

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

**TUESDAY, SEPTEMBER 12, 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 September 12, 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 August 8, 2023 and August 22, 2023 meetings

Business

- 2. **Zoning Docket 055/23 – *Deferred from the August 22 meeting***
Applicant(s): City Council Motion No. M-23-227
Request: Amendment to the text of the Comprehensive Zoning Ordinance to expand community solar opportunities with the following considerations:

- Consider defining a “Community Solar Project” as “a solar energy system constructed and operated by a public or private entity that connects directly to the electricity distribution network and converts solar energy into electricity and/or stores energy for the primary purpose of serving electric demands offsite from the facility. Community solar projects may allow multiple local subscribers to purchase or lease ownership shares or a percentage of the power produced on the site.”
- Consider creating accessory use standards for “Community Solar Projects,” which may include minimum lot size requirements, setbacks, design standards, and/or landscaping requirements.
- Consider amending Article 21, Section 12.6.J of the Comprehensive Zoning Ordinance to read as follows:

“1. A collective alternative energy system such as a community solar project, wind energy system, or geothermal energy system is permitted to be constructed upon one or more properties owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Collective alternative energy systems shall be permitted as accessory use for the purpose of serving electric demands on-site or offsite from, but related to, the facility.

2. A collective alternative energy system may be constructed on one or more continuous lots owned by a neighborhood organization, homeowners association, institutional campus, religious institution, non-profit organization, or a public entity. Where collective alternative energy systems are constructed on two or more contiguous lots, all owners shall agree to such arrangement. The agreement shall be recorded as a “collective alternative energy servitude” on each plat of survey to grant access to all participants to maintain equipment. A management plan shall be submitted and servitude recorded. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.

3. Collective Alternative Energy Systems shall be built in accordance with accessory use standards for the particular type of energy system used, as described in this section. A management plan shall be submitted to the Department of Safety and Permits. The management plan shall clearly detail the relationship between the accessory Collective Alternative Energy System use and the related on-site or off-site principal use or uses.”

3. **Zoning Docket 056/23 – *Deferred from the August 22 meeting***

Applicant(s): City Council Motion No. M-23-231

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend the permitted and conditional use tables in Article 14, Table 14-1, to disallow the following residential uses currently allowed in the S-LM Lake Area Marina District:

- Dwelling, Above the Ground Floor
- Dwelling, Townhouse
- Dwelling, Multi-Family

- Group Home, Small
- Group Home, Large
- Permanent Supportive Housing

4. **Zoning Docket 068/23**

Applicant(s): City Council Motion No. M-23-318

Request: Conditional use to permit a small child care center in an S-RS Suburban Single-Family Residential District

Property description: Saint Claire Garden, Square 8, Lots 1 and 2, in the Fifth Municipal District, bounded by General Meyer Avenue, General Collins Avenue, Magellan Street, and Richland Road

Municipal address(es): 3869 General Meyer Avenue

5. **Zoning Docket 069/23**

Applicant(s): City Council Motion No. M-23-319

Request: Zoning change from an S-B2 Suburban Pedestrian-Oriented Corridor Business District to RRE Rural Residential Estate District

Property description: Stanton Plantation, Square 1, Lot Pts. RB25 RB26 RB27 or Pt. RB-X, in the Fifth Municipal District, bounded by Stanton Road, English Turn Parkway, Delacroix Road, and Willow Drive

Municipal address(es): 1600 Stanton Road

6. **Zoning Docket 070/23**

Applicant(s): Peter Trapolin et al.

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 180, Lot 1 or an undesignated lot, in the First Municipal District, bounded by Saint Charles Avenue, Julia Street, Church Street, and Girod Street

Address(es): 762 Saint Charles Avenue

7. **Zoning Docket 071/23**

Applicant(s): Krewe of Tucks, Inc.

Request: Conditional use to permit a Mardi Gras den in a C-1 General Commercial District

Property description: The entireties of Squares 140 and 148, as well as the former portion of Thalia Street between the two squares, all of which are bounded by Washington Avenue, South Lopez Street, South Rendon Street, and Martin Luther King, Jr. Boulevard

Address(es): 4400 Washington Avenue and 1300 South Rendon Street

8. **Subdivision Docket 092/19**

Applicant(s): Maumus Partners, LP

Request: Resubdivision of Lots 14-20 in Square 53; Lots 8-47 in Square 54A; Lots 20-35 in Square 64A; part of Lots 9, 10, and 11 and 12-46 in Square 64; part of Lots 19, 20 & 21 and Lots 22-36 in Square 65, Orleans Subdivision, Fifth Municipal District and bounded by Maumus Avenue, Kaye (or Hayes) Street, the Intracoastal Waterway, Lupine

Street, and Mabel Street for the purpose of lot line adjustments to account for/correct a 25-foot surveyor error.

Property description: Squares 53, 54A, 64, and 65, Orleans Subdivision, Fifth Municipal District and bounded by Maumus Avenue, Kaye (or Hayes) Street, the Intracoastal Waterway, Lupine Street, and Mabel Street

Address(es): 3900-3956 Jennifer Street, 3900-3957 Kathleen Street, and 3000-3930 Amanda Street

9. **Subdivision Docket 102/23**

Applicant(s): Wynton Yates and Rosemary Yates

Request: Re-subdivision of Lots 1 and 22 into Lot 1-A

Property description: Square 302, Fourth Municipal District and bounded by Third Street, Loyola Avenue, Second Street and South Saratoga Street

Municipal address(es): 2139 Third Street and 2520 Loyola Avenue

10. **Subdivision Docket 114/23**

Applicant(s): Wynton Yates and Rosemary Yates

Request: Re-subdivision of Re-subdivide Lot S into Lots S-1 and S-2

Property description: Square 749, Third Municipal District and Bounded by Frenchmen Street, North Claiborne Avenue, Touro Street, and North Derbigny Street.

Municipal address(es): 1600 Frenchmen Street

11. **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.