

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, DECEMBER 12, 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 December 12, 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 November 14, 2023 meeting

**Business**

2. **Subdivision Docket 136/23 – *deferred from the November 14 meeting***  
**Applicant:** Ana Elizabeth Phelps (Professional Designs Group)  
**Proposal:** Resubdivision of Lots 12, 13 and 16-X into Lot 12-A  
**Location:** Square 398, Fourth Municipal District and bounded by South Claiborne Avenue, Josephine Street, Willow Street, and Jackson Avenue

**Addresses:** 2124-2150 S Claiborne Avenue and 2819-2821 Jackson Avenue

3. **Zoning Docket 086/23**

**Applicant(s):** JRFass Enterprises, LLC

**Request:** Amendment to Article 12, Section 12.2.B.3 of the Comprehensive Zoning Ordinance to allow drive-through facilities to operate in conjunction with fast-food restaurants, in addition to pharmacies.

4. **Zoning Docket 087/23**

**Applicant(s):** JRFass Enterprises, LLC

**Request:** Amendment to Ordinance No. 26,762 MCS (Zoning Docket 094/15) to permit a fast food restaurant with drive-through facilities in an HU-MU Historic Urban Neighborhood Mixed-Use District and the HUC Historic Urban Corridor Use Restriction Overlay District

5. **Zoning Docket 088/23**

**Applicant(s):** P and C Ventures, LLC

**Request:** Amendment to Ordinance No. 19,447 MCS (Zoning Docket 070/99) to now grant a conditional use to permit a bar in a CBD-2 Historic Commercial and Mixed-Use District

**Property description:** Square 226, Pt. Lots 25 and 26 or Pt. Lot 35, in the First Municipal District, bounded by Carondelet Street, Canal Street, Common Street, and Baronne Street

**Address(es):** 135-139 Carondelet Street

6. **Zoning Docket 089/23**

**Applicant(s):** City Council Motion No. M-23-472

**Request:** Amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district named the University Area Design Overlay, the intent of which is to provide Design Advisory Committee review for new residentially-zoned structures, or major renovations or expansions of residentially-zoned structures located in the University Area, that being the area generally bounded by South Claiborne Avenue in the north, Nashville Avenue in the east, Saint Charles Avenue in the south, and South Carrollton Avenue in the south.

The University Area Design Overlay requirements are as follows:

1. Development plan and design review is required for any enlargement or addition of 10% or more of the existing square footage in accordance with the thresholds of applicability in Section 4.5, as well as any additional thresholds of applicability of the University Area Design Overlay District.
2. Development plan and design review shall only apply to properties zoned HU-RD1, HU-RD2, HU-RS, HU-RM1, and HURM2 as determined by the City Planning Commission and the Department of Safety and Permits.
3. Design shall be compatible in scale, materials, street level uses, and spatial relationships with existing development.
4. Any new structure or increase of square footage shall not exceed a maximum building height of thirty (30) feet with a maximum of two (2) stories.

5. Waivers of these design requirements may be considered by the Board of Zoning Adjustments.
7. **Zoning Docket 090/23**  
**Applicant(s):** City Council Motion No. M-23-479  
**Request:** Amendment to Article 21 of the Comprehensive Zoning Ordinance to consider regulations for hours of operation and density for parklets that are on blocks that are not zoned commercial or mixed use from corner to corner and to consider amending the “DISTRICT” column associated with the permitted temporary use for Parklets in Table 21-3.
8. **Zoning Docket 091/23**  
**Applicant(s):** ABC NOLA, LLC  
**Request:** Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to a C-1 General Commercial District  
**Property description:** Square F, Vendome Place, Pt. Lot H, in the Sixth Municipal District, bounded by South Norman C. Francis Parkway, Grape Street, Martin Luther King Jr. Boulevard, and Vendome Place  
**Address(es):** 1601-1603 South Norman C. Francis Parkway
9. **Zoning Docket 092/23**  
**Applicant(s):** SSJ Investments Limited  
**Request:** Amendment to or rescission of Ordinance No. 19,974 MCS (Zoning Docket 100/00) to grant a conditional use to permit a commercial use (restaurant) over 5,000 square feet in floor area in a HU-MU Historic Urban Neighborhood Business District  
**Property description:** Square 519 or D, Lots A or Pt. 1 and Pt. 2, 3, and 4, in the Second Municipal District, bounded by North Carrollton Avenue, Dumaine Street, and Picheloup Place  
**Address(es):** 900 North Carrollton Avenue
10. **Zoning Docket 093/23**  
**Applicant(s):** Glenn Amedee  
**Request:** Conditional use to permit a bar in a HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Property description:** Square 505-506, Lots 2, 3, 9, and 3, in the Third Municipal District, bounded by Saint Bernard Avenue, Urquhart Street, North Villere Sstreet, and Annette Street  
**Address(es):** 1359-1373 Saint Bernard Avenue
11. **Zoning Docket 094/23**  
**Applicant(s):** Lee’s Professional Properties, LLC  
**Request:** Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District  
**Property description:** Square 150, Lots B, 23, and 24 (proposed Lot 23-A), in the Fifth Municipal District, bounded by Teche Street, Homer Street, Red Allen Way, and Nunez Street

**Address(es):** 820-828 Teche Street

12. **Zoning Docket 095/23**

**Applicant(s):** Lee's Professional Properties, LLC

**Request:** Conditional use to permit a hotel and retail space over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** Square 150, Lots A and B or 1 and 2 (proposed Lot A-1), in the Fifth Municipal District, bounded by Red Allen Way, Teche Street, Homer Street, and Nunez Street

**Address(es):** 401-407 Red Allen Way

13. **Property Disposition 003/23**

Consideration of a long-term lease of the 1600 block of the St. Thomas Street Right-of-Way in the First Municipal District of the City of New Orleans, between Squares 93 and 83 and bounded by Richard and Market Streets. To be leased to Second Line Studios.

14. **Property Disposition 004/23**

A request by Ernest N. Morial Convention Center for the disposition of a portion of the Melpomene Street right-of-way in the First Municipal District, City of New Orleans, between Squares RP-6X and RP-5X, and bounded by Annunciation and Tchoupitoulas Streets.

15. **Property Acquisition 004/23**

A request for the acquisition by the City of New Orleans from the Ernest N. Morial Convention Center of a portion of the current Square RP-6X, to be dedicated as public right-of-way for the relocation of a portion of Melpomene Street between Annunciation and Tchoupitoulas Streets in the First Municipal District, City of New Orleans.

16. **Subdivision Docket 161/23**

**Applicant:** 2537 Tulane Properties, LLC

**Proposal:** Resubdivision of Lots 1, 2, 3, 4, 5, A, 7-A, 8B, 9, 10, 11, 14, 15, 16, 17, Portion of 18, D, E, F, G, 26, 26, 27, 28, and Portion of 25 into a new lot, Lot 1-A

**Location:** Square 577, First Municipal District, bounded by Sough Dorgenois Street, South Rochebalve Street, Banks Street, and Tulane Avenue

**Address(es):** 2537 Tulane Avenue

17. **Subdivision Docket 162/23**

**Applicant:** Bargeboard, LLC

**Proposal:** Resubdivision of Lots 12 and 13 into Lots 12-A, 12-B, 12-C, and 12-D

**Location:** Square 149, Fifth Municipal District, bounded by Homer Street, Nunez Street, Slidell Street, and Verret Street

**Address(es):** 502-506 Homer Street and 826-846 Nunez Street

18. **Subdivision Docket 164/23**

**Applicant:** Henry L. Coaxum, Jr. and Karen Nabonne Coaxum

**Proposal:** Resubdivision of Lots 1, 2, 3 and 4 in Gove 5, Section 3, New Orleans Lakeshore Land Company, Third Municipal District and bounded by Hayne Boulevard, Scottwood Drive, Wales Street, and Reelfoot Street into Lots 1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A, and 4B. Request also includes creation and dedication of street to provide frontage for the proposed lots.

**Address(es):** 13328 Hayne Boulevard

**19. 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.