

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 10, 2023

1:30 PM

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 January 10, 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 December 13, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 100/22**

Applicant(s): City Council Motion No. M-22-449

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to re-establish the University Area Off-Street Parking Interim Zoning District, the intent of which is to require off-street vehicular parking for any increase in the number

of existing bedrooms in the area generally bounded by Cecil Street, a straight line connecting Cecil Street to Monticello Avenue, Monticello Avenue, to Leake Avenue, to River Drive, to Riverview Drive, to East Drive, to Tchoupitoulas Street, turning north on Jefferson Avenue, turning east on South Claiborne Avenue, turning north on Toledano Street, connecting to Washington Avenue, turning east on Earhart Boulevard, turning north on South Carrollton Avenue, turning east on Tulane Avenue/Airline Highway connecting to Palmetto Street, to Northline Street, to Monticello Avenue, to Cecil Street.

3. **Zoning Docket 001/23**

Applicant: Robert Schoppe and Constance Schoppe

Request: Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Mixed-Use District and a conditional use to permit an reception facility in an HU-MU District

Property description: Square 897, Lot E, in the Third Municipal District, bounded by Esplanade Avenue, North Prieur Street, North Roman Street, and Kerlerec Street

Municipal address(es): 1819 Esplanade Ave

4. **Zoning Docket 002/23**

Applicant(s): City Council Motion No. M-22-485

Request: Amendment to the text of the Comprehensive Zoning Ordinance to update any and all relevant Articles governing the zoning and use standards for short-term rentals (both commercial and residential) in a manner that is both compliant with the holding of the U.S Court of Appeals for the Fifth Circuit in *Hignell-Stark v. City of New Orleans*, Case No. 21-30643, and continues to safeguard the City’s health, safety, and welfare. In the course of considering this text amendment, the City Planning Commission is directed to consider the Council’s desire to continue its efforts to prevent nuisances, promote affordable housing, and protect neighborhoods’ residential character, while removing any distinctions regarding the ability to operate an STR based on a property’s homestead exemption status.

5. **Zoning Docket 003/23**

Applicant: 604 Julia Street Project, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 181, Lot 2 or 39, in the First Municipal District, bounded by Julia Street, Camp Street, Saint Charles Avenue, and Saint Joseph Street

Municipal address(es): 604 Julia Street

6. **Zoning Docket 004/23**

Applicant: Canseco Properties Filmore, LLC

Request: Conditional use to permit the retail sales of packaged alcoholic beverages in an S-B2 Suburban Pedestrian-Oriented Corridor Business District and the rescission of Ordinance No. 26,413 MCS (Zoning Docket 092/19)

Property description: Square 4056, Lots 1, 2, 3, and 4, in the Third Municipal District, bounded by Filmore Avenue, Marigny Street, Mithra Street, and Elysian Fields Avenue

Municipal address(es): 2221 Filmore Avenue and 5300 Marigny Street

7. **Zoning Docket 005/23**
Applicant: City Council Motion No. M-22-447
Request: Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District
Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District
Property description: Square 682, Lots 16 through 19, in the First Municipal District, bounded by South Rendon Street, Cleveland Avenue, Palmyra Street, and South Norman C. Francis Parkway
Municipal address(es): 217 South Rendon Street and 3300 Cleveland Avenue
8. **Zoning Docket 006/23**
Applicant: CCW Properties, LLC
Request: Conditional use to permit live entertainment (secondary use) in a brewery in an MU-1 Medium Intensity Mixed-Use District
Property description: Square 21, Lot X, in the Fourth Municipal District, bounded by Tchoupitoulas, Eighth, Saint Thomas and Seventh Streets
Municipal address(es): 3033 Tchoupitoulas Street
9. **Subdivision Docket 147/22**
Applicant(s): David Gethers, Joshua Terry, George Nawas, Ross Anderson, Phyllis Anderson, Leslie Prestenbach
Request: Resubdivision of Lots 9, 10, 11, 12, 14A, 16A, and A into Lots 9-A, 10-A, 11-A, 12-A, 14-A1, and 1-A
Property Description: Square 101, Mirabeau Gardens Extension, Third Municipal District and bounded by Pratt Drive, Carnot Street, the London Avenue Outfall Canal, Virgil Boulevard, and Van Avenue
Municipal address(es): 1760, 1766, 1772, 1778, and 1790 Pratt Drive and 34451 London Avenue
10. **Subdivision Docket 151/22**
Applicant(s): Dee & S Investments Group, LLC
Request: Resubdivision of Lots 41, 42, 43, and 44 into Lots 41-A and 43-A
Property Description: Square 92, Fifth Municipal District, roughly bounded by Elmwood Park Drive, Florence Avenue, Arizona Street, and Behrman Highway
Municipal address(es): 12418 Elmwood Park Drive
11. **Subdivision Docket 154/22**
Applicant(s): GoodPad Properties 1 LLC
Request: Resubdivision of Lots 23 and 24 into Lots X-1-A and Y-2-B
Property Description: Square 492, in the Seventh Municipal District, bounded by Joliet, Oleander, Forshey and Cambronne Streets
Municipal address(es): 3218-3224 Cambronne Street
12. **Subdivision Docket 155/22**
Applicant(s): Mary Keller Zervigon and Carlos Zervigon
Request: Resubdivision of Lots 12-A and 14-A into Lots 12A1 and 14A1

Property Description: Square 116, Seventh Municipal District and bounded by Joliet, Zimpel, Cambronne, and Freret Streets

Municipal address(es): 1033 Joliet Street and 8424 Zimpel Street

13. **Correction of staff comments made in the presentation of Zoning Docket 097/22 for 4210-4214 Magazine Street at the December 13, 2022 meeting**
14. **Master Plan Future Land Use Map Amendment Application Acceptance:** Consideration of the acceptance and modification of additional applications
15. **Property Acquisition 001/23:** Request by the Director of Property Management to suspend the City Planning Commission's Administrative Rules, Policies, and Procedures to consider a property acquisition of privately-owned Gordon Plaza properties that were built on the former Agriculture Street Landfill site. (If approved, the property acquisition will be heard at the Jan. 24, 2023 CPC meeting.)
16. **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.