

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, APRIL 11, 2023

1:30 PM

**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 April 11, 2023 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 March 14 and 28, 2023 meetings

Business Recommended for Action

2. **Zoning Docket 012/23 – *Deferred from March 14, 2023***
Applicant(s): City Council Motion No. M-23-12
Request: Amendment to the text of the Comprehensive Zoning Ordinance to require security measures and crime mitigation efforts at Parking Structures and Parking Lots (principal uses), specifically within the use standards in Sections 20.3.OO, 20.3.OO.1, and

20.3.OO.2, as well as any related regulations, including Section 21.5. Possible security measures and crime mitigation efforts for consideration include, but are not limited to, required on-site employees and parking lot attendants; adequate lighting; and the installation of panic buttons, emergency call boxes, and security cameras. The motion also requests consideration of whether certain Parking Structures and Parking Lots (principal uses) should be exempt, including those that are not open to the public; those that are locked or gated; and those below a certain number of parking spots or square footage.

3. **Zoning Docket 013/23 – *Deferred from March 14, 2023***

Applicant(s): City Council Motion No. M-23-22

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a definition and use standards for “electric vehicle (EV) charging station (principal use)” to reduce zoning barriers for EV charging stations, with the following considerations:

- Consider updating existing regulations in Comprehensive Zoning Ordinance to increase opportunities for EV charging stations in appropriate zoning districts;
- Consider defining Levels 1, 2, and 3 EV charging stations or other relevant EV charging industry standards when creating use standards and definitions;
- Consider requiring EV charging stations in any newly proposed parking lots (principal use) or parking structures (principal use) based on national best practices;
- Consider reducing the required number of off-street vehicle parking requirements for developments that include EV charging stations;
- Consider limiting EV charging stations (principal use) to zoning districts with existing auto-oriented uses or consider ways to mitigate any potential negative impacts of this auto-oriented use.

4. **Zoning Docket 014/23 – *Deferred from March 14, 2023***

Applicant(s): City Council Motion No. M-23-43

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create standards for affordable homeownership opportunities by amending Article 5, Article 26, and/or Article 28, and any related articles according to the City Planning Commission, and to consider the community land trust model to define and create standards for Affordable Homeownership Development.

5. **Zoning Docket 017/23 – *Deferred from March 28, 2023***

Applicant(s): City Council Motion No. M-23-58

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Preserving Residential Character Interim Zoning District, the intent of which is to prohibit the use Short-Term Rental, Commercial within certain areas currently zoned HU-MU Neighborhood Mixed-Use District (HU-MU), MU-1 Medium Intensity Mixed-Use District (MU-1), and MU-2 High Intensity Mixed-Use District (MU-2), as indicated in the official zoning maps of the city.

6. **Zoning Docket 021/23**

Applicant(s): Nola Commercial Properties, LLC

Request: Conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 636, Lots C and 10, in the Third Municipal District, bounded by North Claiborne Avenue, Pauger Street, North Robertson Street, and Saint Anthony Street

Municipal address(es): 1830-1840 North Claiborne Avenue and 2224 Pauger Street

7. **Zoning Docket 022/23**

Applicant(s): 2gether, LLC

Request: Conditional use to permit a standard restaurant over 5,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 581, Lots A and B, in the Sixth Municipal District, bounded by Freret Street, Upperline Street, LaSalle Street, and Valence Street

Municipal address(es): 4730 Freret Street

8. **Zoning Docket 023/23**

Applicant(s): Kathleen Etienne

Request: Conditional use to permit a single-family residence in a GPD General Planned Development District

Property description: Square 17, Lots 9 through 12, in the Fifth Municipal District, bounded by Oliver Street, J. Weiner Bert Street, Bisson Street, and Simms Street

Municipal address(es): 3513-3525 Olivier Street

9. **Zoning Docket 024/23**

Applicant(s): City Council Motion No. M-23-72

Request: Zoning change from an HU-MU Historic Urban Neighborhood Mixed Use District to HU-RD2 Historic Urban Two Family Residential District

Property description: All lots currently zoned HU-MU Historic Urban Neighborhood Mixed Use District on Squares 48 and 49, in the Fourth Municipal District, bounded by Second Street, Fourth Street, Rousseau Street, and Saint Thomas Street

Municipal address(es): 502-536 Second Street; 521-533 Third Street; 2515-2517 Rousseau Street; 525 Fourth Street

10. **Zoning Docket 025/23**

Applicant(s): 1012 North Rampart, LLC; Chiu Camp, LLC; Fuselier Realty, LLC

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

Property description: Square 179, Lot 20, in the First Municipal District, bounded by Camp Street, Girod Street, Church Street, and Julia Street

Municipal address(es): 705-707 Camp Street and 606 Girod Street

11. **Subdivision Docket 027/23**

Applicant(s): G3 Enterprises, LLC

Request: Resubdivision of Lot 12 into Lots 12-A and 12-B

Property Description: Section 358, Second Municipal District, bounded by Orleans Avenue, Saint Peter Street, North Broad Street, and North White Street

Municipal address(es): 2744-2746 Orleans Avenue and 2745-2747 Saint Peter Street

12. **Subdivision Docket 030/23**
Applicant(s): JMLES, LLC
Request: Resubdivision of Lots 13, 14, and D into Lots 13A, 13B, 13C, 13D, 13E, and 13F
Property Description: Square 54, Third Municipal District, bounded by Flood Street, North Peters Street, Andry Street, and Douglass Street
Municipal address(es): 436-444 Flood Street and 5439-5459 North Peters Street
13. **Subdivision Docket 033/23**
Applicant(s): Blake Minnerly
Request: Resubdivision of Lots 16 and 17 into Lots 16A and 17A
Property Description: Square 182, Fifth Municipal District, bounded by Newton Street, Nunez Street, Diana Street, and Teche Street
Municipal address(es): 435-441 Newton Street and 1011-1017 Nunez Street
14. **Consideration of the Subdivision Regulations update – *deferred from March 14, 2023***
15. **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.