

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 8, 2023

1:30 PM

**CITY HALL, 1300 PERDIDO STREET
SEVENTH FLOOR, ROOM 7W03, CONFERENCE ROOM A**

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 8, 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 July 25, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 045/23**

Applicant(s): City Council Motion M-23-162

Request: Amendment to the text of the Comprehensive Zoning Ordinance to modify Article 18, Section 18.30, the University Area Off-Street Parking Overlay District, the intent of which is to require off-street vehicular parking for certain increases in the number

of existing bedrooms and bathrooms, (i) to expand the area of applicability to include additional neighborhoods, including parts of neighborhoods bounded by Front Street, Jefferson Avenue, South Claiborne Avenue, Toledano Street, Earhart Boulevard and South Carrollton Avenue; (ii) redefine “bedroom” to include a window or a door that opens to a space other than another sleeping room, bathroom or toilet room, and require that every shared bedroom be at least 50 sq. ft. for each occupant; (iii) lower the threshold for off-street parking requirement for new construction or renovations from four bedrooms and three bathrooms to three bedrooms and two bathrooms; (iv) redefine “full bathroom” to include a bathtub and/or shower; (v) require new construction or renovation to include a common room which cannot be a bedroom; (vi) require that new parking spaces be a minimum of 8 ½ feet wide by 18 feet long; (vii) prohibit tandem parking; (viii) recognize possible shared parking arrangements between adjacent lots; and (viii) prohibit the raising of structures to accommodate off-street parking.

3. **Zoning Docket 057/23**

Applicant(s): Jacob May

Request: Conditional use to permit an accessory bed and breakfast in an HU-RD2 Historic Urban Two-Family Residential District and the Bed and Breakfast Interim Zoning District

Property description: Square 131, Lot B, in the Fourth Municipal District, bounded by Constance Street, Second Street, Third Street, and Magazine Street

Municipal address(es): 2527 Constance Street

4. **Zoning Docket 059/23**

Applicant(s): Jcromig Investments, LLC

Request: Conditional use to permit the expansion of the floor area of an established multi-family dwelling in HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 46, Lot A, in the Seventh Municipal District, bounded by Adams Street, Benjamin Street, Dominican Street, and Hillary Street

Municipal address(es): 301 Adams Street

5. **Zoning Docket 060/23**

Applicant(s): Jesse Lamarca

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 538, Lots A-1 or 1A, in the Third Municipal District, bounded by Poland Avenue, Urquhart Street, Kentucky Street, and North Villere Street

Municipal address(es): 1301-1303 Poland Avenue

6. **Zoning Docket 061/23**

Applicant(s): T M F Hotel Properties, LLC

Request: Conditional use to permit a large child care center in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 115, Lots 4 or 17 and 14 or 16, in the First Municipal District, bounded by Terpsichore Street, Annunciation Street, Constance Street, and Melpomene Street

Municipal address(es): 917 Terpsichore Street

7. **Zoning Docket 062/23**
Applicant(s): City Council Motion No. M-23-208
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 Commercial Short-Term Rental Interim Zoning District, the intent of which is to prohibit the use Short-Term Rental, Commercial and Hostels as allowable uses within all areas of the city, and to limit the development of Timeshares with the following considerations:
- Instituting a cap of no more than one unit or 25% of total dwelling units on a lot or a single building constructed across lot lines, whichever is greater, to be permitted to be included within a Timeshare Plan within a Timeshare Building.
 - In the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, a Timeshare Building shall only be permitted when the total number of dwelling units is at least ten and the Mandatory Inclusionary Zoning regulations of Article 28 are triggered and an Affordable Housing Unit is provided as required by law. This cap shall not apply to the VCE Vieux Carré Entertainment District, to structures which front on Canal Street between the Mississippi River and Rampart Street, the EC Educational Campus District, MC Medical Campus District, LS Life Science District, or the MI Maritime Industrial District Commercial and Recreational Subdistrict.
8. **Zoning Docket 063/23**
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.
9. **Subdivision Docket 087/23**
Applicant(s): Lindsay Ellison
Request: Re-subdivision of Lots A and B into Lots A-1 and B-1
Property description: Square 276, Third Municipal District, bounded by Saint Roch Avenue, Burgundy Street, Music Street, and North Rampart Street
Municipal address(es): 915-921 Saint Roch Avenue
10. **Subdivision Docket 090/23**
Applicant(s): Loi Dang
Request: Re-subdivision of Lot 24 into Lots 24-A and 24-B
Property description: Lake Catherine Land Co, Section 2, Third Municipal District, bounded by Chef Menteur Highway (U.S. Highway 90) and Lake Catherline
Address(es): 24202 Chef Menteur Highway
11. **Subdivision Docket 097/23**
Applicant(s): 102 Egret, LLC
Request: Re-subdivision of Lot 28 into Lots 28A and 28B

Property description: Square 2, Lake Vista, Second Municipal District, bounded by Egret Street, Foliage Park, Hydrangea Lane, and Allen Toussaint Boulevard.
Address(es): 102-104 Egret Street

12. **Street Name Change 002/23**

Consideration of renaming Terpsichore Street between St. Charles Avenue and South Rampart Street as Professor Longhair Lane.

13. **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.