

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 10, 2023

1:30 PM

CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER, ROOM 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 October 10, 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 September 12, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 065/23 – Automatically deferred from the cancelled Sept. 26 meeting**
Applicant(s): City Council Motion No. M-23-Z
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 9 Historic Core Neighborhood Residential Districts to create a new zoning classification, VCR-3, and to make associated zoning map changes to effectuate the new

zoning district. The purpose of VCR-3 is to allow a mix of primarily residential uses, limited to singles, doubles, educational, and cultural uses. When compared to VCR-1 and VCR-2, VCR-3 is intended to promote educational and cultural uses that are compatible with residential use.

3. **Zoning Docket 072/23 – *Automatically deferred from the cancelled Sept. 26 meeting***

Applicant(s): Xavier University of Louisiana

Request: Amendment to the university's Institutional Master Plan to permit an increase in floor area and a waiver of the height limit for a new dormitory

Property description: Square 699, Lot Z-2, in the First Municipal District, bounded by Drexel Drive, Dixon Street, South Clark Street, and South Genois Street

Address(es): 4701 Drexel Drive, 4700 Dixon Street, 953 South Clark Street, 960 South Genois Street

4. **Design Review 026/23 – *Automatically deferred from the cancelled Sept. 26 meeting***

Applicant(s): 1335 Magazine, LLC

Request: Amendment to previously-approved plans for Ordinance No. 27,843 MCS (Zoning Docket 054/18) to allow the construction of a new structure associated with a bar in an HU-MU Historic Urban Mixed-Use District

Property description: Square 141, Lot 5A, in the First Municipal District, bounded by Magazine Street, Melpomene Street, Thalia Street, and Constance Street.

Address(es): 1320 Magazine Street.

5. **Street Name Change 003/23 – *Automatically deferred from the cancelled Sept. 26 meeting***

Consideration of renaming Kenilworth Street south of Interstate 610 between an unnamed alley and Orleans Avenue as Firefighter Way.

6. **2024-2028 Capital Improvement Plan (CIP) – *Automatically deferred from the cancelled Sept. 26 meeting***

To consider projects proposed to be amended into the draft plan for recommended capital expenditures for the five-year period from 2024 through 2028.

7. **2024-2028 Capital Improvement Plan (CIP) – *Automatically deferred from the cancelled Sept. 26 meeting***

To consider the draft plan for recommended capital expenditures for the five-year period from 2024 through 2028

8. **Zoning Docket 073/23**

Applicant(s): Carrollton & Willow, LLC

Request: Conditional use to permit a gas station in an HU-B1 Historic Urban Neighborhood Business District and an HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 181, Lots 1 through 4 or 1 through 3 and an undesignated lot and Lot 25 or Lots 25 and 26, in the Seventh Municipal District, bounded by South Carrollton Avenue, Willow Street, Dublin Street, and Jeannette Street

Address(es): 1400 South Carrollton Avenue

9. **Zoning Docket 074/23**

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

10. **Zoning Docket 075/23**

Applicant(s): Dana Payton

Request: Conditional use to permit a child care center (large) in an S-RD Suburban Two-Family Residential District

Property description: Rosedale, Square 17, Lots 10-A and 7-A, in the Third Municipal District, bounded by Dale Street, America Street, Dreux Avenue, and Prentiss Avenue

Address(es): 4629 Dale Street

11. **Zoning Docket 076/23**

Applicant(s): Kazi-Nia Baptist Church

Request: Zoning change from an S-RD Suburban Two-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District

Property description: Square 1692, Lot 1, in the Third Municipal District, bounded by Piety Street, Industry Street, Agriculture Street, and Desire Parkway

Address(es): 2801-2803 Piety Street

12. **Zoning Docket 077/23**

Applicant(s): Liberty Street Cottages, LLC

Request: Conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 556, Lots 23 and 24 or the rear portions of Lots 1, 2, 3, 4, and 5, part of Lot 23, and Lot 24, in the Sixth Municipal District, bounded by South Liberty Street, Louisiana Avenue, Delachaise Street and La Salle Street

Address(es): 3417-3423 South Liberty Street

13. **Zoning Docket 078/23**

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

14. **Subdivision Docket 127/23**
Applicant: Ernest N. Morial Convention Center
Proposal: Resubdivision of parcel RP-6A and a portion of parcel RP-6B in Square RP-6X, First Municipal District and bounded by bounded by Tchoupitoulas Street/Pontchartrain Expressway and Melpomene, Annunciation, and Thalia Streets into Parcel RP-6A-1; and resubdivision of parcel RP-5A in Square RP-6X. First Municipal District and a portion of the revoked right-of-way for Melpomene Street, bounded by Tchoupitoulas, Euterpe, Annunciation, and Melpomene Streets into parcel RP-5A-1.
Location: Squares RP-5X and RP-6X in the First Municipal District and bounded by Tchoupitoulas Street/Pontchartrain Expressway and Melpomene, Annunciation, and Thalia Streets
Addresses: 1351 Tchoupitoulas St Lot I, 1411 Tchoupitoulas St, 1451 Tchoupitoulas
15. **Subdivision Docket 129/23**
Applicant: Ernest N. Morial Convention Center
Proposal: Resubdivision of Squares RP-1, RP-2, 20-B, 40, RP-3, CC-2, and 41 in the First Municipal District and bounded by Orange Street, Tchoupitoulas Street, Calliope Street, Convention Center Boulevard, Henderson Street, and Port of New Orleans Place into Parcels (lots) 2A, 2B, 2C, 3A, 3B, 3C, 4, 5, 5B, 6A, 6B, 7, and 8.
Location: Squares RP-1, RP-2, 20-B, 40, RP-3, CC-2, and in the First Municipal District and bounded by Tchoupitoulas Street, the Pontchartrain Expressway access ramp right-of-way, Convention Center Boulevard, Henderson Street, and Orange Street.
Addresses: 1301 Convention Center Boulevard, 1400 South Peters Street, 1455 South Peters Street, 301 Race Street, 1465 South Peters Street, 1500 Tchoupitoulas Street, 1510 Tchoupitoulas Street, 1528 Tchoupitoulas Street, 417 Orange Street, 431 Orange Street, 400 Race Street, and 351, Orange Street
16. **Subdivision Docket 132/23**
Applicant: Ye Olde College Inn, Inc.
Proposal: Re-subdivide Lots X, Y, 19, 20, 21, 22, 23, 24 and Lot A or Part Lot 2 into Lot 20A
Location: Square 455, Seventh Municipal District, bounded by South Carrollton Avenue, Fig Street, Dublin Street, and Earhart Boulevard
Addresses: 3000-3016 South Carrollton Avenue and 8113 Fig Street
17. **Pathways to Removing Obstacles to Housing (PRO Housing) Grant**
The City Planning Commission, in partnership with the Department of Safety and Permits, is applying for a PRO-Housing Grant through the US Department of Housing and Urban Development (HUD). HUD is awarding between 1 million - 10 million dollars in grant money to qualifying municipalities that will utilize the grant money to help remove barriers to the development and preservation of affordable housing.
18. **Transit Oriented Communities Study**
Request by Mayor for the City Planning Commission to conduct a public hearing and a study to review and provide recommendations regarding tools and mechanisms to increase residents' access to transit and establish transit oriented communities policies for the City of New Orleans.

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.