

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 14, 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 March 14, 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 February 28, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 012/23**
Applicant(s): City Council Motion No. M-23-12
Request: Amendment to the text of the Comprehensive Zoning Ordinance to require security measures and crime mitigation efforts at Parking Structures and Parking Lots (principal uses), specifically within the use standards in Sections 20.3.OO, 20.3.OO.1, and

20.3.OO.2, as well as any related regulations, including Section 21.5. Possible security measures and crime mitigation efforts for consideration include, but are not limited to, required on-site employees and parking lot attendants; adequate lighting; and the installation of panic buttons, emergency call boxes, and security cameras. The motion also requests consideration of whether certain Parking Structures and Parking Lots (principal uses) should be exempt, including those that are not open to the public; those that are locked or gated; and those below a certain number of parking spots or square footage.

3. **Zoning Docket 013/23**

Applicant(s): City Council Motion No. M-23-22

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a definition and use standards for “electric vehicle (EV) charging station (principal use)” to reduce zoning barriers for EV charging stations, with the following considerations:

- Consider updating existing regulations in Comprehensive Zoning Ordinance to increase opportunities for EV charging stations in appropriate zoning districts;
- Consider defining Levels 1, 2, and 3 EV charging stations or other relevant EV charging industry standards when creating use standards and definitions;
- Consider requiring EV charging stations in any newly proposed parking lots (principal use) or parking structures (principal use) based on national best practices;
- Consider reducing the required number of off-street vehicle parking requirements for developments that include EV charging stations;
- Consider limiting EV charging stations (principal use) to zoning districts with existing auto-oriented uses or consider ways to mitigate any potential negative impacts of this auto-oriented use.

4. **Zoning Docket 014/23**

Applicant(s): City Council Motion No. M-23-43

Request: Amendment to the text of the Comprehensive Zoning Ordinance to create standards for affordable homeownership opportunities by amending Article 5, Article 26, and/or Article 28, and any related articles according to the City Planning Commission, and to consider the community land trust model to define and create standards for Affordable Homeownership Development.

5. **Zoning Docket 015/23 (Withdrawn)**

Applicant(s): City Council Motion No. M-23-46

Request: Zoning change from an MU-2 High Intensity Mixed-Use District to an HU-RM2 Multi-Family Residential District

Property description: The entirety of the area currently zoned MU-2 within the boundaries of the Pontchartrain Expressway, South Saratoga Street, Felicity Street, and Carondelet Street

Municipal address(es): There are multiple municipal addresses

6. **Zoning Docket 016/23**

Applicant(s): Nola Lodging Group, LLC

Request: Conditional use to permit a curb cut along Convention Center Boulevard in a Multi-Modal/Pedestrian Corridor Overlay

Property description: The public right-of-way adjacent to Square 27, Lot B-2, in the First Municipal District, bounded by Convention Center Boulevard, Calliope Street, Gaiennie Street, and South Peters Street

Municipal address(es): 351 Calliope Street

7. **Subdivision Docket 012/23**

Applicant(s): YMA, LLC

Request: Resubdivision of Lots 12 and 13 into Lots 12A, 12B, and 12C

Property Description: Square 101, Fifth Municipal District, bounded by Evelina Street, Leboeuf Street, Eliza Street, and Whitney Avenue

Municipal address(es): 1400-1410 Evelina Street

8. **Subdivision Docket 014/23**

Applicant(s): Julie Anne Fabian

Request: Resubdivision of Lots A, B and C into Lots A1 and C1 or into Lots A1, B1 and C1

Property Description: Square 176, Fourth Municipal District, bounded by Coliseum Street, St. Mary Street, Chestnut Street and St. Andrew Street

Municipal address(es): 1320-1330 St. Mary Street

9. **Consideration of the draft Subdivision Regulations**

The Subdivision Regulations are a body of regulations that guide the plotting of new lots throughout the city. The City Planning Commission staff has drafted a comprehensive update to the Subdivision Regulations to address problems in the substance of the regulations, as well as deficiencies in its administrative processes.

10. **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.