

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, OCTOBER 10, 2023, 1:30 P.M.**

**PUBLIC HEARING**

**CITY HALL, 1300 PERDIDO STREET**

**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 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.**

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

**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

**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

**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, Lot 10-A, in the Third Municipal District, bounded by Dale Street, America Street, Dreux Avenue, and Prentiss Avenue

**Address(es):** 4629 Dale Street

**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

**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

**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

**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.

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

September 20, September 27, and October 4, 2023

Robert Rivers, Executive Director