

MEETING AGENDA

CITY PLANNING COMMISSION MEETING

**FRIDAY, JANUARY 27, 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 24, 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.

This is a continuation of the January 24, 2023 regular meeting, which was forced to conclude early due to the closure of City Hall in response to severe weather.

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

Business

- 1. Consideration of special rules for public testimony and the order in which items will be heard at this meeting
- 2. Zoning Docket 095/22
Applicant(s): City Council Motion No. M-22-467

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Residential Short Term Rental Interim Zoning District, which would prohibit the following land uses in all zoning districts:

- Residential Short Term Rental, Small
- Residential Short Term Rental, Large
- Residential Short Term Rental, Partial Unit

3. **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.

4. **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.