

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, MAY 23, 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 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 to property, and subdivision applications.**

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

**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

**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

**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

**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**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**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).

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

May 3, May 10, and May 17, 2023

Robert Rivers, Executive Director