

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, FEBRUARY 6, 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 6, 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 January 23, 2024 meeting

**Business**

2. **Subdivision Docket 164/23 – *deferred from the January 9, 2024 meeting***  
**Applicant:** Henry L. Coaxum, Jr. and Karen Nabonne Coaxum  
**Proposal:** Resubdivision of Lots 1, 2, 3 and 4 in Gove 5, Section 3, New Orleans Lakeshore Land Company, Third Municipal District and bounded by Hayne Boulevard, Scottwood Drive, Wales Street, and Reelfoot Street into Lots 1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A, and

4B. Request also includes creation and dedication of street to provide frontage for the proposed lots.

**Address(es):** 13328 Hayne Boulevard

3. **Subdivision Docket 192/23 – deferred from the January 23, 2024 meeting**

**Applicant(s):** Carondelet Development, LLC

**Proposal:** Resubdivision of Lots 1 through 8 and 8A into Lot 1-A

**Property description:** Square 240-A, First Municipal District, bounded by Carondelet Street, Baronne Street, Erato Street, and Thalia Street

**Address(es):** 1301-1333 Carondelet Street

4. **Zoning Docket 002/24 – deferred from the January 9, 2024 meeting**

**Applicant(s):** City Council Motion No. M-23-525

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to address regulatory and administrative barriers experienced by early child care and education (ECE) providers, to streamline the zoning approval process and expedite the expansion of ECE facilities in New Orleans, and to make recommendations for other amendments. This includes consideration of the following changes:

- Consider the creation of a single “child care center” use standard in lieu of a small and large designation;
- Change the use permissions to make small and large child care centers permitted uses in additional residential and non-residential zoning districts;
- Change the definition to make small and large child care centers a permitted accessory use for all institutional uses;
- Modify the non-conforming use regulations to permit under-utilized school buildings to be converted to child care centers without a conditional use approval;

5. **Zoning Docket 009/24 – deferred from the January 23, 2024 meeting**

**Applicant(s):** Xavier University of Louisiana

**Request:** Zoning change from an EC Educational Campus District to a C-3 Heavy Commercial District and an amendment to the text of the Comprehensive Zoning Ordinance to exempt this property from the EC Enhancement Corridor Design Overlay District and the HUC Historic Urban Corridor Use Restriction Overlay District

**Property description:** Square 772, a portion of Lot X (proposed to be re-subdivided into Lot X1), in the First Municipal District, bounded by South Carrollton Avenue, Palmetto Street, Short Street, and Interstate 10.

**Address(es):** 3801 South Carrollton Avenue

6. **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

7. **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
8. **Zoning Docket 021/24**  
**Applicant(s):** City Council Motion No. M-23-556  
**Request:** Amendment of to the text of the Comprehensive Zoning Ordinance to permit by-right dwellings above the ground floor in all commercial and institutional zoning districts.
9. **Zoning Docket 022/24**  
**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.
10. **Subdivision Docket 191/23**  
**Applicant(s):** Emile Bagneris, III and Suzette Bagneris  
**Proposal:** Resubdivision of Lots 18-22 into Lot 20  
**Property description:** Square 160, Riverside Subdivision, Fifth Municipal District and bounded by Bryson, Bisson, and Adam Streets  
**Address(es):** 3700 Bryson Street
11. **Design Review 001/24**  
**Applicant(s):** Marvin Alexander  
**Proposal:** Request to permit the demolition of an existing warehouse structure located in the Central Business District  
**Property description:** Square 447, Lots X and Y, in the First Municipal District, bounded by Earhart Boulevard, South Claiborne Avenue, and Willow Street  
**Address(es):** 2801 Earhart Boulevard
12. **Property Acquisition 001/24**  
Acquisition by the City of New Orleans of any right of ownership the State of Louisiana may have or claim to have in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, described as Parcel A in Square 340, Parcel B, and Parcel C in Square 333, bounded by Gravier Street, Perdido Street, LaSalle Street, and Loyola Avenue, with the municipal addresses of 300 LaSalle Street, 300 S. Liberty Street, and 301 Loyola Avenue. The current owner is the Louisiana State Building Authority. The purpose of the acquisition is to restore the City's ownership of the entire Duncan Plaza parcel.
13. **Property Disposition 001/24**  
Consideration of the disposition by the City of New Orleans of certain public rights-of-way and other parcels in the First Municipal District, City of New Orleans, Parish of

Orleans, State of Louisiana, described as a portion of LaSalle Street between Poydras Street and Dave Dixon Drive; Dave Dixon Drive between LaSalle Street and W. Stadium Drive; Parcel 20AL bounded by Sugar Bowl Drive, W. Stadium Drive, and Dave Dixon Drive; and a median parcel bounded by Sugar Bowl Drive, Clara Street, Poydras Street, and LaSalle Street. To be obtained by the State of Louisiana and/or Louisiana Stadium and Exposition District.

14. **Extension Request for Zoning Docket 072/21**

A request for an extension of the deadline for the submittal of final development plans for Zoning Docket 72/21 (Ordinance No. 28,903 MCS), which granted a conditional use to permit a commercial short-term rental over 3,000 square feet in floor area at 2110-2112 Chartres Street.

15. **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.