

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 9, 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 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 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 April 25, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 012/23 – *Deferred from April 25, 2023***
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 014/23 – Deferred from April 11, 2023**

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.

4. **Zoning Docket 019/23 – Deferred from March 28, 2023**

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

Request: Zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District

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 022/23 – Deferred from April 11, 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

6. **Zoning Docket 027/23 – Deferred from April 25, 2023**

Applicant(s): Argonne 6300, LLC

Request: Amendment to Ordinance No. 24,145 MCS (Zoning Docket 59/10) to grant a conditional use to permit the expansion of an existing commercial use to exceed 5,000 square feet of floor area

Property description: Square 236, Lot 30-A or Lots 27 through 34, in the Second Municipal District, bounded by Argonne Boulevard, Harrison Avenue, Bragg Street, and Marshal Foch Street

Municipal address(es): 6300 Argonne Street

7. **Zoning Docket 028/23 – Deferred from April 25, 2023**

Applicant(s): Bayou Treme Center, LLC

Request: Amendment to Ordinance No. 27,982 MCS (Zoning Docket 131/18) to permit a live performance venue with waivers of Section 18.9.C.1 of the Comprehensive Zoning Ordinance to:

- remove a restriction limiting the live performance venue to plays and musicals only; and
- remove a restriction limiting the sale of alcoholic beverages for consumption on-site to only one (1) hour prior to and during performances, permitting such alcoholic beverage sales from 4 p.m. to midnight Tuesday through Thursday, 4 p.m. to 1. a.m. on Friday, 2 p.m. to midnight on Saturday, and 2 p.m. to 11 p.m. on Sunday.

Property description: Square 1353, Lot 2A, in the Third Municipal District, bounded by Bayou Road, Columbus Street, North Broad Street, and North Dorgenois Street
Municipal address(es): 2527-2541 Bayou Road

8. **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

9. **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.

10. **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

11. **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

12. **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

13. **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

14. **Subdivision Docket 125/21**

Applicant: Loyal Ventures, LLC

Request: Re-subdivide Lot G-3 into Lots G3A and G3B

Property description: Square 309, Third Municipal District, bounded by Andry Street, North Rampart Street, Flood Street, and Burgundy Street

Municipal address(es): 929 Andry Street

15. **Commercial Short Term Rental Study**

The purpose of this study shall be to study the impacts and recommend updated regulations of Commercial Short Term Rentals, as defined in the Comprehensive Zoning Ordinance Section 20.3.LLL.2.

16. **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.