

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, DECEMBER 12, 2023, 1:30 P.M.**

**PUBLIC HEARING**

**CITY HALL, 1300 PERDIDO STREET**

**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 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.**

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

**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

**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.

**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.

**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

**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

**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

**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

**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

**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](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

November 22, November 29, and December 6, 2023

Robert Rivers, Executive Director