

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 27, 2024

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 February 27, 2024 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 February 6, 2024 meeting

Business

- 2. **Zoning Docket 011/24 – *deferred from the January 23, 2024 meeting***
Applicant(s): Michalopoulos Foundation; St. Ferdinand Holdings, LLC
Request: Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

Property description: Square 784, Lots 1 through 12 and 21, in the Third Municipal District, bounded by North Derbigny Street, Press Street, North Roman Street, and Saint Ferdinand Street

Address(es): 1701-1741 Saint Ferdinand Street

3. **Zoning Docket 015/24 – deferred from the January 23, 2024 meeting**

Applicant: Timothy Norton

Request: Zoning change from an HU-B1 Historic Urban Neighborhood Business District to C-1 General Commercial District and a conditional use to permit outdoor live entertainment (secondary use) in conjunction with a standard restaurant

Property description: Square 464, Lot N, in the Seventh Municipal District, bounded by Earhart Boulevard, Colapissa Street, Short Street, and Fern Street

Municipal Address(es): 7908-7912 Earhart Boulevard

4. **Zoning Docket 022/24 – deferred from the February 6, 2024 meeting**

Applicant(s): Zachary Smith

Request: Amendment to Section 21.8.C.16 of the Comprehensive Zoning Ordinance in order to allow existing cigar bars in the VCC-2 Vieux Carré Commercial District to have parklets.

5. **Zoning Docket 023/24**

Applicant: Engine 22, LLC

Request: Conditional use to permit a reception facility in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 44, Lot 4, in the Fourth Municipal District, bounded by Jackson Avenue, Philip Street, Rousseau Street, and Saint Thomas Street

Municipal Address(es): 514 Jackson Avenue

6. **Zoning Docket 024/24**

Applicant(s): Industrial Development Board/South Market District, LLC

Request: Amendment to Ordinance No. 25,025 (Zoning Docket 077/12) to now grant a conditional use to permit a wireless telecommunications facility in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 258, Lot B, in the First Municipal District, bounded by O’Keefe Avenue and Girod, Lafayette and Baronne Streets

Municipal Address(es): 939 Girod Street

7. **Zoning Docket 025/24**

Applicant(s): Top Cat Enterprises, LLC

Request: Amendment to Ordinance No. 19,761 MCS (Zoning Docket 046/00) to permit the expansion of an existing bar with live entertainment (secondary use) in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District

Property description: Square 153, Lot A, in the Third Municipal District, bounded by Frenchmen Street, Chartres Street, Royal Street, and Elysian Fields Avenue

Municipal Address(es): 621-623 Frenchmen Street

8. **Zoning Docket 026/24**
Applicant(s): Coot, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit the retail sale of packaged alcoholic beverages
Property description: Square 110, Lot Y, in the Fourth Municipal District, bounded by Constance Street, First Street, Laurel Street, and Philip Street
Municipal Address(es): 2372 Constance Street and 935 First Street
9. **Zoning Docket 027/24**
Applicant(s): City Council Motion No. M-24-2
Request: Amendment of to the text of the Comprehensive Zoning Ordinance to modify Section 20.3.SSS *Dwelling, Small Multi-Family Affordable* to allow small multi-family affordable developments to be either (i) a single structure of no more than four dwelling units, or (ii) two detached structures totaling no more than four dwelling units; to amend Section 20.3.SSS to modify bulk and yard requirements accordingly; and to amend Article 26 to ensure the definition of “Dwelling, Small Multi-Family Affordable” is consistent with the foregoing.
10. **Zoning Docket 028/24**
Applicant(s): TB System Properties, LLC
Request: Conditional use to permit the expansion of a car wash in a C-2 Auto-Oriented Commercial District
Property description: The entirety of Square 513 in the First Municipal District, bounded by Earhart Boulevard, Calliope Street, Clio Street, and South Rendon Street
Municipal Address(es): 4417 Earhart Boulevard
11. **Subdivision Docket 002/24**
Applicant(s): 1200 Opelousas Ave, LLC
Proposal: Resubdivision of Lots A13, A33, A41, and C into Lots C1 and E1 through E26
Property description: Square SP-2, Algiers Industrial Park, Fifth Municipal District, bounded by Opelousas Avenue, Atlantic Avenue, Eliza Street, and Thayer Street
Address(es): 1201 Eliza Street and 1200 Opelousas Avenue
12. **Request by the applicant for reconsideration of the Commission’s action of denial on Zoning Docket 019/24 at the February 6, 2024 CPC meeting.**
13. **Zoning Docket 019/24**
Applicant(s): NEJA, Inc.
Request: Zoning change from a C-1 General Commercial District to an S-MU Suburban Neighborhood Mixed-Use District
Property description: Lot 3B-8A-2, Deer Park Subdivision, in the Third Municipal District, bounded by Deer Park Boulevard, Lake Forest Boulevard, and Read Boulevard
Address(es): 5700 Deer Park Boulevard

14. **Request by the applicant for reconsideration of the Commission’s action of denial on Zoning Docket 020/24 at the February 6, 2024 CPC meeting.**

15. **Zoning Docket 020/24**
Applicant(s): BankPlus
Request: Zoning change from a C-1 General Commercial District to an S-MU Suburban Neighborhood Mixed-Use District
Property description: Lot 3B-8/e-2B, Section 24 of the LaKratt Tract, in the Third Municipal District, bounded by Deer Park Boulevard, Lake Forest Boulevard, and the Farrar Canal
Address(es): 5775 Deer Park Boulevard

16. **Property Acquisition 002/24**
Acquisition by the City of New Orleans of a certain piece of portion of ground, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in any way appertaining situated in the State of Louisiana, Parish of Orleans, City of New Orleans, First District, designated as Lot AV1 which is comprised of portions of Square 481 and 490, and portions of S. Roman Street, S. Prieur Street and Calliope Street, which is bounded by S. Claiborne Avenue (side), Earhart Boulevard, S. Broad Street (side), Euphrosine Street (side) and the Pontchartrain Expressway (side).

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.