

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

**TUESDAY, JANUARY 23, 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 January 23, 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 9, 2024 meeting

Business

2. **Zoning Docket 009/24 – *deferred from the January 9, 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

3. **Zoning Docket 010/24 – deferred from the January 9, 2024 meeting**

Applicant(s): 2801 N. Robertson Street, LLC; St. Ferdinand Holdings, LLC

Request: Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

Property description: Lots 1 through 16 and 28 through 32 on Square 608; Lots A and B on Square 650; as well as the portion of North Robertson Street between the two squares, all of which are in the Third Municipal District, and bounded by North Claiborne Avenue, Press Street, Saint Ferdinand Street, and North Villere Street

Address(es): 2800-2840 North Claiborne Avenue; 2800 North Robertson Street and 2801-2839 North Robertson Street; 1407-1437 Saint Ferdinand Street, 1515-1523 Saint Ferdinand Street; 2865 North Villere Street

4. **Zoning Docket 011/24 – deferred from the January 9, 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

5. **Zoning Docket 012/24 – deferred from the January 9, 2024 meeting**

Applicant(s): Salgado Adgenor

Request: Conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District

Property description: Square 6, Lot 4 and Pt. Lots 5 and 6 or Lot 4, the greater portion of Lot 5, and an undesignated lot, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue

Address(es): 2100-2102 Chartres Street and 525-535 Frenchmen Street

6. **Zoning Docket 013/24 – deferred from the January 9, 2024 meeting**

Applicant(s): 1220 Columbus Street, LLC

Request: Conditional use to permit a three-unit multi-family residence in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

Property description: Square 382, Lot 9 or 18, in the Third Municipal District, bounded by Columbus Street, Henriette Delille Street, Kerlerec Street, and Marais Street

Address(es): 1220-1222 Columbus Street

7. **Zoning Docket 014/24 – deferred from the January 9, 2024 meeting**
Applicant(s): Daniel Shipp and Megan Davis
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Mixed-Use District
Property description: Square 114, Lot 7, in the Fifth Municipal District, bounded by Opelousas Avenue, Pacific Avenue, Elmira Avenue, and Evelina Street
Address(es): 934 Opelousas Avenue and 631-635 Pacific Avenue

8. **Zoning Docket 015/24 – deferred from the January 9, 2024 meeting**
Applicant(s): Timothy Norton
Request: Zoning change from an HU-B1 Historic Urban Neighborhood Business District to C-1 General Commercial District
Property description: Square 464, Lot N, in the Seventh Municipal District, bounded by Earhart Boulevard, Colapissa Street, Short Street, and Fern Street
Address(es): 7908-7912 Earhart Boulevard

9. **Zoning Docket 016/24**
Applicant(s): Dominici Properties, LLC
Request: Conditional use to permit a single-family residence in a GPD General Planned Development District
Property description: Square 167, Lots 11, 12, and 13 or Lot 11-A in the Fifth Municipal District, bounded by Bryson Street, Woodland Highway, Cleveland Avenue, Rankin Street, and Paul Street
Address(es): 3439 Bryson Street

10. **Zoning Docket 017/24**
Applicant(s): Dominici Properties, LLC
Request: Conditional use to permit a single-family residence in a GPD General Planned Development District
Property description: Square 167, Lots 14 and 15 or Lot 14-A in the Fifth Municipal District, bounded by Bryson Street, Woodland Highway, Cleveland Avenue, Rankin Street, and Paul Street
Address(es): 3435 Bryson Street

11. **Zoning Docket 018/24**
Applicant(s): Dominici Properties, LLC
Request: Conditional use to permit a single-family residence in a GPD General Planned Development District
Property description: Square 167, Lots 16 and 17 or Lot 16-A in the Fifth Municipal District, bounded by Bryson Street, Woodland Highway, Cleveland Avenue, Rankin Street, and Paul Street
Address(es): 3429 Bryson Street

12. **Subdivision Docket 187/23**
Applicant(s): Byron E. Dumas and Nicole J. Dumas
Proposal: Resubdivision of Lot 32 into Lots 32A and 32B

Property description: Square 361, Second Municipal District, bounded by Conti Street, North White Street, North Broad Street, and Saint Louis Street
Address(es): 410 North White Street and 2761-2763 Conti Street

13. **Subdivision Docket 192/23**
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
14. **Property Acquisition 005/23**
A request for the acquisition of 5700 Hayne Blvd. by the City of New Orleans for use by the New Orleans Mosquito, Termite, & Rodent Control Board as warehouse and office space. The property is in the Third Municipal District of Orleans Parish and described as lot L-12A in Section 13 of LaKratt Tract bounded by Hayne Blvd., Downman Rd., Morrison Rd., and Townsend Pl.
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.