

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTMEBER 27, 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 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 to property, and subdivision applications.

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

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

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

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

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

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.

September 7, September 14, and September 21, 2022

Robert Rivers, Executive Director