

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JUNE 13, 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 June 13, 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 May 23, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 039/23 – *Deferred from May 23, 2023***

Applicant(s): Bywater JEJ, LLC

Request: Conditional use to permit a hotel in an HU-MU Historic Marigny/Tremé/Bywater Mixed-Use District

Property description: Square 292, Lots Y, 10, 23, and 24 or Lots Y, 1, and two undesignated lots, in the Third Municipal District, bounded by Bartholomew Street, Burgundy Street, Mazant Street, and North Rampart Street

Address(es): 901 Bartholomew Street and 4015 Burgundy Street

3. **Zoning Docket 042/23**

Applicant(s): Professional Funeral Services, Inc.

Request: Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

Property description: The entirety of Square 1804, in the Third Municipal District, bounded by Franklin Avenue, Abundance Street, Agriculture Street, and Eads Street

Municipal address(es): 2905-2941 Franklin Avenue

4. **Zoning Docket 043/23**

Applicant(s): New Orleans Property Partners, LLC

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the rescission or amendment of Ordinance No. 21,252 MCS (Zoning Docket 001/03)

Property description: Square 256, Parcel 2 or Lots A and 37, in the First Municipal District, bounded by Howard Avenue, Baronne Street, O’Keefe Avenue, and Julia Street

Municipal address(es): 929 Howard Avenue

5. **Zoning Docket 044/23**

Applicant(s): City Council Motion No. M-23-146

Request: Amendment to the text of the Comprehensive Zoning Ordinance to modify Article 24, Section 24.15.C to read as follows:

“24.15.C MAINTENANCE AND RELOCATION

A designated classic sign may be moved to a new location when and where the associated business moves, or an exact replica of a designated classic sign may be installed at a new location when a business with a classic sign moves. Only the business name, other descriptive language, and color of an original designated classic sign may be changed to reflect a new business at the original classic sign location.”

6. **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 (vix) prohibit the raising of structures to accommodate off-street parking.

7. **Zoning Docket 046/23**

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

Request: Amendment to the text of the Comprehensive Zoning Ordinance to modify Article 1, Section 17.3.A to classify “broadcasting studio” as a permitted use in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District.

8. **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.

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.