

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, NOVEMBER 14, 2023, 1:30 P.M.

PUBLIC HEARING

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.

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

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.

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

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

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

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.

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

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.

October 25, November 1, and November 8, 2023

Robert Rivers, Executive Director