

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 9, 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 9, 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 030/23

Applicant(s): 3205 Tulane, LLC

Request: Conditional use to permit live entertainment (secondary use) and the extension of restaurants' hours of operations in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 663, Lot C-1, bounded by Tulane Avenue, South Lopez Street, d'Hemecourt Street, and South Rendon Street

Address(es): 3219 Tulane Avenue

Zoning Docket 031/23

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

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 Historic Urban Neighborhood Commercial Short Term Rental Interim Zoning District, the intent of which is to prohibit the use Short Term Rental, Commercial within all areas of the City of New Orleans zoned HU-MU Neighborhood Mixed Use District, as indicated in the official zoning maps of the city.

Zoning Docket 032/23

Applicant(s): K&F Realty, LLC

Request: Amendment to the text of Article 10 of the Comprehensive Zoning Ordinance to add "wine shop" as a conditional use in the VCS Vieux Carré Service District

Zoning Docket 033/23

Applicant(s): K&F Realty, LLC

Request: Conditional use to permit a wine shop in the VCS Vieux Carré Service District with an extension in hours of operation and the rescission of Ordinance No. 16,427 MCS (ZD 014/94)

Property description: Square 13, Lot 43 or 9, in the Second Municipal District, bounded by Decatur Street, French Market Place, Governor Nicholls Street, and Ursulines Street

Address(es): 1118 Decatur Street and 23-25 French Market Place

Zoning Docket 034/23

Applicant(s): 316-318 S Broad, LLC

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

Property description: Square 583, Lot 5 or 7, in the First Municipal District, bounded by South Broad Street, Banks Street, Palmyra Street, and South Dorgenois Street

Address(es): 316-318 South Broad Street

Zoning Docket 035/23

Applicant(s): The Black School, Inc.

Request: Conditional use to permit a community center in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 766, Lots 23 and 24, in the Third Municipal District, bounded by North Roman Street, New Orleans Street, A.P. Tureaud Avenue, North Derbigny Street, and Saint Bernard Avenue

Address(es): 1660 North Roman Street

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

April 19, April 26, and May 3, 2023

Robert Rivers, Executive Director