

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, APRIL 25, 2023, 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 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 to property, and subdivision applications.

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

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

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

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, and 2 p.m. to 11 p.m. on Saturday and 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

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

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.

April 5, April 12, and April 19, 2023

Robert Rivers, Executive Director