

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, FEBRUARY 27, 2024, 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 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.

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

The public comment deadline is 5 pm on the Monday that is 8 days before the meeting date.

Zoning Docket 015/24

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

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

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

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

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

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.

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

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). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email

(CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

February 7, February 14, and February 21, 2024

Robert Rivers, Executive Director