

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 11, 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 July 11, 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 June 27, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 037/23 – *Deferred from May 23, 2023***
Applicant(s): HEBP Holdings, LLC
Request: Conditional use to permit a mini-warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 173, Lots 1, 2, 3, and 4 or Lots 12, 13, 14, and 15, in the Fifth Municipal District, bounded by Newton Street, L.B. Landry Avenue, Diana Street, and Leboeuf Street

Municipal address(es): 1531 Newton Street

3. **Zoning Docket 049/23**

Applicant(s): SMS Development, LLC

Request: Conditional use to permit a parking lot (principal use) in an MU-2 High-Intensity Mixed-Use District

Property description: Square 251, Lot 9 or 10, in the Fourth Municipal District, bounded by Thalia Street, Baronne Street, Oretha Castle Haley Boulevard, and Martin Luther King Jr. Boulevard

Municipal address(es): 1822 Thalia Street

4. **Zoning Docket 050/23**

Applicant(s): SMS Development, LLC

Request: Conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 291, Lot A, in the Fourth Municipal District, bounded by Oretha Castle Haley Boulevard, Danneel Street, Josephine Street, and Saint Andrew Street

Municipal address(es): 2011-2013 Oretha Castle Haley Boulevard

5. **Zoning Docket 051/23**

Applicant(s): Blair Boutte and Elamm Equity Investments, LLC

Request: Conditional use to permit a bed and breakfast (principal) in an HMR-2 Historic Marigny/Tremé/Bywater Residential District

Property description: Square 157, Lot D or 1 and E, in the Third Municipal District, bounded by Esplanade Avenue, Bourbon Street, Dauphine Street, and Pauger Street

Municipal address(es): 807 Esplanade Avenue and 1404-1414 Bourbon Street

6. **Subdivision Docket 071/23**

Applicant: Wayne Landry

Request: Re-subdivide Lot 1 into Lots 1-A and 1-B

Property description: Square 492, Seventh Municipal District, bounded by Forshey Street, Cambronne Street, Joliet Street, and Oleander Street

Municipal address(es): 8400-8402 Forshey Street and 2336 Cambronne Street

7. **Firearm Sales Study**

The purpose of this study shall be to make recommendations regarding the addition of “firearm sales” as a use separate and distinct from “retail goods establishment” and to make recommendations regarding potential zoning changes that would prohibit the sale of firearms within 1,000 feet of educational facilities.

8. **Transient Lodging Study**

The purpose of this study shall be to study the impacts and recommend updated regulations of Commercial Short Term Rentals and transient lodging uses, including but not limited to hotel/motel, timeshares, hostel, and bed and breakfasts.

9. **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.