

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, AUGUST 8, 2023, 1:30 P.M.

PUBLIC HEARING

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.

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

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

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

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

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

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.

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.

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.

July 19, July 26, and August 2, 2023

Robert Rivers, Executive Director