

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 22, 2023

1:30 PM

CITY HALL, 1300 PERDIDO STREET  
CITY COUNCIL CHAMBER, ROOM 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 August 22, 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 August 8, 2023 meeting

#### Business Recommended for Action

2. **Street Name Change 002/23**  
Consideration of renaming Terpsichore Street between St. Charles Avenue and South Rampart Street as Professor Longhair Lane.

3. **Zoning Docket 055/23**

**Applicant(s):** City Council Motion No. M-23-227

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to expand community solar opportunities with the following considerations:

- Consider defining a “Community Solar Project” as “a solar energy system constructed and operated by a public or private entity that connects directly to the electricity distribution network and converts solar energy into electricity and/or stores energy for the primary purpose of serving electric demands offsite from the facility. Community solar projects may allow multiple local subscribers to purchase or lease ownership shares or a percentage of the power produced on the site.”
- Consider creating accessory use standards for “Community Solar Projects,” which may include minimum lot size requirements, setbacks, design standards, and/or landscaping requirements.
- Consider amending Article 21, Section 12.6.J of the Comprehensive Zoning Ordinance to read as follows:

“1. A collective alternative energy system such as a community solar project, wind energy system, or geothermal energy system is permitted to be constructed upon one or more properties owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Collective alternative energy systems shall be permitted as accessory use for the purpose of serving electric demands on-site or offsite from, but related to, the facility.

2. A collective alternative energy system may be constructed on one or more continuous lots owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Where collective alternative energy systems are constructed on two or more contiguous lots, all owners shall agree to such arrangement. The agreement shall be recorded as a “collective alternative energy servitude” on each plat of survey to grant access to all participants to maintain equipment. A management plan shall be submitted and servitude recorded. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.

3. Collective Alternative Energy Systems shall be built in accordance with accessory use standards for the particular type of energy system used, as described in this section. A management plan shall be submitted to the Department of Safety and Permits. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.”

4. **Zoning Docket 056/23**

**Applicant(s):** City Council Motion No. M-23-231

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend the permitted and conditional use tables in Article 14, Table 14-1, to disallow the following residential uses currently allowed in the S-LM Lake Area Marina District:

- Dwelling, Above the Ground Floor
- Dwelling, Townhouse
- Dwelling, Multi-Family
- Group Home, Small
- Group Home, Large
- Permanent Supportive Housing

5. **Zoning Docket 063/23 – *Deferred from the August 8 meeting***

**Applicant(s):** City Council Motion No. M-23-266

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 26 *Definitions*, the use tables in Articles 9, 10, 11, 12, 13, 14, 15, and 17, and the use standards in Article 20 for “Domestic Protection Shelter” and “Emergency Shelter,” to consider permitting them by-right as an institutional use in all zoning districts where multi-family dwellings are permitted.

6. **Zoning Docket 064/23**

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

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RM1 Historic Urban Multi-Family Residential District

**Property description:** Square 261, Lot 1, in the Fourth Municipal District, bounded by Second Street, Dryades Street, Baronne Street, and Third Street

**Municipal address(es):** 1834 Second Street and 2508-2512 Dryades Street

7. **Zoning Docket 065/23**

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

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 9 Historic Core Neighborhood Residential Districts to create a new zoning classification, VCR-3, and to make associated zoning map changes to effectuate the new zoning district. The purpose of VCR-3 is to allow a mix of primarily residential uses, limited to singles, doubles, educational, and cultural uses. When compared to VCR-1 and VCR-2, VCR-3 is intended to promote educational and cultural uses that are compatible with residential use.

8. **Zoning Docket 066/23**

**Applicant(s):** City Council Motion No. M-23-290

**Request:** Zoning change from an S-RS Suburban Single-Family Residential District Residential District to an S-B1 Suburban Business District

**Property description:** Square 2, Lot 27 or part Lot 27, in the Fifth Municipal District, bounded by General Meyer Avenue, Casimire Street, Carver Street, and Zion Street

**Municipal address(es):** 6505 General Meyer Avenue and 2810 Casimire Street

9. **Zoning Docket 067/23**

**Applicant(s):** City Council Motion No. M-23-329

**Request:** Conditional use to permit a community center in an HU-RD2 Historic Urban Two-Family Residential District

**Property description:** Square 766, Lots 23 and 24, in the Third Municipal District, bounded by North Roman Street, New Orleans Street, A.P. Tureaud Avenue, North Derbigny Street, and Saint Bernard Avenue

**Address(es):** 1660 North Roman Street

10. **Subdivision Docket 099/23**

**Applicant(s):** Debra Cressy Anderson and Villalobos Rescue Center

**Request:** Re-subdivision of Lots F and 16-A into Lots F1 and 16B

**Property description:** Square 590, Third Municipal District, bounded by Japonica Streete, Kentucky Street, North Robertson Street, and North Villere Street

**Municipal address(es):** 1424-1426 Japonica Street and 1425 Kentucky Street

11. **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.