

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, APRIL 25, 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 25, 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, March 28, and April 11, 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 018/23 – Deferred from March 23, 2023**  
**Applicant(s):** City Council Motion No. M-23-59  
**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 Bed and Breakfast Interim Zoning District, the intent of which is to ensure that bed and breakfasts are compatible with and preserve the character and integrity of the neighborhoods citywide.
  
- 4. **Zoning Docket 021/23 – Deferred from April 11, 2023**  
**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
  
- 5. **Subdivision Docket 030/23 – Deferred from April 11, 2023**  
**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
  
- 6. **Zoning Docket 026/23**  
**Applicant(s):** New Orleans Redevelopment Authority  
**Request:** Zoning change from an HMR-2 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Property description:** the rear portions of existing Lots A or 14, 15, and 470-A or 16 (which are to be subdivided into the rear portion of proposed Lot B), Square 623 & 624, in the Third Municipal District, bounded by Saint Bernard Avenue, North Robertson Street, Annette Street, and North Villere Street  
**Municipal address(es):** 1646-1654 North Robertson Street
  
- 7. **Zoning Docket 027/23**  
**Applicant(s):** Argonne 6300, LLC

**Request:** Amendment to Ordinance No. 24,145 MCS (Zoning Docket 59/10) to grant a conditional use to permit the expansion of an existing commercial use to exceed 5,000 square feet of floor area

**Property description:** Square 236, Lot 30-A or Lots 27 through 34, in the Second Municipal District, bounded by Argonne Boulevard, Harrison Avenue, Bragg Street, and Marshal Foch Street

**Municipal address(es):** 6300 Argonne Street

8. **Zoning Docket 028/23**

**Applicant(s):** Bayou Treme Center, LLC

**Request:** Amendment to Ordinance No. 27,982 MCS (Zoning Docket 131/18) to permit a live performance venue with waivers of Section 18.9.C.1 of the Comprehensive Zoning Ordinance to:

- remove a restriction limiting the live performance venue to plays and musicals only; and
- remove a restriction limiting the sale of alcoholic beverages for consumption on-site to only one (1) hour prior to and during performances, permitting such alcoholic beverage sales from 4 p.m. to midnight Tuesday through Thursday, 4 p.m. to 1. a.m. on Friday, 2 p.m. to midnight on Saturday, and 2 p.m. to 11 p.m. on Sunday.

**Property description:** Square 1353, Lot 2A, in the Third Municipal District, bounded by Bayou Road, Columbus Street, North Broad Street, and North Dorgenois Street

**Municipal address(es):** 2527-2541 Bayou Road

9. **Zoning Docket 029/23**

**Applicant(s):** Richard Cahn

**Request:** Conditional use to permit alcohol beverage sales in an existing standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

**Property description:** Square 209, Lot 4, in the Sixth Municipal District, bounded by Magazine Street, General Taylor Street, Pershing Street, and Constance Street

**Municipal address(es):** 3814-3816 Magazine Street

10. **Subdivision Docket 018/23**

**Applicant(s):** Leslie Davis

**Request:** Resubdivision of Lots A, B, and A into Lots AB and A-1

**Property Description:** Square 19, in the Sixth Municipal District, bounded by Laurel Street, Calhoun Street, Patton Street, and Henry Clay Avenue

**Municipal address(es):** 6231-6233 Laurel Street and 517 Calhoun Street

11. **Subdivision Docket 040/23**

**Applicant(s):** BB3923, LLC

**Request:** Re-subdivision Lot X1 into Lots X1A, X1B, X1C, X1D and X1E

**Property Description:** Square 432, Sixth Municipal District, bounded by Baronne, General Taylor, Carondelet and Constantinople Streets

**Municipal address(es):** 3923 Carondelet Street

12. **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.