

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 14, 2023

1:30 PM

**NEW ORLEANS UNION PASSENGER TERMINAL
1001 LOYOLA AVENUE
SECOND FLOOR CONFERENCE ROOM**

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 November 14, 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 October 24, 2023 meeting

Business Recommended for Action

- 2. **Zoning Docket 074/23 – *deferred from the October 10 meeting***
Applicant(s): Evelyn Freiberg

Request: Zoning change from an HU-MU Neighborhood Mixed-Use District to an MU-1 Medium Intensity Mixed-Use District, a conditional use to permit a fast food restaurant with drive-thru facilities, and the rescission of Ordinance No. 27,519 MCS (Zoning Docket 047/17)
Property description: Square 495, Lot 1, in the Seventh Municipal District, bounded by South Carrollton Avenue, Oleander Street, Forshey Street, and Dublin Street
Address(es): 3200 South Carrollton Avenue

3. **Zoning Docket 078/23 – deferred from the October 10 meeting**

Applicant(s): Sentino Early Childhood Academy Too, LLC

Request: Conditional use to permit a child care center (large) in an S-B1 Suburban Business District

Property description: Lot X, Section 24, Lakratt Tract, in the Third Municipal District, bounded by Morrison Road, Flossmoor Drive, Read Boulevard, and Restgate Road

Address(es): 10100 Morrison Road

4. **Zoning Docket 080/23 – deferred from the October 24 meeting**

Applicant(s): City Council Motion No. M-23-393

Request: Amendment to the text of the Comprehensive Zoning Ordinance to impose a temporary prohibition against the effectiveness and enforcement of sections 21.8.C.16(11)(i)(2), 21.8.C.16(11)(ii)(2), and 21.8.C.16(15) of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to the limited extent that these zoning provisions prohibit any parklet that (i) commenced operation on or after October 2020 as a result of the pilot parklet program and (ii) remained in operation as of operation as of August 12, 2022. The ordinance recommended herein shall constitute an “other temporary prohibition on zoning . . . and other similar functions” within the ambit of Section 3-126 of the City Charter. Beyond the temporary prohibition against enforcement, the institution of this temporary prohibition shall not give rise to any vested rights nor create any legal non-conforming use, nor shall it permit the operation or establishment of a parklet that did not (i) commence operation on or after October 2020 as a result of the pilot parklet program and (ii) remain in operation as of August 12, 2022.

5. **Subdivision Docket 136/23 – deferred from the October 24 meeting**

Applicant: Ana Elizabeth Phelps (Professional Designs Group)

Proposal: Resubdivision of Lots 12, 13 and 16-X into Lot 12-A

Location: Square 398, Fourth Municipal District and bounded by South Claiborne Avenue, Josephine Street, Willow Street, and Jackson Avenue

Addresses: 2124-2150 S Claiborne Avenue and 2819-2821 Jackson Avenue

6. **Design Review 040/23**

Applicant(s): Xavier University of Louisiana

Request: Amendment to the university's Institutional Master Plan to permit an increase in floor area and building height for a new parking garage

Property description: The entirety of Square 700-A-1 in the First Municipal District, bounded by Howard Avenue, Dixon Street, South Clark Street, and South Genois Street

Address(es): 4700 Howard Avenue

7. **Zoning Docket 082/23**
Applicant(s): City Council Motion No. M-23-385
Request: Amendment to the text of the Comprehensive Zoning Ordinance to consider amending the Accessory Structures and Uses of Mechanical Equipment to add minimum distance, height, and sealing requirements for electrical back-up generators.

8. **Zoning Docket 083/23**
Applicant(s): You Want Onion, LLC
Request: Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District
Property description: Square 216, Lots 21 and 22, in the Sixth Municipal District, bounded by Toledano Street, Magazine Street, Constance Street, and Louisiana Avenue
Address(es): 1042 Toledano Street

9. **Zoning Docket 084/23**
Applicant(s): ARBAC Properties, Inc.
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District and a conditional use to permit a parking lot (principal use)
Property description: Square 459, Lots 19 and 20 or Lot A, Lots 18, 17, 16, 15, C, 14; and Square 460, Lot X, in the Seventh Municipal District, bounded by Lowerline Street, Burdette Street, Colapissa Street, Fig Street, and Pine Street
Address(es): 3000-3026 Lowerline Street, 7716-7718 Colapissa Street, and 3000 Pine Street

10. **Zoning Docket 085/23**
Applicant(s): Our Lady of Lourdes, New Orleans, Louisiana, Inc.
Request: Conditional use to permit a hotel over 10,000 square feet in floor area in a HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 584, Lot 24A, in the Sixth Municipal District, bounded by Freret Street, Napoleon Avenue, Jena Street, and La Salle Street
Address(es): 2428 Napoleon Avenue, 2419-2437 Jena Street, and 4400 Freret Street

11. **Zoning Docket 086/23**
Applicant(s): JRFass Enterprises, LLC
Request: Amendment to Article 12, Section 12.2.B.3 of the Comprehensive Zoning Ordinance to allow drive-through facilities to operate in conjunction with fast-food restaurants, in addition to pharmacies.

12. **Zoning Docket 087/23**
Applicant(s): JRFass Enterprises, LLC
Request: Amendment to Ordinance No. 26,762 MCS (Zoning Docket 094/15) to permit a fast food restaurant with drive-through facilities in an HU-MU Historic Urban Neighborhood Mixed-Use District and the HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 303, Lot 19-A, in the Second Municipal District, bounded by Canal, North Tonti, North Miro and Iberville Streets.

Address(es): 2321-2323 Canal Street

13. **Subdivision Docket 144/23 - *Automatically deferred from the October 24 meeting to correct defective public notice***

Applicant: Housing Authority of New Orleans

Proposal: Resubdivision (in conjunction with BW Cooper property disposition/acquisition case 23-0964) of Lots 1, 2, 3, 4, 5, 6, 7 and Lots 1, 2, 3, 4, 5, Lots 10,11,12,13, and part of Lots 6 and 9 in Square 235; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10,11, 12,13, 14,15, 16, 17,18, 19, and part of Lots 1 and 20 in Square 236; Lot 2-A in Square 239; Lot 2-A in Square 240; a portion of former Clio Street right-of-way and a portion of former Miro Street right-of-way into Lot 1-A in Square 235 and Lots 1A and 2 in Square 236.

Location: Squares 235, 236, 239, and 240, First Municipal District 53, 54A, 64, and 65, Orleans Subdivision, Fifth Municipal District and bounded by South Galvez Street, Erato Street, South Tonti Street, and Earhart Boulevard

Addresses: 3500 Clio Street, 3501 Clio Street, 3501 Erato Street, 3500 Earhart Boulevard, and 1101-1107 South Galvez Street

14. **Property Disposition 002/03**

Consideration of the long term lease of the 300 block of the S. Liberty Street Right-of-Way in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, between Squares 339 and 334 and bounded by Gravier Street and Tulane Avenue. To be leased to Tulane University for use as a pedestrian walkway with occasional vehicular traffic for deliveries as needed.

15. **Property Acquisition 003/23**

A request by Housing Authority of New Orleans (“HANO”) for the exchange of four portions of ground in the 3rd M.D., Columbia Parc, to be dedicated to the public as rights-of-way identified as a (1) portion of Jumonville Street between Senate Street and Foy Street (between Squares 2683 and 2862, and Squares 2687 and 2688); (2) a portion of Caton Street between Jumonville and St. Bernard Ave. (between Sq. 2683 and Sq. 2687); (3) a portion of Foy Street between Jumonville St. and Duplessis Street (between Squares 2687 and 2688); and (4) a portion of Duplessis Street between Foy Street and Milton Street (between Squares 2687 and 2673) to be transferred by HANO to the City of New Orleans.

16. **Street Name Change 004/23**

Consideration of the renaming of Hayne Boulevard from Paris Road to the Industrial Canal and from the Industrial Canal to SUNO Knights Drive (formerly Press Drive) to Lincoln Beach Boulevard.

17. **Extension Request for Zoning Docket 035/22**

A request for an extension of the deadline for the submittal of final development plans for Zoning Docket 35/22 (Ordinance No. 29,152 MCS), which granted a conditional use to permit a standard restaurant over 5,000 square feet in floor area at 3224-3226 Magazine Street and 1033 Pleasant Street.

18. **Consideration of draft 2024 regular meeting schedule**

19. **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.