

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTMEBER 13, 2022, 1:30 P.M.

PUBLIC HEARING

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 to property, and subdivision applications.

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

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

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

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

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

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

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.

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). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

August 24, August 29, and September 7, 2022

Robert Rivers, Executive Director