

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 25, 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 25, 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 July 11, 2023 meeting

#### Business Recommended for Action

2. **Zoning Docket 045/23**

**Applicant(s):** City Council Motion M-23-162

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to modify Article 18, Section 18.30, the University Area Off-Street Parking Overlay District, the intent of which is to require off-street vehicular parking for certain increases in the number

of existing bedrooms and bathrooms, (i) to expand the area of applicability to include additional neighborhoods, including parts of neighborhoods bounded by Front Street, Jefferson Avenue, South Claiborne Avenue, Toledano Street, Earhart Boulevard and South Carrollton Avenue; (ii) redefine “bedroom” to include a window or a door that opens to a space other than another sleeping room, bathroom or toilet room, and require that every shared bedroom be at least 50 sq. ft. for each occupant; (iii) lower the threshold for off-street parking requirement for new construction or renovations from four bedrooms and three bathrooms to three bedrooms and two bathrooms; (iv) redefine “full bathroom” to include a bathtub and/or shower; (v) require new construction or renovation to include a common room which cannot be a bedroom; (vi) require that new parking spaces be a minimum of 8 ½ feet wide by 18 feet long; (vii) prohibit tandem parking; (viii) recognize possible shared parking arrangements between adjacent lots; and (viii) prohibit the raising of structures to accommodate off-street parking.

3. **Zoning Docket 052/23**

**Applicant(s):** Rochelle Brehm and Nancy Dupuy

**Request:** Conditional use to permit an accessory bed and breakfast in an HU-RD2 Historic Urban Two-Family Residential District and the Bed and Breakfast Interim Zoning District

**Property description:** Square 703, Lot A-2, in the Sixth Municipal District, bounded by Milan Street, South Derbigny Street, General Taylor Street, and South Roman Street

**Municipal address(es):** 3101 Milan Street

4. **Zoning Docket 053/23**

**Applicant(s):** Michael Henderson

**Request:** Conditional use to permit a principal bed and breakfast in an HMR-1 Historic Marigny/Tremé/Bywater Residential District

**Property description:** Square 174-175, Lots A and B, in the Second Municipal District, bounded by North Robertson Street, Esplanade Avenue, Governor Nicholls Street, and North Villere Street

**Municipal address(es):** 1238-1240 North Robertson Street

5. **Zoning Docket 054/23**

**Applicant(s):** 2537 Tulane Properties, LLC

**Request:** Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District

**Property description:** Square 577, Lots 1, 2, 3, 4, 5, A, 7-A, 8B, 9, 10, 11, 14, 15, 16, 17, portion of 18, D, E, F, G, 36, 26, 27, 28, and pt. 25, in the First Municipal District, bounded by Tulane Avenue, South Dorgenois Street, South Rocheblave Street, and Banks Street

**Municipal address(es):** 2501-2537 Tulane Avenue and 2500-2520 Banks Street

6. **Zoning Docket 055/23**

**Applicant(s):** City Council Motion No. M-23-227

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to expand community solar opportunities with the following considerations:

- Consider defining a “Community Solar Project” as “a solar energy system constructed and operated by a public or private entity that connects directly to the

electricity distribution network and converts solar energy into electricity and/or stores energy for the primary purpose of serving electric demands offsite from the facility. Community solar projects may allow multiple local subscribers to purchase or lease ownership shares or a percentage of the power produced on the site.”

- Consider creating accessory use standards for “Community Solar Projects,” which may include minimum lot size requirements, setbacks, design standards, and/or landscaping requirements.
- Consider amending Article 21, Section 12.6.J of the Comprehensive Zoning Ordinance to read as follows:

“1. A collective alternative energy system such as a community solar project, wind energy system, or geothermal energy system is permitted to be constructed upon one or more properties owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Collective alternative energy systems shall be permitted as accessory use for the purpose of serving electric demands on-site or offsite from, but related to, the facility.

2. A collective alternative energy system may be constructed on one or more continuous lots owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Where collective alternative energy systems are constructed on two or more contiguous lots, all owners shall agree to such arrangement. The agreement shall be recorded as a “collective alternative energy servitude” on each plat of survey to grant access to all participants to maintain equipment. A management plan shall be submitted and servitude recorded. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.

3. Collective Alternative Energy Systems shall be built in accordance with accessory use standards for the particular type of energy system used, as described in this section. A management plan shall be submitted to the Department of Safety and Permits. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.”

7. **Zoning Docket 056/23**

**Applicant(s):** City Council Motion No. M-23-231

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend the permitted and conditional use tables in Article 14, Table 14-1, to disallow the following residential uses currently allowed in the S-LM Lake Area Marina District:

- Dwelling, Above the Ground Floor
- Dwelling, Townhouse
- Dwelling, Multi-Family
- Group Home, Small
- Group Home, Large

- Permanent Supportive Housing
8. **Zoning Docket 057/23 – *Withdrawn by applicant and resubmitted for the August 8 meeting***  
**Applicant(s):** Jacob May  
**Request:** Conditional use to permit an accessory bed and breakfast in an HU-RD2 Historic Urban Two-Family Residential District and the Bed and Breakfast Interim Zoning District  
**Property description:** Square 131, Lot B, in the Fourth Municipal District, bounded by Constance Street, Second Street, Third Street, and Magazine Street  
**Municipal address(es):** 2527 Constance Street
  9. **Zoning Docket 058/23**  
**Applicant(s):** Massiha, LLC  
**Request:** Conditional use to permit a bar in a C-2 Auto-Oriented Commercial District and an SC Suburban Corridor Use Restriction Overlay District  
**Property description:** Square B-3, Lot 2, Garden Oaks, in the Fifth Municipal District, bounded by General De Gaulle Drive, Bender Boulevard, Seine Drive, and Texas Drive  
**Municipal address(es):** 3733 General De Gaulle Drive
  10. **Subdivision Docket 126/19**  
**Applicant(s):** Economy Ironworks, Inc.  
**Request:** Re-subdivision of Lots 4, 5, 6, 7, 1, 26 or 5, 1, 59 or 18, 60 or 19, 60, 62, 61, 62, 3, 64, 66, and 68 into 2A  
**Property description:** Square 61, First Municipal District, bounded by Commerce, Lafayette, South Peters, and Girod Streets  
**Municipal address(es):** 311-321 Girod Street, 625-675 South Peters Street, 622-632 Commerce Street
  11. **Subdivision Docker 081/23**  
**Applicant(s):** Vancourt Properties and Renovations, LLC  
**Request:** Re-subdivision of Lots 1, 2, 3, and part of 4 into Lot 1A and 3A  
**Property description:** Square 114, Elmwood Subdivision, Fifth Municipal District, bounded by Sabine, Utah, Potomac, and Oregon Streets  
**Address(es):** 3285 Sabine Street
  12. **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.