

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

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

**Business Recommended for Action**

2. **Zoning Docket 017/23**

**Applicant(s):** City Council Motion No. M-23-58

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Preserving Residential Character Interim Zoning District, the intent of which is to prohibit the use

Short-Term Rental, Commercial within certain areas currently zoned HU-MU Neighborhood Mixed-Use District (HU-MU), MU-1 Medium Intensity Mixed-Use District (MU-1), and MU-2 High Intensity Mixed-Use District (MU-2), as indicated in the official zoning maps of the city.

3. **Zoning Docket 018/23**

**Applicant(s):** City Council Motion No. M-23-59

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to establish a new Interim Zoning District (IZD) to be named the Bed and Breakfast Interim Zoning District, the intent of which is to ensure that bed and breakfasts are compatible with and preserve the character and integrity of the neighborhoods citywide.

4. **Zoning Docket 019/23**

**Applicant(s):** GPD-2200 Jackson Ave, LLC

**Request:** Zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use for a parking lot (principal use)

Property description: Square 264, Lots 2, 3, and 4, in the Fourth Municipal District, bounded by Jackson Avenue, Baronne Street, Brainard Street, and Philip Street

**Municipal address(es):** 1758-1760 Jackson Avenue and 2200-2212 Baronne Street

5. **Zoning Docket 020/23**

**Applicant(s):** Old House Investments, LLC

**Request:** Conditional use to permit a wine shop in an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 213, Lot A, in the Sixth Municipal District, bounded by Magazine Street, Aline Street, Foucher Street, and Constance Street

**Municipal address(es):** 3500-3502 Magazine Street

6. **Subdivision Docket 022/23**

**Applicant(s):** Alan McKendall

**Request:** Resubdivision of Lots G-2-A1-A and G-2-A1-B into Lots 1 through 60 (Phase 1) and Lots 1 through 47 (Phase 2)

**Property Description:** Section 31, Lakratt Tract, Imperium Estates, Third Municipal District and bounded by Dwyer Road, Paris Road, Chef Menteur Highway, and Bullard Avenue

**Municipal address(es):** 19000-19500 Dwyer Road and 4891 Bullard Avenue

7. **Subdivision Docket 024/23**

**Applicant(s):** Luke Corporation

**Request:** Resubdivision of Lots A into Lots A-1 and A-2

**Property Description:** Square 632, First Municipal District, bounded by Cleveland Avenue, South Salcedo Street, Canal Street, and South Gayoso Street

**Municipal address(es):** 126-128 South Salcedo Street and 3033 Cleveland Avenue

8. **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.