

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 23, 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 May 23, 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 9, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 022/23 – *Deferred from May 9, 2023***
Applicant(s): 2gether, LLC
Request: Conditional use to permit a standard restaurant over 5,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 581, Lots A and B, in the Sixth Municipal District, bounded by Freret Street, Upperline Street, LaSalle Street, and Valence Street
Municipal address(es): 4730 Freret Street

3. **Zoning Docket 036/23**

Applicant(s): 2834 LaSalle, LLC

Request: Conditional use to permit a hotel with live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District and the LAS La Salle Street Overlay District

Property description: Square 333, Lot 38 and part of Lot J or Lot 4, the rear part of Lot 15, part of original Lot J, rear part of Lot 17, and rear part of Lot 18, in the Fourth Municipal District, bounded by La Salle Street, Washington Avenue, Sixth Street, and South Liberty Street.

Municipal address(es): 2832-2834 La Salle Street

4. **Zoning Docket 037/23**

Applicant(s): HEBP Holdings, LLC

Request: Conditional use to permit a mini-warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 173, Lots 1, 2, 3, and 4 or Lots 12, 13, 14, and 15, in the Fifth Municipal District, bounded by Newton Street, L.B. Landry Avenue, Diana Street, and Leboeuf Street

Municipal address(es): 1531 Newton Street

5. **Zoning Docket 038/23**

Applicant(s): Maco Properties, LLC

Request: Conditional use to permit a distillery with a bar and live entertainment (secondary use) over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 367, Lots 1, 2, an undesignated lot, 26, 27, and 28, bounded by Saint Claude Avenue, Franklin Avenue, Port Street, and North Rampart Street

Address(es): 2600-2608 Saint Claude Avenue and 1031-1039 Franklin Avenue

6. **Zoning Docket 039/23**

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

7. **Zoning Docket 040/23**

Applicant(s): C. DeMatteo, LLC

Request: Conditional use to permit a car wash in an MU-1 Medium Intensity Mixed-Use District and an HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 762, Lots 11, 12, 13, 14, 18, 19, 20, 21A, 22A, 22B, 23, 24, 25, 26, 27, and 28, bounded by South Carrollton Avenue, Tulane Avenue, Ulloa Street, South Pierce Street

Address(es): 4118-4132 South Carrollton Avenue, 4036-4052 Ulloa Street, and 4041-4051 Tulane Avenue

8. **Zoning Docket 041/23**

Applicant(s): City Council Motion No. M-23-105

Request: Amendment to the text of Article 18 of the Comprehensive Zoning Ordinance to establish the Brown's Dairy Neighborhood District overlay, bounded by Erato Street, Baronne Street, Martin Luther King, Jr. Boulevard, and Carondelet Street, to maintain and create affordable housing opportunities for long-term residency.

For all lots within the boundaries, the following use restrictions shall apply. The following uses are prohibited:

Bed and Breakfast (accessory and principal);

- Hostel;
- Hotel/Motel; and
- Short Term Rental (commercial and non-commercial).

9. **Street Name Change 001/23**

Consideration of renaming Terpsichore Street between St. Charles Avenue and Magnolia Street as Professor Longhair Lane.

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.