

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 25, 2023, 1:30 P.M.

PUBLIC HEARING

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 to property, and subdivision applications.

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

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

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

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

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.”

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

Zoning Docket 057/23

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

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: Subdivision, Square B-3, 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

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

July 10, July 12, and July 19, 2023

Robert Rivers, Executive Director