applicant(s): LJT Investments, LLC
Request: Re-subdivide Lots 24 through 33 into Lots 24-A through 33-A
Property Description: Square 441, Fourth Municipal District, bounded by Fourth Street, South Johnson Street, South Galvez Street, and Momus Court
Municipal address(es): 2701-2717 South Johnson Street and 3400-3426 Fourth Street
14. **Subdivision Docket 099/22**
Applicant(s): Lighthouse Enrichment, LLC
Request: Re-subdivide Lot 71 into Lots 71-A and 71-B
Property Description: Square 116, Aurora Gardens, Fifth Municipal District, bounded by Fairfax Place, Aurora Drive, Kingston Court, and Westchester Street
Municipal address(es): 218 Fairfax Place
15. **Subdivision Docket 104/22**
Applicant(s): Deborah Marks
Request: Re-subdivide Parts of Lots 12, 13, and 14 into Lots 12-A and 14-A
Property Description: Square 679, Third Municipal District, bounded by North Claiborne Avenue, North Robertson Street, Andry Street, and Egania Street

Municipal address(es): 5320-5324 North Claiborne Avenue

16. **Master Plan Amendments**

Consideration of whether to open the Master Plan for amendments, in accordance with the process outlined in the City Charter

17. **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.

Business Recommended for Deferral

18. **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

19. **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.