

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 27, 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 27, 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 13, 2022 meeting

Business Recommended for Action

2. **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.

3. **Zoning Docket 074/22**

Applicant(s): Fadhil Two, LLC

Request: Conditional use to permit a gas station with the retail sale of packaged alcoholic beverages in a C-1 General Commercial District

Overlay district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square 709, Lots 1, 2, 3, 4, and 5, in the Third Municipal District, bounded by North Claiborne Avenue, Lizardi Street, North Derbigny Street, and Egania Street

Address(es): 5201 North Claiborne Avenue

4. **Zoning Docket 075/22**

Applicant(s): Iron Skillet, LLC

Request: Conditional use to permit the expansion of an existing standard restaurant in an HU-B1A Historic Urban Neighborhood Business District and an HU-B1A Use Restriction Overlay District

Overlay district(s): HU-B1A Use Restriction Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 160, Lot 7, in the Sixth Municipal District, bounded by Louisiana Avenue, Laurel Street, Constance Street, and Toledano Street

Address(es): 901-903 Louisiana Avenue

5. **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

6. **Zoning Docket 077/22**

Applicant: American Federation of Musicians Local 174-496

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District

Overlay zoning district(s): RDO-2 Residential Diversity Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 320, Lot M or Lots 56, 57, 2, and two undesignated lots, in the Second Municipal District, bounded by Ursulines Avenue, North Dorgenois Street, Governor Nicholls Street, and North Rocheblave Street

Municipal address(es): 2553-2555 Ursulines Avenue

7. **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

8. **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.