

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 24, 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 24, 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 10, 2023 meeting

Business Recommended for Action

2. **Zoning Docket 072/23**
Applicant(s): Xavier University of Louisiana
Request: This a request to amend Xavier 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

3. **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

4. **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

5. **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

6. **Zoning Docket 079/23**

Applicant(s): Emile Virgadamo

Request: Conditional use to permit a wireless telecommunications antennas, facilities, and tower exceeding 65' in height in a C-1 General Commercial District

Property description: A portion of Lot A on Square 523, in the Seventh Municipal District, bounded by Airline Highway, Edinburgh Street, and Live Oak Street

Address(es): 9375 Airline Highway

7. **Zoning Docket 080/23**

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.

8. **Zoning Docket 081/23**

Applicant(s): Okra Properties, LLC

Request: Conditional use to permit a bed and breakfast (principal) in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 760, a portion of Lot 18, Lot 19 and Lot Part C, in the First Municipal District, bounded by South Carrollton Avenue, Baudin Street, D’hemecourt Street, and South Pierce Street

Address(es): 4320-4322 South Carrollton Avenue

9. **Subdivision Docket 135/23**

Applicant: Cuddly Bear Child Development Center, LLC

Proposal: Re-subdivide Lots D-B-1-A and D-B-1-B into Lot X-1-Y-2

Location: Square 5, Riverview Park Subdivision, Fifth Municipal District, bounded by General Meyer Avenue, Michael Street, Dearma Street, and Wiltz Lane

Addresses: 3600 General Meyer Avenue and 1420 Michael Street

10. **Subdivision Docket 136/23**

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

11. **Subdivision Docket 143/23**

Applicant: Housing Authority of New Orleans

Proposal: Resubdivision request in conjunction with Columbia Parc property disposition/property acquisition case 21-1476: "to be dedicated 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 Square 2687), and (3) a portion of Foy Street between Jumonville St. and Duplessis Street (between Squares 2687 and 2688), and a portion of Duplessis Street between Foy Street and Milton Street (between Squares 2687 and 2673)

Location: Squares 28622, 2863, 2867, 2873, in the Third Municipal District and bounded by St. Bernard Avenue, Senate Street, Duplessis Street, and Milton Street.

Addresses: Multiple addresses

12. **Subdivision Docket 144/23 (Automatically deferred 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

13. **Property Acquisition 002/23**

Applicant: City of New Orleans Department of Property Management

Proposal: Consideration of the acquisition by the City of New Orleans of any Right of Ownership the State of Louisiana may have or claim to have in the following property in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana: a certain portion of ground designated as C in Square 333 bounded by Loyola Avenue and S. Liberty, Gravier, and Perdido Streets; a certain portion of street area in S. Liberty Street designated as B bounded by Square 340, Gravier Street, Square 333, and Perdido Street; and a certain portion of the ground designated as A in Square 340 bounded by Loyola Avenue and S. Liberty, Gravier, and Perdido Streets, which portion of Lot A is further generally described as a parcel 60' (more or less) in width parallel and adjacent to Lot B described above.

Address: 301 Loyola Avenue

14. **Property Disposition 001/23**

Applicant: New Orleans Building Corporation

Proposal: Consideration of the disposition of any Right of Ownership the City of New Orleans may have or claim to have in a certain portion of a parcel immovable situated in Squares 305, 332, and 341 in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, bounded by Loyola Avenue, Poydras, LaSalle and Perdido Streets, which portion is further generally described as the portion of such parcel fronting 680' 4" (more or less) on Poydras Street and 228' 11.25" (more or less) on Loyola Avenue.

Addresses: 421 Loyola Avenue

15. **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.

16. **Proposed 2024 Budget and Work plan for the Downtown Development District of the City of New Orleans** – to review and consider the plan in order to determine whether or not it is consistent with the Master Plan for the City of New Orleans

17. **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.